

Appendix F - SEPP HSPD Assessment

Proposed Integrated Seniors Living Precinct

3 Quarry Road, Dural (Lot 2A in DP 158064 and Lot 1 in DP 230172)

<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	<i>Clause/ Control description</i>	<i>Planning Assessment Compliance Yes/No</i>	<i>Planning Assessment</i>
Chapter 1 – Preliminary			
2. Aims of Policy	<p>(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will:</p> <ul style="list-style-type: none"> (a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and (b) make efficient use of existing infrastructure and services, and (c) be of good design. <p>(2) These aims will be achieved by:</p> <ul style="list-style-type: none"> (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes. 	YES	The proposed development achieves the aims of SEPP HSPD by providing various housing types, low, medium to high care, to accommodate seniors, within close proximity to existing services and infrastructure, that will meet the needs of an ageing demographic within The Hornsby Local Government Area (LGA).
4. Land to which Policy applies	<p>(1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:</p> <ul style="list-style-type: none"> (a) development for the purpose of any of the following is permitted on the land: <ul style="list-style-type: none"> (i) dwelling-houses, (ii) residential flat buildings, (iii) hospitals, (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) 	YES	The Site is zoned RU2 Rural Landscape under the provision of the <i>Hornsby Local Environmental Plan 2013</i> (HLEP 2013). The RU2 zone is not a zone that is identified as primarily for urban purposes however the Site adjoins, if not for Quarry Road, land zoned B2 Local Centre, which is land zoned primarily for urban purposes.

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	<p>churches, convents, educational establishments, schools and seminaries, or</p> <p>(b) the land is being used for the purposes of an existing registered club.</p> <p>(4) Land that adjoins land zoned primarily for urban purposes For the purposes of this Policy, land that adjoins land that is zoned primarily for urban purposes includes (but is not limited to) land that would directly adjoin land that is zoned primarily for urban purposes but for the presence of a public road to which there is direct vehicular and pedestrian access from the adjoining land.</p>		
Chapter 2 – Key Concepts			
10. Seniors Housing	<p>In this Policy, seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:</p> <ul style="list-style-type: none"> (a) a residential care facility, or (b) a hostel, or (c) a group of self-contained dwellings, or (d) a combination of these, <p>but does not include a hospital.</p> <p>Note. The concept of seniors housing is intended to be a shorthand phrase encompassing both housing for seniors and for people with a disability. This Policy deals with both kinds of housing.</p> <p>Accommodation provided by seniors housing does not have to be limited to seniors or people with a disability. Clause 18 provides that seniors housing may be used for the accommodation of the following:</p>	YES	<p>The proposed development includes:</p> <ul style="list-style-type: none"> ▪ 146 Independent Living Units ▪ 74 bed Residential Aged Care <p>The proposed development is consistent with the definition of a 'a residential aged care facility'. Residential Care Facilities are defined within Clause 11 of the SEPP HSPD as:</p> <p>In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes:</p> <ul style="list-style-type: none"> a) meals and cleaning services, and b) personal care or nursing care, or both, and c) appropriate staffing, furniture, furnishings, and equipment for the provision of that accommodation and care,

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	<p>(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.</p> <p>Relevant classifications in the Building Code of Australia for the different types of residential accommodation are as follows: (a) Class 3, 9a or 9c in relation to residential care facilities, (b) Class 1b or 3 in relation to hostels, (c) Class 1a or 2 in relation to self-contained dwellings.</p>		<p>d) not being a dwelling, hostel, hospital, or psychiatric facility.</p> <p>The proposed development will provide housing needs of low medium and high care for a diverse population within a low density environment that is highly compatible with existing and surrounding land uses.</p>
13. Self-contained dwellings	<p>(1) General term: "self-contained dwelling" In this Policy, a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.</p> <p>(2) Example: "in-fill self-care housing" In this Policy, in-fill self-care housing is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care.</p> <p>(3) Example: "serviced self-care housing" In this Policy, serviced self-care housing is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.</p>	YES	<p>The proposed development consists of 146 Independent Living Units.</p> <p>The use of the proposed Independent Living Units (ILUs) is contained within the definition of "Self Contained Dwellings" of Clause 13 of the SEPP Seniors.</p> <p>The proposed ILUs are completely self-contained and are provided with independent cooking facilities, bedroom/s, living areas, bathrooms, laundry facilities etc.</p>

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Chapter 3 – Development for Seniors Housing			
Part 1 – General			
14. Objective of Chapter	The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age	YES	The proposed development reflects the application of SEPP HSPD to create accommodation that is suitable to a growing, ageing population. The proposed development will provide an Integrated Seniors Living Precinct in a locality where there is forecasted increase in an ageing population.
15. What Chapter does	This Chapter allows the following development despite the provisions of any other environmental planning instrument if the development is carried out in accordance with this Policy: (a) development on land zoned primarily for urban purposes for the purpose of any form of seniors housing, and (b) development on land that adjoins land zoned primarily for urban purposes for the purpose of any form of seniors housing consisting of a hostel, a residential care facility or serviced self-care housing.	YES	The Site adjoins land zoned primarily for urban purposes and consent is sought for an Integrated Seniors Living Precinct. As such, the proposed development has been prepared in accordance with the relevant provisions of SEPP HSPD.
16. Development consent required	Development allowed by this Chapter may be carried out only with the consent of the relevant consent authority unless another environmental planning instrument allows that development without consent	YES	The proposed development has a CIV of \$113,160,300.00. Therefore, the proposed development will be assessed by The Hills Shire Council and determined by the relevant planning panel.
17. Development on land adjoining land zoned primarily for urban purposes	(1) Subject to subclause (2), a consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that adjoins land zoned primarily for urban purposes unless the proposed development is for the purpose of any of the following: (a) a hostel, (b) a residential care facility,	YES	The proposed development is on land that adjoins land zoned primarily for urban purposes. The proposed Independent Living Units will be provided in combination with a residential aged care facility. As such, the proposed development is for an Integrated

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	<p>(c) serviced self-care housing.</p> <p>(2) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purposes of serviced self-care housing on land that adjoins land zoned primarily for urban purposes unless the consent authority is satisfied that the housing will be provided:</p> <ul style="list-style-type: none"> (a) for people with a disability, or (b) in combination with a residential care facility, or (c) as a retirement village (within the meaning of the Retirement Villages Act 1999). <p>Note. Clause 13 (3) defines serviced self-care housing as seniors housing that consists of self-contained dwellings where meals, cleaning services, personal care and nursing care are available on site. Clause 42 requires the consent authority to be satisfied that residents of such housing have reasonable access to services. Clause 42 also provides that if services are limited to those provided under Government provided or funded community based care packages, this does not constitute reasonable access to services</p>		Seniors Living Precinct, providing for low, medium and high care, and is considered to meet the requirements of Clause 17.
18. Restrictions on occupation of seniors housing allowed under this Chapter	<p>(1) Development allowed by this Chapter may be carried out for the accommodation of the following only:</p> <ul style="list-style-type: none"> (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. <p>(2) A consent authority must not consent to a development application made pursuant to this Chapter unless:</p> <ul style="list-style-type: none"> (a) a condition is imposed by the consent authority to the 	YES	It is acknowledged that a condition will be placed on the consent that requires the proposal to be occupied by people over the age of 55.

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	<p>effect that only the kinds of people referred to in subclause (1) may occupy any accommodation to which the application relates, and</p> <p>(b) the consent authority is satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the <u>Conveyancing Act 1919</u>, limiting the use of any accommodation to which the application relates to the kinds of people referred to in subclause (1).</p> <p>(3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent, or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.</p>		
19. Use of Seniors housing in commercial zones	Development allowed by this Chapter for the purposes of seniors housing does not include the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes	N/A	The proposed development is not located on land in a commercial zone.
21. Subdivision	Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority.	N/A	There is no subdivision as part of this Development Application.
22. Fire Sprinkler systems in residential care facilities for seniors	Development for the purpose of the installation of a fire sprinkler system in a residential care facility for seniors may be carried out with development consent	YES	<p>An assessment of the proposed development has been completed by Holmes Fire and accompanies this application as Appendix P. Formal review of the compliance regarding fire safety will be undertaken at Construction Certificate Stage.</p> <p>Consideration of the proposed development in relation to the</p>

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			<p>Building Code of Australia (BCA) has been considered by Blackett Maguire and Goldsmith (Appendix L). The BCA Report identifies the proposed development as:</p> <ul style="list-style-type: none"> ▪ Residential Aged Care Facility: Class 9c and Class 7a; ▪ Independent Living Units: Class 2, Class 7a and Class 9b; ▪ Wellness Centre: Class 9b and Class 10b. <p>From the assessment, key compliance issues have been identified that require resolution, either by way of Fire Engineered Performance Solutions or plan amendments prior to the Construction Certificate stage. Notwithstanding the above, it is considered that the proposed development can readily achieve compliance with the BCA subject to the resolution of the matters prescribed in Appendix L.</p>
23. Development on land used for purposes of an existing registered club	<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land that is used for the purposes of an existing registered club unless the consent authority is satisfied that:</p> <p>(a) the proposed development provides for appropriate measures to separate the club from the residential areas of the proposed development in order to avoid land use conflicts, and</p> <p>(b) an appropriate protocol will be in place for managing the relationship between the proposed development and the gambling facilities on the site of the club in order to minimise harm associated with the misuse and abuse of gambling activities by residents of the proposed development.</p>	N/A	<p>The Site is not located on land used for the purposes of an existing registered club.</p>

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	<p>Note. The Gaming Machines Act 2001 and the regulations made under that Act provide for gambling harm minimisation measures.</p> <p>(2) For the purposes of subclause (1) (a), some of the measures to which a consent authority may have regard include (but are not limited to) the following:</p> <ul style="list-style-type: none"> (a) any separate pedestrian access points for the club and the residential areas of the proposed development, (b) any design principles underlying the proposed development aimed at ensuring acceptable noise levels in bedrooms and living areas in the residential areas of the proposed development. <p>Note. See also clause 34 in relation to noise minimisation design principles</p>		
Part 1A – Site-compatibility certificates			
24. Site compatibility certificates required for certain development applications	<p>(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:</p> <ul style="list-style-type: none"> (a) the development is proposed to be carried out on any of the following land to which this Policy applies: <ul style="list-style-type: none"> (i) land that adjoins land zoned primarily for urban purposes, (ii) land that is within a zone that is identified as “special uses” under another environmental 	YES	<p>On 24 May 2017 the Director General of the Department of Planning & Environment issued a Site Compatibility Certificate (SCC) under Clause 24(4)(a) of SEPP HSPD. The SCC accompanies this report as Appendix B.</p> <p>The SCC certifies the Site’s suitability for the construction of a Seniors Living Precinct on the Site, notwithstanding the prohibition of seniors housing under HLEP 2013. Further, the SCC certifies that the Site is suitable for more intensive development than currently exists and that the proposed</p>

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	<p>planning instrument (other than land on which development for the purposes of hospitals is permitted),</p> <p>(iii) land that is used for the purposes of an existing registered club, or</p> <p>(c) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.</p> <p>(1A) Despite subclause (1), this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing if the proposed development is permissible with consent on the land concerned under the zoning of another environmental planning instrument.</p> <p>(2) A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:</p> <p>(a) the site of the proposed development is suitable for more intensive development, and</p> <p>(b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).</p> <p>Note. Clause 50 (2A) of the Environmental Planning and Assessment Regulation 2000 requires a development application to which this clause applies to be accompanied by a site compatibility certificate.</p> <p>(3) Nothing in this clause:</p>		<p>seniors living development is 'compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b)' of SEPP HSPD, being:</p> <p>(i) <i>the natural environment (including known significant environmental values, resources, or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development;</i></p> <p>(ii) <i>the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land;</i></p> <p>(iii) <i>the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision;</i></p> <p>(iv) <i>in the case of applications in relation to land that is zoned open space or special uses - the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development;</i></p> <p>(v) <i>without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development;</i></p> <p>(vi) <i>if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 - the impact that the</i></p>

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	<p>(a) prevents a consent authority from:</p> <p>(i) granting consent to a development application to which this clause applies to carry out development that is on a smaller (but not larger) scale than the kind of development in respect of which a site compatibility certificate was issued, or</p> <p>(ii) refusing to grant consent to a development application to which this clause applies by reference to the consent authority's own assessment of the compatibility of the proposed development with the surrounding environment, or</p> <p>(b) otherwise limits the matters to which a consent authority may or must have regard (or of which a consent authority must be satisfied under another provision of this Policy) in determining a development application to which this clause applies.</p> <p>Note. Nothing in this clause affects a consent authority's duty to give effect to non-discretionary standards set out in this Policy. See, for example, clauses 48, 49 and 50.</p> <p>(4) (Repealed)</p>		<p><i>proposed development is likely to have on the conservation and management of native vegetation.</i></p> <p>It is noted the SCC does not constitute development consent and the proposal is required to be assessed and determined by the relevant planning authority, under a future development application.</p>
25. Application for site compatibility certificate	<p>(1) An application for a site compatibility certificate for the purposes of clause 24 may be made to the Director-General:</p> <p>(a) by the owner of the land on which the development is proposed to be carried out, or</p> <p>(b) by any other person, with the consent of the owner of that land.</p> <p>(2) An application must be:</p> <p>(a) in writing, and</p> <p>(b) in the form (if any) approved by the Director-General from time to time, and</p> <p>(c) accompanied by such documents and information as the Director-General may require.</p> <p>Note. Clause 262A of the Environmental Planning and</p>	YES	<p>On 24 May 2017 the Director General of the Department of Planning & Environment issued a Site Compatibility Certificate (SCC) under Clause 24(4)(a) of SEPP HSPD. The SCC accompanies this report as Appendix B.</p>

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	<p>Assessment Regulation 2000 provides for the maximum fee for an application for a site compatibility certificate.</p> <p>(3) Subject to subclause (4) (b), the Director-General must provide a copy of the application to the General Manager of the council for the area in which the development concerned is proposed to be carried out (the relevant General Manager) within the period of 7 days after the application is made.</p> <p>(4) Subject to subclause (5), the Director-General:</p> <p>(a) may determine the application by issuing a certificate or refusing to do so, and</p> <p>(b) if the Director-General refuses to issue a certificate at any time within the period of 7 days after the application is made—is not required to comply with subclause (3).</p> <p>(5) The Director-General must not issue a site compatibility certificate unless the Director-General:</p> <p>(a) has taken into account the written comments (if any) concerning the consistency of the proposed development with the criteria referred to in paragraph (b) that are received from the relevant General Manager within 21 days after the application for the certificate was made, and</p> <p>(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:</p> <p>(i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,</p> <p>(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,</p>		

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	<p>(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,</p> <p>(iv) in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,</p> <p>(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,</p> <p>(vi) if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation.</p> <p>(6) Without limiting subclause (4) (a), the Director-General may refuse to issue a certificate if the Director-General considers that the development is likely to have an adverse effect on the environment.</p> <p>(7) A certificate may certify that the development to which it relates is compatible with the surrounding land uses only if it satisfies certain requirements specified in the certificate.</p> <p>(8) The Director-General must, if it is reasonably practicable to do so, determine an application within 35 days after it is</p>		

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	<p>lodged.</p> <p>(9) A certificate remains current for a period of 24 months after the date on which it is issued by the Director-General.</p> <p>(10) The provisions of subclauses (3) and (5) (a) do not apply in relation to the determination of an application for a site compatibility certificate if the Director-General has delegated the function of determining the application to the council for the area in which the development concerned is proposed to be carried out.</p>		
Part 2 – Site-related Requirements			
26. Location and access to facilities	<p>(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:</p> <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 not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, 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>	YES	<p>There are four main commercial hubs that are accessible from the Site via public transport or walking. Each of the identified commercial hubs provides a range of services that cater to the needs of the community.</p> <p><u>North Q Business Park</u></p> <p>The North Q Business Park is located on the corner of Old Northern Road and Quarry Road, and is within 100m walking distance of the Site. The Business Park provides a range of services including:</p> <ul style="list-style-type: none"> ▪ Retail premises: Hifi and music store, pet store, art supplies and fishing supplies; ▪ Commercial premises: Automotive autocare and autotune; ▪ Food and drink premises: Restaurants and cafes, take-away shops, McDonalds and KFC; ▪ Recreational Facilities: Gym; ▪ Medical Centres: Dural Family Medical Practice. <p>In addition, other services are available along Old Northern</p>

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	<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 Sydney Statistical Division—there is a public transport service available to the residents 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>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least 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> <p>(c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents 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</p>		<p>Road and in close proximity to the Business Park such as Salvation Army, Shell Gas Station and Coles Express, Autobarn and Bunnings.</p> <p><u>Dural Village</u> The Dural Village is located approximately 2km Northwest of the Site and is considered to be a local commercial strip consisting of:</p> <ul style="list-style-type: none"> ▪ Retail premises: IGA, Caltex Woolworths, newsagency and plant nursery; ▪ Commercial premises: post office; ▪ Food and drink premises: Restaurants and take-away shops; ▪ Medical facilities: Dural Medical Centre, Kellyville Podiatry, and pharmacy. <p><u>Round Corner Shopping Centre</u> Round Centre Shopping Centre is approximately 1.9km west of the site and the available services include:</p> <ul style="list-style-type: none"> ▪ Retail premises: Woolworths, ALDI, pet store, and speciality stores; ▪ Commercial premises: Post office, travel agents, hairdresser, banks and legal aid; ▪ Food and Drink premises: Restaurants and cafes, take-away shops, and Subway; ▪ Medical Facilities: Round Corner Medical Practice, Physiotherapy Clinic and Pharmacy. <p><u>Castle Hill Town Centre</u> Caste Hill Town Centre contains a range of services and facilities at street level and a shopping centre. It is located approximately 6km southwest of the site and the types of services available include:</p>

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	<p>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>(iii) that is available both to and from the proposed development during daylight hours at least once 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 transport services to the facilities and services referred to in subclause (1) complies with subclause (3).</p> <p>Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain seniors housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services.</p> <p>(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, 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.</p>		<ul style="list-style-type: none"> ▪ Retail premises: Coles, David Jones, Target, Kmart and speciality stores; ▪ Commercial premises: Post office, cinemas, hairdresser, banks; ▪ Food and drink premises: Restaurants and cafes, take-away shops, and McDonald's; ▪ Community Services: Police station, library, places of public worship, Castle Hill RSL. ▪ Medical Facilities: Castle Hill Medical Centre, Barwell Medical Centre, I-MED Radiology, Castle Hill Day Surgery, The Hills Clinic, and pharmacy. <p>Overall, the Site is considered highly accessible in terms of services and facilities as well as public transport.</p> <p>Services and facilities within the immediate vicinity of the Site are accessible by a suitable pedestrian footpath located along the southern side of Quarry Road, with an average gradient of less than 1:14.</p>

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	<p>(4) For the purposes of subclause (2):</p> <p>(a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and</p> <p>(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.</p> <p>(5) In this clause:</p> <p>bank service provider means any bank, credit union or building society or any post office that provides banking services.</p>		
27. Bushfire Prone Land	<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 Planning for Bush Fire Protection, 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>(2) A consent authority, in determining a development application made pursuant to this Chapter to carry out development on land in the vicinity of land identified on a bush fire prone land map certified under section 146 of</p>	YES	<p>The Site is identified as being Bushfire Prone land.</p> <p>The eastern portion of the Site is identified as a Vegetation Buffer – 100m and 30m according to the Bushfire Prone Lands Maps 2014 by the Hornsby Shire Council. The existing pine plantation to the west as well as the vegetation to the east creates Bushfire Attached Level setbacks on the Site.</p> <p>A Bushfire Impact Assessment has been prepared by RPS and accompanies this report as Appendix H. In accordance with the provisions of PBP 2006, the recommendations outlined within the report will substitute as appropriate actions to reduce the risk of damage and/or harm in the event of a bushfire event.</p>

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	<p>the Act as "Bush fire prone land—vegetation category 1", "Bush fire prone land—vegetation category 2" or "Bush fire prone land—vegetation buffer", must take into consideration the general location of the proposed development, the means of access to and egress from the general location and other relevant matters, including the following:</p> <ul style="list-style-type: none"> (a) the size of the existing population within the locality, (b) age groups within that population and the number of persons within those age groups, (c) the number of hospitals and other facilities providing care to the residents of the facilities within the locality, and the number of beds within those hospitals and facilities, (d) the number of schools within the locality and the number of students at those schools, (e) existing development within the locality that has been carried out under this Policy or <u>State Environmental Planning Policy No 5—Housing for Older People or People with a Disability</u>, (f) the road network within the locality and the capacity of the road network to cater for traffic to and from existing development if there were a need to evacuate persons from the locality in the event of a bush fire, (g) the adequacy of access to and from the site of the proposed development for emergency response vehicles, (h) the nature, extent and adequacy of bush fire emergency procedures that are able to be applied to the proposed development and its site, (i) the requirements of New South Wales Fire Brigades. <p>(3) In exercising its functions under subclause (1) or (2), a consent authority must consult with the NSW Rural Fire</p>		

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	Service and have regard to its comments.		
28. Water and Sewer	<p>(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 the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.</p> <p>(2) If the water and sewerage services referred to in subclause (1) will be provided by a person other than the consent authority, the consent authority must consider the suitability of the site with regard to the availability of reticulated water and sewerage infrastructure. In locations where reticulated services cannot be made available, the consent authority must satisfy all relevant regulators that the provision of water and sewerage infrastructure, including environmental and operational considerations, are satisfactory for the proposed development.</p>	YES	<p>Connections to all relevant utility services are generally already available via the Quarry Road frontage.</p> <p>The following infrastructure is available at or near Quarry Road:</p> <ol style="list-style-type: none"> Water Supply: There are both 200mm and 100mm water mains in Quarry Road. This would be expected to be adequate to connect to and to service the proposed development, subject to Sydney Water application and approval. Gas Supply: There is a 110mm nylon, 210 kPa JEMENA gas main, 1.2m inside the boundary at Quarry Road which would be expected to be adequate to service the proposed development, subject to JEMENA application and approval. High Voltage Supply: An overhead HV supply is noted on the opposite side of road for connection to. However, electrical supply would be subject to application to and confirmation from Endeavour Energy on the capacity of the HV supply. Sewer Main: There is no sewer main in Quarry Road. However, there is a 225mm sewer manhole adjacent to the existing development on the opposite side of the road from which the proposed development could be serviced, subject to application to and approval from Sydney Waster. The proposed development sewer will be either gravity fed depending on Site levels, or a pump out station could be installed and connected to the existing manhole. <p>It is therefore apparent that water, gas, electricity and sewer infrastructure is within relative proximity to the Site, subject</p>

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			to final approval from the relevant authorities and service providers.
Part 3 – Design Requirements			
Division 1 – General			
30. Site Analysis	<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 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>(3) The following information about a site is to be identified in a site analysis:</p> <p>(a) Site dimensions: length width</p> <p>(b) Topography: spot levels and/or contour north point</p>	YES	Refer to accompanying Architectural Plans as prepared by Marchese Partners (Appendix 1).

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	<p>natural drainage any contaminated soils or filled areas</p> <p>(c) Services: easements connections for drainage and utility services</p> <p>(d) Existing vegetation: location height spread of established trees species</p> <p>(e) Micro climates: orientation prevailing winds</p> <p>(f) Location of: buildings and other structures heritage features and items including archaeology fences property boundaries pedestrian and vehicle access</p> <p>(g) Views to and from the site</p> <p>(h) Overshadowing by neighbouring structures</p> <p>(4) The following information about the surrounds of a site is to be identified in a site analysis:</p> <p>(a) Neighbouring buildings: location height use balconies on adjacent properties pedestrian and vehicle access to adjacent properties</p> <p>(b) Privacy: adjoining private open spaces living room windows overlooking site location of any facing doors and/or windows</p> <p>(c) Walls built to the site's boundary:</p>		

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	<p>location height materials</p> <p>(d) Difference in levels between the site and adjacent properties at their boundaries</p> <p>(e) Views and solar access enjoyed by neighbouring properties</p> <p>(f) Major trees on adjacent properties</p> <p>(g) Street frontage features: poles trees kerb crossovers bus stops other services</p> <p>(h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted): architectural character front fencing garden styles</p> <p>(i) Heritage features of surrounding locality and landscape</p> <p>(j) Direction and distance to local facilities: local shops schools public transport recreation and community facilities</p> <p>(k) Public open space: location use</p> <p>(l) Adjoining bushland or environmentally sensitive land</p> <p>(m) Sources of nuisance: flight paths noisy roads or significant noise sources</p>		

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	polluting operations (n) Adjoining land uses and activities (such as agricultural activities)		
31. Design of in-fill self-care housing	In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the Seniors Living Policy: Urban Design Guideline for Infill Development published by the Department of Infrastructure, Planning and Natural Resources in March 2004.	YES	An assessment against SEPP 65 and the SEPP HSPD Design Guidelines has been carried out by Marchese Partners and accompanies this application as Appendix R and Appendix X respectively.
32. Design of residential development	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.	YES	The proposal has demonstrated compliance with the Design Principles in Division 2.
Division 2 – Design Principles			
33. Neighbourhood amenity and streetscape	The proposed development should: (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 (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 (c) maintain reasonable neighbourhood amenity and appropriate residential character by: (i) providing building setbacks to reduce bulk and	YES	The proposed development has been designed having regard to the desirable elements of the location's existing character. The result is a development which is compatible with the surrounding locality. There are no heritage conservation areas in proximity of the site. The proposed development has been designed and sited to maintain neighbourhood amenity and appropriate residential character for the Site by: ▪ Providing significant setbacks to the nearest adjoining development, resulting in no overshadowing or bulk and scale impacts;

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	<p>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>		<ul style="list-style-type: none"> Stepping the building form in such a way that the proposal relates to the site's topography; Providing the lower scale components at the interface with the adjoining residential development to minimise the perceived height. <p>The proposal seeks to retain, wherever possible, major existing trees which are located on the site. Whilst there are some trees proposed to be removed, the ecological value of the Site will increase with the proposal.</p>
34. Visual and acoustic privacy	<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>	YES	<p>The proposed development has been designed to provide suitable acoustic measures for the proposed development and the surrounding locality.</p> <p>The built form has been suitably screened from nearby residences through appropriate site planning, with significant setbacks and landscaping provided to adjoining sites.</p> <p>Landscaping has been proposed in a manner that will largely ensure that the development remain unobtrusive when view from adjoining sites. Further, the built form has been designed to complement the existing rural character.</p> <p>Views from the proposed development toward neighbouring properties have been minimised through the strategic siting and orientation of windows and balconies, screening devices</p>

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			<p>and vegetation adjacent to Site boundaries. Accordingly, the visual privacy of neighbouring properties will be adequately maintained as a result of the proposed development.</p> <p>A View Assessment has been prepared by Marchese Partners and accompanies this application as Appendix A. This is supported by a Character Assessment prepared by Roberts Day, accompanying this application as Appendix U.</p>
35. Solar access and design for climate	<p>The proposed development should:</p> <ul style="list-style-type: none"> (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 (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. 	YES	<p>The proposed development has been designed with respect to the surrounding context in order to protect a higher degree of neighbouring amenity, including in relation to solar access. As confirmed through detailed shadow diagrams, the proposed development will not reduce the daylight levels of nearby residences.</p> <p>As shown within the Shadow Diagrams (Appendix A), although the new development will result in some additional shadowing, adequate solar access will be retained.</p> <p>The Seniors Housing has been planned and designed in a manner ensuring 72% of units receive 3 hours of solar access to living areas and private open spaces, with 79% being naturally cross ventilated.</p>
36. Stormwater	<p>The proposed development should:</p> <ul style="list-style-type: none"> (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 (b) include, where practical, on-site stormwater detention or re- 	YES	<p>Refer to the Civil Engineering Stormwater Management Report which accompanies this application as Appendix T.</p>

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	use for second quality water use		
37. Crime Convention	<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <ul style="list-style-type: none"> (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 (b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and (c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. 	YES	<p>All internal and external areas of the building and Site have been designed to promote the safety and security of all Site users. Driveways, pathways, building entries and landscaped areas will be suitably illuminated and have been designed to ensure appropriate sightlines.</p> <p>A Crime Risk Assessment Report has been prepared by MDPA and accompanies this application as Appendix V. The report addresses the four key principles to limit crime, including:</p> <ul style="list-style-type: none"> ▪ Surveillance; ▪ Access control; ▪ Territorial re-enforcement; ▪ Space/activity management.
38. Accessibility	<p>The proposed development should:</p> <ul style="list-style-type: none"> (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. 	YES	<p>A continuous path of travel for pedestrian access will be made available from the main entry lobby across the entire site.</p> <p>Refer to Appendix M for further detail.</p>
39. Waste Management	<p>The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.</p>	YES	<p>A garbage/services area is provided below each building within the basement, adjacent to the lift core.</p> <p>The Waste Management Plan prepared by Elephants Foot (Appendix J) details how waste will be managed within the development so as to maximise recycling and reduce the</p>

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			amount landfilled. The operational waste of the ILUs and RACF will be managed individually.
Part 4 – Development standards to be complied with			
Division 1 – General			
40. Development standards – minimum sizes and building height	(1) General A consent authority must not consent to a development application made pursuant to this Chapter unless the proposed development complies with the standards specified in this clause.	YES	
	(2) Site size The size of the site must be at least 1,000 square metres.	YES	Compliant. The area of the Seniors Housing site is much larger than 1,000sqm, with a development footprint area of approximately 29,898m ² .
	(3) Site frontage The site frontage must be at least 20 metres wide measured at the building line.		Compliant. The primary frontage to Quarry Road is 94m, with a secondary frontage to Vineys Road of 85m.
	(4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted: (a) the height of all buildings in the proposed development must be 8 metres or less, and Note. Development consent for development for the purposes of seniors housing cannot be refused on the ground of the height of the housing if all of the proposed buildings are 8 metres or less in height. See	YES	Not applicable. The application of Clause 40(4) only applies to circumstances where the Site is located in a residential zone. The RU2 Zone in which the Site sits, is not constituted as a residential zone. Therefore, the building height control under 40(4) does not apply to the proposed redevelopment as the site is not located in a "residential zone". The proposed building height has been configured on design

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	<p>clauses 48 (a), 49 (a) and 50 (a).</p> <p>(b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and</p> <p>Note. The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.</p> <p>(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.</p>		<p>merit and the prevailing surrounding character.</p> <p>Notwithstanding the above, A Clause 4.6 Objection accompanies this application as Appendix W.</p>
	<p>(5) Development applications to which clause does not apply</p> <p>Subclauses (2), (3) and (4) (c) do not apply to a development application made by any of the following:</p> <p>(a) the Department of Housing,</p> <p>(b) any other social housing provider.</p>	N/A	Not applicable.
Division 3 – Hostels and self-contained dwellings – standards concerning accessibility and useability			
41. Standards for hostels and self-contained dwellings	<p>(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.</p> <p>(3) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person</p>	YES	The proposed development is not made by a social housing provider. The proposal will address the relevant provisions as per SEPP HSPD.

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	jointly with, a social housing provider.		
Part 7 – Development standards that cannot be used as grounds to refuse consent			
Division 2 – Residential Care Facilities			
48. Standards that cannot be used to refuse development consent for residential facilities	A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility on any of the following grounds:	YES	
	(a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), or	SATISFACTORY	The application of Clause 40(4) only applies to circumstances where the Site is located in a residential zone. The RU2 Zone in which the Site sits, is not constituted as a residential zone. Therefore, the building height control under 40(4) does not apply to the proposed redevelopment as the site is not located in a “residential zone”. A Clause 4.6 Objection accompanies this application as Appendix W .
	(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,	YES	The proposed RACF has a total gross floor area (GFA) of 3,735m ² , which equates to an FSR of 0.13:1.
	(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided,	YES	The location of the RACF is integrated into the greater Seniors Living Development. The proposed development incorporates substantial areas of landscaping in both the private and common areas. Planted areas have been maximised throughout the Site and within the common areas of the development, providing a high level of planting for the development. The proposal allows for 11,836m ² of landscaped area, being 39.5% of the Site, of

Appendix F - SEPP HSPD Assessment

Proposed Integrated Seniors Living Precinct

3 Quarry Road, Dural (Lot 2A in DP 158064 and Lot 1 in DP 230172)

<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	<i>Clause/ Control description</i>	<i>Planning Assessment Compliance Yes/No</i>	<i>Planning Assessment</i>
			which 9,014m ² or 76% is deep soil.
	<p>(d) parking for residents and visitors: if at least the following is provided:</p> <ul style="list-style-type: none"> (i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and (ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and (iii) 1 parking space suitable for an ambulance. 	YES	<p>A total of 19.4 car parking spaces are required pursuant to SEPP HSPD, as per the following:</p> <ul style="list-style-type: none"> ▪ Bedroom: 6.9 required spaces; ▪ Employee: 12.5 required spaces. <p>A total of 46 car parking spaces are proposed to service the RACF, comprising of the following:</p> <ul style="list-style-type: none"> ▪ Bedroom: 17 car parking spaces; and Employee: 29 car parking spaces. <p>The proposed parking provisions for the RACF is considered compliant with the relevant provisions of SEPP HSPD.</p>
	Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.		
Division 4 – Self Contained Dwellings			
50. Standards that cannot be used to refuse development consent for self-contained dwellings	<p>A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a self-contained dwelling (including in-fill self-care housing and serviced self-care housing) on any of the following grounds:</p> <ul style="list-style-type: none"> (a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), 	SATSIFACTORY	<p>The application of Clause 40(4) only applies to circumstances where the Site is located in a residential zone. The RU4 Zone in which the Site sits, is not constituted as a residential zone. Therefore, the building height control under 40(4) does not apply to the proposed redevelopment as the site is not located in a "residential zone".</p> <p>A Clause 4.6 Objection accompanies this application as Appendix W.</p>
	(b) density and scale: if the density and scale of the	SATSIFACTORY	The proposed development has an FSR of 0.64:1. The overall

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Proposed Integrated Seniors Living Precinct

3 Quarry Road, Dural (Lot 2A in DP 158064 and Lot 1 in DP 230172)

<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	<i>Clause/ Control description</i>	<i>Planning Assessment Compliance Yes/No</i>	<i>Planning Assessment</i>
	buildings when expressed as a floor space ratio is 0.5:1 or less,		design and built form is considered to be appropriate for the context and responds to the surrounding character.
	(c) landscaped area: if: (i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or (ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,	YES	We note, the proposed Development Application is not made by a social housing provider. As aforementioned, the proposed development incorporates substantial areas of landscaping in both the private and common areas. Planted areas have been maximised throughout the Site and within the common areas of the development, providing a high level of planting for the development. The proposal allows for 11,836m ² of landscaped area, being 39.5% of the Site.
	(d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, 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 (the deep soil zone). 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,	YES	A total of 9,014m ² of the Site, or 76% is designated as deep soil.
	(e) solar access: 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,	YES	Compliant. A maximum of 72% of apartments receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter. Refer to Architectural Drawings:

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Proposed Integrated Seniors Living Precinct

3 Quarry Road, Dural (Lot 2A in DP 158064 and Lot 1 in DP 230172)

<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	<i>Clause/ Control description</i>	<i>Planning Assessment Compliance Yes/No</i>	<i>Planning Assessment</i>
			<ul style="list-style-type: none"> DA5.01 – Solar Access Ground Floor DA5.02 – Solar Access Level 1 DA5.03 – Solar Access Level 2
	<p>(f) private open space for in-fill self-care housing: if:</p> <p>(i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and</p> <p>(ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area,</p>	YES	<p>The proposal is compliant with the minimum private open space provisions of the DCP as they relate to residential accommodation.</p> <p>The design of the Seniors Housing development achieves a high level of amenity to private open spaces for each individual dwelling. Specifically, it is noted that:</p> <ul style="list-style-type: none"> All ground floor dwellings have private open space greater the 15sqm. Dwellings have been designed to ensure private open space is located directly from living areas, allowing for an extension of internal living areas. All private open space has been designed to achieve adequate solar access.
	Note. The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS 1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4.	-	Noted.
	(g) (Repealed)		
	<p>(h) parking: if at least the following is provided:</p> <p>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</p> <p>(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.</p>		<p>The subject development application is not made by a social housing provider. Therefore 0.5 car spaces for each bedroom is required.</p> <p>Based on the relevant provisions 252 car parking spaces are required. A total of 337 car spaces are provided, comprising of the following:</p>

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Proposed Integrated Seniors Living Precinct

3 Quarry Road, Dural (Lot 2A in DP 158064 and Lot 1 in DP 230172)

<i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>	<i>Clause/ Control description</i>	<i>Planning Assessment Compliance Yes/No</i>	<i>Planning Assessment</i>
			<ul style="list-style-type: none">▪ Residential Units: 279▪ Visitor: 44▪ Disabled: 14
	Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.	-	Noted.