

## State Environmental Planning Policy, (Seniors Housing) Chapter 3, Development for Seniors Housing

The relevant clauses pertaining to RACF's are addressed below.

Development Standard	Comment
<b>26 Location and access to facilities</b>  <b>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to</b>	
<p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.</p> <p>(2) Access complies with this clause if:</p> <p>(a) the facilities and services referred to in subclause (1) are located at a distance of <b>not more than 400 metres from the site</b> of the proposed development that is a distance accessible by means of a suitable access pathway and the overall <b>average gradient for the pathway is no more than 1:14</b>, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</p> <p>(b) in the case of a proposed development on land in a local government area within the <b>Sydney Statistical Division—there is a public transport service available to the residents</b> who will occupy the proposed development:</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p>	<p>This issue is addressed in Clause 4.5 "Facilities and Community Services" in the SEE.</p> <p>The gradients on the site are addressed under "General Principles of Development Control, Clause 40" in the SEE (page 43) which states that, <i>"..the development provides a continuous path of travel and at no point exceeds a slope of 1:12"</i></p> <p>(As above).</p>

<p>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at <b>least</b> once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or</p>	
<b>27 Bush fire prone land</b>	
<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 146 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled <i>Planning for Bush Fire Protection</i>, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006.</p> <p>(3) In exercising its functions under subclause (1) or (2), a consent authority must consult with the NSW Rural Fire Service and have regard to its comments.</p>	<p>A detailed Bushfire Assessment Report has been prepared by Travers, Bushfire and Ecology is enclosed in Appendix 4.</p> <p>This application will be referred to the NSE Rural Fire Service be virtue of its proximity to bush fir prone land.</p>
<b>30 Site analysis</b>	
<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.</p> <p>(2) A site analysis must:</p> <p>(a) contain information about the site and its surrounds as described in subclauses (3) and (4), and</p> <p>(b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site):</p> <p>(i) explaining how the design of the</p>	<p>A Site Analysis Plan has been prepared by Marchese Partners and enclosed in Appendix 1.</p> <p>The SEE also includes aerial photographs and description of the surrounding land uses.</p>

<p>proposed development has regard to the site analysis, and</p> <p>(ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2</p>	
<p><b>32 Design of residential development</b></p> <p><b>A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the principles set out in Division 2 (as below)</b></p>	
<p><b>Division 2 Design principles</b></p> <p><b>33 Neighbourhood amenity and streetscape</b></p>	
<p>The proposed development should:</p> <p>(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and</p> <p>(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and</p> <p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and</p> <p>(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p> <p>(f) retain, wherever reasonable, major existing trees, and</p> <p>(g) be designed so that no building is constructed in a riparian zone</p>	<p>Not within a heritage/conservation area, nor is it a heritage item or in the vicinity of a heritage item.</p> <p>The Landscape Plan and Statement in Appendix 2 identifies trees to be retained and/or to be removed.</p>

<b>34 Visual and acoustic privacy</b>	
<p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p> <p><b>Note.</b> The Australian and New Zealand Standard entitled AS/NZS 2107–2000, <i>Acoustics—Recommended design sound levels and reverberation times for building interiors</i> and the Australian Standard entitled AS 3671—1989, <i>Acoustics—Road traffic noise intrusion—Building siting and construction</i>, published by Standards Australia, should be referred to in establishing acceptable noise levels</p>	<p>The visual and acoustic impact of the proposed buildings has been carefully considered and benefits from generous setbacks. Refer to Building Setback plan (Drawing No. 4.20) in Appendix 1.</p> <p>On the western boundary, setbacks vary 9.4m to 49,994m. On the eastern boundary the building setback varies from 22,820 – 31,200m. The northern boundary extends up to 128,540m, with Oxford Falls Road to the far north of the site and the southern building to boundary distance is 39,230m.</p>
<b>35 Solar access and design for climate</b>	
<p>The proposed development should:</p> <p>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p> <p><b>Note.</b> AMCORD: A National Resource Document for Residential Development, 1995, may be referred to in establishing adequate solar access and dwelling orientation appropriate to the climatic conditions</p>	<p>Shadow Diagrams are provided in Appendix 1 indicating the potential impacts of shadows on the 21 June at 9.00am, 10.00am, 11.00am, 12.00pm, 1.00pm, 2.00pm and 3.00pm. All the associated shadows falls within the subject site and therefore do not impact on the neighbouring buildings.</p>
<b>36 Stormwater</b>	
<p>The proposed development should:</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p>	<p>A Stormwater Concept Plan has been prepared by JMD Development Consultants which addressed the issues raised. A copy of which is enclosed in Appendix 11.</p>

(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	
<b>37 Crime prevention</b>	
<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <p>(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and</p> <p>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and</p> <p>(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door</p>	<p>A Crime Prevention Environmental Design (CPTED) assessment has been undertaken in the SEE under Clause 8.2.2 Environmental Impact.</p>
<b>38 Accessibility</b>	
<p>The proposed development should:</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors</p>	<p>A detailed assessment of the access requirements of the site has been undertaken by Accessibility Solutions and is enclosed in Appendix 8.</p>
<b>39 Waste management</b>	
<p>The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities</p>	<p>A detailed assessment of the access requirements of the site has been undertaken by Marchese Partners and is enclosed in Appendix 10.</p>