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| **Clause** | **Control** | **Proposed** | **Compliance** |
| Clause 4  Land to which Policy applies | 1. **General.** This Policy applies to land within New South Wales that is zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if – 2. (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   1. The land is being used for the purposes of an existing registered club. | The site is primarily zoned R1 – General Residential pursuant to Camden Local Environmental Plan 2010. The zoning permits the erection of dwelling houses and residential flat buildings. The portion of the site to the north that is zoned E2 – Environmental Conservation will be dedicated to Council. No dwellings or structures are proposed to exist within the E2 – Environmental Conservation zoned portion of the site. | Yes |
| Clause 10  Seniors Housing | In this policy, seniors housing is residential accommodation that is, or is intended to be, used primarily for seniors or people with a disability consisting of-   1. A residential care facility, or 2. A hostel, or 3. A group of self-contained dwellings, or 4. A combination of these,   But does not include a hospital. | The development proposes the erection of a residential care facility (122 beds) within Stage 1 and concept approval for 52 self-care seniors housing apartments. | Yes |
| Clause 11  Residential care facilities | In this policy, a residential care facility is residential accommodation for seniors or people with a disability that includes-   1. Meals and cleaning services, and 2. Personal care or nursing care, or both, and 3. Appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,   Not being a dwelling, hostel, hospital or psychiatric facility. | The proposed residential care facility will provide all of these services. It is noted that 60 of the 122 aged beds are designated for dementia patients. | Yes |
| Clause 13  Self contained dwellings | 1. “in-fill self care housing” In this policy, in-fill self care housing is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care. | Concept approval stage 2 intends to develop a part 2 and part 3 storey residential flat building to provide for 52 in-fill self care housing units. | Yes |
| Clause 55  Residential care facilities for seniors required to have fire sprinkler systems | A consent authority must not grant consent to carry out development for the purpose of a residential care facility for seniors unless the proposed development includes a fire sprinkler system. | A sprinkler system is proposed. A condition is recommended requiring the details of the system to be provided prior to the issue of a Construction Certificate. | Yes, conditioned |