

DA-2023/284 / PPSSTH-245 17 & 17a Murrar Road and 1-3 Edgar Street Towradgi
Attachment 4 (SEPP Housing) 2021 Compliance Table

The 2 March 2023 version which was in place at date of lodgement is addressed below.

PART 5 HOUSING FOR SENIORS AND PEOPLE WITH A DISABILITY

Division 3 Development Standards

<i>Objectives/controls</i>	<i>Comment</i>
<u>84 Development standards - general</u>	Satisfactory Site area exceeds 1000m ² .
<u>85 Development standards for hostel and independent living units</u>	Unsatisfactory Consent must not be granted unless the ILU complies with Schedule 4. As detailed below, there are non-compliances with Schedule 4.
<u>87 Additional floor space ratios</u>	Not applicable The proposed FSR is less than the maximum permitted under WLEP 2009
<u>88 Restrictions on occupation of seniors housing</u>	Satisfactory A condition of consent requiring a title restriction would limit occupants to those people listed in the clause
<u>90 Subdivision</u>	Not applicable No subdivision proposed

Division 4 Site-related requirements

<i>Objectives/controls</i>	<i>Comment</i>
<u>93 Location and access to facilities and services – independent living units</u>	Satisfactory Adequate services are available on-site or within 400m.
<u>95 Water and sewer</u>	Unsatisfactory Sydney Water has advised it does not support the development. Therefore, the consent authority cannot be satisfied the development will have adequate facilities for the removal of sewage.

Division 5 Design requirements

<i>Objectives/controls</i>	<i>Comment</i>
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<u>97 Design of in-fill self-care housing</u>	<p>Unsatisfactory</p> <p>The consent authority must consider <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i>, March 2004.</p> <p>Many of the criteria in the Guideline were raised by the DRP as requiring further resolution.</p>
<u>98 Design of seniors housing</u>	<p>Unsatisfactory</p> <p>The consent authority must be satisfied that the development demonstrates adequate consideration has been given to the principles in Division 6.</p>
Division 6 Design principles	
<i>Objectives/controls</i>	<i>Comment</i>
<u>99 Neighbourhood amenity and streetscape</u>	<p>Unsatisfactory</p> <p>The proposed scheme does not recognise the desirable elements of the site's location.</p> <p>The development fails to:</p> <ul style="list-style-type: none"> (d) <i>maintain reasonable neighbourhood amenity and appropriate residential character by—</i> <ul style="list-style-type: none"> (i) <i>providing building setbacks to reduce bulk and overshadowing, and</i> (ii) <i>using building form and siting that relates to the site's land form, and</i> (iii) <i>adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</i> (iv) <i>considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</i> ... (g) <i>retain, wherever reasonable, significant trees,</i>
<u>100 Visual and acoustic privacy</u>	<p>Unsatisfactory</p> <p>Ground floor concourse villas have bedrooms facing the internal roadway.</p>

<u>101 Solar access and design for climate</u>	<p>Unsatisfactory</p> <p>The site layout does not maximise north-facing windows. The lower level concourse villas will especially receive limited solar access due to the road overhead.</p>
<u>102 Stormwater</u>	<p>Awaiting information</p> <p>The applicant has not provided all stormwater information requested by Council.</p>
<u>103 Crime prevention</u>	<p>Unsatisfactory</p> <p>The decision to raise all buildings, roads and walkways has created significant unsecured areas underneath buildings. The site is not fenced, and it is unclear how safety and security will be managed. The pedestrian walkway may also be a security risk as there is limited casual surveillance from adjoining dwellings.</p>
<u>104 Accessibility</u>	<p>Unsatisfactory</p> <p>The development does not have</p> <p><i>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</i></p> <p><i>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</i></p>
<u>105 Waste management</u>	<p>Satisfactory</p> <p>Recycling facilities have been provided.</p>

Division 7 Non-discretionary development standards

<i>Objectives/controls</i>	<i>Comment</i>
<u>108 Non-discretionary development standards for ILU – the Act s.4.15</u>	<p>Satisfactory</p> <p>Deep soil zone, landscaped, solar access, POS, and car parking meet requirements.</p>

SCHEDULE 4

<i>Objectives/controls</i>	<i>Comment</i>
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<i>Objectives/controls</i>	<i>Comment</i>
<u>2 Siting standards</u>	<p>Not demonstrated or unsatisfactory</p> <p>Wheelchair access – gradients not quantified. The ‘Statement of Compliance Access for People with a Disability’ report by Accessible Building Solutions (ABS) concludes ‘Details to be verified at CC stage of works’.</p> <p>Common areas – COS in centre of the site is not wheelchair accessible in all areas</p>
<u>3 Security</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>4 Letterboxes</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>5 Private car accommodation</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>6 Accessible entry</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>7 Interior: general</u>	<p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>8 Bedroom</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>9 Bathroom</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>10 Toilet</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>11 Surface finishes</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>12 Door hardware</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>
<u>13 Ancillary items</u>	<p>Not demonstrated</p> <p>The ABS report states ‘Details to be verified at CC stage of works’.</p>

<i>Objectives/controls</i>	<i>Comment</i>
<u>15 Living room and dining room</u>	Not demonstrated The ABS report states 'Details to be verified at CC stage of works'.
<u>16 Kitchen</u>	Not demonstrated The ABS report states 'Details to be verified at CC stage of works'.
<u>17 Access to kitchen, main bedroom, bathroom and toilet</u>	Not applicable
<u>18 Lifts in multi storey buildings</u>	Not demonstrated The ABS report states 'Details to be verified at CC stage of works'.
<u>19 Laundry</u>	Not demonstrated The ABS report concludes 'Details to be verified at CC stage of works'.
<u>20 Storage for linen</u>	Not demonstrated The ABS report concludes 'Details to be verified at CC stage of works'.
<u>21 Garbage</u>	Satisfactory Garbage stores are accessible