

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent Authority (unless the Director-General has notified the consent authority that the making of the draft Instrument has been deferred indefinitely or has not been approved), and

None applicable

(iii) any development control plan

5.3 Minto Renewal DCP

Minto Renewal DCP is a site specific DCP that applies to the site and was adopted by Council in April 2006. It provides guidance in relation to the detailed design of new development within the Minto urban renewal area. The DCP controls primarily relate to dwelling construction, which is centred on three main dwelling types within the project area, namely; integrated housing, detached housing and rural residential. No controls are provided in the DCP that relate specifically to development for the purposes of seniors housing.

Notwithstanding the above, Section 2 applies *to all types of development*. This Section of the DCP has been reviewed below, as applicable to the subject development.

| Development Standard | Comment | Complies Yes/No |
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| Site Analysis | | |
| | Site analysis plan submitted. See drawing no. A002 | Yes |
| BASIX | | |
| | BASIX certificate submitted in conjunction with the development package. | Yes |
| Solar Access and Energy Efficiency | | |
| | As per the submitted Schedules sheet (A003) and Solar Access drawings (A500-A5002) all units will receive a minimum of 3 hours direct sunlight during the hours 9am-3pm on winter solstice – in accordance with the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. All of the units are designed for cross ventilation to allow passive cooling and to remove the need for mechanical ventilation/cooling. As no mechanical ventilation is provided household energy consumption is reduced – in accordance with the Objectives. | Complies with SEPP Housing for Seniors or People with a Disability. Yes |
| Views and Vistas | | |
| | The proposed development will not impact the scenic | N/A |

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| | <p>value of Campbelltown's natural or building environment, being located within the urban area and immediately adjoining a busy road, petrol station and a large commercial fruit shed.</p> <p>Similarly, the development does not impact significant views and vistas, and vistas to the Central Hills from either the public and private domain.</p> | |
| Building Form and Character | | |
| | <p>The proposed development generally complies with the design requirements of this section, that is:</p> <ul style="list-style-type: none"> • The proposed development will be compatible with the intended future use of the adjoining properties – see Section 6.1 for further details. • Buildings are well articulated, through stepped frontages, use of different materials and landscaping. • Façade treatments address each respective street frontage. No blank walls present to a public street. • All buildings are contemporarily designed. • All outbuildings and ancillary structures are not located within the front building line. • The maximum roof pitch does not exceed 3 degrees. • A materials selection board has been submitted with the subject application. The colour palette used is largely neutral with feature colours to selected elements, such as balustrade and fencing trim to create interest and highlights. | Yes |
| Car Parking and Access | | |
| | <p>No individual garages or carports provided. The parking areas are not readily visible from the public domain as an access handle links the parking area to the street.</p> <p>The rate of provision and design of the parking area is in accordance with the requirements of SEPP Housing for Seniors or People with a Disability, 2004.</p> | Complies with SEPP Housing for Seniors or People with a Disability |
| Landscaping | | |
| | <p>A detailed landscaping plan has been submitted with the subject application. Refer to Landscaping Plan L101, Planting Schedule L102, Typical Landscape Details L103 and Typical Hardscape Details L104 for details.</p> <p>These plans detail a mixture of exotic and native trees and shrubs. The landscaped area between Block A and B is functional in design and incorporates a meandering path, ponds, terraces, garden seating and a working garden maintained by the residents and to be used for the purpose of growing vegetables. The landscaped area between Block B and C is primarily dedicated to open spaced lawn area with feature plantings.</p> <p>Approximately 40% of the site is dedicated to</p> | Yes |

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| | landscaping, the majority of which can be used for Deep Soil Zone planting. Note: All existing vegetation has already been removed from the subject site, as part of the subdivision works, associated with Stage 9. | |
| Erosion and Sedimentation Control | | |
| | Erosion and Sedimentation control will be provided in accordance with the 'Blue Book Managing Urban Stormwater: Soils and Construction (4th edition, Landcom, 2004)' This is recognised throughout NSW as being the industry standard for water and soil management on construction sites and is recognised as such by the Department of Environment and Climate Change. | Yes |
| Cut, Fill and Flooring Levels | | |
| | The maximum cut below natural ground exceeds 1m, owing to the topography of the site. The degree of cut and is considered acceptable in this instance as the height of buildings are stepped down to reflect changed ground levels, thereby limiting possible impacts upon adjoining properties. In addition, all excavations are appropriately retained with engineered designed retaining walls – thereby broadly achieving development objectives. | Yes |
| | No prescribed requirements for height of finished floor level as the site is not flood affected and is not subject to overland flows – no freeboard required. | Yes |
| Demolition | | |
| | No demolition works proposed. Site already cleared. | N/A |
| Water Cycle Management | | |
| | All stormwater is directed to the large underground rain water tank; from there it is dispersed throughout the site for landscaping irrigation - finally being disposed of through Council's stormwater system, on Ben Lomond Road. | Yes |
| Fencing and Retaining Walls | | |
| | Refer to submitted Fencing Detail, drawing no. A400 for details of proposed fencing. This plan shows a block masonry wall, topped with horizontal pattern fencing. The overall height of this fence varies owing to the topography of the site. No front fence is provided along the Cathedral Street frontage; rather each of the private open space areas is defined by a 1m high glazed balustrade. No security fencing is provided to the rear private open space areas; rather these areas open directly onto the communal garden area. In accordance with the DCP all | Yes |

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| | letterboxes have been incorporated into masonry front fences. | |
| Safety and Security | | |
| | The development has been designed to incorporate safety and security features in accordance with the principles of Crime Prevention through Environmental Design (CPTED). These features have been incorporated in order to minimise opportunities for crime and enhance public security. Refer to Section 5.1.9 Crime Prevention, for further information. | Yes |
| Privacy | | |
| | <p>Block A, Block B and Block C have no openings in the eastern elevation. No privacy impacts anticipated.</p> <p>In regards to those properties to the west, negligible overlooking is expected from Blocks B and C. Minimal overlooking will occur from the windows of Block A owing to the zigzag nature of the external façade, the size of windows and distance off side boundaries.</p> <p>Some overlooking will occur from the balcony area of Unit 8, Block A. This is owing to the obscure angles of the lot in the south-western corner of the site and the proximity of the balcony to the boundary. The incidence of overlooking is not ideal but acceptable and somewhat expected in such a high density area. Overlooking will occur at an obscure angle and will not look directly over principle open spaces areas or living rooms. If Council considers it necessary a condition can be placed on the consent requiring a portion of the external balcony to be screened in order to obscure views into adjacent land.</p> | Yes |
| Location and Treatment of Services | | |
| | The meter boxes have been located in the rear private open space areas and will not be visible from the public domain. Letter boxes are located along the public footpath and are readily visible and accessible. No mechanical air-conditioning units are provided to the development, rather the units rely on natural cross ventilation to cool the buildings. | Yes |
| Salinity | | |
| | Council's S149 Certificate indicates the subject site is not affected by a policy adopted by Council or other public authority that would restrict the development of land because of the likelihood of acid sulphate soils. | N/A |
| Bushfire | | |
| | Council's S149 Certificate, dated 21 February 2012 indicates the site is not designated as being prone to bush fire. Accordingly no construction solutions incorporated into the proposed development. | N/A |

| Waste Management | | |
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| | <p>It is the procedure of the Land and Housing Corporation to undertake a tender process for the scope of works after a Council has issued a development consent, therefore the final information on the location of the waste recycling or the location of landfill facilities that the contractors would use can not be provided at this stage. The Corporation is nonetheless bound by the provisions of the Occupational Health and Safety Act 2000, administered by the NSW WorkCover Authority, and the Protection of the Environment (Operations) Act 1997, administered by the Department of Environment and Conservation.</p> <p>The rate of provision for garbage bins is as per Council's Seniors Waste Management Officer's recommendations.</p> | Yes |

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

None applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates.

None applicable.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),

None

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The development is unlikely to have any impacts upon the natural environment. The subject site does not contain or comprise critical habitat, is not in a conservation area, does not contain an item of environmental heritage, is not designated bush fire prone land and is not designated as being impacted by coastal protection or mine subsidence.

In relation to the impacts upon the building environment please refer to Section 6, Other Considerations for details.

(c) The suitability of the site for the development,

The site is ideally positioned to cater for the proposed development. The development will make efficient use of existing infrastructure and services, will be of good design, and is well located being within close proximity to public transport travelling along Ben Lomond Road, Minto Mall, Aldi Supermarket, Community Library and the small neighbourhood shopping centre located adjacent Minto Mall.

In addition to the above, the proposed development is permissible under relevant planning controls; it is compatible with surrounding land uses and satisfies Council's objectives for the zone and locality.

(d) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification process.

(e) the public interest.

Every council area has increasing numbers of seniors and people with a disability living in it, because the population is aging and because of the increased survival rate of people with a disability. A third of the State's population (2.5 million) will be aged 55 and over in just over 14 years (i.e. by 2026). There will be 1 million more seniors than in 2001. Housing seniors is a significant current issue. Seniors are a growing part of every community. The proposed development will expand the supply and diversity of residences that meet the needs of seniors or people with a disability.