

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP)
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Clause	Control	Proposed	Compliance
Clause 18 Restrictions	Development must be occupied only by the following: (a) seniors or people who have a disability, (b) people who live within the same household with seniors or people who have a disability, (c) staff employed to assist in the administration of and provision of services to housing provided under this Policy.	88B restrictions are recommended requiring compliance with this control.	Yes
Clause 26 Location and access to facilities	Site must have access to shops, banks and commercial services, medical services, community and recreation facilities. Access must be within 400m via a suitable access with gradient of no more than 1:14.	A seniors living development has previously been approved by the JRPP on the site. The approved development will primarily provide the required facilities on site. The approved development includes: - Community Clubhouse (Constructed as part of Stage 1) comprising bowling green, administrative offices, commercial kitchen, dining and lounge and billiards rooms, swimming pool and gymnasium facilities as well as visiting rooms for visiting doctor, beautician and hairdresser; and - Community Hub Building (To be built as part of Stage 5) comprising Anglicare Office (counselling services), medical suites, café, newsagent / convenience shop and pharmacy.	Yes

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		<p>Until such time as these facilities are fully constructed a community bus currently takes residents to the Oran Park Town Centre and/or Camden Town Centre.</p> <p>Notwithstanding, the site is located within 400m of a bus stop which provides 4 services per day to local centres. Conditions of consent are recommended to ensure a path of travel to this bus stop is provided which is compliant with clause 26.</p>	
Clause 27 Bush fire prone land	<p>The consent authority must consult with the Rural Fire Service.</p> <p>Development to comply with Planning for Bush Fire Protection.</p> <p>Consideration must be given to the means of access to and egress from the general location.</p>	The DA was referred to the Rural Fire Service who provided General Terms of Approval (GTA) including requiring compliance with Planning for Bush Fire Protection. A condition is recommended requiring compliance with the GTA's.	Yes
Clause 28 and 29 Water and sewer	Development to be connected to a reticulated water system and have adequate facilities for the removal and disposal of sewage	The site is fully serviced for water and sewerage. A condition is recommended requiring evidence demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.	Yes
Clause 29	<p>Provides that the consent authority consider certain site compatibility criteria, which are discussed below;</p> <p>1. The natural environment and existing/likely future land uses in the vicinity of the proposed development.</p>	The site is part of a new release area and close to a range of shopping and transport options. The development is satisfactory with regard to the existing residential and commercial surrounds of the site and the protection of riparian zone and natural environment within the site.	Yes

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	<p>2. The services and infrastructure available to meet the demands rising from the development</p> <p>3. The impact that the built form of the development is likely to have on existing and likely future development.</p>	<p>The site is located in an emerging urban area and is well placed to accommodate future resident's needs.</p> <p>The built form of the development is not likely to have a significant or detrimental impact on existing and future development in its vicinity.</p>	<p>Yes</p> <p>Yes</p>
Clause 30 Site analysis	Provide a site analysis in accordance with Clause 30(2), (3) and (4)	A suitable site analysis has been provided.	Yes
Clause 32 Design of residential development	The development is to demonstrate adequate regard to the principles of Division 2 (Clauses 33 to 39).	The proposed development demonstrates adequate regard to the principles set out in Division 2 clauses 33-39 as discussed below.	Yes
Clause 33 Neighbourhood amenity and streetscape	<p>The development should:</p> <p>(a) recognise the desirable elements of the location's current character</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>The development is sympathetic to the character of the locality and is of a scale which is appropriate in the context. The presentation of the development to nearby streets is acceptable upon consideration of proposed fence heights and landscape treatments (subject to the inclusion of conditions in any consent issued).</p> <p>Appropriate setbacks are provided to reduce bulk and maximise the amenity for residents of the development and adjoining properties. The</p>	<p>Yes</p> <p>Yes</p>

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		overshadowing impact of the proposed development is considered acceptable as discussed in this report.	
	(ii) using building form and siting that relates to the site's land form, and	The built form and siting appropriately relates to the sites location and landform	Yes
	(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and	The proposed Residential Care Facility (RCF) will present as predominately two storeys to the street which is compatible with the surrounding area. The self-contained dwellings are of a single storey scale.	Yes
	(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	Appropriate setbacks are provided to maximise the amenity for future residents of the development and adjoining properties.	Yes
	(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	The front building setbacks of the RCF and self-contained dwellings are sufficiently setback in sympathy with surrounding development.	Yes
	(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	The proposal incorporates planting which will help to soften the development and which is sympathetic to the streetscape.	Yes
	(f) retain, wherever reasonable, major existing trees, and	Removal of 14 young street trees and removal of 15 site trees. No trees are required to be removed within the riparian corridor to enable the construction of the bridge, which are not considered significant. Significant replacement planting of site trees and street trees will be required as conditions of consent.	Yes
	(g) be designed so that no building is constructed in a riparian zone.	No buildings are proposed to be constructed in the riparian zone.	Yes

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Clause 34 Visual and acoustic privacy	Consider the visual and acoustic privacy of neighbours in the vicinity and residents	<p>The proposed development is not considered to raise significant privacy concerns.</p> <p>The separation distance between the self-contained dwellings and the RCF building is sufficient to minimise potential overlooking by the inclusion of horizontal fins, pergola beams, translucent glass balustrades and sun hoods</p> <p>The issue of acoustic privacy has been assessed by Council and found to be satisfactory subject to conditions.</p>	Yes
Clause 35 Solar access and design for climate	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	<p>Detailed solar access diagrams and tables have been submitted in support of the development. The proposed development demonstrates adequate daylight to the main living areas of the self-contained dwellings and ensures adequate sunlight to substantial areas of private open space.</p> <p>Adequate natural light is provided to the RCF.</p>	Yes
Clause 36 Stormwater	Control and minimise the impacts of stormwater runoff	An adequate stormwater management plan has been provided.	Yes
Clause 37 Crime prevention	Ensure that the site planning allows each dwelling general observation to both the approach to the dwelling from the entry and from inside each dwelling. The dwellings must be designed to allow residents to see who approaches their dwellings without the need to open the front door	<p>The RCF is to be a secure facility with a reception desk at the entry. Sufficient surveillance of the street is provided from the ground floor and foyer which allows general observation of persons entering the site.</p> <p>The self-contained dwellings provide adequate passive surveillance.</p>	Yes
Clause 38 Accessibility	Provide obvious and safe pedestrian links from the site that provide access to public transport services or local facilities.	An Access Assessment Report was submitted in support of the DA. A condition is recommended requiring compliance with the access report.	Yes

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	Provide attractive and safe pedestrian and motorist environments with convenient access and parking.	The proposed development has obvious and safe pedestrian links from the site that provide access to public transport services and adjoining land uses and provides attractive and safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.	
Clause 39 Waste management	Provide waste facilities that maximise recycling	A waste management plan was submitted in support of the DA. The design of the development incorporates dedicated areas for the collection of waste management bins. A condition is recommended requiring compliance with the waste management plan.	Yes
Clause 41 Standards for hostel and self-contained dwellings	Comply with the requirements of Schedule 3 – Standards concerning accessibility and usability for hostels and self-contained dwellings in so far as they are applicable having regard to Clause 41(2)	The application is made by a social housing provider. A condition is recommended requiring compliance with Schedule 3 clauses 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 19, 20 and 21 .	Yes
Clause 48 Development standards that cannot be used to refuse development consent for residential care facilities	An application for a RACF must not be refused on any of the following grounds: (a) if the building height is 8 metres or less	A maximum building height of 12.739m is proposed for the RCF. The exceedance of the 8m building height standard does not result in unacceptable amenity related impacts to adjoining properties. Only portions of the RCF exceed 8m, and the exceedance is considered reasonable and acceptable as the objectives of the SEPP have been met.	Yes
	(b) if the floor space ratio is 1:1 or less	The site for the RCF has an area of 8,426sqm. The RCF has a GFA of 5,735sqm equating to a FSR of 0.68:1 below the 1:1 FSR standard.	Yes

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	<p>(c) if a minimum of 25m² of landscaped area is provided per bed.</p> <p>(d) if at least: 1 space is provided per 10 beds 1 space is provided per 2 staff, and 1 ambulance space is provided.</p>	<p>25sqm / bed 25 x 80 = 2,000sqm.</p> <p>As noted below, the self-contained dwelling component of the development requires 2,345sqm of landscaped area, therefore a total of 4,345sqm (2000 + 2345) is required for this development. The proposal provides a total of 27,061.77sqm of landscaped area thereby exceeding the standard.</p> <p>64 beds = 6.4 spaces 16 beds (dementia care) = 1.1 spaces 25 employees (estimated) = 12.5 spaces Total required = 20 spaces</p> <p>A total of 50 car parking spaces are proposed which complies. This provision also replaces the 14 car parking spaces relocated from the Stage 1 and 2 components of the site, therefore the net gain is 35 spaces more than complying with the SEPP requirement.</p> <p>1 ambulance space is proposed in the lower ground floor providing discreet and direct access into the back-of-house area and lifts to the residential floors.</p>	<p>Yes</p> <p>Yes</p>
Clause 50 Standards that cannot be used to refuse development consent for self-contained dwellings	<p>An application must not be refused on any of the following grounds:</p> <p>(a) if the building height is 8 metres or less</p> <p>(b) if the floor space ratio is 0.5:1 or less</p>	<p>All self-contained dwellings are single storey in height and do not exceed the 8 metre height control</p> <p>Existing Stage 1 and 2 - 11,007sqm</p>	<p>Yes</p> <p>Yes</p>

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		<p>Proposed self-contained dwellings (including community building) - 20,312.70sqm TOTAL - 31,319.70sqm Site Area for self-contained dwellings - 70,444sqm</p> <p>FSR = 0.45:1</p>	
	(c) if a minimum of 35m ² of landscaped area is provided per dwelling	<p>35sqm / dwelling for DA made by a social housing provider. 67 x 35 = 2,345sqm.</p> <p>As noted above, the residential care facility requires 2,000sqm of landscaped area, therefore a total of 4,345sqm is required for this development. The proposal provides a total of 27,061.77sqm of landscaped area thereby exceeding the standard.</p>	Yes
	(d) if there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site. Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres	<p>The site has 4 road frontages and occupies a full street block, therefore there is no 'rear' part of the site. The landscaped area provided (27,061.77sqm) is all deep soil contains area with widths of greater than 3m. Deep soil landscaping is distributed around the site including all street frontages to ensure the development can achieve a landscape setting to 'tie-in' with surrounding development.</p>	Yes
	(e) if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter	<ul style="list-style-type: none"> • A total of 53 dwellings (or 79%) achieve the 3 hours requirement to private open space. • A total of 47 dwellings (or 70%) achieve the 3 hours requirement to the living room. 	Yes
	(f) if not less than 15m ² of private open space per dwelling is provided and, of this open space, one area is not less than 3m wide and 3m long and is	<p>All ground floor dwellings achieve a minimum of 15sqm with minimum dimensions of 3m x 3m, accessible from the living area. The 'upper level'</p>	Yes

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	accessible from a living area located on the ground floor (h) if 1 car space is provided for each 5 dwellings	dwellings fronting Redman Grange have balconies of at least 10sqm with a minimum dimension of 2m accessible from living area. At least 1 car space per dwelling is provided.	Yes
Clause 55 Fire sprinklers	A residential care facility for seniors must include a fire sprinkler system	A sprinkler system proposed. A condition is recommended requiring the details of the system to be provided prior to the issue of a Construction Certificate.	Yes