



**STATEMENT OF ENVIRONMENTAL EFFECTS  
TO ACCOMPANY A DEVELOPMENT  
APPLICATION FOR CONSTRUCTION OF A  
NEW SENIORS HOUSING DEVELOPMENT**

**LOT 194 IN THE PROPOSED PLAN OF  
SUBDIVISION OF LOT 33 AND 34 IN  
DEPOSITED PLAN 700703  
NEAR THE CORNER OF COPPERFIELD DRIVE  
AND JULIUS AVENUE, ROSEMEADOW**

**Prepared for**

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## Table of Contents

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>6</b>
1.1	Overview .....	6
1.2	Objectives of the Development .....	6
1.3	Purpose of this Statement of Environmental Effects .....	7
1.4	Pre-DA Consultation .....	7
1.5	Development History .....	7
1.6	The Site .....	8
1.7	Consent Authority .....	8
<b>2.</b>	<b>SITE ANALYSIS .....</b>	<b>9</b>
2.1	Location .....	9
2.2	Real Property Description .....	9
2.3	Area and Frontages .....	9
2.4	Existing Improvements .....	9
2.5	Topography .....	9
2.6	Geology .....	9
2.7	Infrastructure and Site Services .....	10
2.8	Site Access .....	10
2.9	Contamination .....	10
2.10	Flooding .....	10
2.11	Heritage .....	11
<b>3.</b>	<b>SURROUNDING CONTEXT .....</b>	<b>12</b>
3.1	To the North .....	12
3.2	To the East .....	12
3.3	To the South .....	12
3.4	To the West .....	12
3.5	General Observations .....	12
3.6	Movement Systems and Local Services .....	13
<b>4.</b>	<b>PROPOSED DEVELOPMENT .....</b>	<b>14</b>
4.1	Summary of development for which consent is sought .....	14
4.2	Primary Objectives .....	14

<b>4.3</b>	<b>Design Principles .....</b>	<b>14</b>
<b>4.4</b>	<b>Detailed Description of the Development.....</b>	<b>14</b>
<b>4.5</b>	<b>Independent Living Units .....</b>	<b>15</b>
<b>4.6</b>	<b>Ancillary Uses .....</b>	<b>15</b>
<b>4.7</b>	<b>Materials and Finishes.....</b>	<b>16</b>
<b>4.8</b>	<b>Gross floor area and floor space ratio.....</b>	<b>16</b>
<b>4.9</b>	<b>Building Height.....</b>	<b>16</b>
<b>4.10</b>	<b>Setbacks .....</b>	<b>16</b>
	4.10.1 Eastern Setback – Rear Boundary (Copperfield Drive) .....	16
	4.10.2 Western Setback – Primary Frontage (Road 02).....	16
	4.10.3 Setback – Northern Boundary.....	17
	4.10.4 Setback – Southern Boundary .....	17
<b>4.11</b>	<b>Landscaping, Communal Areas and Private Open Space .....</b>	<b>17</b>
	4.11.1 Landscaping Concept Design .....	17
	4.11.2 Communal Ground Level Courtyard .....	17
	4.11.3 Private Open Space .....	17
<b>4.12</b>	<b>Access, Circulation, and Parking.....</b>	<b>17</b>
	4.12.1 Vehicular Access and Circulation .....	17
	4.12.2 Pedestrian Access .....	18
	4.12.3 Car Parking .....	18
<b>4.13</b>	<b>BASIX.....</b>	<b>18</b>
<b>4.14</b>	<b>BCA Compliance .....</b>	<b>18</b>
<b>4.15</b>	<b>Accessibility .....</b>	<b>18</b>
<b>4.16</b>	<b>Stormwater Management.....</b>	<b>19</b>
<b>4.17</b>	<b>Crime Prevention through Environmental Design.....</b>	<b>19</b>
<b>4.18</b>	<b>Infrastructure and Site Services .....</b>	<b>20</b>
<b>4.19</b>	<b>Waste Management.....</b>	<b>20</b>
<b>4.20</b>	<b>Acoustic Mitigation .....</b>	<b>21</b>
<b>4.21</b>	<b>Construction Management .....</b>	<b>21</b>
<b>5.</b>	<b>RELEVANT POLICY AND PLANNING CONTROLS .....</b>	<b>22</b>
<b>5.1</b>	<b>Environmental Planning and Assessment Act 1979.....</b>	<b>22</b>
<b>5.2</b>	<b>State Environmental Planning Policy 55 (SEPP55) – Remediation of Land .....</b>	<b>22</b>

<b>5.3</b>	<b>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</b>	<b>23</b>
<b>5.4</b>	<b>State Environmental Planning Policy (State and Regional Development) 2011</b>	<b>23</b>
<b>5.5</b>	<b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b>	<b>23</b>
<b>5.6</b>	<b>State Environmental Planning Policy No 65 – Design Quality Residential Flat</b>	<b>23</b>
5.6.1	Applicability and Objectives of SEPP 65	23
5.6.2	Design Quality Principles	24
5.6.3	Apartment Design Guide	24
5.6.4	Design Verification Statement	25
<b>5.7</b>	<b>Campbelltown Local Infrastructure Contributions Plan 2018</b>	<b>25</b>
<b>5.8</b>	<b>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</b>	<b>25</b>
5.8.1	Aims and Applicability of Seniors Housing SEPP	25
5.8.2	Consistency with the Provisions of the Seniors Housing SEPP	27
5.8.3	Accessibility	43
5.8.4	Discussion of non-compliance with building height	44
5.8.5	Seniors Living Policy – Urban Design Guidelines for Infill Development	44
<b>5.9</b>	<b>State Environmental Planning Policy (Housing) 2021</b>	<b>53</b>
<b>5.10</b>	<b>Campbelltown Local Environmental Plan 2015</b>	<b>54</b>
5.10.1	Zoning and Objectives	54
5.10.2	Permissibility	54
5.10.3	Minimum Subdivision Lot Size	55
5.10.4	Building Height	55
5.10.5	Floor Space Ratio	55
5.10.6	Earthworks	55
5.10.7	Flood Planning	56
5.10.8	Other LEP Provisions	56
<b>5.11</b>	<b>Campbelltown (Sustainable City) Development Control Plan 2015</b>	<b>56</b>
<b>6.</b>	<b>ASSESSMENT OF ENVIRONMENTAL EFFECTS</b>	<b>62</b>
<b>6.1</b>	<b>Section 4.15(1)(a) – Statutory Planning Considerations</b>	<b>62</b>
<b>6.2</b>	<b>Section 4.15(1)(b) – Environmental, Social and Economic Impacts</b>	<b>63</b>
6.2.1	Impacts on the Natural Environment	63



6.2.2	Impacts on the Built Environment .....	64
6.2.3	Bulk and Scale Impacts.....	64
6.2.4	Visual and View Impacts .....	65
6.2.5	Solar Access and Overshadowing Impacts .....	65
6.2.6	Privacy Impacts.....	65
6.2.7	Traffic and Parking Impacts .....	66
6.2.8	Acoustic Impacts and Acoustic Attenuation .....	67
6.2.9	Social Impacts and Economic Impacts .....	67
<b>6.3</b>	<b>Section 4.15(1)(c) – The Suitability of the Site .....</b>	<b>68</b>
<b>6.4</b>	<b>Section 4.15(1)(d) – Submissions .....</b>	<b>68</b>
<b>6.5</b>	<b>Section 4.15(1)(e) – Public Interest .....</b>	<b>68</b>
<b>7.</b>	<b>CONCLUSION.....</b>	<b>69</b>

## FIGURES

Figure 1:	Location
Figure 2:	Site
Figure 3A:	Aerial Photo – Detail
Figure 3B:	Aerial Photo – Wider Area
Figure 4A:	Zoning Map – Campbelltown LEP 2015
Figure 4B:	Height of Buildings Map – Campbelltown LEP 2015
Figure 4C:	Lot Size Map – Campbelltown LEP 2015
Figure 4D:	Lot Size for Dual Occupancy Development Map – Campbelltown LEP 2015
Figure 5:	Metropolitan Rural Areas Exclusion Zone Map – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

## APPENDICES

Appendix 1:	Proposed plan of subdivision
Appendix 2:	Survey Plan
Appendix 3A:	Architectural Drawings
Appendix 3B:	Design Statement and ADG Compliance
Appendix 4:	Landscape Drawings
Appendix 5:	Stormwater Management and Drawings
Appendix 6:	Geotechnical Report
Appendix 7:	Traffic and Parking Assessment
Appendix 8:	Acoustic Report
Appendix 9:	BCA Report
Appendix 10:	Access Report



- Appendix 11: Waste Management Plan
- Appendix 12: Additional Phase 2 Contamination Report
- Appendix 13: Remediation Action Plan
- Appendix 14: Clause 4.6 Variation Requests
- Appendix 15: BASIX Certificate

# **1. INTRODUCTION**

## **1.1 Overview**

This Statement of Environmental Effects (“the SEE”) has been prepared by BBC Consulting Planners on behalf of the NSW Land and Housing Corporation (“LAHC”) (“the Applicant”) to accompany a development application (“the DA”) lodged to Campbelltown City Council (“Council”) pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”) for the construction of a seniors housing development and associated works (“the proposal”) at proposed Lot 194 at the corner of Copperfield Drive and Julius Road, Rosemeadow (“the site”).

The subject development application seeks development consent for the construction of a part two and three storey seniors living development comprising 45 independent living units and 45 car parking spaces at a site near the south east corner of the Rosemeadow renewal area. The proposal includes communal gardens, landscaping, site services, and stormwater infrastructure.

Pursuant to the Campbelltown Local Environmental Plan 2015, development for the purposes of seniors housing is prohibited in Zone R2 (Low Density Residential) within which the site is located. Thus development consent is sought pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (“the Seniors Housing SEPP”).

This SEE details the site’s location and context and describes the proposed development. An assessment of the development addresses relevant statutory planning considerations, including the Campbelltown Local Environmental Plan 2015 (“the LEP”), the Campbelltown Development Control Plan 2015 (“the DCP”), State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (“Seniors Housing SEPP”) and State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development (“SEPP65”), and Section 4.15 of the EP&A Act.

## **1.2 Objectives of the Development**

The objectives of the proposed development are:

- to meet growing needs for seniors housing in Rosemeadow and the wider Campbelltown region through the provision of 45 affordable independent living units with associated car parking, landscaped courtyards, and stormwater infrastructure;
- to achieve a well-designed high-quality, high-amenity development that satisfies contemporary seniors housing residential standards; and
- to provide a development that is compatible with the environmental amenity of the site and the desired future character of adjoining uses and the surrounding area.

This SEE demonstrates that the proposal is reasonable and acceptable. The proposal will deliver a high quality seniors housing development that is mostly compliant with applicable development standards and design objectives envisaged by relevant planning instruments.

### **1.3 Purpose of this Statement of Environmental Effects**

The purpose of this SEE is to:-

- describe the site to which the DA relates;
- describe the character of the surrounding locality and adjacent uses;
- describe the form of the proposed seniors housing development;
- define the statutory planning framework within which the proposed development is assessed and determined; and
- assess the proposed development in light of all relevant heads of consideration listed under Section 4.15 of the Environmental Planning and Assessment Act 1979.

### **1.4 Pre-DA Consultation**

Pre-lodgement discussions occurred between the applicant, architect, consultant town planner and Council's team leader development assessment, Rad Blagojevic.

The matters raised by Council's town planner have been considered and addressed, where relevant, in the preparation of the application and the design of the proposal as evidenced in this SEE, the civil and architectural plans, and other consultant documentation accompanying the DA. These include:

- Providing a solution to waste management and provide a waste management plan;
- Addressing the three storey height in the south east corner by reducing the building to two levels at this location to provide an improved transition to future the development to the south;
- Providing further articulation to the eastern building to reduce apparent bulk and scale and improve the view from Copperfield Drive;
- Providing sections extending to Copperfield Drive to indicate the effects of the considerable setback from this frontage;
- Providing all car parking in basement to maximise on site landscaping opportunities;
- Providing a clause 4.6 request in relation to non-compliance with the building height development standard;
- Providing information on contamination status of the site and its suitability for the proposed development.

### **1.5 Development History**

The site forms part of the Rosemeadow Renewal project, a small-scale neighbourhood redevelopment transforming around 165 social housing properties into a contemporary mixed community including both private and social housing. The project will deliver around 240 new lots and housing of which up to 30% will be social housing homes, including 45 new seniors independent living units. The redevelopment of Stages 1 and 2 was completed in 2016 with planning approval for Stage 3 obtained in late 2018 under Part 5 of the EP&A Act. Subdivision works for Stage 3 will take around 12 months to complete. The proposed development is located in the Stage 3 area.

## 1.6 The Site

The site for the purposes of this DA is the site on completion of subdivision and associated subdivision works being undertaken by L&HC in accordance with an activity approval under Part 5 of the EP&A Act. Works being undertaken under this activity approval includes subdivision of land, construction of a new road (Road No 2), provision of utility services, removal of buildings and vegetation, changes ground levels to create a suitable building platform including a new retaining wall on the eastern side of the site adjacent to a proposed drainage reserve, stormwater drainage works and landscaping. The land to which this development application relates is Lot 194 in the proposed plan of subdivision of Lot 90 in DP 1166578 and Lot 33 and Lot 34 in DP 700703. A copy of this proposed plan of subdivision is provided as **Appendix 1**. The site in its condition following completion of these works is detailed in the survey plan contained in **Appendix 2**.

## 1.7 Consent Authority

As the proposed development is to be carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) and has a capital investment value of more than \$5 million, then the consent authority will be the Sydney South West Planning Panel.

## 2. SITE ANALYSIS

### 2.1 Location

The land to which this DA relates is located near the corner of Copperfield Drive and Julius Road, Rosemeadow NSW 2560 (herein referred to as “the site”). The site is located opposite the Rosemeadow Town Centre and is approximately 2.5km south of the Campbelltown Regional Centre (see **Figure 1**).

### 2.2 Real Property Description

The site comprises Lot 194 in the proposed plan of subdivision of Lot 90 in DP 1166578 and Lot 33 and Lot 34 in DP 700703 (see **Figure 2** and **Appendix 1**). The site is owned by the NSW Land and Housing Corporation (“LAHC”).

### 2.3 Area and Frontages

The site is an irregular rectangular shaped parcel of land and has a total area of 5,105m<sup>2</sup>. It has a west facing frontage of 80.7m to proposed Road No. 02 and a variable depth of approximately 63 metres.

The eastern frontage is approximately 100 metres and adjoins a proposed drainage reserve which separates the site from Copperfield Drive. The site is approximately 15 metres from Copperfield Drive.

### 2.4 Existing Improvements

The site previously contained approximately a mix of dwellings and town houses operated as social housing by NSW Land and Housing Corporation as well as open spaces. All structures and vegetation on the site is to be removed by L&HC in accordance with the separate activity approval for the Stage 3 subdivision.

### 2.5 Topography

The site has a gentle slope of 4 and 8 degrees falling to the east towards Copperfield Drive. The site currently drains to existing infrastructure on Copperfield Road via overland flow.

Further topographical details are provided on the accompanying Survey Plan (see **Appendix 2**).

### 2.6 Geology

The 1:100,000 Geological Map of Wollongong - Port Hacking indicates the underlying bedrock to consist of Ashfield Shale of the Wianamatta Group consisting of shale, laminate and dark grey siltstone. The Geotechnical & Waste Classification Report (**Appendix 6**) assesses sub-surface conditions and provides comments and recommendations on geotechnical issues for the proposed development.

## 2.7 Infrastructure and Site Services

Existing infrastructures services and connections are available to the site including water, electricity, gas, stormwater, and telecommunications. Where necessary, these services will be extended, adapted and augmented in order to meet the demands of the development.

## 2.8 Site Access

The site will be accessed from a new subdivision road from Julius Road comprising an 8 metre carriageway to be constructed within a 14 metre road reserve with a footpath adjacent to the site.

## 2.9 Contamination

Based on available historical records, the site appeared to have been vacant land with possibly agricultural activities such as grazing since the 1960s. Lots 34 and 90 were fully built up with houses in the late 1970's and early 1980's and in 2012, approximately half the houses were demolished and removed from the site. The remaining houses were recently demolished and cleared from the site.

An initial contamination assessment was undertaken in 2017 in relation to the proposed Stage 3 residential subdivision and at the time of the initial investigation, about half the site was occupied by residential dwellings some of which were being demolished, whilst the remaining portion of the site consisted of vacant and cleared land. Subsequent to the 2017 investigation, all residential dwellings were demolished and an additional Phase 2 contamination investigation was undertaken by GeoEnviro Consultancy Pty Ltd in August 2019, targeting the recently cleared residential area which was not fully investigated in 2017 and other areas of environmental concerns identified in the 2017 investigation. A copy of the Additional Phase 2 Contamination Assessment is provided in **Appendix 12**.

The reports concluded that the site is impacted by contamination with the majority of the site found to be impacted by topsoil/fill and fill containing building debris including fibro and asbestos fragments.

As a result, a Remedial Action Plan (RAP) was prepared in September 2019 to provide a strategy to remediate the site to ensure suitability for residential development. A copy of the RAP is provided in **Appendix 13**. The report concluded:-

*"Subject to site remediation as outlined in the Remediation Action Plan (RAP) above, we consider the subject site to be suitable for the proposed residential subdivision development."*

## 2.10 Flooding

A Stormwater Management Plan (SWMP) has been prepared by Stantec Australia Pty Ltd and is provided in **Appendix 5**. In relation to flooding, the SWMP states the following:-

*"There is no public information for flood studies in this area. The site is located far from any natural watercourse and is surrounded by well-graded roadways. The engineering master plan for the subdivision where the development is located has*

*been designed in order to cater to the major stormwater events as such, no local flooding is expected. No flood protection measures are proposed.”*

## **2.11 Heritage**

The site does not contain any items of heritage significance and is not located close to a heritage item or within designated heritage conservation area.



### **3. SURROUNDING CONTEXT**

The site is located within a proposed plan of subdivision with the surrounding lots earmarked for single dwelling and town houses of one and two storeys. Historically, the land immediately surrounding the site was used for social housing under the operation of the NSW Land and Housing Corporation. Over recent years, the area has undergone redevelopment and a change to mostly private ownership.

#### **3.1 To the North**

Immediately to the north of the site is vacant land that, under the proposed plan of subdivision, will be used for residential housing. Further to the north are large areas of low density residential development characterised by one and two storey residential dwelling houses interspersed with both public and private outdoor recreation spaces such as the Thomas Acres Reserve and the Rosemeadow Multipurpose Courts.

#### **3.2 To the East**

To the east of the site, on the opposite side of Copperfield Drive, is a commercial/retail area (zoned B1 – Neighbourhood Centre) comprising Rosemeadow Marketplace (including post office, medical centre and a range of retail outlets), Rosemeadow Medical Centre, McDonald's, and Fire and Rescue NSW Rosemeadow Fire Station. Ambarvale High School is just past this cluster of commercial development. Further to the east is Appin Road which serves as a major north-south distributor and a boundary to the suburb of Rosemeadow.

#### **3.3 To the South**

To the south of the site and directly adjacent is a proposed residue lot (Lot 193) measuring 1,872m<sup>2</sup> in area which is identified for future residential development as attached dwellings (townhouses). Further to the South of the site, across Julius Road is land zoned R2 – Low Density Residential, with land directly opposite Julius Road being characterised by multi-dwelling housing. Residential development further south is characterised by low density one and two storey detached dwellings.

#### **3.4 To the West**

To the west of the site are other lots forming part of Stage 3 intended for new single and two storey dwellings houses and attached dwellings (townhouses).

#### **3.5 General Observations**

The surrounding area is undergoing urban change with a renewing of housing stock from a previously high concentration of social housing to a mix of private and social housing. Lot sizes are decreasing across the area, leading to an increase in density whilst keeping the residential suburban feeling that comes with R2 – Low Density Residential zoning.

### **3.6 Movement Systems and Local Services**

The site is located approximately 110m from the Rosemeadow Marketplace which contains a variety of shops and services including Australia Post, Woolworths, and a medical centre.

The site is approximately 30m away from a bus stop which is serviced by bus routes 887 and 888 which run approximately every 12-15 minutes during the day. Bus route 887 travels between Wollongong and Campbelltown, and bus route 888 travels between St Helens Park and Campbelltown.

The site is located approximately 2.8km south of Campbelltown Station which provides Sydney Trains T8 Airport & South line services and NSW TrainLink services to Moss Vale, Goulburn, Canberra, Griffith and Melbourne.

## **4. PROPOSED DEVELOPMENT**

### **4.1 Summary of development for which consent is sought**

This development application seeks development consent for the construction of a part two and three storey seniors housing development comprising 45 x 2 bedroom independent living units, basement car parking for 45 vehicles, communal gardens, site services and stormwater infrastructure.

The proposed development is detailed in the accompanying architectural drawings prepared by Mako Architecture in collaboration with Studio Zanardo, landscape concept drawings prepared by Greenland Design Pty Ltd, and the supporting consultant documentation.

### **4.2 Primary Objectives**

The objectives of the proposed development are:

- to meet growing needs for seniors social housing in Rosemeadow and the wider Campbelltown region through the provision of 45 independent living units;
- to achieve a well-designed high-quality, high-amenity development that satisfies contemporary seniors housing residential standards; and
- to provide a development that is compatible with the environmental amenity of the site and the desired future character of adjoining uses and the surrounding area.

### **4.3 Design Principles**

The design rationale for the seniors housing development is described in the accompanying design statement prepared by Mako Architecture in collaboration with Studio Zanardo (see **Appendix 3B**). This provides a detailed assessment of the site and its context and describes key design principles.

### **4.4 Detailed Description of the Development**

The development comprises a group of six two and three storey residential buildings over a basement car park. The basement is accessed from a driveway located toward the southern end of the site and comprises 45 car parking spaces (including 9 x accessible spaces), residential storage areas and service areas such as main switch and communications room, hydrant pump room and lifts and fire stairs. The basement is set back from all boundaries providing opportunities for landscaping and occupies approximately the southern half of the site.

Buildings A, B and C address the new subdivision street, each with a separate pedestrian access from the street. Building A is separated from Buildings B and C by a wide pedestrian access way providing access to Buildings D, E and F located on the eastern part of the site and oriented to Copperfield Drive and the internal communal open space and pathway system.

Dwellings in each building are as follows:

Building	A	B	C	D	E	F	Total
Ground floor	4	2	2	3	3	3	17
Level 1	4	2	2	3	3	3	17
Level 2	3	2	-	2	4	-	11
Total Units	11	6	4	8	10	6	45

45 x 2 bedroom independent units are proposed. 40 units are accessible. All units have access to private open space in the form of a terrace off the living area with most units including a secondary balcony off a bedroom.

Further details are provided in the accompanying architectural drawings provided in **Appendix 3A**.

## 4.5 Independent Living Units

The proposal provides a total of 45 independent living units. These units will be operated in accordance with the following Seniors Housing SEPP definition of “*self-contained dwellings*”:

*“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.”*

## 4.6 Ancillary Uses

The proposal includes a range of communal amenities and ancillary uses located on the ground floor. These are associated with and incidental to the primary use of the proposal for the purposes of seniors housing. Ancillary amenities and uses include the following:

- **Communal and living amenities:** landscaped gardens (including garden beds and planter beds), pedestrian pathways, stairs, and ramp access.
- **Services infrastructure:** bin storage and waste areas, fire hydrant, water and gas meters, sprinkler boost system.
- **Kiosk substation:** located at the north east boundary directly accessible from Copperfield Drive.
- **Ramp connection to the future council-owned drainage reserve:** This ramp will be for the private use of the owner/tenants of proposed Lot 194.

## 4.7 Materials and Finishes

A detailed schedule of proposed building materials, colours and finishes has been prepared by the project architects and is included in the architectural drawings (**Appendix 3A**).

## 4.8 Gross floor area and floor space ratio

Measured in accordance with the relevant LEP definition, the proposed development has a total gross floor area ("GFA") of 3,464m<sup>2</sup>. This equates to a resultant floor space ratio ("FSR") of 0.68:1 as calculated against the site area of 5,105m<sup>2</sup>.

## 4.9 Building Height

The proposed buildings are part 2 and part 3 storeys with a maximum height to the ceiling of the top most floor of 9.9m to ceiling (south-east corner of Building D) and 10.03m to ceiling (south-east corner of Building A).

Building setbacks provide an appropriate transition to the likely two storey dwelling developments to the north and south of the site and to the public domain of Copperfield Drive and new Road 02. The western buildings have a three storey presence to the street with a large setback from the southern boundary of 9 metres to the building line. The northern part of the western buildings reduce to two storeys with a narrow frontage to adjoining sites to the north.

The eastern building also transitions from three to two storeys at the northern and southern ends with generous landscaped setbacks.

## 4.10 Setbacks

The proposed building setbacks create a sensitive built form response and ample separation to residential interface boundaries that minimise bulk, overshadowing and privacy impacts. Setbacks to the frontages of Copperfield Drive and Road 02 provide generous landscaping.

### 4.10.1 Eastern Setback – Rear Boundary (Copperfield Drive)

To the eastern boundary of the site, a setback of 15 metres is provided from Copperfield Drive (due to the drainage reserve). A further 6 metre setback is provided to the primary building edge from the site boundary (with the exception of part of one unit to Building D which partially encroaches within this setback).

### 4.10.2 Western Setback – Primary Frontage (Road 02)

To the western road frontage to Road 02, a minimum setback of 6 metres is provided to the primary building line.

#### **4.10.3 Setback – Northern Boundary**

To the northern boundary, a minimum setback of 3 metres is provided to the primary building edge on the two storey building elements increasing to 6 metres at the eastern end of the northern elevation.

#### **4.10.4 Setback – Southern Boundary**

To the southern boundary, a minimum setback of 6.84 metres is provided to the primary building edge for the first two levels or Building D increasing to 12 metres on the upper level.

### **4.11 Landscaping, Communal Areas and Private Open Space**

#### **4.11.1 Landscaping Concept Design**

The accompanying landscape drawings describe the proposed communal open space and outdoor landscaped areas. Key components of the concept landscape design include:-

- BBQ area;
- garden furniture such as seating;
- garden beds and planter beds;
- turfed areas;
- tree plantings, shrubs and groundcovers;
- paved pedestrian access pathways and stairs;
- ramp access provided within the central part of the site; and
- perimeter tree plantings.

#### **4.11.2 Communal Ground Level Courtyard**

The communal ground level courtyard is situated between Buildings B, C, E and F. The courtyard contains paved pedestrian access pathways and stairs, ramps, planter beds and garden beds, and tree plantings.

#### **4.11.3 Private Open Space**

In terms of the provision of private open space, each of the independent living units benefit from external open balconies that are generally orientated to the east and west aspects (with the exception of some north facing balconies within Building F).

### **4.12 Access, Circulation, and Parking**

#### **4.12.1 Vehicular Access and Circulation**

Vehicular access to the basement level car park is provided within the southern portion of the site with access from Road 02 towards the south-western boundary. Access to the basement

car park is via a two-way ramp. The proposed driveway and ramp comply with the design requirements in AS2890.1.

Further details relating to vehicular access and circulation are provided in the Traffic and Parking Assessment prepared by The Transport Planning Partnership (see **Appendix 7**).

#### 4.12.2 Pedestrian Access

Main pedestrian access to Buildings A, B, C, D, E and F is provided via the Road 02 frontage. The independent living units located on the first and second floors of Buildings A, B, D and E will be serviced by stairs and four lifts which also provide access to the basement car park. The independent living units located within Buildings C and F do not have lift access and will gain access to the basement using lifts in Buildings B and E.

#### 4.12.3 Car Parking

The basement car park provides a total of 45 car parking spaces (including 9 x accessible spaces). The basement car park spaces have been designed in compliance with AS2890.1 for residential parking facilities with dimensions of 2.4m wide by 5.4m long and 5.8m aisles. Accessible parking spaces have been designed in accordance with AS2890.6 with a 2.4m width and 5.4m length, and adjacent shared area of the same dimensions.

### 4.13 BASIX

A BASIX Certificate has been prepared to assess compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (see **Appendix 15**).

### 4.14 BCA Compliance

A BCA Compliance Report prepared by Metro Building Consultancy is provided in **Appendix 9**. The report concludes as follows:-

*“The design is at a point where BCA compliance has been checked and the development as designed is readily capable of meeting the requirements of the BCA 2019 Amendment 1 and its referenced standards at Construction Certificate stage.”*

### 4.15 Accessibility

The development has been designed to allow ease of access for all residents, staff and visitors by providing continuous paths of travel, circulation spaces and appropriate gradients.

An Access Report has been prepared by Vista Access Architects and is provided in **Appendix 10**. The report assesses the accessibility of the proposal and provides strategies to maximise reasonable provisions of access for people with disabilities. The report states the following:-

*“The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.”*

*By compliance with the recommendations in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access relevant sections of Building Code of Australia 2019 and Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004.”*

## 4.16 Stormwater Management

Stormwater infrastructure will be constructed as part of the development as detailed in the Stormwater Management Plan (SWMP) prepared by Stantec Australia Pty Ltd (see **Appendix 5**). Proposed features of the stormwater design include the following:

- a rainwater harvesting tank;
- new stormwater pipes;
- a flow splitter;
- junction pits;
- grated pits; and
- kerb inlet pits.

Site runoff will be captured by stormwater pits in landscape areas and rainwater outlets in the podium and ultimately conveyed to the stormwater system to the north constructed as part of the Rosemeadow Stage 3 subdivision works. A portion of the lot in the north-west corner of the site will bypass the pit and pipe network in alignment with the Stage 3 subdivision Internal Catchment plan.

In relation to on-site detention, the SWMP states:-

*“As the subdivision site was previously developed and any increased discharge will be negligible for the catchment of the downstream basin in Rosemeadow Reserve, no on-site detention measures have been included in the modelling of stormwater flows. As a result of this, no on-site detention will be required for the site.”*

Overall, the proposal complies with the Campbelltown City Council Standards and Guidelines for Stormwater, Australian Rainfall and Runoff, Australian Standards and best engineering practise.

## 4.17 Crime Prevention through Environmental Design

The facility has been designed to incorporate the principles of Crime Prevention Through Environmental Design (“CPTED”). The CPTED principles include the following:

### Surveillance

- natural street surveillance is achieved within and around the buildings;
- CCTV monitoring to be installed to car park entry points;
- driveway will be shared pedestrian and vehicular zones and natural street surveillance applies; and
- there are minimal unobserved areas across the site.

### Landscaping



- the landscape design will feature grassed areas and small areas of feature shrub and native planting adjacent to the entrance to the facility as well as perimeter planting; and
- species are to be selected as appropriate based on height, coverage, bulk and shape.

### **Lighting**

- site external lighting will comply with Australian Standards; and
- external lighting will be provided to building entries and the car parking entry.

### **Territorial Reinforcement**

- entrances and exits to the ground floor of the five buildings are clearly discernible and directly accessible from the basement and/or footpaths;
- clear and legible way-finding signage will be provided;
- landscaping is used to clearly delineate the public and private domains.

### **Access Control**

- Access control will be provided to building entry points, basement car park and elevators and/or residential lobby.

The safety and security of residents has been carefully considered in the architectural design of the development. Adequate surveillance is provided throughout the site with the use of effective lighting, appropriate fencing, landscaping, clear identification of the entrances, and avoidance of dark spaces. Through considered configuration, siting and design, the development provides opportunities for passive surveillance to Road 02 and the side and rear aspects. The buildings will be appropriately lit. The proposal achieves a building form and design that delivers improved safety and security measures and will assist in reducing opportunities for crime in and around the site.

## **4.18 Infrastructure and Site Services**

Services including electricity, telecommunications, gas, water and sewage infrastructure are available to the site. These existing services will be extended, expanded and augmented as required in order to meet the demands and requirements of the proposed development.

## **4.19 Waste Management**

A Waste Management Plan ("WMP") has been prepared by Creative Planning Solutions (see **Appendix 11**). The WMP sets out waste management details in relation to excavation, construction, communal and individual waste storage and ongoing waste management.

Space has been allocated for refuse storage within the front setback to Road 02. This includes three separate waste storage areas located less than 10m from the front boundary. Amended plans have also been prepared to provide one (1) additional waste storage area at the southern end of the central courtyard area to reduce travel distances for residents to transport waste. The additional waste storage area has been conveniently located for easy and practical access whilst mitigating any visual or amenity impacts to the central courtyard and adjoining units.

The areas provided are sufficient to house the appropriate number of bins as outlined in Section 5.0 of this WMP with appropriate clear door widths for bin manoeuvrability. Waste storage areas and bins shall be cleaned and maintained on a regular basis by the caretaker to ensure no issues arise in relation to odours, vermin or unsightliness (Note: LAHC requires the general contractor to clean the bins and their enclosure after each time they're emptied).

Bulky waste storage is proposed within the basement level where a dedicated area has been provided in the north-western corner adjacent to the lift core. The location within the basement for storage of bulky waste items is considered more desirable given the reduced frequency of collections and ensuring unsightly waste items will not be visible from residences or from within the communal areas. It also ensures more open space can be provided at the ground floor level for landscaping and communal open space. The caretaker will be responsible for transporting bulky waste from the basement to the kerbside for collection as required.

Tenants and residents will be responsible for transporting their general waste and recycling from their units to the waste storage areas.

Council's waste collection services will be utilised to collect both general and recyclable waste. Collection vehicles will be capable of parking adjacent to the Road 02 kerb in front of the waste storage areas with collection of bins occurring from the waste storage areas.

## 4.20 Acoustic Mitigation

An Acoustic Assessment has been prepared by Acoustic Logic to assess potential noise impacts associated with the proposal (see **Appendix 8**). The report concludes as follows:-

*"The internal noise assessment was made in reference to the following documents:*

- *Campbelltown (Sustainable City) Development Control Plan 2015;*
- *NSW Department of Planning's 'Development Near Rail Corridors and Busy Roads (Interim Guideline)';*
- *NSW Department of Planning and Environment's document – 'State Environmental Planning Policy (SEPP) (INFRASTRUCTURE) 2007'; and*
- *Australian and New Zealand AS/NZS 2107:2016 'Recommended design sound levels and reverberation times for building interiors';*

*External noise emission criteria have been setup in this report to satisfy the requirements below;*

- *Campbelltown (Sustainable City) Development Control Plan 2015;*
- *NSW EPA Noise Policy for Industry (NPfI) 2017.*

*Detailed acoustic control measures for the plant servicing the proposed development will be determined at CC stage."*

## 4.21 Construction Management

A Construction Management Plan ("CMP") will be prepared prior to the commencement of construction works. The CMP will provide details of appropriate mitigation measures to control emissions during construction including dust minimisation, noise control and traffic movement. Consideration will be given to the proximity of the site to surrounding future residences.

## 5. RELEVANT POLICY AND PLANNING CONTROLS

### 5.1 Environmental Planning and Assessment Act 1979

This development application is lodged under Section 4.12 of the Environmental Planning and Assessment Act 1979 ("the EP&A Act") for the construction of 45 independent living units.

### 5.2 State Environmental Planning Policy 55 (SEPP55) – Remediation of Land

State Environmental Planning Policy No 55 – Remediation of Land ("SEPP 55") provides that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is contaminated. A consent authority must consider the findings of a preliminary investigation carried out in accordance with contaminated land planning guidelines, prior to determining an application to carry out development on that land.

It is understood that part of the site has an established history of occupation and use as residential housing (at least since the 1980s).

As discussed in Section 2.10, an initial contamination assessment was undertaken in 2017 in relation to the proposed Stage 3 residential subdivision and at the time of the initial investigation, about half the site was occupied by residential dwellings some of which were being demolished, whilst the remaining portion of the site consisted of vacant and cleared land. Subsequent to the 2017 investigation, all residential dwellings were demolished and an additional Phase 2 contamination investigation was undertaken by GeoEnviro Consultancy Pty Ltd in August 2019, targeting the recently cleared residential area which was not fully investigated in 2017 and other areas of environmental concerns identified in the 2017 investigation. A copy of the Additional Phase 2 Contamination Assessment is provided in **Appendix 12**.

The reports concluded that the site is impacted by contamination with the majority of the site found to be impacted by topsoil/fill and fill containing building debris including fibro and asbestos fragments.

As a result, a Remedial Action Plan (RAP) was prepared in September 2019 to provide a strategy to remediate the site to ensure suitability for residential development. A copy of the RAP is provided in **Appendix 13**. The report concluded:-

*"Subject to site remediation as outlined in the Remediation Action Plan (RAP) above, we consider the subject site to be suitable for the proposed residential subdivision development."*

The proposed development is for a residential use consistent with the intent of the proposed subdivision.

### **5.3 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (“the Vegetation SEPP”) seeks to protect biodiversity values of trees and other vegetation in non-rural areas and preserve amenity of non-rural areas through preservation of trees and vegetation. The SEPP applies to non-rural areas of the State, including the Campbelltown local government area.

Trees on the site have been approved for removal under the Stage 3 subdivision activity approval granted under Part 5 of the EP&A Act to allow for precinct renewal and new streets and dwellings. New landscaping is proposed as part of the development.

### **5.4 State Environmental Planning Policy (State and Regional Development) 2011**

Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 requires referral to a regional planning panel for “Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has a capital investment value of more than \$5 million”.

The capital investment value of the proposal exceeds \$5m, therefore the application will be referred to the Sydney Western City Planning Panel.

### **5.5 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Residential development is required to comply with State Environmental Planning Policy - (Building Sustainability Index: BASIX) 2004 (“BASIX”). In this regard, a BASIX report has been prepared for the proposed development (see **Appendix 15**).

### **5.6 State Environmental Planning Policy No 65 – Design Quality Residential Flat**

#### **5.6.1 Applicability and Objectives of SEPP 65**

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (“SEPP 65”) was gazetted on 17 July 2015. The SEPP applies to residential flat buildings if the building is three or more storeys and contains at least four dwellings. The proposal meets relevant requirements of SEPP 65 and the Apartment Design Guide (“ADG”).

SEPP 65 has the following aims and objectives:

- “(1) This Policy aims to improve the design quality of residential apartment development in New South Wales.*
- “(2) This Policy recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.*
- “(3) Improving the design quality of residential apartment development aims:*

- (a) *to ensure that it contributes to the sustainable development of New South Wales:*
  - (i) *by providing sustainable housing in social and environmental terms, and*
  - (ii) *by being a long-term asset to its neighbourhood, and*
  - (iii) *by achieving the urban planning policies for its regional and local contexts, and*
- (b) *to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and*
- (c) *to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and*
- (d) *to maximise amenity, safety and security for the benefit of its occupants and the wider community, and*
- (e) *to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and*
- (f) *to contribute to the provision of a variety of dwelling types to meet population growth, and*
- (g) *to support housing affordability, and*
- (h) *to facilitate the timely and efficient assessment of applications for development to which this Policy applies.*
- (4) *This Policy aims to provide:*
  - (a) *consistency of policy and mechanisms across the State, and*
  - (b) *a framework for local and regional planning to achieve identified outcomes for specific places.”*

The development is consistent with the above aims and objectives of SEPP 65.

## 5.6.2 Design Quality Principles

Clause 30(2)(a) of SEPP 65 establishes design quality principles that are to be taken into consideration in evaluating the design quality of residential development. The architectural design by Mako Architecture in collaboration with Studio Zanardo implements the nine design quality principles as detailed in the Design Statement (**Appendix 3B**). This demonstrates that the proposal achieves compliance with the design quality principles established in SEPP 65.

## 5.6.3 Apartment Design Guide

Clause 30(2)(b) of SEPP 65 requires development proposals to give adequate consideration to the objectives specified in the Apartment Design Guide. The project architect (Mako Architecture) has provided an assessment of the proposal against relevant design principles in the Apartment Design Guide in the Design Statement (**Appendix 3B**).

#### 5.6.4 Design Verification Statement

Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000 requires that a development application that relates to residential apartment development is supported by a design verification qualified designer, being a statement in which the qualified designer:-

- “(a) verify that he or she designed, or directed the design, of the development, and*
- (b) provide an explanation that verifies how the development:*
  - (i) addresses how the design quality principles are achieved, and*
  - (ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.”*

A Design Verification Statement prepared by Mako Architecture is provided in **Appendix 3B**.

### 5.7 Campbelltown Local Infrastructure Contributions Plan 2018

The Campbelltown Local Infrastructure Contributions Plan 2018 (“Contributions Plan”) enables Council to levy contributions from development for the provision of community infrastructure required to meet the demands of that development. In order to levy contributions, Council must be satisfied that the development will require the provision of or increase the demand for the community infrastructure for which the levy is being required.

Part 2.7 of the Contributions Plan states that certain development is exempt including “development for the purposes of any form of seniors housing defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider”. Therefore, the Contributions Plan does not apply to the proposal.

### 5.8 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

#### 5.8.1 Aims and Applicability of Seniors Housing SEPP

Pursuant to the Campbelltown Local Environmental Plan 2015, development for the purposes of seniors housing is prohibited in Zone R2 (Low Density Residential) within which the site is located. Thus development consent is sought pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (“the Seniors Housing SEPP”).

**Clause 2** of the Seniors Housing SEPP aims to encourage the provision of housing 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 above aims are to be achieved by:

- “(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and*



- (b) *setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*
- (c) *ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.”*

The proposed development is consistent with the above aims in that:

- the provision of new independent living units will increase the supply and diversity of residences that meet for seniors and people with a disability;
- it makes efficient use of existing services nearby; and
- it is of high quality design (as detailed elsewhere in this SEE).

**Clause 4** states that the SEPP 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 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.”*

Dwelling houses are permitted with consent in the R2 Zone. In this regard, the SEPP applies to the site in that it is zoned primarily for urban purposes.

Under **Clause 4(6)**, the Seniors Housing SEPP does not apply if the land is identified as being environmentally sensitive. Environmentally sensitive land is land identified in another environmental planning instrument by reference to certain descriptions such as coastal protection, conservation (but not land identified as heritage conservation area), critical habitat, environmental protection, open space, high flooding hazard, or natural hazard. The site is not identified by any of the descriptions of environmentally sensitive land and is thus not considered as land being environmentally sensitive and consequently the SEPP applies.

**Clause 4A** states that the Seniors Housing SEPP does not apply to land in the Greater Sydney Region if an environmental planning instrument identifies the land as being within a heritage conservation area. The site is not identified as being within a heritage conservation area.

**Clause 4B** states that the Seniors Housing SEPP does not apply to land identified on the metropolitan rural areas exclusion zone map as a metropolitan rural area exclusion zone. The site is not located within the metropolitan rural area exclusion zone (see **Figure 5**).

**Chapter 3** of the Seniors Housing SEPP enables consent to be granted to the proposed seniors housing development. **Clause 14** states the objective of Chapter 3 as follows:-

*“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, and other people with a disability regardless of their age.”*

The proposal is consistent with this objective in that it provides housing located and designed in a manner particularly suited to seniors who are independent, mobile and active as well as those with a disability regardless of their age.

**Clause 15** allows development on land zoned primarily for urban purposes for any form of seniors housing. In this case the form of housing for which development consent is sought is ‘self-contained dwellings’ (being the independent living units) which is defined as follows:-

*“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.”*

The independent living units will operate and be managed in accordance with this definition.

## 5.8.2 Consistency with the Provisions of the Seniors Housing SEPP

This section assesses the proposal’s compliance with the Seniors Housing SEPP.

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<b>PART 2 – SITE RELATED REQUIREMENTS</b>		
<b>Clause 26 – Location and Access to Facilities</b>		
<p>(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:</p> <p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.</p> <p>(2) Access complies with this clause if:</p> <p>(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 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:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p>	<p>The site is located approximately 240m walking distance to the Rosemeadow Marketplace which contains a variety of retail shops such as a Woolworths Supermarket, a pharmacy, and hairdresser, as well as other commercial services such as Australia Post, and restaurants.</p> <p>A gym is available for use by the public with a membership.</p> <p>Rosemeadow Marketplace has a medical centre on site.</p> <p>There are bus services in the area along Copperfield Drive.</p> <p>An Access Report is provided in <b>Appendix 10</b>. The development complies with the requirements of clause 26 subject to some minor rectification works to a kerb ramp on Copperfield Drive.</p> <p>The gradient of the site is less</p>	Can comply.



SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</p> <p>(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:</p> <p>(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</p> <p>(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</p> <p>(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),</p> <p>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</p> <p>(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:</p> <p>(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</p> <p>(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</p> <p>(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday</p>	<p>than 1:10.</p>	

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>to Friday (both days inclusive),</p> <p>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).</p> <p>(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:</p> <ul style="list-style-type: none"> <li>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</li> <li>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</li> <li>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</li> </ul>		
<b>Clause 27 – Bush Fire Prone Land</b>		
<p>A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 10.3 of the EP&amp;A Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled <i>Planning for Bush Fire Protection</i>, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006.</p>	<p>The site is not located on bushfire prone land.</p>	<p>N/A</p>
<b>Clause 28 – Water and Sewer</b>		
<p>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.</p>	<p>The proposal will connect to the existing water and sewerage system serving the development.</p>	<p>Yes</p>
<b>Clause 29 criteria referred to in clause 25 (5) (b) (i), (iii) and (v)</b>		
<p>(i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved</p>	<p>The site contains no significant environmental values, resources or hazards.</p>	

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>uses of land in the vicinity of the proposed development,</p> <p>(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,</p> <p>(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,</p>	<p>Existing uses and proposed uses are described in Sections 2 and 3 of SEE.</p> <p>The site is accessible to a range of services by public transport as discussed above in relation to clause 26.</p> <p>The impact of the bulk, scale, built form and character of the development is discussed elsewhere in this table and in Section 6.2 and the clause 4.6 requests submitted with the application.</p>	
<b>PART 3 – DESIGN REQUIREMENTS (DIVISION 1 GENERAL)</b>		
<b>Clause 30 – Site Analysis</b>		
<p>(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.</p>	<p>See below.</p>	<p>Yes</p>
<p>(2) A site analysis must:</p> <p>(a) contain information about the site and its surrounds as described in subclauses (3) and (4), and</p> <p>(b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site):</p> <p>(i) explaining how the design of the proposed development has regard to the site analysis, and</p> <p>(ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2.</p>	<p>A site analysis is provide in <b>Section 2</b> of this SEE and is supported by a series of figures.</p> <p>Furthermore, a detailed Site Analysis Plan is provided in the architectural drawings provided in <b>Appendix 3A</b>.</p>	<p>Yes</p>
<p>(3) The following information about a site is to be identified in a site analysis:</p> <p>(a) Site dimensions</p>	<p>The site analysis detailed in <b>Section 2</b> of this SEE identifies all relevant matters referred to Clause 30(3). Also, a detailed Site Analysis Plan</p>	<p>Yes</p>

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
(b) Topography (c) Services (d) Existing vegetation (e) Micro climates (f) Location (g) Views to and from the site (h) Overshadowing by neighbouring structures	has been undertaken by Mako architecture accompanying the application (see <b>Appendix 3A</b> ).	
4) The following information about the surrounds of a site is to be identified in a site analysis: (a) Neighbouring buildings (b) Privacy (c) Walls built to the site's boundary (d) Difference in levels between the site and adjacent properties at their boundaries (e) Views and solar access enjoyed by neighbouring properties (f) Major trees on adjacent properties (g) Street frontage features (h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted) (i) Heritage features of surrounding locality and landscape (j) Direction and distance to local facilities (k) Public open space (l) Adjoining bushland or environmentally sensitive land (m) Sources of nuisance (n) Adjoining land uses and activities	See <b>Section 2</b> and the Site Analysis Plan provided in <b>Appendix 3A</b> .	Yes
<b>Clause 32 – Design of Residential Development</b>		
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.	Addressed below.	Noted
<b>PART 3 – DESIGN REQUIREMENTS (DIVISION 2 DESIGN PRINCIPLES)</b>		
<b>Clause 33 – Neighbourhood Amenity and Streetscape</b>		

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>The proposed development should:</p> <p>(a) recognise the desirable elements of the location's current character (or, in the case of 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</p>	<p>The proposed built form has been designed with regard to the existing and future character of the Rosemeadow Renewal area.</p>	Yes
<p>(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</p>	<p>The site does not contain any heritage items and is not within, or near to, a heritage conservation area.</p>	Yes
<p>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p>	<p>The front, side and rear setbacks have been designed to reduce perceived bulk and overshadowing. The form and configuration of the proposal is sympathetic to the site's land form and to future development in the Rosemeadow Renewal area. This is addressed in greater detail in the design statement prepared by Mako Architecture in <b>Appendix 3B</b>.</p>	Yes
<p>(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</p>	<p>This is addressed in the design statement provided in <b>Appendix 3B</b>.</p> <p>There are currently no neighbouring developments as yet. The proposed street setback of 6 metres will be compatible with the expected 4.5 metres street setback for future dwellings.</p>	Yes
<p>(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p>	<p>Landscaping and tree planting is provided. This is addressed in the landscape plan in <b>Appendix 4</b>.</p>	Yes
<p>(f) retain, wherever reasonable, major existing trees, and</p>	<p>Additional planting will be provided.</p>	Yes
<p>(g) be designed so that no building is constructed in a riparian zone.</p>	<p>The site is not within a designated riparian zone.</p>	Yes
<b>Clause 34 – Visual and Acoustic Privacy</b>		
<p>The proposed development should consider the visual and acoustic privacy of neighbours in the</p>	<p>The design of the proposal has taken into consideration</p>	Yes

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>vicinity and residents by:</p> <p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>future development on neighbouring sites. Building are designed to minimise opportunities for overlooking neighbours and to mitigate potential privacy impacts with screening measures incorporated into the design of the development.</p>	
<b>Clause 35 – Solar Access and Design for Climate</b>		
<p>The proposed development should:</p> <p>(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</p> <p>(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.</p>	<p>This is addressed in greater detail in the architectural design statement (see <b>Appendix 3B</b>).</p>	<p>Yes</p>
<b>Clause 36 – Stormwater</b>		
<p>The proposed development should:</p> <p>(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</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>The development incorporates stormwater infrastructure as detailed in the Stormwater Management Report and Plans (see <b>Appendix 5</b>).</p>	<p>Yes</p>
<b>Clause 37 – Crime Prevention</b>		
<p>The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:</p> <p>(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</p> <p>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and</p> <p>(c) providing dwellings designed to allow residents to see who approaches their</p>	<p>The proposal incorporates CPTED principles as detailed in <b>Section 4.19</b> of this SEE.</p> <p>Adequate surveillance is provided with effective lighting, landscaping, identification of the entrances, and avoidance of dark spaces. Opportunities for passive surveillance to Road 02 and side and rear aspects are provided. The building form and design delivers safety and security measures and assists in reducing opportunities for</p>	<p>Yes</p>

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
dwelling without the need to open the front door.	crime in and around the site.	
<b>Clause 38 – Accessibility</b>		
<p>The proposed development should:</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>The proposal includes provision of safe pedestrian access from the site to public transport and local services to the extent relevant. Accessibility is detailed and assessed in the Access Report (see <b>Appendix 10</b>).</p> <p>A ramp connection to the future council-owned drainage reserve will be provided for the private use of the owner/tenants of proposed Lot 194.</p>	Yes
<b>Clause 39 – Waste Management</b>		
The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	The Waste Management Plan describes excavation and construction, use and ongoing waste management, and equipment and waste management systems (see <b>Appendix 11</b> ).	Yes
<b>PART 4 – DEVELOPMENT STANDARDS TO BE COMPLIED WITH</b>		
<b>Clause 40 – Development Standards - Minimum Sizes and Building Height</b>		
<p>(1) <b>General</b></p> <p>A consent authority must not consent to a development application made pursuant to this Chapter unless the development complies with the standards specified in this clause.</p>	Addressed below.	Noted
<p>(2) <b>Site size</b></p> <p>The size of the site must be at least 1,000 square metres.</p>	The site has an area of 5,105m <sup>2</sup> .	Yes
<p>(3) <b>Site frontage</b></p> <p>The site frontage must be at least 20 metres wide measured at the building line.</p>	The sites primary frontage to proposed Road No. 02 exceeds 20 metres.	Yes
<p>(4) <b>Height in zones where residential flat buildings are not permitted</b></p> <p>If the development is proposed in a residential zone where residential flat buildings are not permitted:</p> <p>(a) the height of all buildings in the proposed development must be 8 metres or less, and</p>	<p>The site is located within the R2 (Low Density Residential) Zone in which residential flat buildings not are permissible with consent.</p> <p>The proposed maximum building height is 9.9m to ceiling (south-east corner of</p>	See discussion below.



SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(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</p> <p>(c) a building located in the rear 25% area of the site must not exceed 1 storey in height.</p>	<p>Building D) and 10.03m to ceiling (south-east corner of Building A).</p> <p>Buildings adjoining a residential boundary (north and south) are two storey or are provided with a significant setback</p> <p>Clause 4.6 requests to vary the height standards are provided in <b>Appendix 14</b>.</p>	
<p>(5) <b>Development applications to which clause does not apply</b> Subclauses (2), (3) and (4) (c) do not apply to a development application made by any of the following—</p> <p>(a) the Department of Housing,</p> <p>(b) any other social housing provider.</p>	<p>The NSW Land and Housing Corporation is a social housing provider. Therefore, subclause 2, 3 and 4(c) do not apply.</p>	N/A
<b>Clause 41 – Hostels and self-contained dwellings—standards concerning accessibility and useability</b>		
<p>(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.</p>	<p>These matters have been addressed in the Access Report and other consultant accompanying documentation.</p>	Can comply
<p>(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.</p>	<p>Noted and addressed in the access report accompanying the development application.</p>	Can comply
<b>PART 7 – DEVELOPMENT STANDARDS THAT CANNOT BE USED AS GROUNDS TO REFUSE CONSENT</b>		
<b>Clause 46 - Inter-relationship of Part with design principles in Part 3</b>		
<p>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</p>	<p>Noted.</p>	N/A
<b>Clause 50 – Standards that cannot be used to refuse development consent for self-contained dwellings</b>		
<p>A consent authority must not refuse consent to a development application made pursuant to this</p>	<p>The proposed development has a maximum building</p>	<p>Clause 50 does not impose any</p>



SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>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:</p> <p>(a) <b>building height:</b> 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),</p>	<p>height of 9.9m to ceiling (south-east corner of Building D) and 10.03m to ceiling (south-east corner of Building A) and is a part two and three storey development.</p>	<p>limitations on Council's ability to approve a development that does not meet development standards.</p>
<p>(b) <b>density and scale:</b> if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p>	<p>The proposed FSR is 0.68:1.</p>	<p>Clause 50 does not impose any limitations on Council's ability to approve a development that does not meet development standards.</p>
<p>(c) <b>landscaped area:</b> if:</p> <p>(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</p> <p>(ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,</p>	<p>As per the architects drawings, a total of <b>51%</b> of the site is landscaped area which equates to 2,625m<sup>2</sup>. A total of 58m<sup>2</sup> of landscaped area is provided for each dwelling.</p>	<p>Yes</p>
<p>(d) <b>Deep soil zones:</b> 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 <b>deep soil zone</b>). 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,</p>	<p>The proposal achieves 1,396m<sup>2</sup> of deep soil area across the site. This equates to <b>27%</b> of the site.</p>	<p>Yes</p>
<p>(e) <b>solar access:</b> 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,</p>	<p>A total of 35 units (78%) achieve solar access for a minimum of 2 hours and no units are without sunlight which achieves ADG compliance. No apartments receive no direct sunlight between 9am and 3pm at mid-winter. The proposal responds to the topography by having two rows of buildings organised to run north-south following the site contours.</p>	<p>Yes</p>

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
	<p>The design maximises the east and west aspects for solar access. There are no single aspect south facing apartments. Single aspect, single storey apartments have an eastern aspect.</p> <p>Direct sunlight to habitable rooms and balconies is optimised through dual aspect apartments with shallow layouts.</p>	
<p>(f) <b>private open space for in-fill self-care housing:</b> if:</p> <p>(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</p> <p>(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,</p>	<p>Three ground floor balconies (Units 10, 13 and 16) fail to meet the required area of 15sqm. In these cases, balconies are elevated above the site level due to cross fall of site, have no privacy implications and are well buffered by deep landscape planting. The areas could be extended to comply, but at the expense of beneficial deep soil landscape area.</p> <p>11 ground floor balconies (Units 1, 4, 5, 6, 7, 8, 11, 12, 14, 15, 17) have greater than the required area, but do not comply with the 15sqm of space with 3m minimum dimension clause. In these cases, layouts are functional, furnishable and well buffered by landscape planting. The area of the terraces could be extended to comply, but at the expense of beneficial landscape plantings in common areas, and hence, certainly maintained.</p> <p>On balance it is our opinion that the ground floor terraces are optimal as designed because the allow for practical use of the outdoor space and allow for maximised common planting areas, which are in turn beneficial in providing a buffer between common walkways and private open space.</p>	Yes
(g) (Repealed)	Noted.	N/A

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(h) <b>parking:</b> if at least the following is provided:</p> <ul style="list-style-type: none"> <li>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</li> <li>(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.</li> </ul>	45 car parking spaces are provided (including 9 x accessible spaces) which achieves this requirement.	Yes
<b>SCHEDULE 3 STANDARDS CONCERNING ACCESSIBILITY AND USEABILITY FOR HOSTELS AND SELF-CONTAINED DWELLINGS</b>		
<b>Part 1 Standards applying to hostels and self-contained dwellings</b>		
<p><b>1 Application of standards in this Part</b></p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.</p>	Noted.	N/A
<p><b>2 Siting standards</b></p> <p><b>(1) Wheelchair access</b></p> <p>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.</p> <p><b>(2) If the whole of the site does not have a gradient of less than 1:10:</b></p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul> <p><b>(3) Common areas</b></p> <p>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.</p>	<p>Refer to the Access Report in <b>Appendix 10</b> for further details.</p> <p>As the proposal is by a Social housing provider, the SEPP requirements only apply to ground floor units or units serviced by a lift.</p> <p>The gradient of the site is less than 1:10.</p>	<p>Yes</p> <p>N/A</p> <p>Can comply</p>
<p><b>3 Security</b></p> <p>Pathway lighting:</p>	Refer to the Access Report in <b>Appendix 10</b> for further	Can comply

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	details.	
<p><b>4 Letterboxes</b></p> <p>Letterboxes:</p> <p>(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</p> <p>(b) must be lockable, and</p> <p>(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.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Can comply
<p><b>5 Private car accommodation</b></p> <p>If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and</p> <p>(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</p> <p>(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.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	<p>Can comply</p> <p>Yes</p> <p>Basement parking provided with controlled access.</p>
<p><b>6 Accessible entry</b></p> <p>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.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Can comply
<p><b>7 Interior: general</b></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Can comply

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p><b>8 Bedroom</b></p> <p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> <li>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> <li>(i) in the case of a dwelling in a hostel—a single-size bed,</li> <li>(ii) in the case of a self-contained dwelling—a queen-size bed, and</li> </ul> </li> <li>(b) a clear area for the bed of at least: <ul style="list-style-type: none"> <li>(i) 1,200 millimetres wide at the foot of the bed, and</li> <li>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</li> </ul> </li> <li>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</li> <li>(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</li> <li>(f) wiring to allow a potential illumination level of at least 300 lux.</li> </ul>	<p>Refer to the Access Report in <b>Appendix 10</b> for further details.</p>	<p>Can comply</p>
<p><b>9 Bathroom</b></p> <p>(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:</p> <ul style="list-style-type: none"> <li>(a) a slip-resistant floor surface,</li> <li>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</li> <li>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> <li>(i) a grab rail,</li> <li>(ii) portable shower head,</li> <li>(iii) folding seat,</li> </ul> </li> </ul>	<p>Refer to the Access Report in <b>Appendix 10</b> for further details.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>		<p>Can comply</p> <p>Can comply</p>
<p><b>10 Toilet</b></p> <p>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.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Yes
<p><b>11 Surface finishes</b></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p>	Noted	Can comply
<p><b>12 Door hardware</b></p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	Noted	Can comply
<p><b>13 Ancillary items</b></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Noted	Can comply
<b>Part 2 Additional standards for self-contained dwellings</b>		
<p><b>14 Application of standards in this Part</b></p> <p>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.</p>	Noted	Noted
<p><b>15 Living room and dining room</b></p> <p>(1) A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Can comply
<p><b>16 Kitchen</b></p> <p>A kitchen in a self-contained dwelling must have:</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> <li>(iv) an oven (see clause 4.5.8), and</li> </ul> <p>(d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <ul style="list-style-type: none"> <li>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</li> <li>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul>		<p>Yes</p> <p>N/A. Kitchen does not have a door.</p> <p>Yes</p> <p>Yes</p> <p>Can comply</p>
<p><b>17 Access to kitchen, main bedroom, bathroom and toilet</b></p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	N/A	N/A
<p><b>18 Lifts in multi-storey buildings</b></p> <p>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>.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	N/A as the proposal is made on or behalf of a Social Housing provider.
<p><b>19 Laundry</b></p> <p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a circulation space at door approaches that</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Yes

SENIORS HOUSING SEPP CRITERIA	COMMENT	COMPLIANCE
<p>complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>		
<p><b>20 Storage for linen</b></p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Refer to the Access Report in <b>Appendix 10</b> for further details.	Can comply
<p><b>21 Garbage</b></p> <p>A garbage storage area must be provided in an accessible location.</p>	The waste storage areas are located on the ground level within the front setback to Road 02.	Yes

The above assessment demonstrates the proposal's compliance with relevant objectives and standards of the Seniors Housing SEPP (except for height which is discussed below).

### 5.8.3 Accessibility

The Seniors Housing SEPP requires a public transport service that is located at not more than 400 metres from the site of the proposed development. The bus stop is to be accessible by means of a suitable access pathway.

The site is located approximately 240m walking distance from the Rosemeadow Marketplace which contains a variety of shops and services including Australia Post, Woolworths, and a medical centre. The terrain is generally flat.

The site is approximately 250m away from a bus stop which is serviced by bus routes 887 and 888 which run approximately every 12-15 minutes during the day. Bus route 887 travels between Wollongong and Campbelltown, and bus route 888 travels between St Helens Park and Campbelltown.

An Access Report has been prepared by Vista Access Architects (see **Appendix 10**). The report states the following:-

*"The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.*

*By compliance with the recommendations in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access relevant sections of Building Code of Australia 2019 and Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004."*



Compliance with the requirements of clause 26 of the Seniors SEPP can be achieved subject to a condition of development consent requiring some minor rectification works to a kerb ramp on Copperfield Drive.

#### 5.8.4 Discussion of non-compliance with building height

The variation to the height standard in the Seniors Housing SEPP is considered justified in the circumstances because of following:

- the Rosemeadow public housing estate is currently undergoing a significant transition in built form from a low density public housing estate to a planned community containing a variety of housing types. There is no established built form as yet, and the proposed development would contribute towards its establishment. The desired future character includes more intensive development located close to facilities that can support and sustain higher density development;
- the site is adjacent to Rosemeadow Market Place and other facilities such as a medical centre, community health centre, high school, fire station and food outlets forming an activity centre. Higher density development close to activity centres is beneficial and appropriate;
- the development is setback approximately 21 metres from Copperfield Road (including the drainage reserve) providing the opportunity for landscaping to soften the appearance of the building and reduce its bulk and scale when viewed from the public street;
- three storey seniors development provides economies of scale supporting lift access to most units combined with a basement car park, and allowing for high quality design in terms of solar access, natural ventilation, façade articulation and site landscaping;
- the development is designed to be compatible with the likely built form on adjoining and adjacent LAHC sites;
- the development comprises a number of separate buildings and ranges in height from two to three storeys;
- impacts on adjoining sites such as overshadowing, overlooking and noise is managed to acceptable levels;
- the development provides a social benefit in the form of accessible and affordable purpose built seniors housing;
- the development is over height limit for portion of footprint only which is not near north or south neighbours;
- built form is highly modulated and articulated;
- upper level setbacks are provided to Road No 2.

A Clause 4.6 variation request to vary the height standard in Clause 40 of the Seniors Housing SEPP is provided in **Appendix 14**.

#### 5.8.5 Seniors Living Policy – Urban Design Guidelines for Infill Development

Clause 31 deals with the design of in-fill self-care housing and requires a consent authority to take into consideration the provisions of *the Seniors Living Policy: Urban Design Guideline*

for *Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004. These are discussed in the following table.

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<b>2. Site Planning and Design</b>	
<i>Design principles and better practice</i>	<i>Comment</i>
<b>General</b>	
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.	High quality internal amenity is provided for residents.
Cater for the broad range of needs from potential residents by providing a mix of dwelling sizes and dwellings both with and without assigned car parking. This can also provide variety in massing and scale of built form within the development.	Housing designed to meet the specific requirements of L&HC client base.
<b>Built Form</b>	
Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage to a public street.	Yes. The site has effectively two frontages and dwellings front the street
Parts of the development towards the rear of the site should be more modest in scale to limit the impacts on adjoining properties.	The site has effectively two frontages. This control is intended for typical residential lots with rear yards.
Design and orient dwellings to respond to environmental conditions: –orient dwellings on the site to maximise solar access to living areas and private open space –locate dwellings to buffer quiet areas within the development from noise.	Yes. Refer to DA drawings.
<b>Trees, Landscaping and Deep Soil Zones</b>	
Maintain existing patterns and character of gardens and trees: –retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape –retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid-block deep soil planting –retain large or otherwise significant trees on other parts of the site through sensitive site planning –where it is not possible or desirable to retain existing trees, replace with new mature or semi-mature trees.	Extensive landscaping proposed including landscaped gardens and trees. Development will complement new street under construction.
Improve amenity by increasing the proportion of the site that is landscaped area by: –increasing the width of landscaped areas between driveways and boundary fences, and	Extensive landscaping proposed which is assisted by basement car parking freeing up site for landscaping.

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<p>between driveways and new dwellings</p> <ul style="list-style-type: none"> <li>–providing pedestrian paths</li> <li>–reducing the width of driveways</li> <li>–providing additional private open space above the minimum requirements</li> <li>–providing communal open space</li> <li>–increasing front, rear and/or rear setbacks</li> <li>–providing small landscaped areas between garages, dwelling entries, pedestrian paths, driveways, etc.</li> </ul>	
<p>Provide deep soil zones for absorption of run-off and to sustain vegetation, including large trees:</p> <ul style="list-style-type: none"> <li>–it is preferable that as least 10% of the site area is provided as a single area at the rear of the site, where there is the opportunity to provide a mid-block corridor of trees within a neighbourhood</li> <li>–where the pattern of neighbourhood development has deep soil planting at the front of the site, it may be desirable to replicate this pattern.</li> </ul>	Provided. Deep soil is 23% of site.
<b>Parking, garaging and vehicular circulation</b>	
Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages.	Basement car parking is provided.
Where possible maintain existing crossings and driveway locations on the street.	Not relevant
Rules of Thumb	Comment
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.	Noted. Extensive landscaping provided.
<b>3. Impacts on Streetscape</b>	
<i>Design principles and better practice</i>	<i>Comment</i>
<p>Respond to the desired streetscape character by:</p> <ul style="list-style-type: none"> <li>–locating and designing new development to be sympathetic to existing streetscape patterns (building siting, height, separation; driveway locations, pedestrian entries, etc.)</li> <li>–providing a front setback that relates to adjoining development.</li> </ul>	Development responds positively to emerging streetscape character of the renewal area.
<b>Built Form</b>	

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<p>Reduce the visual bulk of a development by:</p> <ul style="list-style-type: none"> <li>–breaking up the building massing and articulating building facades</li> <li>–allowing breaks in rows of attached dwellings</li> <li>–using variation in materials, colours and openings (doors, windows and balconies) to order building facades with scale and proportions that respond to the desired contextual character</li> <li>–setting back upper levels behind the front building façade</li> <li>–where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses</li> <li>–reducing the apparent bulk and visual impact of a building by breaking down the roof into smaller roof elements</li> <li>–using a roof pitch sympathetic to that of existing buildings in the street</li> <li>–avoiding uninterrupted building facades including large areas of painted render</li> </ul>	<p>Massing reduced by breaking building into elements and highly articulated facades.</p>
<b>Trees, Landscaping and Deep Soil Zones</b>	
<p>Retain existing trees and planting in front and rear setbacks and the road reserve:</p> <ul style="list-style-type: none"> <li>–where this is not possible or not desirable use new planting in front setback and road reserve</li> <li>–plant in front of front fences to reduce their impact and improve the quality of the public domain.</li> </ul>	<p>Minimal existing landscaping on the site and not possible to retain existing trees. Extensive planting proposed. Street trees retained where possible.</p>
<b>Residential Amenity</b>	
<p>Clearly design open space in front setbacks as either private or communal open space.</p>	<p>Complies.</p>
<p>Define the threshold between public and private space, for example by level change, change in materials, fencing, planting and/or signage.</p>	<p>Noted and achieved in the landscape design.</p>
<p>Design dwellings at the front of the site to address the street.</p>	<p>Dwellings address the street noting that this is a residential flat building form.</p>

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<p>Provide a high quality transition between the public and private domains by:</p> <ul style="list-style-type: none"> <li>–designing pedestrian entries where possible to be directly off the street</li> <li>–for rear residents, providing a pedestrian entry that is separate from vehicular entries</li> <li>–designing front fences to provide privacy where necessary, but also to allow for surveillance of the street</li> <li>–ensuring that new front fences have a consistent character with front fences in the street</li> <li>–orienting mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings</li> <li>–locating and treating garbage storage areas and switchboards so that their visual impact on the public domain is minimised.</li> </ul>	<p>Pedestrian entries are from the street and separated from vehicle entries. Garbage areas located and design to minimise visual; impact on the street and meeting collection requirements.</p>
<b>Parking, Garaging and Circulation</b>	
<p>Avoid unrelieved, long, straight driveways that are visually dominant by:</p> <ul style="list-style-type: none"> <li>–varying the alignment of driveways to avoid a ‘gunbarrel’ effect</li> <li>–setting back garages behind the predominant building line to reduce their visibility from the street</li> <li>–considering alternative site designs that avoid driveways running the length of the site</li> </ul>	<p>Complies.</p>
<p>Minimise the impact of driveways on streetscape by:</p> <ul style="list-style-type: none"> <li>–terminating vistas with trees, vegetation, open space or a dwelling, not garages or parking – using planting to soften driveway edges</li> <li>–varying the driveway surface material to break it up into a series of smaller spaces (for example to delineate individual dwellings)</li> <li>–limiting driveway widths on narrow sites to single carriage width with passing points</li> <li>–providing gates at the head of driveways to minimise visual ‘pull’ of the driveway.</li> </ul>	<p>Complies</p>
<p>Where basement car parking is used minimise the impact of the entry by:</p> <ul style="list-style-type: none"> <li>–reducing the width where possible to single vehicle width rather than double</li> <li>–locating it to one side of the site, not at the centre where it is visually prominent</li> <li>–recessing it from the main building façade</li> </ul>	<p>Double width driveway provided to facilitate safe entry. Development generally complies with these requirements.</p>

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<p>–where a development has a secondary street frontage, providing vehicular access from the secondary street</p> <p>–providing security doors to avoid the appearance of a ‘black hole’ in the streetscape</p> <p>–returning facade material into the visible area of the car park entry.</p>	
Locate or screen all parking to minimise visibility from the street.	Complies.
Rules of Thumb	Comment
Respond to council planning instruments that specify the character or desired character for the area.	Noted and complies to the extent relevant with consideration given to the emerging character of the renewal area.
Where there is a consistent front building alignment, new development should not encroach on the front setback.	N/A
Driveways or basement car park entries should not exceed 25% of the site frontage.	Complies.
Garage doors should be set back a minimum of 1m metre behind the predominant building facade on both the street frontage and common driveways.	Complies
<b>4. Impacts on Neighbours</b>	
<i>Design principles and better practice</i>	<i>Comment</i>
<b>Built Form</b>	
<p>Design the relationship between buildings and open space to be consistent with the existing patterns in the block:</p> <p>–where possible maintain the existing orientation of dwelling ‘fronts’ and ‘backs’</p> <p>–where the dwelling must be oriented at 90 degrees to the existing pattern of development, be particularly sensitive to the potential for impact on privacy of neighbours.</p>	Noted. Development has been designed to manage impacts on privacy of potential new development on adjoining sites.
Protect neighbours’ amenity by carefully designing the bulk and scale of the new development to relate to the existing residential character, for example by: setting upper storeys back behind the side or rear building line	Not relevant in this context of a renewal area.
Reduce the visual bulk of roof forms by breaking down the roof into smaller elements, rather than having a single uninterrupted roof structure.	Roof has no significant impact on visual bulk.
<p>Design second storeys to reduce overlooking of neighbouring properties, for example by:</p> <p>–incorporating them within the roof space and providing dormer windows</p>	Development designed with generous setbacks and perimeter landscaping to reduce privacy impacts.

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
–offsetting openings from existing neighbouring windows or doors.	
Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks.	Length of unrelieved walls limited.
<b>Trees, Landscaping and Deep Soil Zones</b>	
Use vegetation and mature planting to provide a buffer between new and existing dwellings.	Extensive landscaping proposed.
Locate deep soil zones where they will provide privacy between new and existing dwellings.	Complies.
Planting in side and rear setbacks can provide privacy and shade for adjacent dwellings.	Complies
For new planting, if possible, use species that are characteristic of the local area.	Noted. Species selected that are suited to local context
<b>Residential amenity</b>	
Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation.	Building separation and landscaping provided to protect future sun access.
Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings.	Complies with adequate building separation provided.
When providing new private open space minimise negative impacts on neighbours, for example by: –locating it in front setbacks where possible –ensuring that it is not adjacent to quiet neighbouring uses, for example bedrooms –designing dwellings around internal courtyards –providing adequate screening.	Noted and complies.
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.	Noted.
<b>Parking, Garaging and Vehicular Circulation</b>	
Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts.	Complies.

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
Position driveways so as to be a buffer between new and existing adjacent dwellings.	Complies.
<b>Rules of Thumb</b>	
Where side setbacks are less than 1.2m, a maximum of 50% of the development should be built to this alignment.	Side setbacks greater than 1.2 metres.
The length of unrelieved walls along narrow side or rear setbacks should not exceed 8 metres.	Setbacks are generous.
Living rooms of neighbouring dwellings should receive a minimum 3 hours direct sunlight between 9.00-3.00 in mid-winter neighbouring dwellings.	Complies
Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced.	Adequate solar access provided to future dwellings to the south.
<b>4. Internal Site Amenity</b>	
<i>Design principles and better practice</i>	<i>Comment</i>
<b>Built Form</b>	
Design dwellings to maximise solar access to living areas and private open spaces.	High level of solar access achieved to residential units in compliance with SEPP 65 and ADGs.
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: –provide buffer spaces and/or barriers between the dwellings and driveways, or between dwellings and communal areas –use trees, vegetation, fencings, or screening devices to establish curtilages for individual dwellings.	N/A
Design dwelling entries so that they: –are clear and identifiable from the street or driveway –provide a buffer between public/communal space and private dwellings –provide a sense of address for each dwelling –are oriented to not look directly into other dwellings.	Dwelling entries are appropriate for the proposed development.
<b>Parking, Garaging and Vehicular Circulation</b>	



<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
<p>Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths:</p> <p>where this is not possible use physical separation, planting, screening devices or louvres to achieve adequate privacy.</p>	<p>This is achieved for the development. Separation is provided with driveway ramping and landscaped setback provided (see rule of thumb).</p>
<p>Avoid large uninterrupted areas of hard surface (driveways, garages, walls). Small areas of planting can break these up and soften their 'hard edge' appearance.</p>	<p>Driveway is of limited length enabling extensive landscaping.</p>
<p>Screen parking from views and outlooks from dwellings.</p>	<p>Complies.</p>
<p>Reduce the dominance of areas for vehicular circulation and parking by considering:</p> <ul style="list-style-type: none"> <li>–single rather than double width driveways with passing bays</li> <li>–communal car courts rather than individual garages</li> <li>–single rather than double garages</li> <li>–tandem parking or a single garage with single car port in tandem</li> <li>–the provision of some dwellings without any car parking for residents without cars</li> </ul>	<p>Double driveway required for traffic and safety reasons.</p>
<b>Residential Amenity</b>	
<p>Provide distinct and separate pedestrian and vehicular circulation on the site:</p> <ul style="list-style-type: none"> <li>–where this is not possible shared driveway/pedestrian paths should be wide enough to allow a vehicle and a wheelchair to pass safely</li> <li>–provide pedestrian routes to all public and semi-public areas including lobbies, dwelling entries, communal facilities and visitor parking spaces.</li> </ul>	<p>Complies.</p>
<p>Ensure that adequate consideration is given to safety and security by:</p>	
<ul style="list-style-type: none"> <li>–avoiding ambiguous spaces in building and dwelling entries that are not obviously designated as public or private</li> <li>–minimising opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks</li> <li>–clearly defining thresholds between public and private spaces (for example by level change,</li> </ul>	<p>Private and communal spaces clearly identified. Opportunities for concealment are limited.</p>

<b>Seniors Living Policy – Urban Design Guidelines for Infill Development</b>	
change in materials, fencing, planting and/or signage).	
<p>Provide private open space that:</p> <ul style="list-style-type: none"> <li>–is generous in proportion and adjacent to the main living areas of the dwelling (living room, dining room or kitchen)</li> <li>–is oriented predominantly north, east or west to provide solar access</li> <li>–comprises multiple spaces for larger dwellings</li> <li>–uses screening for privacy but also allows casual surveillance when located adjacent to public or communal areas (including streets and driveways)</li> <li>–provides both paved and planted areas when located at ground level</li> <li>–retains existing vegetation where practical</li> <li>–uses pervious pavers where private open space is predominantly hard surfaced, to allow for water percolation and reduced runoff.</li> </ul>	
<p>▫ Provide communal open space that:</p> <ul style="list-style-type: none"> <li>–is clearly and easily accessible to all residents and easy to maintain–incorporates existing mature trees and vegetation to provide additional amenity for all residents</li> <li>–includes shared facilities such as seating areas and barbecues to permit resident interaction.</li> </ul>	Communal open space is accessible and of a high quality.
Site and/or treat common service facilities such as garbage collection areas and switchboard to reduce their visual prominence to the street or to any private or communal open space.	Noted with facilities incorporated into landscape design whilst meeting collection requirements.
Rules of Thumb	Comment
<p>Separation of 1.2 metres should be achieved between habitable rooms and driveway or car parks of other dwellings:</p> <ul style="list-style-type: none"> <li>– this can be reduced if adequate screening is provided.</li> </ul>	Complies.

## 5.9 State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 has commenced. Schedule 7 contains savings provisions to the effect that the provisions of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 continue to apply to a development application made, but not yet determined, on or before the commencement date.

## 5.10 Campbelltown Local Environmental Plan 2015

Development consent is sought pursuant to the Seniors Housing SEPP. Notwithstanding, for the purposes of completeness, this section assesses compliance of the development against relevant controls and provisions of the Campbelltown Local Environmental Plan 2015 (“the LEP”).

### 5.10.1 Zoning and Objectives

The site is zoned R2 – Low Density Residential pursuant to the LEP (see **Figure 4A**). The objectives of the R2 zone are stated as follows:-

- *“To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.*
- *To minimise overshadowing and ensure a desired level of solar access to all properties.*
- *To facilitate diverse and sustainable means of access and movement.”*

The proposal is consistent with the above objectives in that:-

- the independent living units meet community needs for seniors within a low density residential environment;
- it provides independent living units in close proximity to a shopping centre and essential support services to meet the day to day needs of residents;
- it provides a desired level of solar access to all independent living units; and
- it provides high level of access and movement within the complex.

### 5.10.2 Permissibility

Development permitted without consent in the R2 Low Density Residential zone includes as follows:-

*“Home occupations”*

Development permitted with consent in the R2 zone includes as follows:-

*“Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Semi-detached dwellings; Tank-based aquaculture”*

Development prohibited in the R2 zone includes as follows:-

*“Any development not specified in item 2 or 3”*

Development for the purposes of “seniors housing” is not permitted on the site. Notwithstanding the above, development consent is sought under the provisions of the Seniors Housing SEPP and the SEPP prevails to the extent of any inconsistency with the Campbelltown LEP.

### 5.10.3 Minimum Subdivision Lot Size

Pursuant to Clause 4.1 of the LEP, the site is subject to a minimum lot size of 500m<sup>2</sup> (see **Figure 4C**). The proposal has a total area of 5,105m<sup>2</sup> which complies with the LEP minimum lot size requirement.

### 5.10.4 Building Height

Pursuant to Clause 4.3 of the LEP, the site is subject to a maximum building height of 8.5 metres (see **Figure 4B**). ‘Building height’ (or ‘height of building’) is defined in the LEP as:-

- “(a) *in relation to the height of a building in metres – the vertical distance from ground level (existing) to the highest point of the building, or*
- (b) *in relation to the RL of a building – the vertical distance from the Australian Height Datum to the highest point of the building,*  
*including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.”*

The application is lodged under the Seniors Housing SEPP.

### 5.10.5 Floor Space Ratio

Pursuant to Clause 4.4 of the LEP, the site is not subject to a maximum floor space ratio control.

### 5.10.6 Earthworks

Clause 7.2 of the LEP seeks to ensure that earthworks do not have a detrimental impact on environmental functions, neighbouring uses, heritage items, or other surrounding features.

The proposal involves earthworks to excavate the basement car park up to 2.7 metres below ground level. The impacts of excavation and earthworks can be appropriately managed through construction management. Currently there are no neighbouring uses or heritage items in the vicinity of the development. Excavation will be undertaken in accordance with recommendations of the geotechnical report including undertaking dilapidation inspections as required.

A Geotechnical Report is provided in **Appendix 6**. In relation to excavation, it states:-

*“Based on the drawings provided, we understand that a single-level basement is proposed with excavation depth of about 2.7m below ground surface.*

*Excavation for the basement will not require shoring if;*

- The excavation is situated at least 1.5 times the depth of excavation away from building structures or services.
- The excavation is battered to not steeper than 1 Vertical to 1 Horizontal in natural clay and 1 Vertical to 0.5 Horizontal in shale/sandstone for the short term.”

### 5.10.7 Flood Planning

Clause 7.2(3) of the LEP states:-

*“(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*

- (a) is compatible with the flood hazard of the land, and*
- (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) incorporates appropriate measures to manage risk to life from flood, and*
- (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.”*

In relation to flooding, the SWMP in **Appendix 5** states the following:-

*“There is no public information for flood studies in this area. The site is located far from any natural watercourse and is surrounded by well-graded roadways. The engineering master plan for the subdivision where the development is located has been designed in order to cater to the major stormwater events as such, no local flooding is expected. No flood protection measures are proposed.”*

### 5.10.8 Other LEP Provisions

There are no other LEP provisions applicable to the site or the proposal in relation acid sulfate soils, terrestrial biodiversity, miscellaneous permissible uses, additional permitted uses, or land acquisition reservation.

## 5.11 Campbelltown (Sustainable City) Development Control Plan 2015

The Campbelltown Development (Sustainable City) Control Plan 2015 (“the DCP”) supplements the Campbelltown LEP by providing more detailed development controls relating to specific forms of development. The DCP applies to all land within the Campbelltown LGA. As discussed above, development for seniors housing is prohibited within the R2 zone pursuant to the Campbelltown LEP. Accordingly, the DCP provisions do not apply to this proposal. However, consideration should be given to the DCP controls to ensure that any development on the site meets the requirements of Clause 33 of the Seniors Housing SEPP relating to the existing and desired future character of the area.

The following table assesses the proposal’s compliance with relevant requirements and development controls of the DCP.

RELEVANT REQUIREMENTS	COMMENT	COMPLIANCE
<b>Part 2 – Requirements applying to all types of development</b>		
<b>Part 2.15 Waste Management Plan</b>		
<p><b>2.15.1 Waste Management Plan</b></p> <p><b>Design Requirements</b></p> <p>a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.</p> <p>b) Council may require a WMP for any other development, where in Council's opinion, such a development</p> <p>c) Plans submitted with a development application shall detail the following (as applicable):</p> <p>i) the size and location of waste and recycling storage areas;</p> <p>ii) routes for occupants to access waste and recycling areas;</p> <p>iii) collection point and/or access route for collection vehicles;</p> <p>iv) ventilation of waste and recycling storage areas;</p> <p>v) location of garbage chute and service rooms;</p> <p>vi) bin and storage area washing facilities; and</p> <p>vii) occupants' disposal points for all waste streams.</p>	<p>A Waste Management Plan is provided in <b>Appendix 11</b>.</p>	<p>Yes</p>
<p><b>2.15.2 Waste Management During Demolition and Construction</b></p> <p><b>Design Requirements</b></p> <p>a) All waste and recyclable streams shall be stored separately on site.</p> <p>b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.</p>	<p>Waste management during construction is addressed in the Waste Management Plan (see <b>Appendix 11</b>).</p>	<p>Yes</p>

RELEVANT REQUIREMENTS	COMMENT	COMPLIANCE
<p>c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP.</p> <p>d) Convenient and safe vehicular access to waste and recycling material storage areas shall be provided.</p> <p>e) The removal, handling and disposal of asbestos or other hazardous materials shall be carried out in accordance with WorkCover NSW, Office of Environment and Heritage and other regulatory authority guidelines and requirements.</p>		
<p><b>2.15.3 On-going Waste Management</b></p> <p><b>Design Requirements</b></p> <p>a) Provision shall be made for all waste and recycling storage containers to be located behind the primary and secondary building line and out of public view.</p> <p>b) Any room(s) for storing garbage and recycling shall be located in a position that is convenient for occupants and waste collection staff. Collection rooms shall complement the development and not be visibly obtrusive when viewed from any public place.</p> <p>c) A refuse collection point shall be nominated demonstrating that waste loading operations can occur on a level surface not adjacent to steep gradients, vehicle ramps and pedestrian access points.</p> <p>d) The path for wheeling bins between waste storage area(s) and the collection vehicle shall be free of steps or kerbs and have a maximum gradient of 1V:8H.</p> <p>e) The maximum travel distance between any storage area/point and the collection point for all bins shall be 25 metres.</p> <p>f) Where it is intended that collection vehicles are to drive into a private property to collect waste and recycling, the development shall be designed to provide for:</p> <p>i) the safe and efficient service of the development with minimal need to reverse;</p>	<p>On-going waste management for the proposed independent living units is addressed in the Waste Management Plan (see <b>Appendix 11</b>).</p>	<p>Yes</p>

RELEVANT REQUIREMENTS	COMMENT	COMPLIANCE
<p>ii) vehicles to enter and exit in a forward direction;</p> <p>iii) adequate clearance to accommodate the waste collection vehicle dimensions detailed in Table 2.15.2.</p> <p>iv) where collection vehicles are required to enter the property, the pavement shall be constructed in such a manner that will not be damaged by a collection vehicle carrying the maximum legal weight</p>		
<b>Part 19 – Seniors Housing and Housing for People with a Disability</b>		
<b>19.2.1 Requirements for a development application</b>		
a) A photomontage of the proposed development shall accompany any development application for seniors housing that is for more than 20 dwellings.	A photomontage is provided in <b>Appendix 3A</b> .	Yes
b) A detailed landscape plan prepared by an appropriately qualified landscape architect shall accompany development applications for seniors housing.	A detailed landscape plan is provided in <b>Appendix 4</b> .	Yes
c) A detailed Waste Management Plan (WMP) prepared by an appropriately qualified waste management professional a waste audit is to be submitted as part of the waste management plan.	A detailed WMP is provided in <b>Appendix 11</b> .	Yes
d) A detailed traffic and car parking assessment report that is suitably prepared by a qualified consultant report shall accompany the development application.	A Traffic and Parking Assessment report has been prepared (see <b>Appendix 7</b> ).	Yes
e) This section is to be read in conjunction with Clause 2.15 of the Campbelltown (Sustainable City) Development Control Plan. Which contains other requirements.	Noted. Part 2.15 of the DCP has been addressed above.	Yes
<b>19.3.1 General Waste Requirements</b>		
a) The business operator must enter into a commercial waste contract agreement for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.	Noted.	Can comply
<b>19.3.2 Waste Storage Areas</b>		
a) Open waste storage areas must be	Noted.	Can comply



RELEVANT REQUIREMENTS	COMMENT	COMPLIANCE
<p>appropriately covered and banded to avoid stormwater entering the sewer.</p> <p>The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided to enable easy cleaning.</p> <p>b) Closed waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls.</p> <p>Floor areas must be graded and drained to a floor waste gully connected to the sewer.</p> <p>Waste storage rooms must be well ventilated and proofed against pests.</p> <p>The area or room must be provided with water service hose connectors to enable easy cleaning.</p> <p>c) All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, odour or health nuisance.</p>		
<p><b>19.3.4 For Independent Living Units and Self-contained Dwellings</b></p> <p>a) Development shall comply with the appropriate section of the Plan DCP as follows:</p> <p>i) Clause 2.15 provides the general waste requirements for all dwelling types.</p> <p>ii) Clause 3.7.1.10 provides the requirements for attached dwellings (zone R3)</p> <p>iii) Clause 3.7.2.10 provides the requirements for multi dwelling housing (zone R3)</p> <p>iv) Clause 5.4.8 provides the requirements for residential flat buildings and mixed use developments (zones R4, B3 and B4)</p> <p>v) Clause 5.6.5 provides the requirements for mixed use developments (zones B3 and B4)</p>	<p>Noted. Part 2.15 of the DCP is addressed above.</p>	<p>Can comply</p>



The above assessment demonstrates that the proposed development is generally consistent with the relevant aims, objectives, requirements, and controls of the Campbelltown (Sustainable City) DCP 2015.

## 6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 6.1 Section 4.15(1)(a) – Statutory Planning Considerations

In determining the development application, Council is required to consider the matters listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (“the Act”).

Each of the relevant matters for consideration is addressed below.

Section 4.15(1)(a) of the Act requires the consent authority, in determining a development application, to take into consideration the following matters as relevant to the development:

- “(a) *the provisions of:*
- (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
  - (v) (Repealed)*
- that apply to the land to which the development application relates”*

In relation to **Section 4.15(1)(a)(i)** and **(a)(iii)** of the Act, these matters are addressed in Section 5 of this SEE.

In relation to **Section 4.15(1)(a)(ii)**, proposed draft State Environmental Planning Policy (Housing Diversity) 2020 was on exhibition from 29 July 2020 until 9 September 2020. The proposed new SEPP aims to deliver a planning framework that:

- will assist the State’s economic recovery following COVID-19;
- consolidates existing State level housing-related planning provisions into a single instrument;
- is in a format capable of being expanded and amended as future needs may require; and
- facilitates the delivery of housing that meets the needs of the State’s growing population.

The proposed Housing Diversity SEPP proposes to amend the Seniors SEPP, the ARHSEPP and the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) to support the delivery of social housing by the NSW Land and Housing Corporation (LAHC) on government-owned land.

In particular, the Department of Planning, Industry and Environment (DPIE) is proposing to make the following amendments to the existing provisions of the Seniors Housing SEPP:-

- update the provisions of Schedule 1—Environmentally Sensitive Land to align with current legislative and planning conditions;
- extend the validity of a site compatibility certificate (SCC) to five years, provided that a development application is lodged within 12 months of the date on which the SCC is issued;
- clarify how the SEPP applies to land being used for the purposes of a registered club;
- amend the ‘location and access to facilities’ provisions so that point-to-point transport such as taxis, hire cars and ride share services cannot be used for the purpose of meeting the accessibility requirements; and
- clarify that development standards in a local environmental plan prevail to the extent of any inconsistency with the SEPP.

Draft State Environmental Planning Policy (Housing Diversity) 2020 is currently under consideration by the DPIE.

In relation to **Section 4.15(1)(a)(iia)**, no planning agreement is proposed for this development.

In relation to **Section 4.15(1)(a)(iv)**, having regard to the provisions in Clauses 92 to 94A of the Regulations, there are no additional matters relevant to the determination of this DA.

## 6.2 Section 4.15(1)(b) – Environmental, Social and Economic Impacts

Section 4.15(1)(b) of the Act requires the consent authority to consider:

- “(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”*

The relevant matters are addressed below.

### 6.2.1 Impacts on the Natural Environment

The site is located within the Rosemeadow urban renewal area which is earmarked for future residential development. Part of the site was previously occupied by social housing comprising single detached dwellings. The proposal will have minimal impact on the natural environment insofar as no significant trees are to be removed and trees which are proposed to be removed will be replaced by new (extensive) planting as part of a comprehensive landscape scheme for the site. The landscaping proposed includes deep soil planting opportunities and comprehensive landscaping within the common open space area within the centre of the site. Extensive landscaping is also proposed around the perimeter of the buildings.

A range of plantings is proposed including trees, planter beds, garden beds, groundcovers and turfed areas. New landscaping will provide a positive contribution to the streetscape particularly along the proposed Road No.02 and Copperfield Drive where landscaping will

complement the landscaped buffer provided by drainage reserve. Generous side boundary setbacks assist in integrating the built form into the site context.

No threatened species or endangered flora or fauna will be affected by the proposal and there will be no significant environmental impacts on biodiversity.

### 6.2.2 Impacts on the Built Environment

The site presently is vacant. The proposal to deliver a part two and three storey seniors living development of high quality design and appearance will have a positive impact on the built environment, in the context of the desired and future character of the locality.

### 6.2.3 Bulk and Scale Impacts

The height, bulk and scale of the development has been considered in detail in the architectural design statement provided in **Appendix 3B**. The proposed built form is sculpted to minimise bulk and provide interest to façade composition and streetscape rhythm.

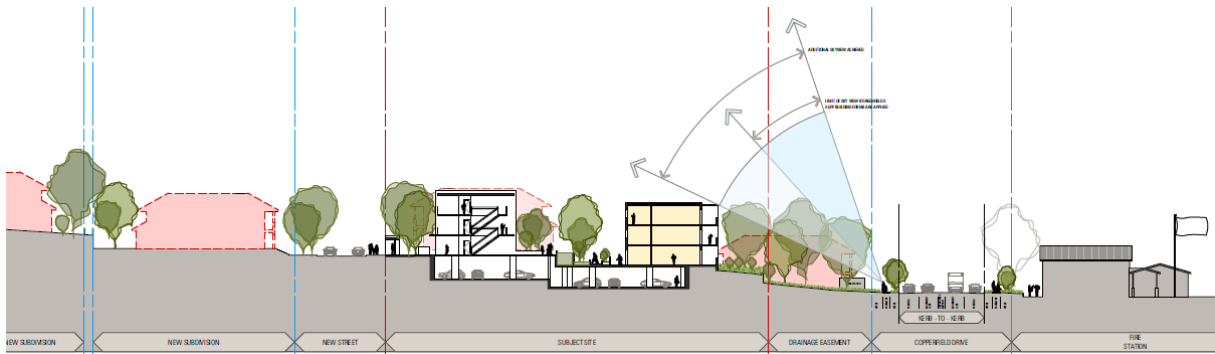
The building has a three storey height in part which is one storey above the prevailing building height and the height allowed under the planning controls. However the careful design has ensured that the building mass has been distributed on the site so as to reduce impacts of bulk and scale on the streetscape and adjoining properties which are yet to be developed.

The development presents as separate building elements to Road No 2, a future residential street. This is achieved by providing significant building articulation in plan and elevation with the two separate buildings broken into a further 5 elements aligned with pedestrian entry points from the street. The bulk and scale to this street frontage is further reduced by:

- maintaining a two storey building height adjacent to the northern side boundary;
- highly modulated and articulated facades oriented to the street with well-proportioned façade elements including balconies, window openings and robust façade brickwork elements;
- elements of the upper level are setback further from the street;
- the provision of a generous setback from the street frontage.

The development relates well to properties adjoining the north and south boundaries. To the north the development adjoins the side boundary of two future dwelling house sites on which buildings are likely to be constructed approximately 1 metre from the site boundary. Two storey elements of the narrow edge to the proposed development are setback a minimum of 3 metres from the common boundary providing the opportunity for landscaping. To the south, the development also presents as two separate elements of limited depth with the eastern building (Building A) of three storeys setback approximately 10.7 metres from southern boundary and the western building (Building D) of two storeys setback 6.8 metres.

The building is setback 21 metres from Copperfield Drive comprising a deep soil landscaped area within the site of 6 metres and the drainage reserve of 15 metres. The development would be recessed well behind the proposed dwelling houses fronting Copperfield Drive. The resulting scale of the building is reduced by this setback from the street and buildings closer to the street to the north and south. This relationship is shown in the proposed architectural drawings and reflected in the following extract.



The eastern façade is also highly modulated in plan and elevation along a frontage that presents towards the shopping centre and associated activity centre.

The proposed social housing development has a civic presence as well as providing a built form that is robust and low maintenance. Featured brickwork elements of abstract shapes contribute further to reduced perceived bulk and scale.

The bulk and scale of the development is appropriate in the contexts and resulting in a development that is compatible with the existing and emerging character of the area, and suitable for the location.

## 6.2.4 Visual and View Impacts

The proposal does not interrupt views or vistas to or from the public domain or from other buildings to any significant extent. It will have a high quality appearance when viewed from proposed Road 02 and from Copperfield Drive (taking into consideration the drainage reserve).

## 6.2.5 Solar Access and Overshadowing Impacts

Detailed consideration has been given to the overshadowing impacts of the development particularly on the future attached dwellings (townhouses) to the south to ensure that any future dwellings on these sites will be capable of achieving adequate solar access to living areas and private open spaces. Council's DCP controls and SEPP Exempt and Complying CDC controls for attached dwellings have been used to determine a hypothetical layout for development to the south to ensure that adequate solar access would be provided.

The overshadowing analysis indicates that the highest standard of solar access (as per Campbelltown DCP 3.4.4) can be achieved to all potential dwellings to the south.

A detailed analysis of solar access to units in the proposed development has been undertaken in order to establish compliance with the Apartment Design Guide guidelines for solar access. A total of 35 units (78%) have a minimum of 2 hours of solar access.

## 6.2.6 Privacy Impacts

The building has been designed to maximise privacy for residents of future adjoining development through generous setbacks, the built form, apartment configuration and window placements. Building separation of greater than the required 12 metres is provided across the internal courtyard providing adequate separation between buildings for resident privacy.

This is supplemented by offset balconies and living rooms to maintain a high level of internal privacy.

As illustrated on the accompanying landscape plan, the proposal incorporates extensive landscape screening around the perimeter of the site. These landscape buffers provide visual screening and shade to future residents of the site. The development has been designed to minimise opportunities for overlooking future development to the north and south through careful placement of balconies, living areas and windows.

It is considered there will be no unreasonable privacy impacts arising from the proposal in relation to overlooking and loss of privacy to future adjoining development.

## 6.2.7 Traffic and Parking Impacts

A Traffic and Parking Assessment has been prepared to assess the potential impacts relating to traffic and parking (see **Appendix 7**). The proposal incorporates a basement level car park with a total of 45 car parking spaces (including 9 disabled parking spaces) that provides parking for residents.

The report provides the following key findings and conclusion:-

- *“The Rosemeadow Stage 3 project involves the subdivision of the above site into 95 new lots comprising:-*
  - *A 5,105m<sup>2</sup> lot accommodating 45 senior self-contained living units*
  - *91 standard residential lots*
  - *2 residual lots for 13 future townhouses*
  - *1 drainage reserve lot for future dedication to Campbelltown City Council.*
- *Rosemeadow Stage 3 is proposed to provide new internal roads through the site with two separate access points provided off Copperfield Drive and Julius Road. Vehicle access to the Senior Living development will be provided off the newly constructed internal road.*
- *The proposed basement car park provides 45 car parking spaces (including the 9 accessible car spaces) which satisfy the SEPP requirements for the proposed senior living development.*
- *The overall Stage 3 development (including adjacent residential developments and townhouses) is expected to cumulatively generate circa 98 and 121 vehicle trips in the AM and PM peak hour, respectively.*
- *Traffic modelling results indicate that the key intersections will continue to operate at an acceptable level of service in the ultimate future case (S4) with LoS C or better. The additional traffic volumes associated with the subject development would not impose any adverse traffic impacts on the road network.*
- *Future strategic transport infrastructure improvement works are envisaged to occur to along Appin Road and within the Greater Macarthur Area to facilitate future growth and development in the area. Notably, the intersection of Appin Road – Fitzgibbon Lane – Kellerman Drive is proposed to be upgraded to provide dedicated turning lanes to reduce congestion and increase road capacity to cater for current and future traffic volumes.*

*Overall, it is concluded that the traffic and parking aspects of the proposed development would be acceptable, subject to the future planned intersection improvement and infrastructure works in the vicinity.”*

In light of the above, it is considered that the proposal will not result in any significant impacts on traffic, congestion or parking in the locality.

### **6.2.8 Acoustic Impacts and Acoustic Attenuation**

An Acoustic Assessment has been prepared to provide an acoustic assessment of potential noise impacts associated with the proposal (see **Appendix 8**). It addresses noise impacts associated with noise intrusion from adjacent roadways, noise emissions from the proposed vehicle access to the site, and noise emissions from mechanical plant to service the buildings. The Assessment also recommends a number of acoustic attenuation measures to minimise the impact on the acoustic amenity of surrounding and future residents of the development. These recommendations can be implemented by way of a condition of consent.

There may be some temporary noise impacts associated with the construction phase of the development. The type and duration of specific construction processes will determine the impacts on neighbouring residents and are at this stage unknown. These impacts will be addressed in the Construction Management Plan which will be prepared prior to the commencement of construction works.

### **6.2.9 Social Impacts and Economic Impacts**

The social and economic impacts of the proposal will be positive in that:-

- the independent living units will meet an important and clearly identifiable community need for social housing designed to meet the specific needs of seniors including availability of lifts;
- future residents will have excellent amenity with ready access to public transport, local services, and employment opportunities; and
- many and varied employment opportunities will be created during construction, fit-out of the independent living units, and services ancillary and incidental to the use of the site for the purposes of seniors housing.

NSW Land and Housing Corporation is a provider of social housing. On this basis, it is an organisation that meets the relevant definition of a ‘social housing provider’ under the provisions of the Seniors Housing SEPP. In this regard, it is exempt from the requirement for a contribution under the Campbelltown Local Infrastructure Contributions Plan 2018.

Accordingly the proposal will provide positive social and economic impacts to the future residents of the Rosemeadow urban renewal area and wider communities.



### **6.3 Section 4.15(1)(c) – The Suitability of the Site**

Section 4.15(1)(c) of the Act requires the consent authority to consider:

*“(c) the suitability of the site for the development”*

The size, topography and characteristics of the site are appropriate for the proposed built form of the development. The site is well located in relation to facilities and services and is in an area of high demand for public seniors housing. It is in an area undergoing renewal and can readily accommodate the proposed development. The site is eminently suitable for the development.

### **6.4 Section 4.15(1)(d) – Submissions**

Section 4.15(1)(d) of the Act requires the consent authority to consider:

*“(d) any submissions made in accordance with this Act or the regulations”*

Any relevant submissions will need to be considered by the consent authority in the assessment and determination of the development application.

### **6.5 Section 4.15(1)(e) – Public Interest**

Section 4.15(1)(e) requires the consent authority to consider:

*“(e) the public interest.”*

The public interest is generally best served by the orderly and economic development of land for permissible purposes in a form which is cognisant of, and does not impact unreasonably on, surrounding land. The proposal satisfies the needs and requirements of the applicant to construct a new contemporary seniors housing development. It is compatible with the character of the area in which it is located and does not create any significant adverse impacts on the environment or future adjoining properties. The proposed built form ensures fair and reasonable distribution of development to the subject site and future adjoining properties.

In this regard, the proposal is considered to be in the public interest.

## **7. CONCLUSION**

This SEE has been prepared to accompany a detailed development application for the construction of a part two and three storey seniors housing development comprising 45 x 2 bedroom independent living units, basement car parking for 45 vehicles, landscaping, communal gardens, site services and stormwater infrastructure.

The built form is of a scale and height appropriate in the context and the prevailing character of the area. It has been sited and orientated to respond comfortably to the context of the site and the locality.

The proposal exhibits a high degree of conformity with relevant objectives and development controls in the Seniors Housing SEPP, SEPP65, the LEP and the DCP and results in a suitable building envelope for a new building.

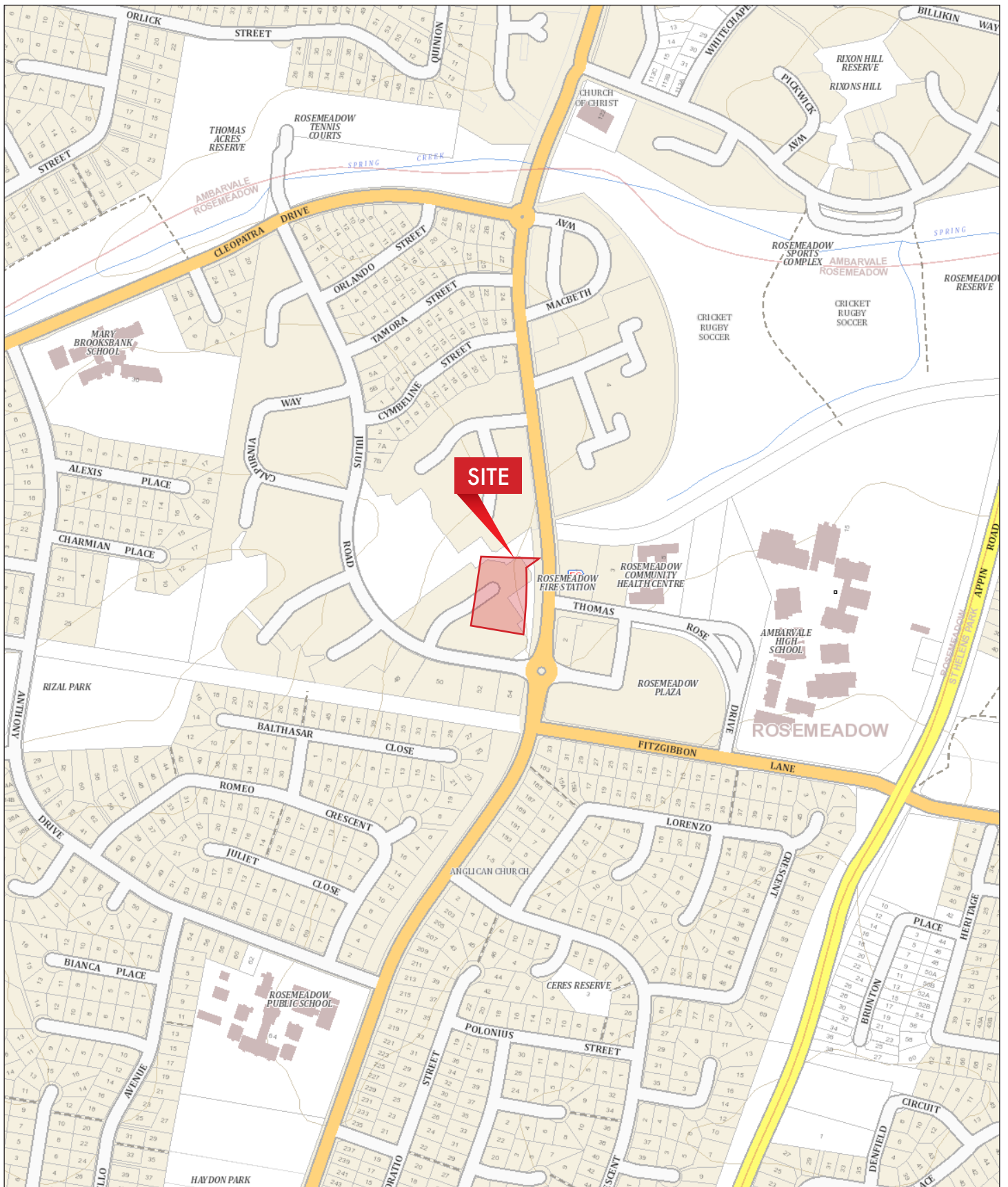
The proposal will deliver a well-designed, high quality seniors housing development within the Rosemeadow urban renewal area which will provide a positive contribution to future residents. Extensive landscaping is proposed along the site's interface with proposed Road No.02, as well as the northern and southern boundaries which will contribute to the streetscape character.

The construction of a seniors housing development comprising independent living units on the site will result in the provision of affordable housing for seniors (over the age of 55) by a social housing provider. Future residents will have excellent amenity including exceptional access to public transport, local services, and employment opportunities.

Having regard to the above, and considering the relevant heads of consideration listed in Sections 4.15 of the EP&A Act 1979, the proposal is considered to be reasonable and appropriate and warrants favourable determination by the relevant consent authority.

## FIGURES

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Source: <http://maps.six.nsw.gov.au>



0 200m

## STATEMENT OF ENVIRONMENTAL EFFECTS

### Land on the Corner of Copperfield Drive and

**FIGURE 1**  
Location

Prepared For - NSW Land and Housing Corporation



Source: <http://maps.six.nsw.gov.au>

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 2**  
Site

Prepared For - NSW Land and Housing Corporation





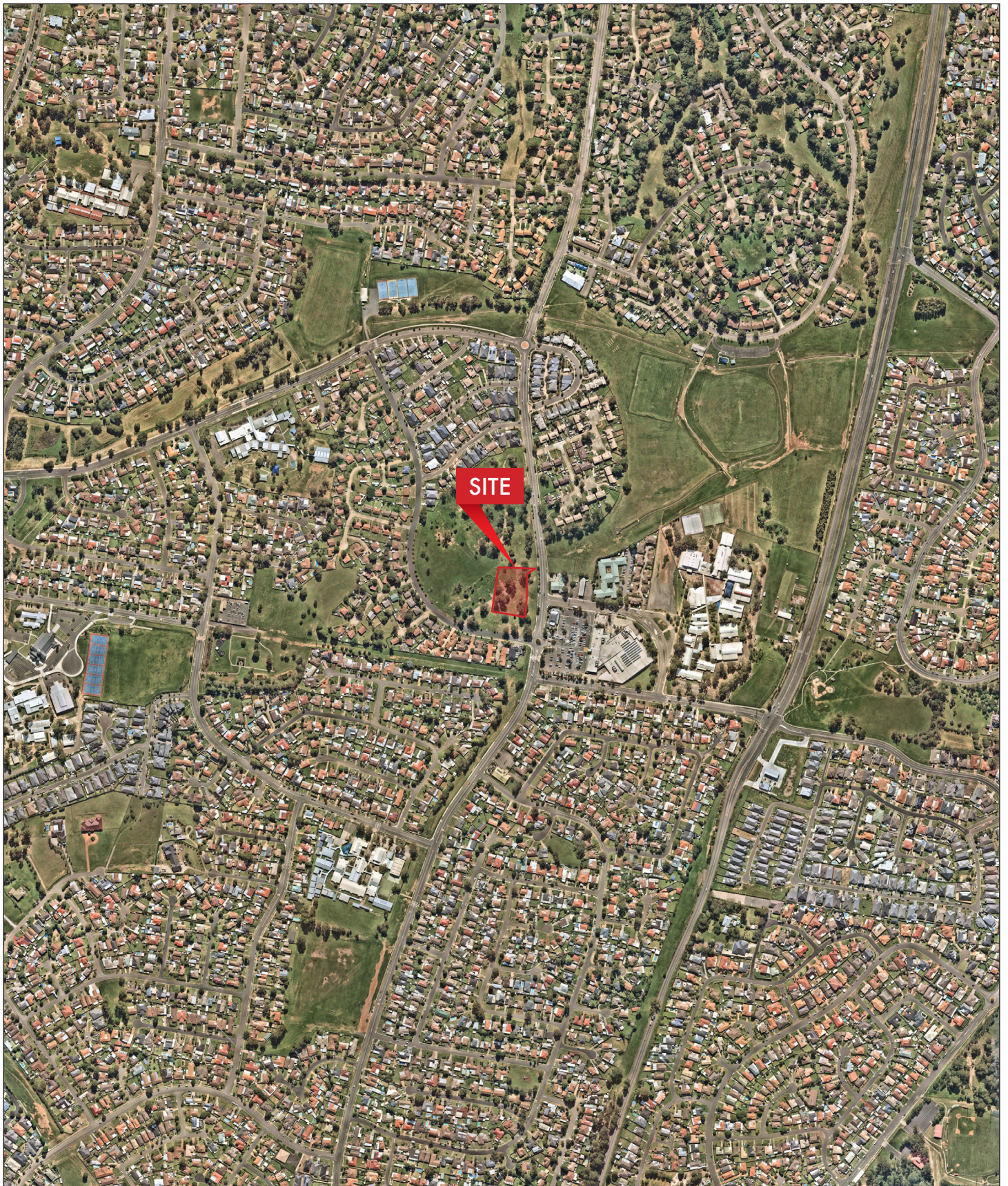
Source: NearMap 22 Mar 2020

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 3A**  
Aerial Photo - Detail

Prepared For - NSW Land and Housing Corporation





Source: NearMap 22 Mar 2020

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

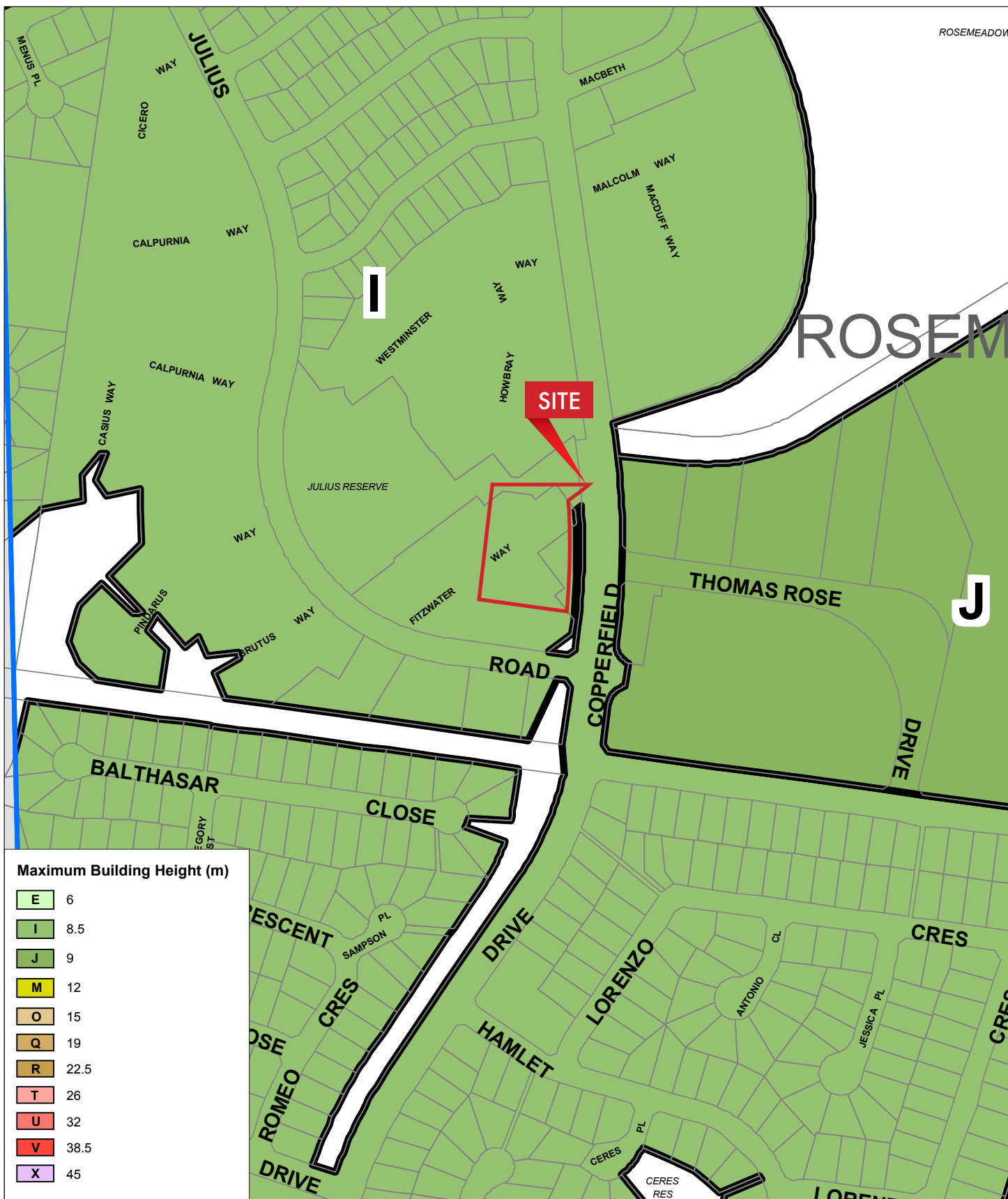
**FIGURE 3B**  
Aerial Photo - Wider Area

Prepared For - NSW Land and Housing Corporation





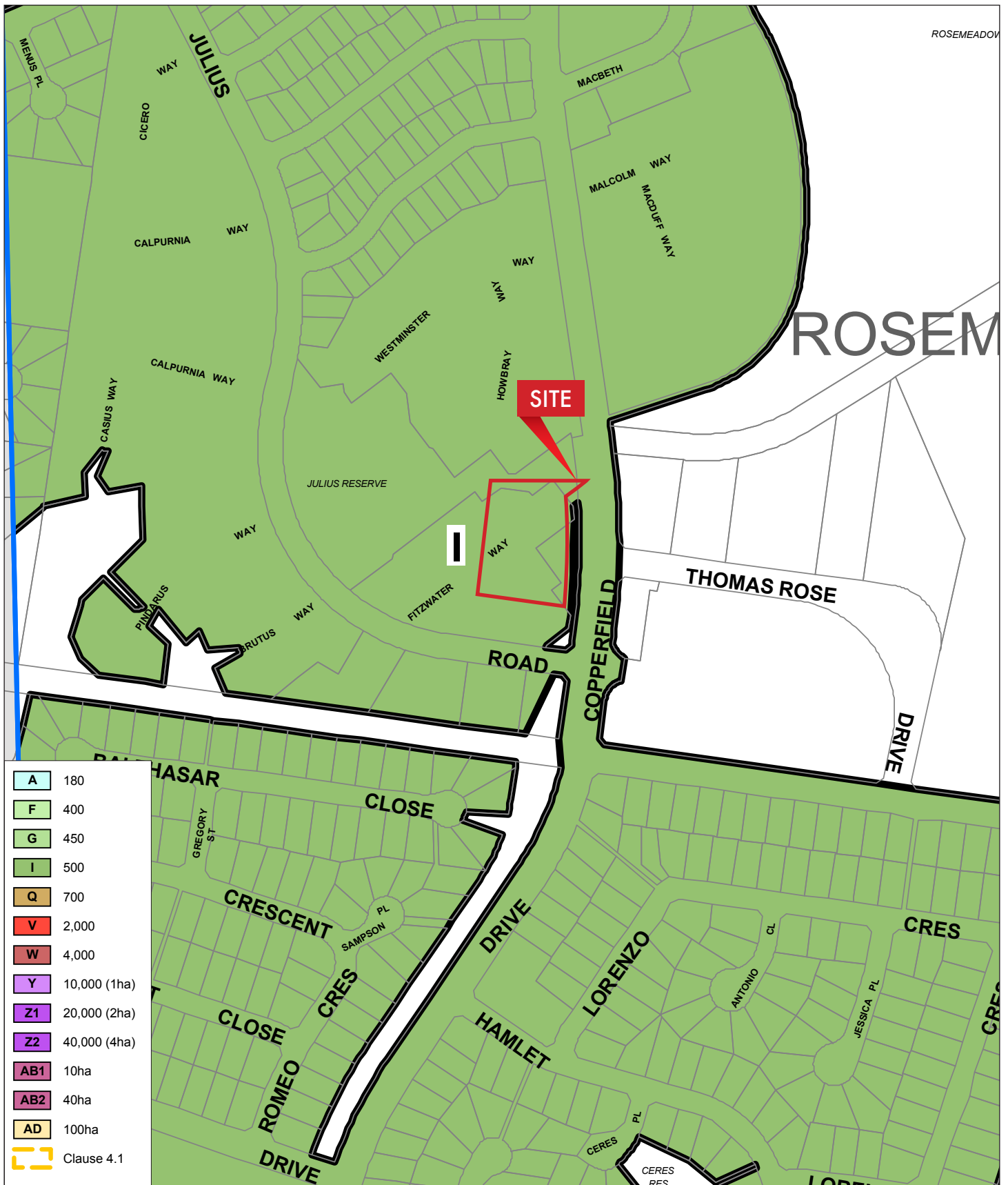




**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 4B**  
Height of Buildings Map - Campbelltown LEP 2015

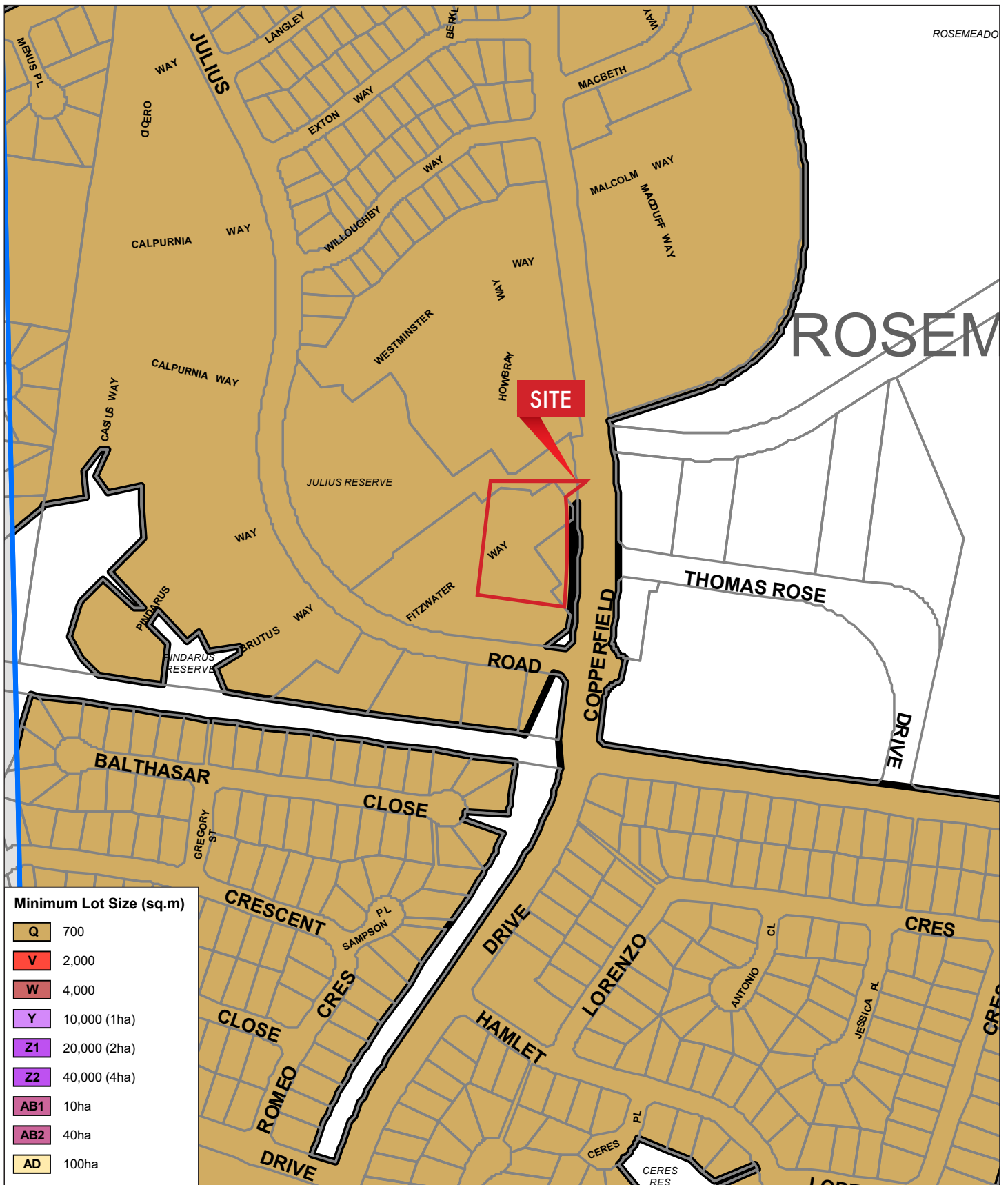
Prepared For - NSW Land and Housing Corporation



**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 4C**  
Lot Size Map - Campbelltown LEP 2015

Prepared For - NSW Land and Housing Corporation

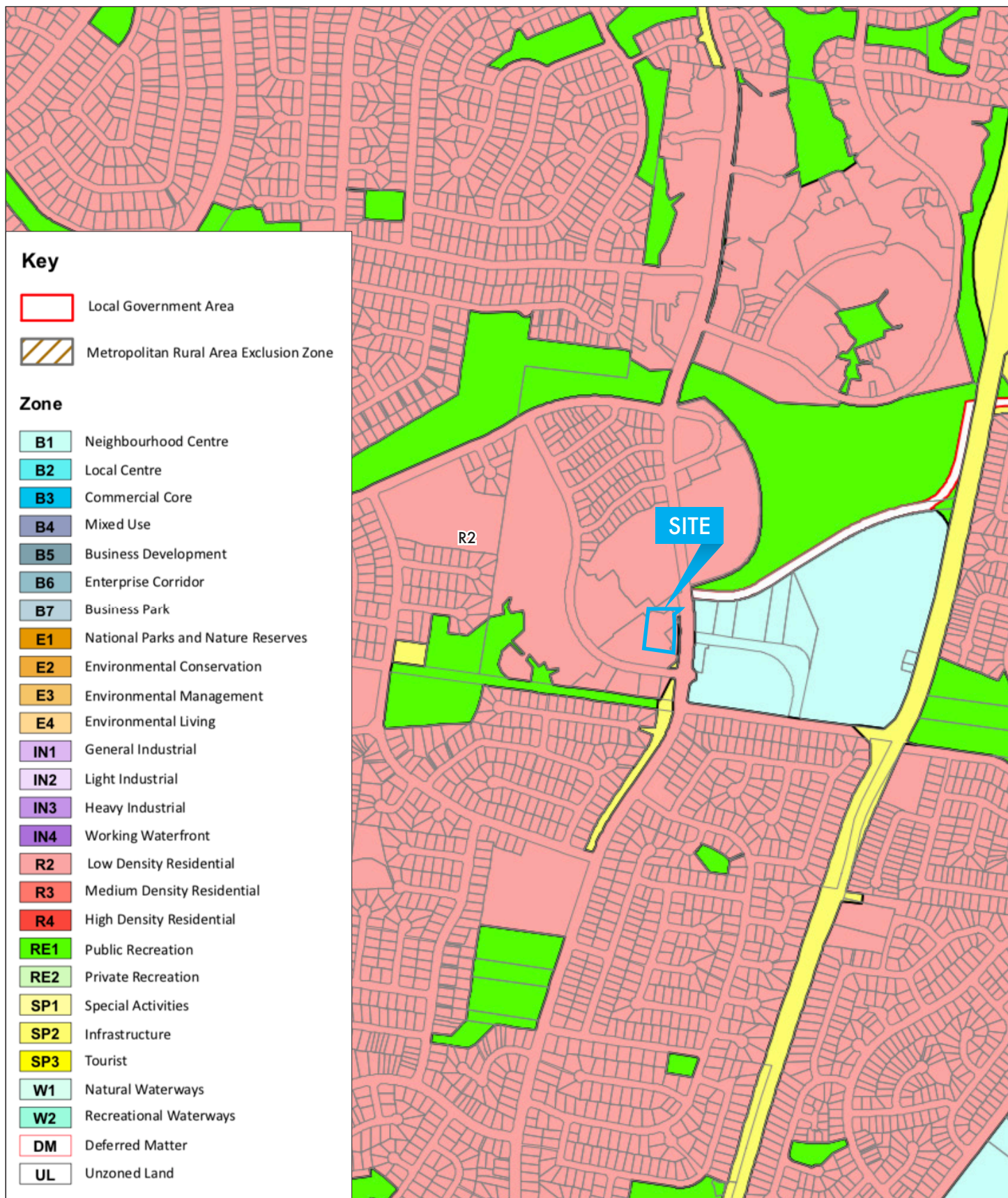


**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 4D**  
Lot Size for Dual Occupancy Development Map - Campbelltown LEP 2015

Prepared For - NSW Land and Housing Corporation





**STATEMENT OF ENVIRONMENTAL EFFECTS**  
Land on the Corner of Copperfield Drive and Julius Road, Campbelltown

**FIGURE 5**  
Metropolitan Rural Areas Exclusion Zone Map - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Prepared For - NSW Land and Housing Corporation