

<b>COMPLIANCE SUMMARY</b>	
<b>State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004</b>	
<b>1</b>	<b>Clause 17(2) SEPP Seniors – Development on land adjoining land for urban purposes</b>
	The applicant does not identify how the development will operate to meet the requirements of the definition of a retirement village (Retirement Villages Act 1999) as required by the clause for proposed serviced self care housing that is not in combination with a residential care facility.
<b>2</b>	<b>Clause 26 SEPP Seniors - Access to facilities</b>
	<p>Further detail on Clause 26 is required:</p> <ul style="list-style-type: none"> <li>a) Does not indicate on a plan the location of bus stops on both side of Johns Rd in vicinity of the site.</li> <li>b) Does not indicate the proposed path of travel from the development site to the bus stop, where the suitable access pathway is proposed, details showing the existing and proposed levels and gradient and safe pedestrian crossing of Johns Rd (including gutter ramps).</li> <li>c) Does not indicate the services available at the locations identified in the SEE. If relying upon services in the Wyong Town Centre, does not indicate that those services are available within 400m of the bus stop in Wyong and that the path of travel complies with gradient requirements.</li> </ul>
<b>3</b>	<b>Clause 33 Design principles – neighbourhood and streetscape</b>
	<p>The proposal does not use building forms and siting that relate to the sites land form.</p> <ul style="list-style-type: none"> <li>a) The proposal relies on large retaining walls and benching of the site and does not provide sensitive transitions to boundaries with neighbours or within the site that respond to the natural undulation of the site.</li> <li>b) The proposal involves retaining wall of up to 4m to the east boundary with lot B DP369171 and 5.3m to the west adjoining lot. Additionally retaining walls of 1.7m – 2.8m are proposed within the front setback (dry detention basin). Retaining walls of this height are not supported in any of these locations. Details of retaining walls in excess of 1m must be provided, including top and bottom RLs, materials of construction etc. are required.</li> <li>c) The proposed boundary fencing presents at a “gated community”. The proposal should be amended to reflect a more sensitive delineation of the boundary, both to the east (which has rural residential and bush character), and to the west, which has an intended low density residential character. The site boundary should be delineated in a more sensitive manner that may include pedestrian and/or vehicular gates into the neighbouring street network (to the west).</li> <li>d) The application has not given sufficient regard to the proposed road to the east to which the site will have frontage. Additionally, the orientation of dwellings in the design layout does not address the proposed road at all, the SHD’s (serviced housing dwellings) present side boundaries toward the west proposed street network.</li> <li>e) The serviced housing dwellings do not have sufficient variation to the elevations. The proposal should include a number of varied facades and roof forms to provide</li> </ul>

	<p>appropriate sense of place identification and that recognises the adjoining low density residential character.</p> <ul style="list-style-type: none"> <li>f) Insufficient information showing relationship to existing natural ground levels and proposed finished ground levels around the residential flat buildings of the SHU's (Serviced Housing Units).</li> <li>g) The hostel building has elevations in the order of 113 metres (three storeys) and 56 metres (two to three storeys). These elevations are largely unarticulated, with repetitive window placement and little variation. This does not represent an appropriate residential character. Whilst the building configuration reflects the hostel nature, the external elevations of the buildings should be modulated with groups of units projecting forward to modulate the façade and break up the long repetitive form.</li> </ul>
<b>4</b>	<b>Clause 35 Solar access and design for climate</b>
	<ul style="list-style-type: none"> <li>a) Serviced housing units with the residential flat buildings do not have adequate (if any) solar access to primary living spaces or private open space (POS) areas.</li> <li>b) Serviced housing dwellings within attached buildings do not have solar access to POS and limited solar access to living areas. Shadow diagrams do not accurately show solar impacts of high retaining walls and level changes across the site.</li> <li>c) Hostel – the hostel building does not locate living and dining areas in a northerly direction. The north façade of the building has few windows. There are missed opportunities at the northern extent of the wings of the buildings. Lounge areas are insufficient in size and are largely impacted by circulation spaces/corridors. Further revision of the Level 2 floor plan should be made to have a more direct connection to the ground (courtyard garden spaces that are flanked by the wings of the building) with lounge areas and terraces providing opportunities to enter these north facing gardens for passive recreation. These areas could provide good opportunity for level, sheltered and secure outdoor spaces for residents.</li> <li>d) The submitted shadow diagrams do not show the impacts of the “wings” of the hostel building at 9am and 3pm to internalised courtyard spaces.</li> <li>e) The proposal does not meet the required three hours direct midwinter sunlight to 70% of dwellings (serviced self contained dwellings and serviced self contained units - Clause 50) living rooms and private open space areas. There is a significant shortfall, however insufficient solar access studies have been provided to confirm the extent of non-compliance.</li> </ul>
<b>5</b>	<b>Clause 36 Stormwater</b>
	<p>The proposal has not provided sufficient information in relation to storm water management, additional information is required including the modelling data.</p>
<b>6</b>	<b>Clause 38 Accessibility</b>
	<p>The proposal has not provided sufficient information in relation to the provision of a safe and obvious pedestrian link for the site to public transport. Details are required in relation to the levels for the provision of a pathway, and access to the bus stop on the opposite side of Johns Road, including the provision of a footpath that has compliant grades, and a suitable and safe method of pedestrians crossing Johns Road.</p>
<b>7</b>	<b>Clause 42 Serviced self care housing</b>

<p>The operational management plan is inadequate to demonstrate compliance with the clause. The operation of the development must provide to every occupant of serviced self care housing (at every stage) access to: home delivered meals, personal and nursing care, assistance with housework. This is not limited to occupants of the hostel. The number of staff indicated does not appear adequate to the proposed number of residents. The operational management plan does not include nursing services as required by the SEPP. There is insufficient information about the private bus service, how frequently it will operate and to where it will take residents. There is no information in the operation management plan about the opening hours of the recreation facilities provided onsite.</p>
<p><b>8 Clause 43 Transport services to local centres</b></p>
<p>The application does not include sufficient information about the provision of a private bus for the development. Information regarding the capacity, intended destinations, available times and frequency of service. There is no information included to indicate that the bus will be available at the first SHD occupation.</p>
<p><b>9 Clause 44 Availability of facilities and services</b></p>
<p>The proposal is a staged application. The operation management plan does not relate to each stage of the development. The operation management plan uses generic terms such as "half occupied" and "all/fully occupied" these thresholds do not cater to the range of occupation that may occur at any time within the development, and do not identify minimum required reasonable provision of services and facilities for each stage of the development. The operation management plan should identify the services and facilities available to residents at each stage of the development (and may include occupancy thresholds within each stage) but must indicate facilities and services to each resident of the serviced self care housing at each stage as identified in Clause 42.</p>
<p><b>10 Clause 50 Standard that cannot be used to refuse development consent for self contained dwellings (including serviced self care housing)</b></p>
<ul style="list-style-type: none"> <li>a) <u>Building height (8m)</u> the proposal exceeds the 8m height control for all serviced self care housing RFB on the site. Additionally, insufficient information is available to determine the height of the serviced self care housing attached dwellings in relation to the existing and finished ground level, in order to determine height compliance for these dwellings.</li> <li>b) <u>FSR (0.5:1 or less)</u> the development FSR total is 0.29:1.</li> <li>c) <u>Landscaped area (30% of the site)</u> the development achieves this.</li> <li>d) <u>Deep soil zones (15% of the site)</u> the development achieves this.</li> <li>e) <u>Solar access (70% of dwellings achieve 3 hrs direct sunlight between 9am-3pm midwinter to living rooms and private open spaces)</u> the proposal does not meet this requirement by a significant degree, although the extent of non-compliance cannot be achieved due to insufficient solar access study.</li> <li>f) <u>Not relevant.</u></li> <li>g) <u>Repealed.</u></li> <li>h) <u>Parking (0.5 spaces for each bedroom)</u> SHD comply. SHU comply.</li> </ul>