**Attachment B – Assessment against the development standards in SEPP (Housing) 2021**

The development gains permissibility through *Lake Macquarie Local Environment Plan 2014*. *SEPP (Housing) 2021* is used as an assessment guide for this application.

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| Control | Discussion | Comply |
| Clause 84 - Development standards general | The site has an area of 1.6ha and frontage of 106m which are well in excess of the minimum requirements of 1000m2 and 20m respectively.  No servicing equipment will be located on the roof. The lift overrun is integrated into the roof design and does not form a prominent element. | Y |
| Clause 85 - Development standards for hotels and independent living units | This cause does not allow consent to be granted for independent living units unless it complies with the accessibility standards in Schedule 4.  The Disability Access Report prepared by Lindsay Perry Access confirms the development’s capability to comply with accessibility requirements in this policy.  Conditions will be imposed to ensure schedule 4 requirements are addressed at the CC stage. | Y |
| Clause 88 - Restriction on occupation | A condition to limit the occupancy to seniors and people with disability and their carers will be imposed, to meet the requirement of this clause. | Y |
| Clause 89 - Restriction on the use of ground floor for seniors housing | This clause prohibits seniors housing at ground floor level at the frontage unless it is permitted in another environmental planning instrument.  Clause 7.10(4) of *LMLEP* permits the use of the ground floor of the building for residential purposes and therefore this restriction does not apply to the proposal. | Y |
| Clause 93 - Location and access to facilities and services | All facilities and services including shops, banking facilities and health care facilities are in the nearby Lake Macquarie Fair Shopping Centre, within 400m of the site.  The existing footpath provides an accessible path of travel between the site and shopping centre. Notwithstanding, the proposal will trigger footpath upgrade at the site’s frontage.  Bus stops are located on either side of Wilsons Road near the entry to the shopping centre.  The development includes generous indoor and outdoor communal areas, a swimming pool and a gym. Ample community facilities and recreational areas are also available in the nearby suburb of Windale. | Y |
| Clause 95 - Water and sewer | Reticulated services are available to the site. | Y |
| Clause 97 - Design of infill self-care housing | The requirements in Seniors Living Policy: Urban Design Guidelines for Infill Development, March 2004 have been considered and no inconsistency is noted. | Y |
| Clause 98 - Design of seniors housing | The proposal demonstrates satisfactory compliance with the design principles in Division 6 as detailed under clauses 99 -105. | Y |
| Clause 99- neighbourhood amenity and streetscape | The development maintains the neighbourhood amenity and character as follows:   * adequate setback distances are provided to the neighbouring properties to minimise off-site impacts * the bulk and scale of the development are compatible with the site’s attributes and existing streetscape and built form character * the buildings are well set back from the boundaries. A small stretch of masonry wall is required along the western boundary to support the driveway. All works associated with this wall will be contained within the subject site. As this wall faces the driveway of the adjoining tavern, there will be no adverse impacts. A condition for the textured finish to this wall be imposed to prevent graffiti. * the development does not extend into the riparian area and trees at the site frontage are retained where possible. | Y |
| Clause 100 - Visual and acoustic privacy | The development maintains adequate visual privacy through separation distances to the neighbouring properties and between each wing of the proposed apartment blocks for visual privacy. Tall canopy trees and shrub plantings are proposed along the western and eastern boundaries for visual buffer. The central courtyard area will also be provided with screen plantings to ensure privacy between the dwellings. The plans indicate privacy screens on the balconies (where required) to eliminate direct views.  For discussion on acoustic privacy, refer to ‘Key Matters’ in the main assessment report. | Y |
| Clauses 101, 102, 103 and 105 | These clauses relate to solar access, stormwater management, crime prevention and waste management which are addressed either under *Lake Macquarie Development Control Plan* *2014* or ‘Key Matters’. | Y |
| Clause 104 - Accessibility | The Access Audit prepared by Lindsay Perry Access provides a detailed assessment of the development demonstrating compliance with relevant accessibility legislation and the requirements in the SEPP, with further details to be furnished at construction certificate stage.  The report also confirms the existing footpath along Wilson Road facilitates an accessible path of travel between the development site and Lake Macquarie Shopping Centre.  The proposed shared path along the reserve closely follows the existing contours with the maximum gradient being approximately 1:21 in the north west corner where it connects to the existing footpath. This is well below the maximum gradient of 1:14 in SEPP Housing.  All elements of the development, both internal and external to the building are designed to facilitate non-discriminatory access.  Council’s Disability Access officer has reviewed and supported the recommendations of the report. |  |
| Schedule 4 requirements | Section 5 of the Access Report prepared by Lindsay Perry demonstrates compliance with Schedule 4 requirements, as summarised below:   * wheelchairir access by a continuous accessible path of travel is available to all dwellings * lighting requirement of pathways will be imposed thorough conditions to be addressed in the detailed design * letterboxes are located at the front entrance to the building, at the drop off zone, in an accessible location * six parking spaces that meet the accessibility standards are provided at the basement level and one accessible car parking space is provided at the street level for visitors to the seniors housing. * all entries, doorways, corridors and circulation spaces comply with relevant Australian Standards * all bedrooms are of compliance configuration, additional requirements in this section will be imposed through conditions at detailed design stage * all bathrooms are of compliant configuration. Compliance of the finishes and the fittings with relevant Australian Standards will be ensured at detailed design stage through conditions * compliance of surface finishes, hardware, and ancillary items are considerations at detailed design stage which will be imposed through conditions * the open plan arrangement of living/dining areas within each of the dwellings satisfy the requirements for circulation spaces. The requirement for telephone outlet, general purpose outlet and lux levels will be imposed through conditions * kitchens within each dwelling have adequate width to accommodate 1550 mm clear between opposing benches * the lifts provided for access between the dwellings comply and additional requirements will be addressed through conditions * laundries in all dwellings are located appropriately with adequate circulation space * all dwellings contain a linen cupboard * the bin storage area at the basement level and the waste chutes at upper levels are in accessible locations. |  |