

Attachment 5

SEPP (Housing for Seniors and People with a Disability) 2004 Compliance Assessment

SEPP (Housing for Seniors or People with a Disability) 2004			
No.	Required/Permitted	Comment	Comply
1	Name of Policy		
	This Policy is <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> .	Noted.	Noted
2	Aims of Policy		
	(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will: (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.	The proposed development achieves the aims of SEPP (HSPD) 2004.	Yes
3	Interpretation		
	Noted.		Noted
4	Land to which Policy applies		
	(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: (a) Development for the purpose of any of the following is permitted on the land: (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) churches, convents, educational establishments, schools and seminaries, or (b) The land is being used for the purposes of an existing registered club.	The subject site is zoned B4 Mixed Use pursuant to the HLEP. <i>Hospitals</i> are a permissible land use, which satisfies this clause.	Yes
	(2) Land that is not zoned primarily for urban purposes For the avoidance of doubt, land that is not zoned primarily for urban purposes includes (but is not limited to) land that is within any of the following zones under another environmental planning instrument: (a) A zone that is identified as principally for rural uses, (b) A zone that is identified as principally for urban investigation, (c) A zone that is identified as principally for residential uses on large residential allotments (for example, Zones R5 Large Lot Residential and RU6 Transition referred to in the standard instrument for principal local environmental planning instruments prescribed by the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>).	Not Applicable.	N/A
	(2A) For the avoidance of doubt, land that is not zoned primarily for urban purposes includes	Not Applicable.	N/A

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	(but is not limited to) land to which Warringah Local Environmental Plan 2000 applies that is located within locality B2 (Oxford Falls Valley) or C8 (Belrose North) under that plan.		
	(3) Nothing in subclause (2) or (2A) operates to make any land not referred to in those subclauses land that is zoned primarily for urban purposes.	Not Applicable.	N/A
	(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.	Not Applicable.	N/A
	(5) Application of Policy to land zoned for special uses and existing registered clubs For the purposes of this Policy (and for the avoidance of doubt), a consent authority must not treat: (a) Land on which development for the purposes of special uses is permitted, or (b) Land that is being used for the purposes of an existing registered club, As being land zoned primarily for urban purposes unless it is satisfied that most of the land that it adjoins is land zoned for urban purposes.	Not Applicable.	N/A
	(6) Land to which Policy does not apply This Policy does not apply to: (a) Land described in Schedule 1 (Environmentally sensitive land), or (b) Land (other than land to which Warringah Local Environmental Plan 2000 applies) that is zoned for industrial purposes, or (c) (Repealed) (d) The land to which Sydney Regional Environmental Plan No 17—Kurnell Peninsula (1989) applies, or (e) The land to which State Environmental Planning Policy (Western Sydney Parklands) 2009 applies.	Not Applicable.	N/A
	(7) Nothing in subclause (6) (a) or Schedule 1 operates to preclude the application of this Policy to land only because: (a) The land is identified under State Environmental Planning Policy No 71—Coastal Protection , or (b) In the case of land that is used for the purposes of an existing registered club—the land is described in another	Not Applicable.	N/A

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	environmental planning instrument as: (i) Private open space, or (ii) Open space where dwellings or dwelling-houses are permitted.		
	(8) (Repealed)		Noted
	(9) Application of Policy to certain land in Sutherland Shire For the purposes of this Policy (and despite anything to the contrary in subclause (1), (2) or (5)), the land that is shown with heavy edging on the map marked "Map 32 Cronulla Sutherland Leagues Club, Captain Cook Drive" in Schedule 7 to <i>Sutherland Shire Local Environmental Plan 2000</i> is taken to be land that is zoned primarily for urban purposes. Note. Clause 7 (2) (a) of <i>Sutherland Shire Local Environmental Plan 2006</i> continues the application of <i>Sutherland Shire Local Environmental Plan 2000</i> to the land referred to in this subclause.	Not Applicable.	N/A
	(10) For the purposes of this Policy (and despite anything to the contrary in subclause (1) or (4)), any land that adjoins the land referred to in subclause (9) is not to be treated as being land that adjoins land zoned primarily for urban purposes.	Not Applicable.	N/A
	(11) Subclause (6) does not apply in relation to: (a) The land referred to in subclause (9), or (b) Land in Alexander Avenue, Taren Point, being Lot 2, DP 1026203, or (c) An application to carry out development for the purposes of a residential care facility on land in any of the following zones under <i>Sutherland Shire Local Environmental Plan 2006</i>: (i) Zone 4—Local Housing, (ii) Zone 5—Multiple Dwelling A, (iii) Zone 6—Multiple Dwelling B, (iv) Zone 7—Mixed Use—Kirrawee, (v) Zone 8—Urban Centre, (vi) Zone 9—Local Centre, (vii) Zone 10—Neighbourhood Centre.	Not Applicable.	N/A
	(12) Application of Policy to certain land in Hornsby Shire For the purposes of this Policy (and despite anything to the contrary in subclause (1), (2) or (6)), the land comprised by each of the following is taken to be land that adjoins land zoned primarily for urban purposes: (a) 599–607 Old Northern Road, Glenhaven (being Lot 2, DP 1123753), (b) 589–593 Old Northern Road, Glenhaven (being Lot 1, DP 135398 and Lots 2 and 3, DP 225754).	Not Applicable.	N/A

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	(13) (Repealed)		Noted
4A	Land to which Policy Applies – Heritage Conservation Areas in Greater Sydney Region		
	Not Applicable.		N/A
4B	Land to which Policy Applies – Metropolitan Rural Areas in Greater Sydney Region		
	Not Applicable.		N/A
5	Relationship to Other Environmental Planning Instruments		
	Noted.		Noted
6	Transitional Provisions Relating to Certain Development Applications and Development		
	Noted.		Noted
7	Suspension of Certain Agreements and Covenants		
	Noted.		Noted
8	Seniors		
	In this Policy, seniors are any of the following: (a) People aged 55 or more years, (b) People who are resident at a facility at which residential care (within the meaning of the <i>Aged Care Act 1997</i> of the Commonwealth) is provided, (c) People who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.	The proposal will cater for <i>seniors</i> , as defined.	Yes
9	People with a Disability		
	In this Policy, people with a disability are people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.	Not Applicable.	N/A
10	Seniors Housing		
	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: (a) A residential care facility, or (b) A hostel, or (c) A group of self-contained dwellings, or (d) A combination of these, but does not include a hospital. 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. 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: (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. Relevant classifications in the <i>Building Code of Australia</i> for the different types of residential	The proposal is defined as a <i>residential care facility</i> , and a <i>group of self-contained dwellings</i> , falling within the definition of <i>Seniors Housing</i> .	Yes

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	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.		
11	Residential Care Facilities		
	In this Policy, a residential care facility is residential accommodation for seniors or people with a disability that includes: (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, not being a dwelling, hostel, hospital or psychiatric facility. Note. The Aged Care Act 1997 of the Commonwealth requires residential care facilities to which that Act applies to meet certain requirements.	Noted.	N/A
12	Hostels		
	Not Applicable.		N/A
13	Self-Contained Dwelling		
	(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. (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. (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.	Noted.	Noted
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,	Noted.	Noted

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	and other people with a disability regardless of their age.		
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.	The proposed development is permitted with consent under the Holroyd LEP 2013.	N/A
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.	The proposed development is permitted with consent under the Holroyd LEP 2013.	N/A
17	Development on Land Adjoining Land Zoned Primarily for Urban Purposes		
	Not Applicable.		N/A
18	Restrictions on Occupation of Seniors Housing Allowed under this Chapter		
	(1) Development allowed by this Chapter may be carried out for the accommodation of the following only: (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.	Condition of Consent.	Yes, with Condition
	(2) A consent authority must not consent to a development application made pursuant to this Chapter unless: (a) A condition is imposed by the consent authority to the effect that only the kinds of people referred to in subclause (1) may occupy any accommodation to which the application relates, and (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 Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in subclause (1).	Condition of Consent.	Yes, with Condition
	(3) Subclause (2) does not limit the kinds of conditions that may be imposed on a development consent or allow conditions to	Noted.	Noted

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	be imposed on a development consent otherwise than in accordance with the Act.		
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.	Noted.	Noted
20	Repealed		
21	Subdivision		
	Land on which development has been carried out under this Chapter may be subdivided with the consent of the consent authority. Note. Clause 5 (3) of this Policy ensures that subdivision on the land referred to in clause 4 (9) (b) is permitted by this clause with the consent of the consent authority despite the provisions of clause 65A of the former <i>Sutherland Shire Local Environmental Plan 2000</i> (which continues to apply to the land by virtue of clause 7 (2) (a) of <i>Sutherland Shire Local Environmental Plan 2006</i>).	Subdivision has not been proposed.	N/A
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.	Noted.	Noted
23	Development on Land Used for the Purposes of an Existing Registered Club		
	Not Applicable.		N/A
24	Site Compatibility Certificates Required for Certain Development Applications		
	Not Applicable.		N/A
25	Application for Site Compatibility Certificate		
	Not Applicable.		N/A
26	Location and Access to Facilities		
	(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: (a) Shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) Community services and recreation facilities, and (c) The practice of a general medical practitioner.	The site is within the Merrylands Town Centre. The Merrylands Town Centre provides key retail and commercial services including bank facilities, supermarkets, a medical centre, as well as community services and recreation facilities.	Yes
	(2) Access complies with this clause if: (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	The services as noted within Subclause 1 are within 400mm walking distance and are accessible via a footpath with a gradient of no more than 1:14. The site is within 400m of the	Yes

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	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: (i) A gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) A gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) A gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or (b) In the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development: (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 (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 (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 (c) In the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development: (i) That is located at a distance of not more than 400 metres from the site of the proposed	Merrylands Train Station, and several bus routes, including routes 802, 804, 806, 809, 810, 810X, 818, 820, 822, and 908, which access Bankstown, Liverpool, Westmead, and Parramatta respectively.	

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	development and the distance is accessible by means of a suitable access pathway, and (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 (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). 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.		
	(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: (i) A gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) A gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) A gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.	These services and bus stops as noted within Subclause 2 are accessible via a footpath with a gradient of no more than 1:14.	Yes
	(4) For the purposes of subclause (2): (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 (b) Distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.	Noted.	Noted
	(5) In this clause: Bank service provider means any bank,	Noted.	Noted

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	credit union or building society or any post office that provides banking services.		
27	Bush Fire Prone Land		
	Not Applicable.		N/A
28	Water and Sewer		
	(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.	The subject site is within an established area, with access to water and sewerage services.	Yes
	(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.	Refer to note above.	Yes
29	Consent Authority to Consider Certain Site Compatibility Criteria for Development Applications to Which Clause 24 Does Not Apply		
	Not Applicable.		N/A
30	Site Analysis		
	(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.	A site analysis plan has been submitted in accordance with this clause.	Yes
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 <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004.	Refer to assessment of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> below.	Refer to Assessment Below
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.	Refer to assessment below (refer to Clauses 33-39).	Refer to Assessment Below
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	The proposed development has been designed to complement the desired future character and maintain	Yes

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	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 overshadowing, and (ii) Using building form and siting that relates to the site's land form, and (iii) Adopting building heights at the street frontage that are compatible in scale with adjacent development, and (iv) Considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (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 (e) Embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and (f) Retain, wherever reasonable, major existing trees, and (g) Be designed so that no building is constructed in a riparian zone.	reasonable neighbourhood amenity and character.	
34	Visual and Acoustic Privacy		
	The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by: (a) Appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and (b) Ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths. Note. The Australian and New Zealand Standard entitled AS/NZS 2107–2000, <i>Acoustics—Recommended design sound levels and reverberation times for building interiors</i> and the Australian Standard entitled AS 3671—1989, <i>Acoustics—Road traffic noise intrusion—Building siting and construction</i>, published by Standards Australia, should be referred to in establishing acceptable noise levels.	Visual and acoustic privacy has been maintained to an acceptable level.	Yes
35	Solar Access and Design for Climate		
	The proposed development should: (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	Reasonable solar access has been maintained to neighbouring residential development.	Yes

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	(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. Note. AMCORD: A National Resource Document for Residential Development, 1995, may be referred to in establishing adequate solar access and dwelling orientation appropriate to the climatic conditions.		
36	Stormwater		
	The proposed development should: (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-use for second quality water uses.	Council's Development Engineer has reviewed the submitted stormwater plans, and identifies the design is acceptable, subject to conditions.	Yes
37	Crime Prevention		
	The proposed development should provide personal property security for residents and visitors and encourage crime prevention by: (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.	Safety and security has been maintained to an acceptable level.	Yes
38	Accessibility		
	The proposed development should: (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.	The proposed development has obvious and safe pedestrian links to public transport and local facilities and will provide for attractive and safe environments for pedestrians and motorists with convenient parking.	Yes
39	Waste Management		
	The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	The proposed development provides waste storage facilities that comply with Council's requirements.	Yes
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.	The proposed development complies with the standards specified in this clause.	Yes

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	(2) Site size The size of the site must be at least 1,000 square metres.	The lot size is 2,089.3m ² .	Yes
	(3) Site frontage The site frontage must be at least 20 metres wide measured at the building line.	The site has a frontage to Pitt Street of 43.63m, McFarlane Street of 39.625m, Milne Lane of 38.86m, and Reyes Lane of 46.685m.	Yes
	(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 clauses 48 (a), 49 (a) and 50 (a). (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 Note. The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape. (c) A building located in the rear 25% area of the site must not exceed 1 storey in height.	The proposed development is in a business zone.	N/A
	(5) Development applications to which clause does not apply Subclauses (2), (3) and (4) (c) do not apply to a development application made by any of the following: (a) The Department of Housing, (b) Any other social housing provider.	The Development Application is made by Anglican Community Services, who are a registered social housing provider. Irrespective, the proposed development complies with Clauses 2, 3 & 4.	Noted
41	Standards for Hostels and Self-Contained Dwellings		
	(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.	Refer to assessment below.	Refer to Assessment Below
	(2) 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 jointly with, a social housing provider.	Noted.	Noted.

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42	Serviced Self-Care Housing		
	Not Applicable.		N/A
43	Transport Services to Local Centres		
	Not Applicable.		N/A
44	Availability of Facilities and Services		
	Not Applicable.		N/A
45	Vertical Villages		
	Not Applicable.		N/A
46	Inter-Relationship of Part with Design Principles in Part 3		
	(1) Nothing in this Part permits the granting of consent to a development application made pursuant to this Chapter if the consent authority is satisfied that the proposed development does not demonstrate that adequate regard has been given to the principles set out in Division 2 of Part 3. Note. It is considered possible to achieve good design and achieve density ratios set out in Division 2. Good design is critical to meriting these density ratios.	Noted.	Noted
	(2) For the avoidance of doubt, nothing in this Part limits the matters to which the Director-General may have regard in refusing to issue a site compatibility certificate.	Not Applicable.	N/A
47	Part Does Not Apply to Certain Development Applications Relating to Heritage Affected Land		
	Nothing in this Part applies in relation to the granting of consent to a development application made pursuant to this Chapter for the carrying out of development on land to which an interim heritage order or listing on the State Heritage Register under the Heritage Act 1977 applies.	Not Applicable.	N/A
48	Standards that Cannot be Used to Refuse Development Consent for Residential Care 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: (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 (b) Density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less, (c) Landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided, (d) Parking for residents and visitors: if at least the following is provided: (i) 1 parking space for each 10 beds in the residential care facility (or 1	The proposed development is 93.295m in height, which complies with the height of buildings development standard pursuant to the HLEP. The proposed development maintains a Floor Space Ratio (FSR) of 8.5:1, which complies with the height of building standards pursuant to the HLEP, and bonus FSR pursuant to Clause 6.11 of the HLEP. Required: 88 RACF beds x 25m ² = 2,200m ² Proposed: 686m ² The following breakdown is provided:- Required: 88 RACF beds = 9 spaces 45 RACF staff = 23 spaces 1 ambulance space	Complies with the HLEP 2013 Controls Yes No, but Acceptable on Merit Yes

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	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. Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.	Proposed: 9 spaces for RACF beds 45 RACF staff = 23 spaces 1 ambulance space *RACF – Residential Aged Care Facility	
49	Standards that Cannot be Used to Refuse Development Consent for Hostels		
	Not Applicable.		N/A
50	Standards that Cannot be Used to Refuse Development Consent for Self-Contained Dwellings		
	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: (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), (b) Density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, (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, (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,	The proposed development is 93.295m in height, which complies with the height of buildings development standard pursuant to the HLEP. The proposed development maintains a Floor Space Ratio (FSR) of 8.5:1, which complies with the height of building standards pursuant to the HLEP, and bonus FSR pursuant to Clause 6.11 of the HLEP. Required: 98 dwellings x 35m² = 3,430m² Proposed: 328m² Required: 2089.3 x 15% = 313.395m² Proposed: 1,014m²	Complies with the HLEP 2013 Controls Yes No, but Acceptable on Merit Yes

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No.	Required/Permitted	Comment	Comply
	(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, (f) Private open space for in-fill self-care housing: if: (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 (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, 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. (g) (Repealed) (h) Parking: if at least the following is provided: (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or (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. Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.	The proposed development affords 46 of the 98 independent living units (self-contained dwellings) 3 hours solar access between 9am and 3pm midwinter, equivalent to 47% of the units proposed. The balcony and private open space area dimensions and areas comply with this requirement. Noted. The following breakdown is provided:- Required: 98 SCDs = 20 spaces Proposed: 84 spaces for SCDs *SCD – Self Contained Dwellings	No, but Acceptable on Merit Yes Noted Yes
51	Amendments to the Bush Fire Evacuation Risk Map		
	Noted.		Noted
52	Savings for Development Applications made before SEPP (Seniors Living) 2004 (Amendment No 1)		
	Noted.		Noted
53	Savings and Transitional Provisions for Development Applications made before SEPP (Seniors Living) 2004 (Amendment No 2)		
	Noted.		Noted
54	Savings and Transitional Provisions – Site Compatibility Amendments		
	Noted.		Noted
54A	Savings and Transitional Provisions – State Environmental Planning Policy (Housing for Seniors or		

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	People with a Disability) Amendment 2018		
	Noted.		Noted
54B	Savings Provision – Bush Fire Prone Land		
	Noted.		Noted
55	Residential Care Facilities for Seniors Required to have Fire Sprinkler Systems		
	A consent authority must not grant consent to carry out development for the purpose of a residential care facility for seniors unless the proposed development includes a fire sprinkler system.	Should consent be forthcoming, a condition can be imposed requiring the facility to include a fire sprinkler system.	Yes, with Condition
	SCHEDULE 3 - STANDARDS CONCERNING ACCESSIBILITY AND USEABILITY FOR HOSTELS AND SELF-CONTAINED DWELLINGS		
	Part 1 – Standards Applying to Hostels and Self-Contained Dwellings		
1	Application of Standards in this Part		
	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Noted.	Noted
2	Siting Standards		
	(1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10: (a) The percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) The wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	An Access Report has been submitted with the Development Application, indicating the proposed development complies with the applicable standards.	Yes
3	Security		
	Pathway lighting: (a) Must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) Must provide at least 20 lux at ground level.	Standard condition of consent.	Yes, with Condition
4	Letterboxes		

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	Letterboxes: (a) Must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) Must be lockable, and (c) Must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.	Standard condition of consent.	Yes, with Condition
5	Private Car Accommodation		
	If car parking (not being car parking for employees) is provided: (a) Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) Any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Council's Development Engineer has reviewed the parking design, and identifies the design is acceptable, subject to conditions. The following breakdown is provided:- - 88 RACF beds – 9 spaces. - 45 RACF staff – 23 spaces. - 98 SCDs – 84 spaces. *SCD – Self Contained Dwellings *RACF – Residential Aged Care Facility Required: 116 spaces x 5% = 6 spaces Provided: 22 spaces accessible spaces are provided. Not Applicable.	Yes Yes N/A
6	Accessible Entry		
	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	Standard condition of consent.	Yes, with Condition
7	Interior: General		
	(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	Standard condition of consent.	Yes, with Condition
8	Bedroom		
	At least one bedroom within each dwelling must have: (a) An area sufficient to accommodate a wardrobe and a bed sized as follows: (i) In the case of a dwelling in a hostel—a single-size bed, (ii) In the case of a self-contained dwelling—a queen-size bed, and (b) A clear area for the bed of at least: (i) 1,200 millimetres wide at the foot of	Standard condition of consent.	Yes, with Condition

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No.	Required/Permitted	Comment	Comply
	the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) At least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) A telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and (f) Wiring to allow a potential illumination level of at least 300 lux.		
9	Bathroom		
	(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1: (a) A slip-resistant floor surface, (b) A washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, (c) A shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: (i) A grab rail, (ii) Portable shower head, (iii) Folding seat, (d) A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) A double general power outlet beside the mirror. (2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	Standard condition of consent.	Yes, with Condition
10	Toilet		
	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	Standard condition of consent.	Yes, with Condition
11	Surface Finishes		
	Balconies and external paved areas must have slip-resistant surfaces. Note. Advice regarding finishes may be obtained from AS 1428.1.	Standard condition of consent.	Yes, with Condition
12	Door Hardware		
	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Standard condition of consent.	Yes, with Condition
13	Ancillary Items		
	Switches and power points must be provided in	Standard condition of consent.	Yes, with

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	accordance with AS 4299.		
Part 2 – Additional Standards for Self-Contained Dwellings			
14	Application of Standards in this Part		
	The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.	Noted.	Noted
15	Living Room and Dining Room		
	(1) A living room in a self-contained dwelling must have: (a) A circulation space in accordance with clause 4.7.1 of AS 4299, and (b) A telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Standard condition of consent.	Yes, with Condition
16	Kitchen		
	A kitchen in a self-contained dwelling must have: (a) A circulation space in accordance with clause 4.5.2 of AS 4299, and (b) A circulation space at door approaches that complies with AS 1428.1, and (c) The following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (i) Benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) A tap set (see clause 4.5.6), (iii) Cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) An oven (see clause 4.5.8), and (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) General power outlets: (i) At least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) One of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	Standard condition of consent.	Yes, with Condition
17	Access to Kitchen, Main Bedroom, Bathroom and Toilet		
	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	The kitchen, main bedroom, bathroom and toilet are located on the entry level of all units.	Yes
18	Lifts in Multi-Storey Buildings		
	In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i> .	Standard condition of consent.	Yes, with Condition

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19	Laundry		
	A self-contained dwelling must have a laundry that has: (a) A circulation space at door approaches that complies with AS 1428.1, and (b) Provision for the installation of an automatic washing machine and a clothes dryer, and (c) A clear space in front of appliances of at least 1,300 millimetres, and (d) A slip-resistant floor surface, and (e) An accessible path of travel to any clothes line provided in relation to the dwelling.	Standard condition of consent.	Yes, with Condition
20	Storage for Linen		
	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Standard condition of consent.	Yes, with Condition
21	Garbage		
	A garbage storage area must be provided in an accessible location.	Standard condition of consent.	Yes, with Condition
SENIORS LIVING POLICY – URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT			
1	Responding to Context	The development is consistent with the height, scale and form desired for the site.	Yes
2	Site Planning and Design		
	<u>General</u> - Site design should be driven by the need to optimise internal amenity and minimise impacts on neighbours. These requirements should dictate the maximum development yield. - Cater to the broad range of needs from potential residents by providing a mix of dwelling sizes and dwellings both with and without assigning car parking. This can also be provide variety of massing and scale of built form within the development.	Internal amenity to the proposed development has been maintained and impacts to neighbours have been minimised. A variety of unit sizes and types have been provided.	Yes Yes
	<u>Built Form</u> - Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage to a public street. - Parts of the development towards the rear of the site should be more modest in scale to limit the impacts on adjoining properties. - Design and orient dwellings to respond to environmental conditions.	The presentation of the development to public domain is considered acceptable. Not Applicable. The orientation of the buildings on-site is acceptable.	Yes N/A Yes
	<u>Trees, Landscaping and Deep Soil Zones</u> - Maintain existing patterns and character of gardens and trees. - Improve amenity by increasing the proportions of the site that is landscaped. - Provide deep soil zones for absorption of run-off and to sustain vegetation, including large trees. - Minimise the impact of higher site cover on stormwater runoff.	Council's Tree Management Officer has reviewed the submitted landscape plan, and identifies the design is acceptable, subject to conditions.	Yes

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	<u>Parking, Garaging and Vehicular Circulation</u> - Consider centralising parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages. - Where possible maintain existing crossings and driveway locations on the street.	The proposed parking is maintained to the basement. Not Applicable.	Yes N/A
	<u>Rules of Thumb</u> - The proportion of the site given to landscaped area and deep soil should be increased in less urban areas, on large lots, and in areas already characterised by a high proportion of open space and planting.	The proposed development is within an urban area.	N/A
	3 Impacts on Streetscape		
	<u>General</u> - Respond to the desired streetscape character. - Reduce the visual bulk of the development.	The proposed development responds to the desired streetscape character and is of an acceptable bulk and scale as viewed from the public domain.	Yes
	<u>Built Form</u> - Reduce the visual bulk of a development.		
	<u>Trees, Landscaping and Deep Soil Zones</u> - Retain existing trees and planting in front and rear setbacks and the road reserve.	No trees are existing on-site.	N/A
	<u>Residential Amenity</u> - Clearly design open space in front setbacks as either private or communal open space. - Define the threshold between public and private space, for example by level change, change in materials, fencing, planting and/or signage. - Design dwellings at the front of the site to address the street. - Provide a high quality transition between the public and private domains.	The proposed development is designed to a nil setback. The threshold between public and private spaces is adequately defined. Not Applicable. The transition between the public and private is considered acceptable.	N/A Yes N/A Yes
	<u>Parking, Garaging and Vehicular Circulation</u> - Avoid unrelieved, long, straight driveways that are visually dominant. - Minimise the impact of driveways on streetscape. - Where basement car parking is used minimise the impact of the entry. - Locate or screen all parking to minimise visibility from the street.	The proposed driveway ramp to the basement is not considered visually dominant and is considered acceptable. The basement car park entry provides an acceptable presentation to the Reyes Lane. The proposed parking is maintained to the basement.	Yes Yes Yes
	<u>Rules of Thumb</u> - Respond to council planning instruments that specify the character or desired character for the area. - Where there is a consistent front building alignment, new development should not encroach on the front setback. - Driveways or basement car park entries should not exceed 25% of the site frontage.	The development is consistent with the desire character envisaged for the site. The proposed development is designed to a nil setback. The proposed driveway does not exceed 25% of the site frontage to Reyes Lane.	Yes N/A Yes

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	- Garage doors should be set back a minimum of 1 metre behind the predominant building façade on both the street frontage and common driveways.	Not Applicable.	N/A
4	Impacts on Neighbours		
	<u>Built Form</u> - Design the relationship between buildings and open space to be consistent with the existing patterns of the block. - Protect neighbours' amenity by carefully designing the bulk and scale of the new development to relate to the existing residential character. - Reduce the visual bulk of roof forms by breaking down the roof into smaller elements, rather than having a single uninterrupted roof structure. - Design second storeys to reduce overlooking of neighbouring properties. - Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of walls built to these setbacks.	The relationship between buildings and open space is consistent with existing patterns within the street block. Reasonable solar access has been maintained to neighbouring residential development. The visual bulk of the roof structure is considered acceptable. Visual privacy has been maintained to an acceptable level. Not Applicable.	Yes Yes Yes Yes N/A
	<u>Trees, Landscaping and Deep Soil Zones</u> - Use vegetation and mature planting to provide a buffer between new and existing dwellings. - Locate deep soil zones where they will provide privacy between new and existing dwellings. - Planting in side and rear setbacks can provide privacy and shade for adjacent dwellings. - For new planting, if possible, use species that are characteristic of the local area.	Council's Tree Management Officer has reviewed the submitted landscape plan, and identifies the design is acceptable, subject to conditions.	Yes
	<u>Residential Amenity</u> - Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation. - Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings. - When providing new private open space minimise negative impacts on neighbours. - Where side setbacks are not large enough to provide useable private open space, use them to achieve privacy and soften the visual impact of new development by planting screen vegetation.	Reasonable solar access has been maintained to neighbouring residential development. Visual privacy has been maintained to an acceptable level. The proposed private open space areas do not impact upon neighbouring developments. Not Applicable.	Yes Yes Yes N/A
	<u>Parking, Garaging and Vehicular Circulation</u> - Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts.	Not Applicable.	N/A

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	- Position driveways so as to be a buffer between new and existing adjacent dwellings.		
	<u>Rules of Thumb</u> - Where side setbacks are less than 1.2m, a maximum of 50% of the development should be built to this alignment.	Not Applicable.	N/A
	- The length of unrelieved walls along narrow side or rear setbacks should not exceed 8 metres.	Not Applicable.	N/A
	- Living rooms of neighbouring dwellings should receive a minimum 3 hours direct sunlight between 9am – 3pm in mid-winter neighbouring dwellings.	Solar access to neighbouring dwellings living rooms have been maintained for a minimum 3 hours between 9am to 3pm, in midwinter.	Yes
	- Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced.	Reasonable solar access to neighbouring dwellings private open space areas have been maintained to neighbouring residential development.	
5	Internal Site Amenity		
	<u>Built Form</u> - Design dwellings to maximise solar access to living areas and private open spaces.	The proposed development maximises solar access to living and private open space areas.	Yes
	- In villa or townhouse style developments, provide dwellings with a sense of individual identity through building articulation, roof form and other architectural elements, and through the use of planting and building separation.	Not Applicable.	N/A
	<u>Parking, Garaging and Vehicular Circulation</u> - Locate, habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths.	Habitable rooms have been located away from driveways, parking areas, and pedestrian paths.	Yes
	- Avoid large uninterrupted areas of hard surface (driveways, garages, walls). Small areas of planting can break these up and soften their 'hard edge' appearance.	Large uninterrupted hard stand areas are not proposed.	Yes
	- Screen parking from views and outlooks from dwellings.	The proposed parking is maintained to the basement.	Yes
	- Reduce the dominance of areas for vehicular circulation and parking.		
	<u>Residential Amenity</u> - Provide distinct and separate pedestrian and vehicular circulation on site.	Separate pedestrian and vehicular circulation have been maintained on site.	Yes
	- Ensure that adequate consideration is given to safety and security.	Safety and security to the development has been maintained.	Yes
	- Provide private open space.		N/A
	- Provide communal open space.	*Refer to the ADG Assessment under Sections 3D – Communal and Public Open Space for communal open space, and 4E – Private Open Space and Balconies for private open space.	
	- Site and / or treat common service facilities such as garbage collection areas and	The design of the bin storage is	Yes

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	switchboard to reduce their visual prominence to the street or to any private or communal open space.	considered acceptable.	
	<u>Rules of Thumb</u> - Separation of 1.2 metres should be achieved between habitable rooms and driveways or car parking of other dwellings.	Not Applicable.	N/A