**Attachment C – Seniors SEPP assessment compliance table**

Permissibility for the development is gained via the *Lake Macquarie Local Environment Plan 2014*, and not via the SEPP. The SEPP is used for guidance only.

|  |  |  |
| --- | --- | --- |
| Control | Discussion | Comply |
| Clause 18Restriction on occupation of seniors housing allowed under this Chapter | A condition of consent will restrict the occupation of the development to only Seniors, people who live with Seniors, or staff employed. | Y |
| Clause 23Development on land used for the purpose of an existing registered club | The site is not currently a registered club and all buildings on-site will be demolished. | N/A |
| Clause 26Location and access to facilities | The application provides written evidence of access to the required facilities. Belmont Town Centre is located within 400m of the site with a full suite of services. | Y |
| Clause 28Water and sewer | Access to Hunter Water’s reticulated water and sewer connections has been confirmed. | Y |
| Clause 29Consent authority to consider certain site compatibility criteria for development applications | Natural environmentThe development is compatible with the local natural environment. The only matter of concern is stormwater quality, which has been appropriately addressed.Services and infrastructureThe site is walking distance to the Belmont Town Centre, which provides a full suite of services. Further, bus routes are readily available, and the site is adjacent a senior citizens centre.**Bulk, scale and character**The development will provide an appropriate built form outcome, as expected for emerging and future development in the locality.Further, the development provides appropriate bulk and scale outcomes to the adjoining sports fields. Details of this are addressed in the main assessment report. | Y |
| Clause 33Neighbourhood amenity and streetscape | The development will provide an appropriate amenity and streetscape outcomes.Details of this are addressed in the main assessment report. | Y |
| Clause 34Visual and acoustic privacy | The development meets the Apartment Design Guide (ADG) requirements for acoustic and visual privacy. | Y |
| Clause 35Solar access and design for climate | The development meets the ADG requirements for solar access and cross ventilation. | Y |
| Clause 36Stormwater | The development has incorporated suitable stormwater management design outcomes.Details of this are addressed in the main assessment report. | Y |
| Clause 37Crime prevention | The development will achieve quality crime prevention outcomes through secure entry spaces, overlooking of entries, delineation of common areas and private spaces, and secure gates for estricted entry after hours. | Y |
| Clause 38Accessibility | The development provides appropriate pedestrian links to both frontages. Public transport is available within 100m of the site. | Y |
| Clause 39Waste management | Appropriate waste management facilities have been provided. Refer to ADG assessment. | Y |
| Clause 40Minimum sizes and building height | The site meets the area and frontage requirements. | Y |
| Schedule 3Standards concerning accessibility and useability for hostels and self-contained dwellings | The development is consistent with Schedule 3 as follows:* an accessible path of travel is provided to all dwellings to the adjoining roads
* access is provided to all common areas
* pathway lighting has not been specified, however is capable of compliance and could be a condition of consent if required
* letter boxes are accessible, able to be locked, and located adjacent the Glover Street entry
* parking meets accessibility standards. Four accessible spaces are provided in the car park.
* every dwelling has a door which is accessible and accessed from the internal circulation. Ground floor dwellings have rear doors with access to private open space, however these do not have ramp access beyond the POS. All other dwellings have door access to balconies. All balconies are sheltered by upper floor balconies or roofs
* doorways comply with AS1428.1 and internal circulation exceeds 1000mm.
* wardrobes, beds and clearances are demonstrated on the plans. Power, telecommunications and wiring are capable of compliance
* bathrooms are capable of compliance
* all dwellings are single floor design
* slip resistance is capable of compliance
* door hardware is capable of compliance
* ancillary items are capable of compliance
* plans demonstrate circulation compliance with typical furniture layouts. Telecommunications and wiring are capable of compliance
* circulation is demonstrated on the plans. Kitchen design is capable of compliance
* lifts are provided
* circulation to laundries is demonstrated on the plans. Other matters are capable of compliance
* linen stores are included in dwellings
* garbage is disposed of by chutes located on each level near the core.
 | Y |