

Panel Reference	PPSSWC-386
DA Number	4359/2023/DA-SL
LGA	Campbelltown City Council
Proposed Development	Construction of a three storey seniors living development comprising of 45 independent living units, basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works.
Street Address	Lot 3114 Gidley Crescent, CLAYMORE NSW 2559
Applicant	This development application is lodged pursuant to Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> (the EP&A Act) and is a Crown development application. The applicant is Homes NSW. Homes NSW is a public authority for the purposes of the EP&A Act.
Owner	New South Wales Land and Housing Corporation
Date of DA lodgement	11-Dec-2023
Total number of Submissions Number of Unique Objections	Nil
Regionally Significant Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	<p>The consent authority for the subject development application is the Sydney Western City Planning Panel, as the development has a capital investment value of over \$5 million as outlined in Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021.</p> <p>Schedule 6 Regionally Significant Development</p> <p>4 Crown development over \$5 million</p> <p><i>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.</i></p>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Housing Polic (Planning Systems) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2023 • State Environmental Housing Polic (Transport and Infrastructure) 2021 • State Environmental Housing Polic (Resilience and Hazards) 2021 • State Environmental Housing Polic (Western Parkland City) 2021 • State Environmental Housing Polic (Biodiversity and Conservation) 2021 • State Environmental Housing Policy (Housing) 2021 • Seniors Housing Design Guide • Campbelltown Local Environmental Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 • Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airs Claymore
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Drawings • Survey Plan • Stormwater Drawings • Landscape plans • Access Report • Acoustic & Vibration Assessment Report • BASIX certificate • NatHERS Certificate • BCA Performance requirements compliance statement • Remediation Action Plan • SEPP 65 Assessment • Geotechnical Report • Bulk earthworks specifications • Statement of Environmental effects • Stormwater Management Plan • Traffic Impact Assessment • Waste Management Plan

Clause 4.6 requests	<ul style="list-style-type: none"> Variation to Section 84(2)(c)(i), 84(3)(c) and 108(2)(c) of SEPP (Housing) 2021 – Height Standard Variation to Section 84(2)(c)(iii) of SEPP (Housing) 2021 – 45 degree height plane Variation to Section 108(2)(c) of SEPP (Housing) 2021 – floor space ratio
Pre DA Meeting	Pre DA Meeting held 30 May 2022
Design Excellence Panel Meeting	Design Excellence Panel Meeting held 14 July 2022 and 11 August 2022
Regional Panel Kick Off Briefing	Planning Panel Kick Off Briefing held 11 March 2024
Concurrence	N/A
Recommendation	<p>The proposal has been designed to meet the growing needs for seniors housing in Claymore by providing a well-designed, high-quality, high-amenity development that satisfies contemporary seniors housing residential standards in order to achieve a landmark design signifying the importance of seniors housing to the Urban Renewal Project.</p> <p>An assessment under Section 4.15 of the EP&A Act has been completed.</p> <p>It is recommended to the Panel that Development Application 4359/2023/DA-SL for the construction of a three storey seniors living development comprising of 45 independent living units including basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works, be approved, subject to the recommended conditions of consent as provided in Attachment 1.</p>
Report prepared by	Alexandra Long
Report date	27 August 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not Applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

1. Executive Summary

The proposal has been referred to the Sydney Western City Planning Panel pursuant to Clause 2.6 of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021, as the development application is for development carried out by or on behalf of the Crown that has a capital investment value of more than \$5 million (\$24,342,325.00, excluding GST).

Council is in receipt of a development application for the Construction of a three storey seniors living development comprising of 45 independent living units, basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works at Lot 3114 Gidley Crescent, CLAYMORE.

The site is subject to the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015) and is zoned R2 Low Density Residential. The proposed seniors housing development is permissible with development consent under the provisions of clause 81 of State Environmental Planning Policy (Housing) 2021.

The application was required to be publicly exhibited and notified to adjoining or surrounding lands in accordance Campbelltown Community Participation Plan. No submissions were received.

The main matters for discussions identified during the assessment of the development are summarised below:

- Non-compliance with clause 84(2)(c)(i) and 84(3)(c) of State Environmental Planning Policy (Housing) 2021 proposing a maximum non-compliance of 15.5 metres, proposing a variation of 63%.
- Non-compliance with Clause 84(2)(c)(iii) of State Environmental Planning Policy (Housing) 2021 proposing an encroachment to the 45 degree height plane to Apartment 9 and 37 on building A and C respectively proposing a variation of 22%.
- Non-compliance with Clause 108(c) of State Environmental Planning Policy (Housing) 2021 proposing a maximum Floor Space Ratio of 0.86:1, proposing a variation of 71%.

Clause 4.6 of State Environmental Planning Policy (Resilience and Hazards) 2021 has been considered and is satisfied.

An assessment under Section 4.15 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the application is recommended for Approval. Recommended conditions of consent are included in Attachment 1.

2. Site and Surrounds

2.1 Background

The Claymore public housing estate is one of 5 public housing areas in Campbelltown built in the 1970s and early 1980s. The housing estate was previously one of the largest public housing estates in South Western Sydney, containing 1,123 public housing dwellings. Significant parts of the Claymore public housing area utilised the Radburn urban design principles, which are now considered unsuitable in a public housing context.

Redevelopment of the Claymore public housing estate is being undertaken by the NSW Land and Housing Corporation in accordance with the Claymore Urban Renewal Concept Plan (Concept Plan) granted by the Minister for Planning and Infrastructure on 24 May 2013. The subject development application is identified as Stage 4 within the Concept Plan.

The redevelopment of the Claymore public housing estate is facilitated by the Concept Plan.

The Concept Plan increases dwelling numbers from 1,123 to approximately 1,490 dwellings, including 100 seniors housing units. Further, the Concept Plan increases social mix within the estate with 70 per cent of housing stock to be privately owned and 30 per cent to be retained as public housing. The Concept Plan also includes the creation of a new Claymore town centre and new and upgraded urban infrastructure such as pathways, lighting, open space, community facilities, drainage and a new road network.

The Concept Plan was modified on 22 October 2013 to allow a planning agreement to be provided prior to the lodgement of any development application for subdivision relating to Stage 3 of the Concept Plan.

2.2 History/Background

A summary of determinations issued by the SWCPP and/or by Council under delegated authority is summarised below:

Stages 1 and 2 (1141/2014/DA-SW)

On 9 October 2014, the Sydney West Joint Regional Planning Panel approved Stages 1 and 2 of the Concept Plan (development application 1141/2014/DA-SW) which created 247 Torrens title residential allotments, 2 allotments for future medium density development, 4 residue allotments and associated subdivision works including construction of new roads, drainage, site retaining and retaining, utility services and landscaping. The Stages 1 and 2 subdivision works have been completed.

Stages 3A and 3B (1700/2017/DA-SW)

On 19 December 2018, approval was granted for application 1700/2017/DA-SW for the subdivision of land creating 113 Torrens title residential allotments, 17 residue lots, including one lot that would contain the future proposed retail centre, community facilities and 3 lots comprising roads, and associated civil works in Stages 3A and 3B of the Claymore Urban Renewal Concept Plan, subject to conditions.

On 21 November 2019, application 1700/2017/DA-SW/B was modified to update property and development descriptions, provide a turning head to road 09, and connect Bryant Way to Ruby Way subject to amending Condition No.1.

On 20 August 2020, application 1700/2017/DA-SW/C was modified to remove 4 trees, prune 3 trees and amend condition 19 regarding footpath width, involving modification of Condition 1 and 19.

Stage 11 (11-2021/DA-SW)

On 30 June 2021, the Sydney Western City Planning Panel approved Stage 11 (development application 11/2021/DA-SW) for the subdivision of land comprising 92 torrens title residential allotments, 1 residue allotment and associated site, civil and landscape works, including the removal of 190 trees.

Stage 11 Modification A (11/2021/DA-SW/A)

Under the delegated authority of Council, modification of development consent for Stage 11 was granted consent (26 May 2023) being for the subdivision creating 91 Torrens titled residential allotments, 1 residue lot and associated site, civil and landscape works involving minor earthworks and drainage works associated with the subdivision on Council land comprising Lot 154 DP 774619 being part of land to which the consent relates to include the provision of remediation containment cells and the removal of Tree 144. More specifically the modification involved:

- Delete Condition 7 – Batter & Drainage Works
- permit on-site containment beneath proposed road areas of soils impacted with asbestos and heavy metals
- correct a mis-description in the consent (incorrect report reference)
- Removal of Tree 144; and

- Other errors in working within conditions.

Stage 4 (906/2020/DA-SW)

Application 906/2020/DA-SW, for the subdivision of land comprising 181 torrens title allotments, being 180 residential allotments, and 1 residual lot (future Davis Park), and including land remedial works via the construction of containment cells under identified roadways, associated site, civil and street tree landscape works, including the removal of 312 trees within the Claymore public housing estate, generally in accordance with the Claymore Urban Renewal Concept Plan, was granted approval by the Sydney Western City Planning Panel at its meeting 14 September 2022, subject to conditions.

Stage 5

Application 4604/2020/DA-SW, for the subdivision of land to create 86 residential lots 1 residue lot, 1 lot for future park (Dimeny Park) and including land remedial works, associated site, civil and street tree landscape works, including the removal of 200 trees, identified as Stage 5 of the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan, was granted approval by the Sydney Western City Planning Panel at its meeting 08 December 2022, subject to conditions.

Stage 3C

Application 4148/2020/DA-SW, for subdivision works to create fourteen (14) residential allotments and two (2) residue superlots (one of which is the subject development site for this current proposal) including bulk earthworks, civil works, landscape works, associated ancillary site works, the provision of remediation containment cells and the removal of ninety eight (98) trees, was granted approval under the delegation of Council on the 26th October 2023, subject to conditions.

2.3 Claymore Concept Plan

The proposed seniors living development falls within the area of the concept plan.

An excerpt of the concept plan showing the area affected by the proposed development is noted as follows:

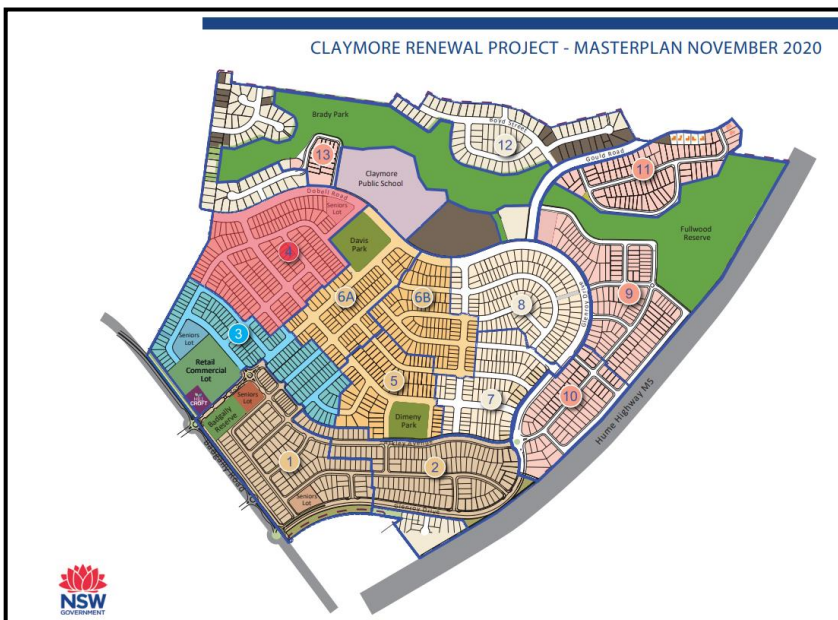


Figure 1 – Claymore Urban Renewal Concept Plan

The Concept Plan specifically envisaged the following proposed development:

- The increase in dwellings from 1,123 to approximately 1,490 dwellings
- the retention of approximately 127 existing dwellings on separate lots
- an increased social mix with 70 per cent private and 30 per cent public housing
- creation of a new retail centre

- new or upgraded urban infrastructure such as pathways, lighting, open space, community uses, drainage and interconnecting public roads
- staging plan
- utilities and infrastructure delivery plan
- Claymore Development Control Guidelines
- Street layout and building typologies and
- Street tree and landscaping strategy.

The Project proposes seniors housing units on sites selected by NSW Land and Housing Corporation as suitable for this purpose.

The site is one such selected site, and it is noted that seniors housing was envisaged in the Concept Plan.

3. Site and Surrounds

The site that is the subject of the proposed seniors living development forms part of the urban renewal area of Claymore.

The development site is an irregular shaped parcel of land and has a total area of 5,164m². The site has a north-east facing frontage of 60 metres to Arkley Avenue and a north-west frontage of 72 metres to proposed Road No 1 as identified in the Site Plan.

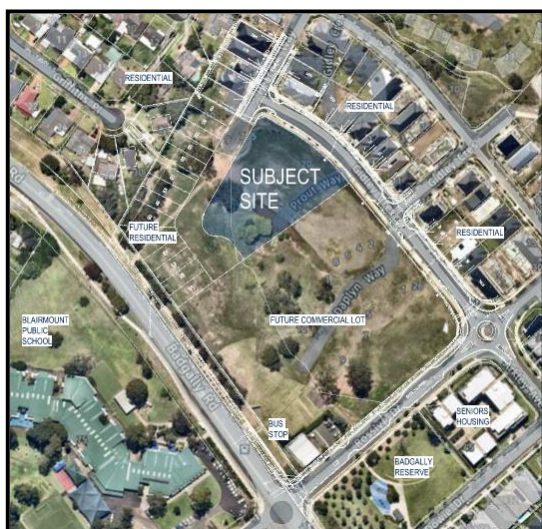
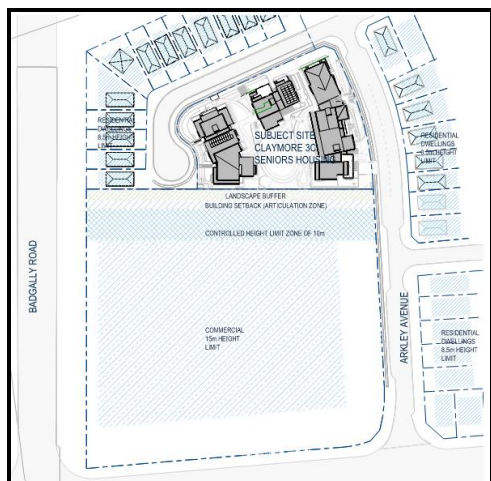


Figure 2- Subject site

The site is currently vacant and is currently surrounded by detached residential dwellings which includes both new housing stock and older style mid century dwellings. The adjoining larger vacant lot is identified as a future commercial lot which would be the future local neighbourhood centre and associated community facilities.



3.1 Site Constraints Table

Site Constraints	Applicable to this site
Bushfire Prone Land	Not Applicable
Flood Affected	Not Applicable
Overland flow affected	Not Applicable
Mine Subsidence	Not Applicable
Noise Affected Property	Not Applicable
Aboriginal Sensitivity Zone	Not Applicable
Koala Habitat	Not Applicable
Jemena Gas Line	Not Applicable
Transgrid Electrical Easement	Not Applicable
Easements	Not Applicable
Tree Removal	Not Applicable
Biodiversity Impacts	Not Applicable
Heritage Item	Not Applicable

3.2 Sydney Western City Planning Panel

3.2.1 Kick Off Briefing

A Kick Off Briefing was held with the Panel on 11 March 2024.

The applicant provided a description of the proposed development and site context.

Panel

- The panel queried if the development is compliant with the accessibility requirements for seniors housing and noted proximity to the nearest bus service.
- The Panel queried how open space within the development works.
- The Panel asked the Applicant to clarify the proposed building heights across the site.
- The Panel noted that it is important that the development provide an appropriate interface to the anticipated commercial development on the land located to the south of the development site.
- Additional briefing not required and that a determination briefing is likely the next step.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.
- Council advised a tentative determination date of August for the proposal. The panel requested this to be expedited if possible.

The issues raised by the panel have been addressed with regard to access to public transport building heights, and open space have been addressed in detail within this report.

(Attachment 4 – Record of Kick Off Briefing)

3.2.2 Pre DA Meeting

A Pre DA Meeting was held 30 May 2022.

Preliminary comments were raised and discussed with respect to the initial proposal.

A record of the meeting minutes is attached for the Panel's reference.

(Attachment 5 – Record of Minutes)

3.2.3 Design Excellence Review Panel

The application was presented on the 14 July 2022 and 11 August 2022 prior to the lodgement of the Development Application, the initial meeting provided a number of items to be addressed. The amended design was reviewed by the Design Panel on 11 August 2022 and the Design Panel stated that the overall design as acceptable.

A copy of the Designed Excellence Panel Minutes is attached for the Panel's reference.

(Attachment 7 – Design Excellence Panel Minutes)

3.3 Overview of Proposal

This development application seeks approval for the construction of a three storey seniors living development comprising of 45 (2 bedroom) independent living units which range in size from 70m² to 94m², basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works.



Figure 4 - Artists Impression



Figure 5 - Site Layout

The proposal development comprises the following elements:

Basement Level (accessed via Building A and B)

- 37 vehicle parking spaces (including 9 accessible vehicle parking spaces);
- Storage lockers;
- 3 x lift access from ground floor and lift lobby;
- 3 x stair access from Buildings A and B
- Plant rooms;
- Bulky waste room/store;
- Waste collection room;
- Basement driveway access; and
- Bicycle storage area.

Building A

- 8 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the ground and first floor;
- 5 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the second floor
- Building lobbies including lift and stair access; and
- Access to private and communal open space
- Lift overruns and solar panels to the roof level

Building B

- 3 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the ground and first floor;
- 2 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the second floor
- Building lobbies including lift and stair access; and
- Access to private and communal open space
- Lift overruns and solar panels to the roof level

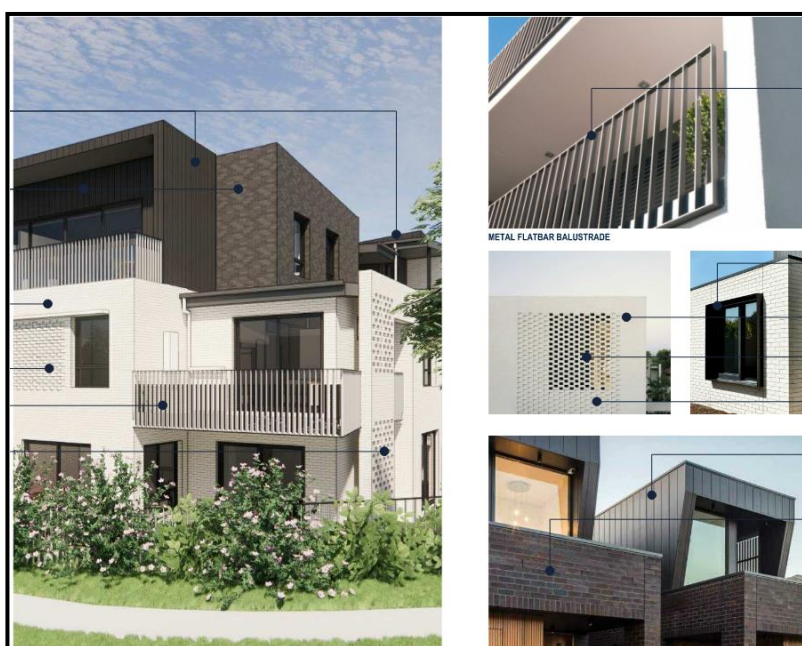
Building C

- 6 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the ground and first floor;
- 4 x 2 bedroom units with open plan kitchen, living and dining areas, accessible bathrooms and storage space to the second floor;
- Building lobby including lift and stair access;
- Access to private and communal open space; and
- Lift overruns and solar panels to the roof level.

Site Improvements:

- Driveway access to basement car parking;
- Interconnected green, open, communal space;
- Pedestrian pathways and internal pedestrian circulation routes;
- Stairway and ramp access;
- Seating, street furniture and feature pavilion shelter;
- At grade bin store;
- Landscaped planters; and
- Letter boxes

Materials & Finishes



A detailed schedule of building materials, colours and finishes has been prepared by rfa Architects.

Figure 6: Materials and Finishes

4. Planning Assessment

The development has been assessed in accordance with the heads of consideration under Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, and having regard to those matters the following issues have been identified for further consideration.

4.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument

4.1.1 State Environmental Planning Policy (Sustainable Buildings) 2022

A BASIX certificate accompanies the proposal being Certificate Number 1381263M_04, dated Tuesday, 07 November 2023. The requirements outlined in the BASIX certificate have been satisfied in the design of the proposal. The measures have been assessed as satisfactory. A condition of consent has been recommended to ensure such commitments are fulfilled during the construction of the development.

4.1.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala habitat protection

This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provides habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The site is not identified as being core or potential koala habitat. Therefore, this chapter does not apply to the proposed development.

Chapter 6 Water catchments

Pursuant to Clause 6.1 this Chapter applies to land the Georges River Catchment.

Clause 6.6 Water quality and quantity

(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—

(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,

(b) whether the development will have an adverse impact on water flow in a natural waterbody,

(c) whether the development will increase the amount of stormwater run-off from a site,

(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,

(e) the impact of the development on the level and quality of the water table,

(f) the cumulative environmental impact of the development on the regulated catchment,

(g) whether the development makes adequate provision to protect the quality and quantity of ground water.

(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—

(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and

(b) the impact on water flow in a natural waterbody will be minimised.

(3) Subsections (1)(a) and (2)(a) do not apply to development on land in the Sydney Drinking Water Catchment.

The proposal does not conflict with any of the relevant provisions of Clause 6.6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and is considered acceptable in this regard.

4.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aim of Chapter 2 is to facilitate the effective delivery of infrastructure across the State.

Clause 2.119 refers to development with frontage to a classified road, the proposed development does not have a frontage to a classified road, as such Clause 2.119 does not apply.

Clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* sets out provisions relating to the impacts of road noise or vibration on non-road development. Senior Living is a type of residential development, however, as the site does not have frontage to a classified road, as such, the clause does not apply in this instance.

Clause 2.122 of the SEPP sets out provisions relating to traffic generating development. The proposed development does not trigger the threshold for traffic generating development as the proposed residential accommodation is less than 300 or more dwellings.

The proposal complies with this policy.

4.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021

The objective of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 provides as follows:

- (1) *The objective of this Chapter is to provide for a State-wide planning approach to the remediation of contaminated land.*
- (2) *In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:*
 - (a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - (b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - (c) *by requiring that a remediation work meet certain standards and notification requirements.*

A detailed site investigation report and remedial action plan were prepared for the overarching Stage 3C subdivision works consent. It is noted that remediation works will be carried out as a component of these subdivision works. The investigations concluded that subject to appropriate site remediation and validation works the site is capable of being made suitable for the proposed seniors housing development. The development is therefore consistent with State Environmental Planning Policy (Resilience and Hazards) 2021 with regards to contamination.

4.1.5 State Environmental Planning Policy (Precincts - Western Parkland City) 2021

The aims of Chapter 3 are to co-ordinate the release of land for residential, employment and other urban development in the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area.

The subject site is not located within the boundaries of the Greater Macarthur Growth Area and is therefore subject to the provisions of the SEPP. Clauses 3.21 and 3.22 of the SEPP are not applicable.

4.1.6 State Environmental Planning Policy Planning Systems 2021

The aims of Chapter 2 are—

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to identify development that is regionally significant development.

Pursuant to Clause 2.6 and Schedule 6 of the SEPP the proposed development has a Capital Investment Value of \$24,342,325. Schedule 6 states the following:

4 Crown development over \$5 million

Development carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the Act) that has an estimated development cost of more than \$5 million.

The proposed seniors housing development has a Capital Investment Value greater than \$5 million, and not greater than \$30 million, as such the proposal is Regionally Significant Development and is required to be determined by the Sydney South West Planning Panel.

4.1.7 State Environmental Planning Policy (Housing) 2021

SEPP (Housing) 2021, applies to land within New South Wales, including the subject site.

The principles identified in Chapter 1, Clause 3 of SEPP (Housing) provides as follows:

- (a) *enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) *encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) *ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) *promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) *minimising adverse climate and environmental impacts of new housing development,*
- (f) *reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) *supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) *mitigating the loss of existing affordable rental housing.*

The proposed development is consistent with the principles of this policy.

Chapter 3, Part 5 Housing for Seniors and People with a Disability

Under Division 1 of Chapter 3, Part 5 *Housing for Seniors and People with a Disability*, Seniors housing is permitted with consent on the site, as it is zoned R2 Low Density Residential.

The development comprises 45 x 2 bedroom self-contained dwellings, which are defined as *in fill self care dwellings* under Clause 82 of SEPP (Housing) 2021, being the provision of seniors housing where no services are provided for the dwellings.

Clause 82 of the SEPP (Housing) 2021 defines in-fill self-care housing and seniors as follows:

in-fill self-care housing means seniors housing consisting of at least 2 independent living units and at which none of the following services are provided on the site—

- (a) *meals,*
- (b) *cleaning services,*
- (c) *personal care,*
- (d) *nursing care.*

Seniors means the following people—

- (a) *people who are at least 60 years of age,*
- (b) *people who are resident at a facility at which residential care, within the meaning of the Aged Care Act 1997 of the Commonwealth, is provided,*
- (c) *people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.*

The proposal is consistent with the nominated definitions 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 and is generally consistent with the nominated development standards as addressed in Attachment 2.

A discussion of the non-compliances with regard to the variations to the building height, 45 degree height plane and floor space ratio and the associated Clause 4.6 variation to each development standard are assessed in detail below.

4.1.7.1 Building Height

The height of the three storey development varies as a result of the topography of the site, with the proposed development stepping up from Arkley Avenue (east) to the proposed new cul-de-sac (west). The proposal has a maximum building height of 15.5 m to the roof ridge of Building B.

Under the provisions of section 84(2)(c)(i) of the Housing SEPP Development Standards:

84 Development standards—general

- (1) *This section applies to development for the purposes of seniors housing involving the erection of a building.*
- (2) *Development consent must not be granted for development to which this section applies unless—*
 - (a) *the site area of the development is at least 1,000 m², and*
 - (b) *the frontage of the site area of the development is at least 20 m measured at the building line, and*
 - (c) *for development on land in a residential zone where residential flat buildings are not permitted—*
 - (i) **the development will not result in a building with a height of more than 9.5 m, excluding servicing equipment on the roof of the building, and**
 - (ii) *if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5 m—the servicing equipment complies with subsection (3), and*
 - (iii) *if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.*
- 3) *The servicing equipment must—*
 - (a) *be fully integrated into the design of the roof or contained and suitably screened from view from public places, and*
 - (b) *be limited to an area of no more than 20 per cent of the surface area of the roof, and*
 - (c) **not result in the building having a height of more than 11.5 m.”**

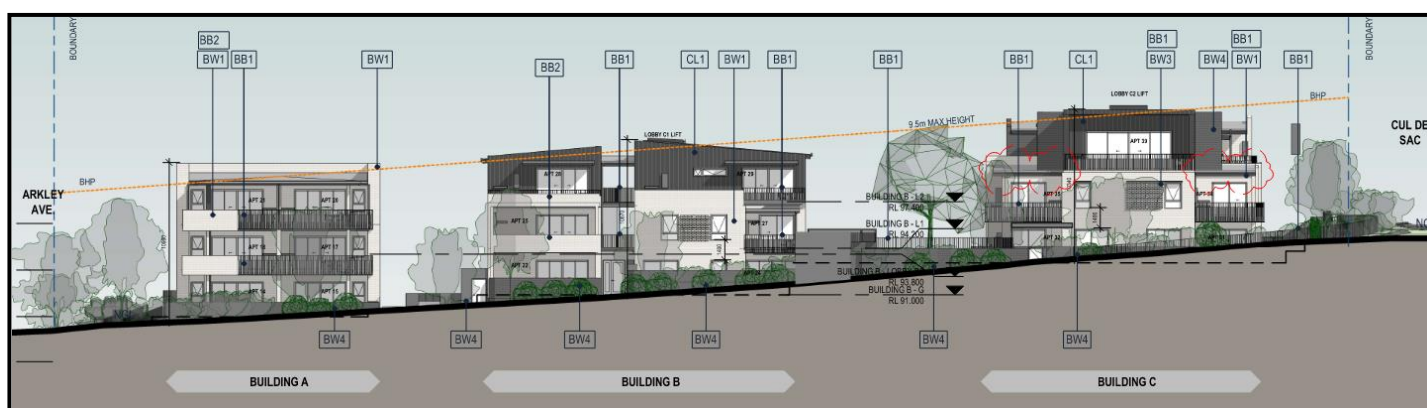


Figure 7 - 9.5m height plane

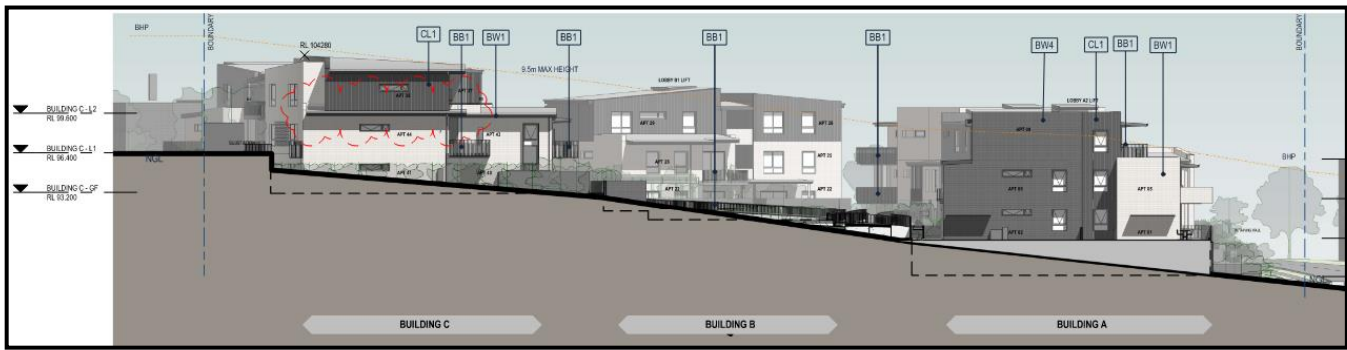


Figure 8- Southern Elevation 9.5m Max Height

The proposal exceeds the maximum building height limit of 9.5 m, in this regard, the proposal is supported by a Clause 4.6 Variation request/ document prepared pursuant to section 35b of Environmental Planning and Assessment Regulation 2021.

A Clause 4.6 Variation request has been submitted in support of the request to vary the height standard in accordance with Section 84(2)(c)(i), 84(3)(c) and the non-discretionary development standard in Section 108(2)(a) of SEPP (Housing) 2021 which is assessed in detail below.

Clause 4.6 Variation Request – Building Height Non Compliance

The applicant has advised that portions of Building A, B & C breach the 9.5m height plane that applies to the subject site. The non-compliance is a result of the irregular shape, slope and cross fall of the existing site.

The maximum building height of the development (excluding servicing equipment – lift motor room enclosure) is 15.5 metres which occurs at the roof ridge room to Building B at RL101.67m above ground level of the lowest building pad of RL86.18m. The proposal is a 63% variation to the building height. The non-compliance with the height standard relates specifically to the three storey components of the development.

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the Campbelltown LEP 2015 seeking to justify the contravention of the development standard by demonstrating:

- That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
- That there are sufficient environmental planning grounds to justify contravening the standard;

Applicants Written Request – Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of the height of buildings development standard on the following basis:

That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

The Applicant noted as follows:

“There is no specifically stated objective of the development standards expressed in Section 84(2) and 84(3) or the non-discretionary development standards in Section 108(2) of the Housing SEPP 2021. In considering the objectives of these standards, consideration can be given to the objectives of the building height development standard in Clause 4.3 of the Campbelltown LEP 2015 which are:

- to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,*

- (b) *to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to business centres and transport facilities,*
- (c) *to provide for built form that is compatible with the hierarchy and role of centres,*
- (d) *to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.*

The maximum building height under the LEP is 8.5 m whilst the maximum height under the Housing SEPP is 9.5 m. The Housing SEPP 2021 acknowledges that seniors housing may be higher than the prevailing height in the zone, reflecting the unique requirements of seniors housing. "

The development is consistent with the objectives in that:

- The height of the development is appropriate in the locality given proximity to the proposed town centre. Taller buildings are appropriate near to activity centres such as is the case with this development, transitioning to lower density development.
- The site is close to a future town centre, a large park and is close to the main road network providing public transport. Higher density development in such locations is appropriate and beneficial.
- The development is setback from street frontages providing the opportunity for landscaping to soften the appearance of the building and reduce its bulk and scale when viewed from public streets.
- Three storey seniors development provides economies of scale supporting lift access to units 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 adjacent LAHC sites.
- The site addresses streets on three sides and a future town centre on the fourth side with the streets and front setback providing transition to low density residential dwellings.
- The non-compliant building height is located toward the street frontages addressing Arkley Avenue.
- The height of the development being 3 storeys is compatible with the hierarchy and role of this part of the renewal area and the location of the site on Arkley Avenue, a secondary road with access to a collector road (Rosslyn Drive).

The proposed development is considered to satisfy the nominated objectives.

That there are sufficient environmental planning grounds to justify contravening the standard:

The following environmental planning grounds have been considered in assessment of the development standard variation with respect to building height:

- The development will be visually attractive and sympathetic to the existing and emerging character of the area;
- the development will maintain the neighbourhood amenity and character of the local area;
- The development is three storeys in height which is consistent with the intent of the standard;
- the development reflects the desired future character of the Claymore Urban Renewal area;
- the bulk and scale of the building are appropriate in this location adjacent to a future retail centre and close to transport and creates no significant amenity impacts resulting from overshadowing or loss of privacy;
- the site is of sufficient size to accommodate the proposed development; and
- the proposed seniors living development will meet an important social need in providing independent living units in the local community close to essential services and shops and public transport.

Given there are no adverse environmental impacts, it is confirmed there are suitable planning grounds to justify contravention of the development standard.

Consideration of Applicants Written Request - Clause 4.6(4)(a)(i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at Clause 4.6(3)(a)

It is considered that the applicant has adequately addressed that compliance with the height of building standard to be unreasonable or unnecessary in the circumstances of the case. The applicant has demonstrated that the objectives of the development standard can be achieved notwithstanding non-compliance with the development standard.

Does the written request adequately address those issues at clause 4.6(3)(b)?

The Applicant believes that the contravention of the building height development standard is justified on environmental planning grounds specific to this development for the following reasons:

- Most of the development is below the height limit with the exceedance greater towards the lower part of the site on Arkley Avenue. The height of the building is related to the need to provide equitable access into buildings and through the site. Managing building levels to provide equitable access from the adjoining streets and within the site results in situations where the height limit is exceeded. Reducing the height of buildings to meet the height standard would compromise accessibility as the building levels have been set so as to ensure accessible pathways across the site and from entry points to the site, particularly to the communal open space within the site.
- The site for the purpose of the Claymore Stage 3C seniors housing project is the site in its condition on completion of the Stage 3C subdivision as approved under the consent to DA No.

4148/2020/DA-SW. This altered what otherwise would have been finished surface levels in order to form basement and building pad levels for the seniors housing development. This resulted in lower ground levels (existing) than would have been the case were these works not undertaken. This is a circumstance particular to this development application for seniors housing.

- The maximum building height at the parapet to all street frontages generally complies with the standard with the upper level setback behind the building line to reduce the impact on the streetscape.
- The bulk and scale of the proposal is compatible with the emerging character of the Claymore Urban Renewal area and expected future low density residential development on adjacent sites and town centre development to the south east.
- The additional height provides no limitations or restrictions on how the adjoining sites would develop in the future due to the proposed landscaped setbacks and responsive building design.
- The additional height is acceptable in that the proposed building setbacks have been designed to reduce perceived bulk, scale and overshadowing as required, and the form and configuration of the proposal is sympathetic to the land form.
- Perimeter deep soil landscaping is proposed along the site boundaries, providing an appropriate built form transition from those parts of the building that exceed the height limit and maintaining privacy to properties adjacent to the site as well as future residents of the site.
- The extent to which the buildings exceed the maximum building height does not change the relationship of the development to adjoining land to any significant extent.
- There will be no significant adverse amenity impacts arising from the extent to which the buildings exceed the maximum building height development standard in relation to overlooking, overshadowing, obstruction of light or air, obstruction of views or any other such impacts on nearby existing or future residential properties as a result of the height of the buildings.

The applicant has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard.

Is the development in the public interest?

Pursuant to Clause 4.6 (4)(a)(ii), the proposed development is in the public interest because it is consistent with both the objectives of the height of buildings development standard and the objectives for development within the R2 Low Density Residential zone.

The development is consistent with the zone objectives in that:

- the proposed height of the development is appropriate to the condition of the site and its context.
- 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 future local shopping centre and essential support services to meet the day to day needs of residents;
- it provides excellent solar access to all independent living units and will maintain a desired level of solar access to adjoining properties; and
- it provides high level of access and movement within the complex.

The proposal is considered to be generally sympathetic to the corner and its interface with Arkley Avenue and Road 01. The development does not detract from the architectural integrity of the principal elevation of the contributory buildings whilst being compatible with the emerging urban form of the area which is undergoing significant change.

Conclusion

The applicant's written request has adequately addressed the matters as identified by cl 4.6 of the Campbelltown Local Environmental Plan 2015 and compliance with the building height development standards in Section 84(2)(c)(i) 84(3)(c) and the non-discretionary development standard in Section 108(2)(a) of SEPP (Housing) 2021, is considered to be unreasonable and unnecessary in the circumstances of this case.

- the development is considered to be appropriate in this location;
- the development achieves the underlying objectives of the standard;
- the non-compliance does not result in any adverse environmental impacts on the amenity of the surrounding area in general, or on the amenity of nearby future residential properties in particular; and
- the scale of the proposal, notwithstanding the non-compliance, is generally compatible with the desired future character of the Claymore Urban Renewal area and is appropriate in its context.

For the reasons provided above, the requested variation to the height of buildings development standards is supported.

4.1.7.2 Height Plane – Additional Storey Setback

The proposed building is generally of a three (3) storey built form as such the following clause of section 84(2)(c)(iii) of the Housing SEPP Development Standards, applies:

84 Development standards—general

- (1) *This section applies to development for the purposes of seniors housing involving the erection of a building.*
- (2) *Development consent must not be granted for development to which this section applies unless—*
 - (a) *the site area of the development is at least 1,000 m², and*
 - (b) *the frontage of the site area of the development is at least 20 m measured at the building line, and*
 - (c) *for development on land in a residential zone where residential flat buildings are not permitted—*
 - (i) *the development will not result in a building with a height of more than 9.5 m, excluding servicing equipment on the roof of the building, and*
 - (ii) *if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5 m—the servicing equipment complies with subsection (3), and*
 - (iii) ***if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site...***

The proposed additional storey exceeds the upper storey 45 degree setback plane as follows:

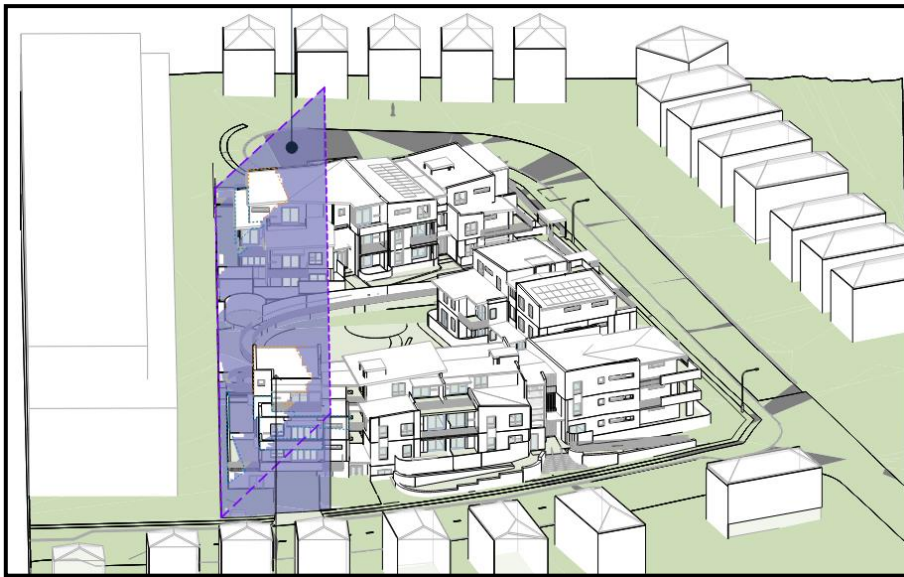


Figure 9 – 45 degree height plane

It has been identified that a portion of Apt 9 & Apt 37 extend beyond the 45 degree envelope plane to the southern boundary by a maximum of 4.6metres. The proposal is a 22% variation to the development standard.

In this regard, the proposal is supported by a Clause 4.6 Variation request/ document prepared pursuant to section 35b of Environmental Planning and Assessment Regulation 2021, which is assessed in detail below.

Clause 4.6 Variation Request – 45 degree building plane setback Non Compliance

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the Campbelltown LEP 2015 seeking to justify the contravention of the development standard by demonstrating:

- That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
- That there are sufficient environmental planning grounds to justify contravening the standard;

Applicants Written Request - Clause 4.6(3)(a) and (b)

The Applicant seeks to justify the contravention of the building plane setback development standard on the following basis:

That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

The Applicant noted as follows:

There is no specifically stated objective of the development standard expressed in Section 84(2)(c)(iii) of the SEPP (Housing) 2021. The former State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 contained a development standard for development adjacent to a boundary:

40(4)(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

A note to clause 40(4)(b) provided guidance on the purpose of this standard:

The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape.

The objectives of the building height development standard in Clause 4.3 of the Campbelltown LEP 2015 can be considered also.

- “(a) to nominate a range of building heights that will provide a transition in built form and land use intensity across all zones,*
- (b) to ensure that the heights of buildings reflect the intended scale of development appropriate to the locality and the proximity to business centres and transport facilities,*
- (c) to provide for built form that is compatible with the hierarchy and role of centres,*
- (d) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and to the public domain.”*

The Applicant noted that the objective of the upper level 45 degree setback standard can be interpreted in the following manner:

- To avoid an abrupt change in the scale of development in the streetscape and on adjoining sites.
- To limit the extent of overlooking and overshadowing to the private spaces of neighbouring properties.
- To provide access to light, air and outlook for neighbouring properties and future buildings.
- To prevent overbearing development.

The proposed development is considered to satisfy the intent of the objectives.

That there are sufficient environmental planning grounds to justify contravening the standard:

The following environmental planning grounds have been considered in assessment of the development standard variation with respect to building height:

- The location of buildings on the site is influenced by the site dimensions and relationship to adjoining lots taking into account the need to provide appropriate separation to adjoining sites to allow access to light, air and outlook for neighbouring properties and their future buildings. The location of Building A & C has regard to its location near the common boundary with an adjoining lot.
- The adjoining site to the south east is zoned E1 – Local Centre and is subject to a maximum building height control of 15 metres providing an a future character of the adjoining site that would not be impacted by the proposed development.
- The location of buildings on the site is influenced by the need to provide disabled access to as many units as possible.
- Buildings A and C are setback 4.5 metres from the side boundary at the third level limiting the amount of building that protrudes within the 45 degree plane.
- The location of the three storey elements provides no limitations or restrictions on how the adjoining sites would development in the future due to the proposed landscaped setbacks and responsive building design.
- The building setbacks have been designed to reduce perceived bulk, scale and overshadowing as required, and the form and configuration of the proposal is sympathetic to the land form.

- Perimeter deep soil landscaping is proposed along the site boundaries, providing an appropriate built form transition from the upper level of Building A & C and maintaining privacy to properties adjacent to the site.
- There will be no significant adverse amenity impacts arising from the extent to which the upper level of Building A & C exceeds the 45 degree setback development standard in relation to overlooking, overshadowing, obstruction of light or air, obstruction of views or any other such impacts on nearby existing or future residential properties as a result of building setback.

Given there are no adverse environmental impacts, it is confirmed there are suitable planning grounds to justify contravention of the development standard.

Consideration of Applicants Written Request - Clause 4.6(4)(a)(i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. Does the written request adequately address those issues at Clause 4.6(3)(a)

It is considered that the applicant has adequately addressed that compliance with the building height plane setback standard to be unreasonable or unnecessary in the circumstances of the case. The applicant has demonstrated that the intent of the objectives of the development standard can be achieved notwithstanding non-compliance with the development standard.

Does the written request adequately address those issues at clause 4.6(3)(b)?

The Applicant believes that the contravention of the building height plane setback development standard is justified on environmental planning grounds specific to this development for the following reasons:

- Abrupt changes to the scale of development in the streetscape and to adjoining sites in avoided by:
 - Buildings A and C presenting a narrow frontage to the southern boundary with building setbacks of 4.5 metres accommodating a continuous planting area along the southern boundary;
 - The third level is setback from the lower-level façade providing a transition in the streetscape to the adjoining site;
 - Development envisaged on the adjoining site which is zoned E1 – Local Centre under Campbelltown LEP 2015 and is subject to a maximum height control of 15 metres is of a commercial nature with car parking potentially separating the seniors housing development from any commercial building thus accommodating any transition in bulk, scale and character to the extent required;
 - highly modulated and articulated facades oriented to the street and side boundaries with well-proportioned façade elements including balconies, window openings and robust façade brickwork elements;
- the development comprises a number of separate buildings comprising three storeys but with varying heights as a result of the site topography;

- amenity impacts on adjoining sites are managed; solar access to future residential development on adjoining sites is maintained; and
- the built form is highly modulated and articulated and setbacks allow significant deep soil landscaping to prevent any sense of overbearing development.

The proposal is consistent with the objectives of the relevant planning instruments and will result in no significant adverse environmental planning impacts. The inherent characteristics of the site including its size, nature of surrounding development, and being part of the Claymore Urban Renewal area in which significant growth and change is occurring, make the proposal suitable and entirely justifiable on environmental planning grounds.

The applicant has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard.

Is the development in the public interest?

Pursuant to Clause 4.6 (4)(a)(ii), the proposed development is in the public interest because it is consistent with both the objectives of the height of buildings development standard and the objectives for development within the R2 Low Density Residential zone.

The development is consistent with the zone objectives in that:

- the proposed height of the development is appropriate to the condition of the site and its context.
- the independent living units meet community needs for seniors within a low density residential environment;
- it provides independent living units in close proximity to essential support services to meet the day to day needs of residents;
- it provides excellent solar access to all independent living units and will maintain a desired level of solar access to adjoining properties; and
- it provides high level of access and movement within the complex.

The side boundary to the south with the adjoining future commercial lot fronting Arkley Avenue noting Buildings A and C having a three storey height adjacent to the common boundary. The ground and first floors are setback 3 metres from the common boundary allowing room for perimeter landscaping. The third floor is setback 4.5 metres. Separation distance, building orientation and landscaping opportunities minimise the potential for overlooking and provide an appropriate transition to the adjoining site.

The proposed three storey component exceeds the building height plane setback development standard, resulting in minimal adverse impacts upon the existing locality. The non-compliance results in a better planning outcome by facilitating the provision of seniors housing in an accessible location.

Conclusion

The applicant's written request has adequately addressed the matters as identified by cl 4.6 of the Campbelltown Local Environmental Plan 2015 and compliance with the 45 degree building plane setback development standard in Section 84(2)(c)(iii) of SEPP (Housing) 2021, and is considered to be unreasonable and unnecessary in the circumstances of this case.

- the development is considered to be appropriate in this location;
- the development achieves the underlying objectives of the standard;
- the non-compliance does not result in any adverse environmental impacts on the amenity of the surrounding area in general, or on the amenity of nearby future residential properties in particular; and
- the scale of the proposal, notwithstanding the non-compliance, is compatible with the desired future character of the Claymore Urban Renewal area and is appropriate in its context.

For the reasons provided above, the requested variation to the 45 degree building height plane setback development standard is supported.

4.1.7.3 Floor Space Ratio

The provisions of SEPP (Housing) 2021, identifies a FSR of 0.5:1 whilst under the provisions of Campbelltown LEP 2015, no maximum floor space ratio has been identified with respect the subject site and the proposed use.

The proposed development has a total gross floor area of 4,433 m². This equates to a resultant floor space ratio of 0.86:1 as calculated against the site area of 5,164 m². the proposed variation is a 71% variation to the floor space ratio.

Whilst the proposed development does not comply with the maximum floor space ratio, a non-compliance with this standard does not require the consent authority to refuse the application. It merely prevents the consent authority from refusing the application on the grounds of floor space ratio if the development complies with the standard.

The proposed floor space ratio will not compromise the ability of the proposed development to provide good internal amenity, a large internal communal courtyard, and the landscaping of the site. Furthermore, it is considered that the proposal will not present unacceptable impacts on the amenity of future neighbour's or use of Arkley Avenue and Road 01.

A clause 4.6 variation request is assessed in detail below with regard to floor space ratio.

Clause 4.6 Variation Request – Floor Space Ratio

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the Campbelltown LEP 2015 seeking to justify the contravention of the development standard by demonstrating:

- That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case;
- That there are sufficient environmental planning grounds to justify contravening the standard;

Extent of non-compliance

The FSR non-discretionary development standard is 0.5:1.

The proposed development has an FSR of 0.86:1.

Applicants Written Request – Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of Section 108(2)(c) a non-discretionary FSR development standard for independent living units on the following basis:

That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.

The Applicant noted that there is no specifically stated objective of the non-discretionary development standard in Section 108(2)(c) of SEPP (Housing) 2021. Consideration can be given to the objectives of the FSR development standard in Clause 4.4 of the Campbelltown LEP 2015 which are:

- (a) to provide effective control over the bulk and scale of future development,*
- (b) to nominate a range of floor space ratio controls that will provide a transition in built form and land use intensity across all zones,*
- (c) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,*
- (d) to ensure that the bulk and scale of buildings contribute to the intended architectural outcomes for development appropriate to the locality and reflect their proximity to the business centres and transport facilities,*
- (e) to provide for built form that is compatible with the hierarchy and role of centres,*
- (f) to assist in the minimisation of opportunities for undesirable visual impact, disruption to views, loss of privacy and loss of solar access to existing and future development and the public domain is addressed,*
- (g) to minimise the adverse impacts of development on heritage conservation areas, heritage items and the public domain."*

Having regard to the aims of SEPP (Housing) 2021, the objectives of the development standard are taken to be those above and the intent of the SEPP is to achieve building density compatible with the character of the streetscape and that is appropriate in the locality."

As such, the development is consistent with the objectives in that:

- The site is close to the proposed retail commercial lot and fronts Arkley Avenue and Road 1. Landscaped setbacks and a central communal open space are proposed to increase amenity. Higher density development in such locations is beneficial.
- The development is setback from street frontages 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 units 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 having regard to street widths.
- The development comprises three separate buildings and the built form is highly modulated and articulated.
- Impacts on adjoining sites such as overshadowing, overlooking and noise is minimised.
- The development has no impact on heritage items or conservation areas.

The proposed development is considered to satisfy the nominated objectives.

As such, the Applicant noted that non-compliance with the non-discretionary FSR development standard in Section 108(2)(c) of the SEPP is acceptable and reasonable in the circumstances of the case for the following reasons:

- the development will be visually attractive and sympathetic to the existing and emerging character of the area;

- the development will maintain the neighbourhood amenity and character of the local area;
- the development is three storeys which has been designed to be compatible with the expected neighbouring development;
- the development reflects the desired future character of the Claymore Urban Renewal area;
- the bulk and scale of the building are appropriate in this location and on this site and create no significant amenity impacts resulting from overshadowing or loss of privacy;
- the site is of sufficient size to accommodate the proposed development;
- seniors developments are typically low traffic generating; and
- the proposed seniors living development will meet an important social need in providing independent living units in the local community close to essential services and shops and public transport.

Does the written request adequately address those issues at clause 4.6(3)(b)?

That there are sufficient environmental planning grounds to justify contravening the standard:

The following environmental planning grounds have been considered in assessment of the development standard variation with respect to FSR:

- The bulk and scale of the proposal is compatible with the emerging character of the Claymore Urban Renewal area and expected future development on adjacent sites including the future low density residential area to the south and east.
- The FSR provides no limitations or restrictions on how the adjoining sites would develop in the future due to the proposed landscaped setbacks and responsive building design.
- The FSR is acceptable in that the proposed building setbacks have been designed to reduce perceived bulk, scale and overshadowing as required, and the form and configuration of the proposal is sympathetic to the land form.
- Perimeter deep soil landscaping is proposed along the site boundaries, providing an appropriate built form transition and maintaining privacy to properties adjacent to the site as well as future residents of the site.
- The extent to which the buildings exceed the maximum FSR does not change the relationship of the development to adjoining land to any significant extent.
- There will be no significant adverse amenity impacts arising from the extent to which the buildings exceed the FSR development standard in relation to overlooking, overshadowing, obstruction of light or air, obstruction of views or any other such impacts on nearby existing or future residential properties as a result of the density of the development.
- The traffic generated by the proposed development can be readily accommodated by the surrounding transport network with seniors housing typically generating less traffic than other housing forms. Perimeter deep soil landscaping is proposed along the site boundaries, providing an appropriate built form transition and maintaining privacy to properties adjacent to the site as well as future residents of the site.

Given there are no adverse environmental impacts, it is confirmed there are suitable planning grounds to justify contravention of the development standard.

Furthermore, it is considered the applicant has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard.

Consideration of Applicants Written Request – Clause 4.6(4)(a)(i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. Does the written request adequately address those issues at Clause 4.6(3)(a)

It is considered that the applicant has adequately addressed that compliance with the FSR development standard to be unreasonable or unnecessary in the circumstances of the case.

The applicant has demonstrated that the objectives of the development standard can be achieved notwithstanding non-compliance with the development standard.

Is the development in the public interest?

Pursuant to Clause 4.6(4)(a)(ii), the proposed development is in the public interest because it is consistent with both the objectives of the height of buildings development standard and the objectives for development within the R2 Low Density Residential zone.

The development is consistent with the zone 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 future local shopping centre and essential support services to meet the day to day needs of residents;
- it provides excellent solar access to all independent living units and will maintain a desired level of solar access to adjoining properties; and
- it provides high level of access and movement within the complex.

The proposed development is considered to be generally sympathetic to the corner and its interface with Arkley Avenue and Road 01. The proposed development is in keeping with the future local character of the urban renewal area and will have a streetscape appearance compatible with the emerging urban form which is undergoing significant change.

Conclusion

The applicant's written request has adequately addressed the matters as identified by cl 4.6 of the Campbelltown Local Environmental Plan 2015 and compliance with the FSR development standard in Section 108(2)(c) of the SEPP considered to be unreasonable and unnecessary in the circumstances of this case.

- the development is considered to be appropriate in this location;
- the development achieves the underlying objectives of the standard;

- the non-compliance does not result in any adverse environmental impacts on the amenity of the surrounding area in general, or on the amenity of nearby future residential properties in particular; and
- the scale of the proposal, notwithstanding the non-compliance, will be generally compatible with the desired future character of the Claymore Urban Renewal area and is appropriate in its context.

For the reasons provided above, the requested variation to the floor space ratio development standard is supported.

Overall, it is considered that the proposed development is consistent with Chapter 3, Part 5 of SEPP (Housing) 2021 with regard to Seniors Living.

4.1.7.4 Chapter 4 Design of Residential Apartment Development

The aim of this chapter is to improve the design of residential apartment development in New South Wales.

The proposed development is for the erection of three buildings that meet the definition of a residential flat building, which is defined as a building containing at least 3 storeys and 4 or more dwellings. Therefore, the proposed development is also required to be assessed in accordance with the requirement of this Chapter and the Apartment Design Guide.

Clause 145 requires applications to be referred to a Design Excellence Panel, the application was referred to the Campbelltown Design Excellence Panel on 14 July 2022 and 11 August 2022.

Clause 147 requires the consent authority to consider the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, and the Apartment Design Guide.

The applicant has provided a Design Verification Statement prepared by Brian William Hollis of rfa Architects and an assessment of the proposal against the Apartment Design Guide and the Design Principles outlined in Schedule 9 of the SEPP. The officers assessment of the Apartment Design Guide is provided in Attachment 2 and the applicants assessment is provided in the Appendices.

The proposed development is consistent with the requirement in this Chapter.

4.1.8 Campbelltown Local Environmental Plan

With regard to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) establishes the area's development objectives and land zoning.

The site is zoned R2 Low Density Residential under the Campbelltown Local Environmental Plan 2015.

Clause 2.3 of the CLEP 2015 requires the consent authority to have regard to the objectives of the zone when determining a development application, the proposed development is considered to achieve the objectives of the R2 Low Density Residential zone.

Development for the purposes of "seniors housing" is prohibited within the R2 zone. As discussed previously in this report, the proposal is permissible under SEPP (Housing) 2021.

The proceeding table highlights compliance with the relevant development standards of Campbelltown Local Environment Plan 2015.

Clause	Requirement	Proposed	Compliance
2.6(1) – Subdivision consent requirement s	Land to which this Plan applies may be subdivided, but only with development consent.	Not Applicable	Not Applicable
4.3 Height of Buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. Max permissible: 8.5m	The proposed development has a maximum height which is 15.5m, which exceeds the maximum of 8.5m.	SEPP (Housing) 2021 permits a maximum height of 9.5m, refer to section 4.1.7.1 of this report for further discussion of building height. NB. SEPP (Housing) 2021, prevails
7.1 Earthworks	Development consent is required for earthworks unless— (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.	The proposal includes earthworks to facilitate the construction of a basement carpark and associated infrastructure works.	The proposed earthworks are considered to satisfy the considerations of Clause 7.1 of the CLEP 2015.
7.10 Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage,		The applicant confirmed that all urban utility services are available or can be readily extended to meet the needs of the redevelopment.

	(d) stormwater drainage or on-site conservation, (e) suitable road and vehicular access, (f) telecommunication services, (g) the supply of natural gas.		
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4.2 Section 4.15(1)(a)(iii) The provisions of any development control plan

4.2.1 Campbelltown (Sustainable City) Development Control Plan 2015 Volume 1

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015. Please refer to attachment 6 for a detailed assessment against the SCDCP 2015.

The proposal is generally compliant with the SCDCP 2015.

4.2.2 Campbelltown (Sustainable City) Development Control Plan 2015 Volume 2

The terms of the Concept Plan require all subdivision applications to demonstrate consistency with the Claymore Urban Renewal Development Control Guidelines (DCG). The DCG apply to all land within the Claymore Urban Renewal area.

The DCG were prepared to guide the design of subdivision and construction of housing in the Claymore Urban Renewal area. The provisions of the DCG are site-specific and reflect the planning and design objectives of the Concept Plan.

The proposed seniors living development is consistent with the aims of the DCG.

It is noted that no specific development control guidelines are nominated for senior living development proposals.

4.3 Section 4.15(1)(a)(iiia) The provisions of any Planning Agreement

The subject site is not situated within the Western Sydney Growth Area Special Infrastructure Contribution (SIC) area.

In terms of local contributions, the development is subject to the Claymore Voluntary Planning agreement and associated Infrastructure Services Delivery Plan being undertaken by Land and Housing Corporation.

4.4 Section 4.15(1)(a)(iv) The provisions of the Regulations

Clause 29 of the Environmental Planning and Assessment Regulation 2021 requires:

"(1) A development application that relates to residential apartment development must be accompanied by a statement by a qualified designer.

(2) The statement must—

(a) verify that the qualified designer designed, or directed the design of, the development, and

(b) explain how the development addresses—

(i) the design principles for residential apartment development, and

(ii) the objectives in Parts 3 and 4 of the Apartment Design Guide."

A Design Verification Statement has been prepared by rfa Architects and was provided in support of the application noting as follows:

"I, Brian William Hollis, of RFA Architects, verify that I contributed to the design of this residential flat development, and that the design quality principles set out in SEPP No. 65 and the Apartment Design Guide are achieved for the new apartments in this development."

4.5 Section 4.15(1)(b) The Likely Impacts of the Development

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 requires Council to assess the development's potential impacts on the natural and built environment, as well as potential social and economic impacts.

The key matters for consideration when considering the development's potential impact on the natural and built environment is as follows:

- *Traffic*
- *Access, Circulation and Parking*
- *BCA Compliance*
- *Accessibility*
- *Stormwater*
- *Crime Prevention Through Environmental Design*
- *Construction & Waste Management*
- *Social Impacts and Economic Impacts*

4.5.1 Traffic

A Traffic Impact Assessment prepared by Amber Traffic and Transportation Direction, dated February 2024, supported the proposal and concluded as follows:

- *The car parking provision of 37 spaces exceeds the requirement of the HSEPP;*
- *The existing bus stops on Badgally Road are proposed to accommodate bus route 840 following the development of the site, which would provide future residents excellent access to the public transport network that links with the Campbelltown CBD. As such, residents are provided with suitable access to services which complies with HSEPP;*
- *The proposed car parking and access arrangements have been suitably designed and are in general accord with AS/NZS 2890.1:2004;*
- *Waste is proposed to be collected at the kerbside via Council waste collection services and can be undertaken in a safe manner; and*

- *The surrounding road network has the capacity to accommodate the minimal increase in traffic volumes generated by the site which is expected to be in the order of 15 vehicle movements per hour and 123 vehicle movements per day.*

Therefore, it is concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a negligible impact on the parking and transport surrounding environment."

The proposal is consistent with regard to the relevant controls and standards related to car parking. The proposed development is not considered to adversely impact the local traffic network as such, the proposal is supported.

4.5.2 Access, Circulation and Parking

Vehicular access to the basement level car park is provided from the south west corner of the site via Arkley Avenue. The internal basement car park has been designed to comply with the relevant Australian Standards.

The primary pedestrian access to the development is provided from Arkley Road and proposed Road 01. It is noted that pedestrian access points are provided to all street frontages from within the development.

Lifts are provided to each of the buildings, providing access to all units and in the case of Building A and Building B connections to the basement.

The proposal complied with relevant controls in relation to access and parking, the applicant has submitted an Access report in support of the proposed development and relevant conditions of consent have been recommended in this regard.

4.5.3 BCA Compliance

The proposed development has been designed to comply with the Building Code of Australia ("BCA"). A BCA Compliance Report prepared by Metro Building Consultancy, dated October 2023 was submitted in support of the application.

"The building's design details provided to date has been assessed in respect to the deemed to satisfy provisions of the deemed-to-satisfy provisions of Section C, D, E and F of the Building Code of Australia 2022 excluding Section B (Structure by Structural Engineer), Part F7 (Sound Transmission & Insulation by Acoustic Engineer), and Section J (Energy Efficiency/BASIX by ESD Consultant)."

The report concluded that Performance Solutions can be developed to the Deemed to Satisfy provisions of the BCA to ensure the proposed development can achieve compliance with the relevant Performance Requirements of the BCA.

4.5.4 Accessibility

An Access Report was prepared by Vista Access Architects and submitted in support of the proposal. The report assessed the accessibility of the proposal and provides strategies to maximise reasonable provisions of access for people with disabilities.

The report concluded that:

"the proposal achieves 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 construction certificate stage".

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of the Building Code of Australia 2019, the essential criteria of AS-4299- Adaptable Housing, and

4.5.5 Stormwater Management

The Civil engineering and stormwater management report prepared by Enspire Solutions dated 4 October 2023.

On-site stormwater Detention is not required within the subject site. Discharge from the subject site will connect into the subdivision pit and pipe network, diverting flows to the subdivision wide on-site detention infrastructure.

It is noted that a 10,000 L rainwater re-use tank is proposed for irrigation purposes in support of the submitted BASIX Certificate.

The submitted report demonstrates that the stormwater drainage objectives as outlined in Northorp's Water Cycle Management Plan and in the Campbelltown City Council Design specifications are able to be achieved. Relevant conditions of consent have been recommended with regard to stormwater management.

4.5.6 Crime Prevention Through Environmental Design

The development has been designed to incorporate the principles of Crime Prevention Through Environmental Design ("CPTED").

The safety and security of residents has been considered in the architectural design of the development. 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. The buildings will be appropriately lit.

Overall, the proposal achieves a building form and design that delivers safety and security measures which will assist in reducing opportunities for crime in and around the site.

4.5.7 Construction & Waste Management

The construction phase of the development has the potential to generate short term environmental impacts through the generation of dust, noise and vibration.

During construction, careful management of site works will be undertaken to minimise the generation of dust, noise and vibration, which will ultimately mitigate any impact on the surrounding road network, neighbouring properties and the environment.

Conditions of consent have been recommended to manage the proposed works, including the installation of erosion and sediment control measures prior to works commencing on site, in addition to the provision of a detailed construction management plan prior to the issuing of a Crown Works Certificate.

4.5.8 Social Impacts and Economic Impacts

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

- the independent living units will meet community needs for seniors within a low density residential environment;
- future residents will have excellent amenity with ready access to public transport, local services, and employment opportunities;
- it will assist the Land & Housing Corporation in meeting its significant, long-standing and continually growing demand for social housing in the Campbelltown local government and surrounding area identified as 10+ years for 2 bedroom properties in Campbelltown;

- it will improve the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for social housing;
- varied employment opportunities will be created during marketing, 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.

The proposed development is considered to demonstrate acceptable social and economic impact, which is supported.

4.6 Section 4.15(1)(c) The suitability of the development

Section 4.15(1)(c) of the EP&A Act requires Council to assess the suitability of the site for the proposed seniors living development.

The development will foster a sense of community belonging. Importantly, it will form an important community anchor for the future Claymore commercial/retail centre and contribute towards the vitality and viability of the local environment.

No constraints or hazards have been identified which would deem the site unsuitable for the proposed development.

4.7 Section 4.15(1)(d) Any Submissions

Section 4.15(1)(d) of the *Environmental Planning and Assessment Act 1979* requires Council to consider submissions, in accordance with the Campbelltown Community Participation Plan the application was required to be notified and publicly exhibited from 14 December 2023 and 29 January 2024.

No submissions were received in response to the proposal.

4.8 Section 4.15(1)(e) Public Interest

The proposed Senior's Living Development has addressed the requirements of the relevant planning instruments including the objectives of the zone. The proposed works have demonstrated that the site is suitable for the proposed development.

5.0 Referrals

Internal Referrals	Comment
Development Engineer	Council's Development Engineer raised no objections subject to the inclusion of conditions as provided.
Environmental Health Officer	Council's Health Officer reviewed the proposal and advised as follows: "I have no EHO concerns regarding the development as it is residential and there are no proposed EH impacts. Conditions have been attached."
Waste Officer	Council's Waste Specialist Officer provided the following comments: <i>"An assessment of the amended documentation has been undertaken. In summary, the waste management system proposed for the development needs to ensure that future Council waste collection services can be provided and can occur in a safe and efficient manner. The above matter should</i>

	<p><i>not prevent the determination of the application and can be resolved by way of conditions of consent. In this regard, it is recommended that the conditions require a revised Waste Management Plan to be submitted prior to the issue of the Construction Certificate. "</i></p> <p>Noted. Conditions to be incorporated within Notice of determination as provided.</p>
External Referrals	Comment
Sydney Water	No objections raised subject to lodgement of Section 73 Compliance Certificate.
Endeavour Energy	No objections raised.

6.0 Contributions

Local Contributions

The proposal was referred to Council's Contributions Officer. Contributions are not applicable to the proposed development.

Housing and Productivity Contributions

The proposal does not trigger Housing and Productivity contributions under the *Environmental Planning and Assessment Act 1979* and are not applicable.

7.0 Conclusion

The proposed Seniors Living Development is generally consistent with the applicable zone objectives and will facilitate the future redevelopment of the local community.

The proposal is compliant with the relevant development standards and controls. The proposal is also consistent with the Infrastructure Delivery Plan executed as part of the VPA for the ABURP area.

Pursuant to Clause 4.33 of the EP&A Act 1979, draft conditions were sent to the Crown on the 14 July 2024 for review. Concurrence of the conditions was received from the applicant on 5 August 2024.

The proposal is considered to be consistent with the objectives and controls of the SEPP Seniors Housing & CLEP 2015, SCDCP 2015 and Claymore Urban Renewal Design Guidelines.

Therefore, the proposal is recommended for approval.

8.0 Recommendation

Having regard to the matters of consideration under Section 4.15 of the EP&A Act, it is recommended that Development Application 4359/2023/DA-SL for a seniors living housing development, Stage 3C Claymore, be approved, subject to conditions as attached.

Attachment 1 –Conditions of Consent as concurred too

4359/2023/DA-SL (Seniors Living Stage 3C Claymore)

Recommended Conditions of Consent

Version 02 – dated 16 August 2024

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term ‘applicant’ means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

Plan Detail	Revision	Prepared by	Date
Site Survey Plan Civil Works Plan Job No. 201810 Drawing Number DA_C04.01	07	Northrop	25 August 2023
Civil Engineering Works Cover Sheet & Drawing Schedule Drawing No. 210146-01-DA-C01.01	01	Enspire	04 October 2023
Civil Engineering Works Erosion & Sediment Control Plan Drawing No. 210146-01-DA-C03.01	01	Enspire	04 October 2023
Civil Engineering Works Erosion & Sediment Control Details Drawing No. 210146-01-DA-C03.21	01	Enspire	04 October 2023

Civil Engineering Works Siteworks and stormwater management plan - basement Drawing No. 210146-01-DA-C05.01	01	Enspire	04 October 2023
Civil Engineering Works Siteworks and stormwater management plan - ground floor Drawing No. 210146-01-DA-C05.02	01	Enspire	04 October 2023
Civil Engineering Works Siteworks and stormwater management plan - level 1 Drawing No. 210146-01-DA-C05.03	01	Enspire	04 October 2023
Civil Engineering Works Siteworks and stormwater management plan - roof Drawing No. 210146-01-DA-C05.04	01	Enspire	04 October 2023
Civil Engineering Works Driveway Longitudinal Section Drawing No. 210146-01-DA-C07.01	02	Enspire	21 June 2024
Civil Engineering Works Safety in Design Drawing No. 210146-01-DA-C23.01	01	Enspire	04 October 2023
Title Sheet Project No. 21024 Claymore 3C Seniors Housing	P	rfa architects	22 February 2024
Site Location Plan Project No. 21024 Drawing No. A-101	N	rfa architects	14 September 2023
Site Context Project No. 21024 Drawing No. A-102	N	rfa architects	14 September 2023
Site Analysis Plan Project No. 21024 Drawing No. A-111	N	rfa architects	14 September 2023
Area Calculations and Compliance Matrix Project No. 21024	N	rfa architects	14 September 2023

Drawing No. A-112			
Site Plan/Roof Plan Project No. 21024 Drawing No. A-200	P	rfa architects	22 February 2024
Basement Floor Plan Project No. 21024 Drawing No. A-201	P	rfa architects	22 February 2024
Ground Floor Plan Project No. 21024 Drawing No. A-202	N	rfa architects	14 September 2023
Level 1 Floor Plan Project No. 21024 Drawing No. A-203	P	rfa architects	22 February 2024
Level 2 Floor Plan Project No. 21024 Drawing No. A-204	N	rfa architects	14 September 2023
Level 3 Floor Plan Project No. 21024 Drawing No. A-205	P	rfa architects	22 February 2024
Proposed Elevations 1 Project No. 21024 Drawing No. A-301	P	rfa architects	22 February 2024
Proposed Elevations 2 Project No. 21024 Drawing No. A-302	P	rfa architects	22 February 2024
Proposed Sections Project No. 21024 Drawing No. A-401	N	rfa architects	14 September 2023
Proposed Section Project No. 21024 Drawing No. A-402	N	rfa architects	14 September 2023
Materials & Finishes Project No. 21024 Drawing No. A-501	N	rfa architects	14 September 2023

Perspective 1 Project No. 21024 Drawing No. A-601	N	rfa architects	14 September 2023
Perspective 2 Project No. 21024 Drawing No. A-602	N	rfa architects	14 September 2023
Perspective 3 Project No. 21024 Drawing No. A-603	N	rfa architects	14 September 2023
Perspective 4 Project No. 21024 Drawing No. A-604	N	rfa architects	14 September 2023
Building Height Plane Project No. 21024 Drawing No. A-650	N	rfa architects	14 September 2023
Building Envelope (45 degree) Project No. 21024 Drawing No. A-651	N	rfa architects	14 September 2023
Window Schedule Project No. 21024 Drawing No. A-701	N	rfa architects	14 September 2023
Shadow Diagrams (21 June 9am - 3pm) Project No. 21024 Drawing No. A-801	N	rfa architects	14 September 2023
View from Sun Analysis Project No. 21024 Drawing No. A-802	N	rfa architects	14 September 2023
Landscape Package Cover Sheet Project No. 43-21 Drawing No. 43-21.00	E	Distinctive Living Design	23 November 2023
Landscape Package Context & Site Analysis	E	Distinctive Living Design	23 November 2023

Project No. 43-21 Drawing No. 43-21.01			
Landscape Package Mood Imagery Project No. 43-21 Drawing No. 43-21.02	E	Distinctive Living Design	23 November 2023
Landscape Package Master Plan Project No. 43-21 Drawing No. 43-21.10	E	Distinctive Living Design	23 November 2023
Landscape Package Deep Soil Diagram Project No. 43-21 Drawing No. 43-21.11	E	Distinctive Living Design	23 November 2023
Landscape Package Access & Levels Diagram Project No. 43-21 Drawing No. 43-21.12	E	Distinctive Living Design	23 November 2023
Landscape Package Sheet Directory Plan Project No. 43-21 Drawing No. 43-21.13	E	Distinctive Living Design	23 November 2023
Landscape Package Landscape Detail Plan 01 Project No. 43-21 Drawing No. 43-21.20	E	Distinctive Living Design	23 November 2023
Landscape Package Landscape Detail Plan 02 Project No. 43-21 Drawing No. 43-21.21	E	Distinctive Living Design	23 November 2023
Landscape Package Landscape Detail Plan 03 Project No. 43-21 Drawing No. 43-21.22	E	Distinctive Living Design	23 November 2023

Landscape Package Landscape Detail Plan 04 Project No. 43-21 Drawing No. 43-21.23	E	Distinctive Living Design	23 November 2023
Landscape Package Zoomed Plan – Communal Space Project No. 43-21 Drawing No. 43-21.23	E	Distinctive Living Design	23 November 2023
Landscape Package Zoomed Plan – Typical Private Open Space Project No. 43-21 Drawing No. 43-21.24	E	Distinctive Living Design	23 November 2023
Landscape Package Zoomed Plan – Terraced Private Open Space Project No. 43-21 Drawing No. 43-21.25	E	Distinctive Living Design	23 November 2023
Landscape Package Sections Project No. 43-21 Drawing No. 43-21.26	E	Distinctive Living Design	23 November 2023
Landscape Package Material Palette Project No. 43-21 Drawing No. 43-21.30	E	Distinctive Living Design	23 November 2023
Landscape Package Plant Palette Project No. 43-21 Drawing No. 43-21.31	E	Distinctive Living Design	23 November 2023
Landscape Package Plant Schedule & Details Project No. 43-21 Drawing No. 43-21.32	E	Distinctive Living Design	23 November 2023

Landscape Package Hardscape Details Project No. 44-21 Drawing No. 44-21.33	E	Distinctive Living Design	23 November 2023
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Supporting Documentation

Remediation Action Plan Stage 3 of Claymore Urban Renewal Project Report No. 14187/3-AC	Geotechnique Pty Ltd	12 September 2019
Results Geotechnical Investigation Claymore Senior Living Unit Development Stage 3C	PSM	04 March 2022
Building Code of Australia 2019 Amendment 1 Ref: 21230R04 Job No. 21230	Metro Building Consultancy	12 October 2023
Access Report Ref: 21464 Issue C	Vista Access Architects	30 October 2023
Claymore & Airs Senior Living Unit Development Bulk Earthworks Specification – Filling, Cutting and Testing Ref: PSM4258-020S	PSM	04 March 2022
SEPP No. 65 – Design Quality of Residential Apartment Development Design Verification Statement	rfa architects	14 September 2023
Civil Engineering/Stormwater Management Report Project No. 210146 Revision 03	Enspire	04 October 2023
Traffic Impact Assessment Reference: 271 rep 230925 final	Amber	June 2024
Noise Impact Assessment Project No.20211101	Building Services Engineers	26 September 2023
Construction and Operational Waste Management Plan	Creative Planning Solutions	March 2024

Project No: E678 Revision: B		
Written request prepared pursuant to Clause 4.6 of Campbelltown Local Environmental Plan 2015 in relation to a Variation which is sought to the Development standards contained in Sections 84(2)(c)(i) and (ii) AND 108(2)(a) and (b) Of State Environmental Planning Policy (HOUSING) 2021 Variation to Height Job No. 20-128	BBC Consulting Planners	November 2023
Written request prepared pursuant to Clause 4.6 of Campbelltown Local Environmental Plan 2015 in relation to a Variation which is sought to the Development standards contained in Sections 84(2)(c)(iii) of State Environmental Planning Policy (HOUSING) 2021 Variation to 45 Degree Height Plane Job No. 20-128	BBC Consulting Planners	November 2023
Written request prepared pursuant to Clause 4.6 of Campbelltown Local Environmental Plan 2015 in relation to a Variation which is sought to the Development standards contained in Sections 108(2)(c) of State Environmental Planning Policy (HOUSING) 2021 Variation to FSR Job No. 20-128	BBC Consulting Planners	November 2023

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

2. Compliance with Notice of Determination 4148/2020/DA-SW

The works approved as a component of this consent are to be undertaken in conjunction with and in response to the works approved and relevant conditions imposed as part of 4148/2020/DA-SW (Claymore Stage 3C).

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. Occupants of Accommodation

Occupants of the development are required to satisfy the definition below:

- a. *seniors or people with a disability,*
- b. *people who live within the same household with seniors or people who have a disability,*
- c. *staff employed to assist in the administration of and provision of services to housing provided under this Part.*

In this condition:

Seniors means the following people—

- a. *people who are at least 60 years of age,*
- b. *people who are resident at a facility at which residential care, within the meaning of the Aged Care Act 1997 of the Commonwealth, is provided,*
- c. *people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.*

People with a disability are people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

(State Environmental Planning Policy (Housing) 2021)

Condition reason: To comply with legislation.

4. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant Crown Works Certificate is made.

Condition reason: Prescribed condition under Section 69 of the Environmental Planning and Assessment Regulation 2021.

5. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably

qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

Condition reason: To provide for planting that will enhance the natural and built environment.

6. External finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alteration to these finishes are to be reviewed and endorsed by Council.

Condition reason: To ensure the approved development is constructed in the form illustrated to Council during assessment.

7. Waste Management

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water and noise pollution, in accordance with the Protection of the Environment Operations Act 1997.

WASTE STORAGE AREAS –

Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. 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.

Closed waste storage areas/rooms must be provided with:

- a. Be provided with a concrete floor with concrete or cement rendered interior walls coved to the floor.
- b. The floor shall be graded to an approved sewer connection incorporating a sump and galvanised grate cover or basket.
- c. A hose cock shall be provided within the bin area and be provided with an adequate supply of water with hose attachment.
- d. Garbage rooms shall be vented to the external air by natural or artificial means.
- e. The level of the floor and entry to the waste storage area is flat to match the level of the adjoining surface. Rooms shall be vented to the external air by natural or artificial means.

All waste and recycling generated 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. All waste storage receptacles must be stored within designated areas and only placed out for collection on the day of collection.

Condition reason: To ensure resource recovery is promoted and local amenity protected.

8. On-going Waste Management

On-going waste management is to be conducted in accordance with the Waste Management Plan.

The development is to include the following on-going waste measures:

- Occupants of the dwellings to be responsible for transporting their general waste and recycling to the waste storage areas;
- Occupants or a dedicated caretaker are to be responsible for transporting all bins required to be moved to and from the street frontage on collection day, and are also to be responsible for transferring bulky waste from the basement carpark to the kerbside for collection as required;
- The owner of the site is to engage a general maintenance contractor who is to be responsible for collecting and disposing of garden organics offsite.
- Waste storage areas to be cleaned and maintained on a regular basis to ensure no issues arise in relation to odours, vermin or unsightliness.

Condition reason: To minimise impacts of the development.

9. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the approved plans.

Condition reason: For public safety

10. Basement Storage

Dwellings are to be provided with access to basement storage with the ability to be secured/lockable.

Condition reason: For public safety

11. Common Pedestrian Pathways

Common pedestrian paths must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.

Condition reason: For public safety

12. Wayfinding Map

The applicant shall prepare and permanently affix a wayfinding map on the ground floor of the development for use by visitors and emergency services personnel.

Condition reason: For public safety

13. Fencing

A 1.8 metre high fence shall be erected on the site's rear boundary behind the front building alignment and between each required courtyard at the sole cost of the developer. 'Colorbond' style metal fences that face a public space are not permitted.

Condition reason: To ensure that suitable boundary fencing is in place to protect the privacy and amenity of the occupants.

14. Switchboards/utilities/air conditioning units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

Condition reason: To ensure that utilities are not directly visible from public spaces.

15. Graffiti removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

Condition reason: To protect and preserve the visual amenity of the surrounding public domain.

16. Driveway

The gradients of driveways and manoeuvring areas shall be designed in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

The finishes of the paving surfaces are to be non-slip and plain concrete is not acceptable.

Condition reason: To ensure parking facilities are designed in accordance with relevant Australian Standards and Council's DCP.

17. Engineering design works

Engineering design of all proposed structures and works, unless modified by a condition of this consent or the approved plans and documents outlined in Condition 1, shall be designed and constructed in accordance with requirements outlined in the following Council documents (as amended);

- Specification for Construction of Subdivisional Road and Drainage Works,
- Engineering Design for Development Guide (as amended), and
- Campbelltown City Council Development Control Plan (where relevant).

All engineers engaged to prepare or certify engineering construction plans and documents prior to release of the relevant Crown Works Certificate, or prior to construction, must provide a Design Certification Report, and fill out with detail relevant parts of the 'Engineering Plan Checklist', available in Appendix A of Council's Engineering Design for Development Guide.

Condition reason: To comply with Council requirements for engineering works.

18. Engineering Guides, Codes & Specifications

All engineering design and construction plans, documents and work for the proposed development shall be in accordance with but not limited to current versions of the following documents, guides codes, and specifications;

- a. Specification for Construction of Subdivisional Road and Drainage Works,
- b. Campbelltown (Sustainable City) Development Control Plan 2015,
- c. Campbelltown City Council's Engineering Design for Development Guide,
- d. Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book),
- e. National Construction Code, Building Code of Australia,

- f. NSW Flood Risk Management Manual,
- g. Australian Rainfall and Runoff,
- h. Austroads Guides,
- i. RMS Guide to Traffic Generating Development,
- j. Planning for Bushfire Protection,
- k. Australian Standards and State Government publications.

An engineering report shall be prepared by a qualified and experienced professional civil engineer registered on the NER detailing how the development, engineering design and construction plans comply with relevant, appropriate sections of these documents. The engineering report shall also include relevant design certification, any assumptions made, and maintenance and repair requirements for all structures, work, and services proposed as part of the development.

Condition reason: To comply with legislation

19. Car Parking Spaces

37 car parking spaces (including 9 accessible spaces) shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

Condition reason: To ensure that parking facilities are designed in accordance with the relevant Australian Standards and Council's DCP.

20. Lighting

Illumination of the site, including the communal open space area, is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of Australian Standard 4282 (as amended) so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Lighting shall be designed to minimise all forms of light pollution and must not use bright 'blue-white' LED lighting outside in order to avoid harmful effects on insects which has flow on effects for microbats and birds.

Condition reason: For public safety

21. Balconies – Noise, Light and Amenity Mitigation Measures

The use of balconies attached to rooms shall be conducted so as to avoid the generation of unreasonable noise, a light nuisance, amenity concerns or create any interference to adjoining or nearby occupants.

The following management restrictions must be adhered to at all times:

- i. The balustrades of the balcony areas connected to units or apartments must not be used for clothes drying.
- ii. Amplified radios, music, power tools or other noise nuisances are not permitted in the balcony areas connected to apartments.
- iii. Wood fire heating and cooking or any other form of heating and cooking that generates smoke, fumes or other pollution is not to be used on the balcony areas connected to apartments.
- iv. Illumination of the balcony areas connected to apartments must be arranged to provide an appropriate level of lighting in accordance with the requirements of Australian Standard 4282 (as amended) so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

Condition reason: For public safety

22. Chemical Storage Area

Any room used to store chemicals for cleaning or other purposes must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.

Appropriate ventilation, bunding and storage of the chemical must be provided within the room in accordance with SafeWork NSW and the Safety Data Sheets for each chemical to prevent any pollution incidents or risk to public health and safety.

All chemical waste must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the DEC – Department of Environment and Conservation (Protection of the Environment Operations (Waste) Regulation 2014).

Condition reason: For public safety

23. Regulated System Requirements

CONSTRUCTION –

In the event the development constructs a regulated system/s, as defined under the

Public Health Act 2010, the regulated system/s must be designed and installed in accordance with the Public Health Act 2010, Public Health Regulation 2022 and AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning, Local Government Act 1993 and associated technical standards.

WASTE WATER –

In the event of installation of a regulated system/s and plant room/surrounding areas must have appropriate measures to prevent wastewater from the regulated system/s entering the stormwater system.

OPERATION OF THE REGULATED SYSTEM/S –

The regulated system/s must comply and operate in accordance with the Public Health Act 2010 and Public Health Regulation 2022.

INSPECTION –

In the event of installation of a regulated system prior to the release of the relevant Crown Works Certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

Condition reason: To comply with legislation

24. Unreasonable noise, dust and vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of multiple, recurrent noise related issues arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Condition reason: To protect the amenity of the local area.

25. Rain water tank/s

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

Condition reason: To reuse rainwater and comply with any BASIX commitments made in the application.

26. Crown Works Certificate

Before commencement of any works that require a Crown Works Certificate:

1. the applicant shall appoint a principal certifier;
2. the applicant shall obtain a Crown Works Certificate for the particular works; and
3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works.

Condition reason: To comply with legislation.

PRIOR TO THE ISSUE OF A CROWN WORKS CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Crown Works Certificate the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Crown Works Certificate.

27. Local Traffic Committee Approval – Parking Restrictions

The applicant is to submit plans (and supporting documentation such as swept path analysis) and obtain approval from Councils Local Traffic Committee for any required traffic control devices and sign posting.

In particular, a “no parking” zone is required to be created for the full width of nominated bin collection area and within the cul-de-sac of proposed road (approved under DA4148/2020) to enable the waste collection vehicle to undertake safe turning and manoeuvring undertaken in accordance with AS 2890.2.

Condition reason: For public safety

28. Site Audit Statement/Interim Site Audit Statement

Prior to Council or the appointed Principle Certifier issuing a Crown Works Certificate, or the commencement of works, whichever occurs first, a section A1 Interim Advice site audit statement under the Contaminated Land Management Act, 1997, is required to be submitted to Council (for its records) and the principal certifying authority, certifying that the land is suitable for “residential with minimal opportunity for soil access, including units”.

Condition reason: To comply with legislation

29. Substation Details

Prior to the issue of a Crown Works Certificate, the applicant will provide details to Council for its records and/or the appointed principal certifier of the electrical substation, external to the building, along Road 01 (cul de sac) frontage, as indicated on the stamped plans.

The substation shall be designed in accordance with Endeavour Energy’s standards and requirements for access, noise influence and fire rating.

Condition reason: To comply with legislation

30. Services and Fire Hydrant Enclosure

Prior to the issue of a Crown Works Certificate for service installations near the street boundary of the development (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like), the Certifying Authority is to be provided with plans indicating that all such services are enclosed in a manner that compliments the building and landscape design and is in accordance with the authority and BCA requirements.

Condition reason: To comply with legislation

31. Landscape Maintenance Program

Prior to Council or the appointed Principal Certifier issuing a Crown Works Certificate, the applicant must submit a landscape maintenance program in accordance with the approved landscape plan for a minimum period of 24 months to ensure that all landscape work becomes well established by regular maintenance.

Condition reason: To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).

32. Waste Management Plan

Further details are to be provided regarding the waste management of the development. These details are to form a revised WMP and must be submitted to the appointed principal certifier to review and endorse prior to the issue of the relevant Crown Works Certificate. A copy of the revised WMP is to be submitted to Council for their records.

The revised WMP is to be prepared in accordance with Campbelltown (Sustainable City) DCP 2015 and is to include:

- a. A site plan (prepared to scale and with dimensions) nominating a kerbside bin presentation area for the development (and all allocated bins) and a nominated kerbside loading area for the waste collection vehicle;
- b. Path of travel and bin-moving equipment required to transport bins safely and efficiently from designated bin storage area and bin presentation area (Note: bin moving equipment is not to be stored within the bulky waste storage room); and
- c. Operational procedures for the movement/rotation of bins between bin storage rooms to ensure accessibility of allocated bins across all streams between collection days.

Prior to the issue of a Crown Works Certificate, the relevant provisions of Council's Waste Management Plan are to be completed to the satisfaction of the appointed Principal Certifier.

Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.

33. Bin Storage Room Construction

Prior to the issuing of a Crown Works Certificate, a design certificate and detailed plans are to be provided to Council which demonstrate that the bin storage room has been designed to be constructed in accordance with the revised Waste Management Plan and which includes the following requirements:

- a. Storage is provided for all allocated bins and is appropriately dimensioned to enable safe and convenient bin movement, maintenance and cleaning and the storage of bin handling equipment. This includes a minimum of 1.5m aisle width between rows of bins and spacing of 50cm between all allocated bins;
- b. Door widths of 2.5m is required;;
- c. The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting;
- d. The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- e. The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned;
- f. The room is to be provided with artificial light controllable within the room and adequate mechanical ventilation; and
- g. The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.

Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

34. Utility Servicing Provisions

Prior to issue of a Crown Works Certificate the applicant shall demonstrate they have liaised with the relevant electricity, telecommunications, sewer/water, and gas authorities, stating that satisfactory in-principal arrangements are available to service the development, to the satisfaction of the appointed registered certifier.

Condition reason: To comply with legislation

35. Geotechnical report

Prior to Council or an accredited certifier issuing a Crown Works Certificate, where proposed excavation and/or filling exceed 900mm in depth, or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

Condition reason: To inform the certifier of any structural design requirements for the approved building works.

36. Cut and Fill

The maximum grading of cut or fill batters shall be;

- a. 1V:2H where there is no retaining wall or no other method of stabilising cut or fill batters during construction,
- b. 1V:4H where there is no retaining wall or no other method of stabilising a permanent batter.
- c. 1V:6H for any batter on or adjacent to public land,

The maximum depth of cut or fill on any part of the site is limited to 1m maximum. Areas of cut may exceed this provided the retained sections are located within the confines of the external walls of buildings and approved by geotechnical engineer and structural engineer.

Condition reason: To comply with Council's Engineering requirements

37. Soil and water management plan

Prior to issue of a Crown Works Certificate, a Soil and Water Management Plan (SWMP) must be prepared by a professional engineer registered on the NER with relevant experience, generally in accordance with methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), Council's LEP, DCP, and Engineering Design for Development guide, to the satisfaction of the appointed registered certifier.

The SWMP shall be submitted to Council for their records.

Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways.

38. Stormwater management plan

Prior to Council or an accredited certifier issuing the relevant Crown Works Certificate, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval.

The design shall be generally in accordance with the drainage concept plan prepared by Enspire Solutions Pty Ltd, Reference 210146-01, Revision 1 and dated 4/10/23.

All proposals shall comply in accordance with the requirements detailed in Council's *Engineering Design Guide for Development (as amended)*.

Condition reason: To protect the operation of stormwater systems.

39. Dilapidation report

Prior to the issue of a Crown Works Certificate, the applicant shall submit a dilapidation report for all structures (inclusive of all infrastructure) on land and public roads that adjoin the subject works.

Dilapidation surveys must be conducted, and dilapidation reports prepared by a practicing professional engineer (structural), inclusive of all structures located on land adjoining the site located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. The survey must identify all services and public infrastructure that are within the zones of influence.

The dilapidation reports must be completed and submitted to Council and the appointed registered certifier prior to issuing a Crown Works Certificate.

Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.

40. Design for Access and Mobility

Prior to Council or the appointed Principal Certifier issuing a Crown Works Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

Condition reason: To comply with legislation

41. Access Compliance Report

Prior to the issue of a Crown Works Certificate, the applicant shall ensure that the detailed design drawings demonstrate that the development site complies with the locational requirements of Clause 93 of State Environmental Planning Policy (Housing) 2021.

Condition reason: To comply with legislation

42. Telecommunications infrastructure

1. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a Crown Works Certificate or any works commencing, whichever occurs first; and
2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.

43. Sydney Water

Before the issue of a Crown Works Certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a Crown Works Certificate.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services.

44. Vehicle turning movements

Before the issue of a Crown Works Certificate, vehicle turning movements (for the appropriate vehicle types as agreed with Council) shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking and provided to Council for their review.

In this regard the Vehicle Tracking files and associated development proposal shall be submitted in dwg/dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4.

Condition reason: To comply with legislation

45. Civil Works under S138 Roads Act

Prior to Council or an Accredited Certifier issuing any Crown Works Certificate, a S138 Roads Act application, including payment of plan assessment and inspection fees shall be lodged with Campbelltown City Council on the NSW Planning Portal for the construction of a vehicular crossing in Arkley Avenue.

Detailed engineering plans for the proposed works in Arkley Avenue road reserve shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications.

Condition reason: To comply with legislation

46. Statement by Qualified Designer

Prior to the appointed Principal Certifier issuing a Crown Works Certificate, a statement is required to be provided to the certifier which has been prepared by the qualified designer verifying that the plans and specifications achieve or improve the design quality of the development for which consent was granted, having regard to the design quality principles.

Condition reason: To ensure the approved development is constructed in the form illustrated.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

47. Erosion and sediment control

Before any site work commences on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

48. Erection of construction sign

Before any site work commences on the land, signs must be erected in prominent positions on the site:

1. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours
2. Stating that unauthorised entry to the work site is prohibited
3. Pollution warning sign promoting the protection of waterways (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)
4. Stating the approved construction hours in which all works can occur
5. Showing the name, address and telephone number of the principal certifier for the work.

Any such signs are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Condition reason: Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.

49. Trade waste

Before any site work commences on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

Condition reason: To ensure all waste is moved off-site for disposal.

50. Vehicular access during construction

Before any site work commences on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.

51. Construction Management Plan

Prior to the commencement of any works on the land, a Construction Management Plan (CMP) is required to be prepared and approved by the appointed principal certifier. The CMP is required to detail the following appropriate mitigation measures to control construction impacts including;

- Dust mitigation measures;
- Noise control measures;
- Location of temporary vehicular entry points to the site;
- Perimeter fencing;
- Provisions for pedestrian traffic and any diversions that are proposed (if required);
- Work zone requirements, if proposed
- The number of type of vehicles to be used during the construction, proposed routes, turning paths and parking arrangements.

The recommendations of the CMP are required to be undertaken as part of the development. A copy of the CMP shall be kept on the site for the duration of the works, in accordance with SafeWork NSW requirements and copies shall also be forwarded to Campbelltown City Council for record keeping purposes.

Condition reason: To comply with legislation

52. Public property

Prior to the commencement of any works on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, and the like.

Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.

53. Crane and Plant Equipment

Prior to the erection of a crane in association with the development, the applicant is to enter into an airspace license for the purpose of operating a crane, where such crane swings are proposed to traverse over land(s) which is not within the ownership of the applicant.

The applicant is to provide notification to Council's Property Team, Safety Manager of Police Transport and Public Safety Command and any other affected land owner where their airspace is affected, in relation to the following:

- a. Preliminary drawings of the crane on site
- b. RL of the crane fully extended; and
- c. Radius details of the crane

Correspondence provided by each party must be taken into consideration with finalising details of the erection of a crane, including any necessary approvals.

Written approval must also be obtained from the Safety Manager of Police Transport and Public Safety Command, in relation to the following:

- a. The start date including the commencement of construction of the crane;
- b. The end date of the crane including the deconstruction of the crane;
- c. RL of the crane fully extended;
- d. Confirmation that the crane is lit and marked;
- e. Drawings of the crane on site.

The response from the Safety Manager must be provided to Council for record keeping purposes.

Condition reason: To comply with legislation

54. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone.

The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected.

All costs of approved traffic / pedestrian control measures, including relevant fees, shall be borne by the applicant.

Condition reason: To comply with Council's Engineering requirements

55. Structural engineer details

Before any site work commences, the submission to the principal certifier of all details prepared by a practicing structural engineer.

Condition reason: To ensure the principal certifier has all the necessary structural engineering details for the approved works.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

56. Construction work hours

All work on site shall only occur between the following hours:

Monday to Friday	7.00 am to 6.00 pm
Saturday	8.00 am to 5.00 pm
Sunday and public holidays	No Work.

Condition reason: To protect the amenity of the surrounding area.

57. Erosion and sediment control

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – Soils and Construction (2004)(Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifier. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.

Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways.

58. Work zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

Condition reason: To comply with legislative requirements and minimise impacts on traffic safety and efficiency.

59. Fill Compaction Requirements

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98 per cent standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m² (minimum 1 test per 300mm layer) certified by a qualified geotechnical engineer.

Condition reason: To ensure any fill material is suitably compacted.

60. Fill contamination

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

61. Dust nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004)' (Bluebook). Construction areas shall be treated/regularly watered to the satisfaction of the appointed principal certifier.

Condition reason: To minimise the impacts of the development construction on the environment.

62. Certification of location of while site work is being carried out

Before the positioning of wall panels/bricks or block work, the applicant shall submit to the appointed principal certifier a qualified practicing surveyor's certificate showing the boundaries of the allotment, distances of walls and footings from the boundaries, and the dimensions of the building.

Condition reason: To ensure that the building is constructed in the location approved on the plans.

63. Certification of levels of building while site work is being carried out

Before the placement of any concrete of the basement/ground floor slab, the applicant shall submit to the appointed principal certifier a qualified practicing surveyor's certificate showing that the formwork levels are in accordance with the approved plan.

Condition reason: To ensure that the building has been constructed to the levels specified on the approved plans.

64. Termite control

The building shall be protected from subterranean termites in accordance with Australian Standard 3660.1. Certification of the treatment shall be submitted to the principal certifier before the issue of the relevant Crown Works Certificate.

Condition reason: To ensure termite control measures are in place.

65. Excess material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council.

Condition reason: To ensure that the levels of the land remain consistent with the approved plans.

66. Earth works/ Filling works

All earthworks, including stripping, filling, and compaction shall be:

- Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development' (as amended), and approved construction drawings;
- Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and
- Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798.

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.

67. Imported 'waste-derived' fill material

The only waste-derived fill material that may be received at the development site is:

- virgin excavated natural material (within the meaning of the Protection of the *Environment Operations Act 1997*); and
- any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the principal certifier on request.

Condition reason: To ensure any fill material used on site is not contaminated and is safe for future occupants.

68. Revegetation

Revegetation to the requirements of the manual – 'Soils and Construction (2004)(Bluebook) shall be applied to all disturbed areas within seven days after completion of earthworks, and shall be fully established prior to release of the maintenance security bond.

Condition reason: To comply with legislation

69. Public safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. Council may at any time and without prior notification make safe any such works Council considers to be unsafe, and recover all reasonable costs incurred from the applicant.

Condition reason: To protect workers, the public and the environment.

70. Compliance with Council specification

All design and construction work shall be in accordance with:

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended).
- b. Council's Engineering Design for Development (as amended) guide.
- c. Council's relevant Development Control Plan.
- d. Soils and Construction (2004)(Bluebook).
- e. Australian Standard AS 1742 various (Manual for traffic control devices).
- f. RMS "Guide to Traffic Control at Work Sites" 1998ed.
- g. Other relevant Australian Standards, Austroads Guides and State Government publications.

Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.

71. Footpath

The footpath adjoining the subject land shall be regraded, topsoiled and turfed in accordance with levels to be obtained from Council. The footpath formation may need to be extended beyond the site boundaries, to provide an acceptable transition to existing footpath levels.

Condition reason: To comply with Council's requirements

72. Medium Density Footpath Crossing and Layback

The applicant shall provide a reinforced concrete footpath crossing and layback at the entrance to the property, in accordance with Council's Medium Density Vehicle Crossing Specification and the Council's Engineering Design for Development Guide and Standard Drawings (as amended). Where necessary, in accordance with the relevant service authority's requirements, conduits shall be provided under the footpath crossing.

A separate application for this work, which will be subject to a crossing inspection fee and inspections by Council, must be lodged with Council on the NSW Planning Portal as a Section 138 application.

Condition Reason: To comply with Council's Engineering guidelines

73. Associated works

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by Council, to make a smooth junction with existing work.

Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

74. Restriction on the Use of Land

Prior to the issue of the relevant Crown Works Certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act such as the following (where relevant):

- Common drainage lines;
- Substation restrictions; and
- Occupants of the development are required to satisfy the definition below:
 - a. seniors or people with a disability,
 - b. people who live within the same household with seniors or people who have a disability,
 - c. staff employed to assist in the administration of and provision of services to housing provided under this Policy.

Seniors means the following people—

- a. people who are at least 60 years of age,
- b. people who are resident at a facility at which residential care, within the meaning of the Aged Care Act 1997 of the Commonwealth, is provided,
- c. people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

People with a disability are people of any age who, have either, permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

Restrictions/easements may also include the following:

- Floor Level Control
- No Alteration to Surface Levels
- Lots Filled
- Access Denied
- Uncontrolled Fill
- Drainage Floor Level Control Easements - (100yr flow, depressed)
- No Cut Or Fill - (Existing Geotech Report from N.A.T.A. reg. Laboratory)
- No Cut Or Fill - (Geotech Report Required)
- Electrical Substation
- Any other restrictions

The applicant shall liaise with Council regarding the required wording.

The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

Condition reason: To comply with legislation

75. Section 73 Certificate

Prior to the appointed Principal Certifier issuing the relevant Crown Works Certificate, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator.

For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the appointed Principal Certifier prior to the issue of the relevant Crown Works Certificate.

Condition reason: To comply with legislation

76. Utility Servicing Provisions

Prior to Council or the appointed Principal Certifier issuing the relevant Crown Works Certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

Condition reason: To comply with legislation

77. CCTV footage to verify integrity of all new pipes and existing pipes

Prior to Council or the appointed Principal Certifier issuing the relevant Crown Works Certificate, the applicant shall provide CCTV footage to Council for all new pipes and for all existing pipes which are modified by works.

The footage shall comply with the following:

- the files shall be in MP4 format;

- file resolution shall be 640 by 480 pixels, 3Mbps and 25 frames per second;
- each pipe reach (i.e. between two pits) shall be provided as a separate file;
- the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage

the speed and panning of the footage shall be sufficient to demonstrate that there are no significant cracks in the pipe and that the joints have been properly constructed;

- the files shall have a name corresponding with the unique label provided in the associated stamped approved drawings; and
- a summary report (*.pdf) shall accompany the data.

Condition reason: To ensure engineering related works are undertaken in accordance with the Council's requirements

78. Structural Engineering Certificate

Prior to issuing the relevant Crown Works Certificate, the applicant is to provide to the appointed principal certifier a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings, the relevant Standards Association of Australia Codes and is structurally adequate.

Condition reason: To ensure engineering related works is undertaken in accordance with the Council's requirements

79. Completion of External Works Onsite

Prior to the principal certifying authority issuing the relevant Crown Works Certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

Condition reason: To ensure compliance with Council's requirements

80. Works as Executed Plans

Prior to the principal certifying authority issuing the relevant Crown Works Certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified surveyor, which has been prepared in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design Guide for Development (as amended).

Condition reason: To ensure engineering related work is undertaken in accordance with Council's requirements

81. Works as Executed Plans – Parking Restrictions

Prior to the issue of the relevant Crown Works Certificate, the applicant shall submit to Council two copies of a works as executed plan, certified by a qualified surveyor to confirm that all required parking restrictions approved by the Local Traffic Committee have been installed in accordance with this approval.

Condition Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

82. Restoration of Public Roads

Prior to issuing the relevant Crown Works Certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council (or a third-party contractor approved by Council) and all costs shall be paid by the applicant.

Council acknowledge that Land and Housing Corporation may submit Letters of Undertaking in this regard.

Condition reason: To ensure engineering related work is undertaken in accordance with the Council's requirements

83. Completion of Adjoining Road Works

Prior to the Principal Certifying Authority issuing the relevant Crown Works Certificate, the proposed future road (Road 01) approved under Development Consent 4148/2020/DA-SW must be registered with Land and Property Information (LPI) and dedicated to Council as public road.

Condition reason: To comply with legislation

84. Public Utilities

Prior to the appointed Principal Certifier issuing the relevant Crown Works Certificate, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

Condition reason: To comply with legislation

85. Service Authorities

To ensure that an adequate level of services and infrastructure is provided to this development, prior to the appointed Principal Certifier issuing the relevant Crown Works Certificate the following is required:

- a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development.
- b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development.
- c. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and
- d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

All construction work shall conform to the relevant authorities' specifications.

The final seal shall be deferred pending installation of all services. In this regard the applicant shall provide a temporary seal and lodge with Council as security, the amount to be determined by Council, to cover the cost of trench restoration by Council and the placement of the final asphaltic concrete seal.

Condition reason: To comply with legislation

86. Waste Collection Agreement with Council

Prior to the issue of the relevant Crown Works Certificate, a formal agreement with Council for the utilisation of Council's Domestic Waste Collection Service is to be entered into.

Note: By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements.

The provision of Council's waste collection service will not commence until formalisation of the agreement.

Condition Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

87. Compliance Certificate

All the works within the public area in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to the principal certifying authority issuing the relevant Crown Works Certificate.

Condition reason: To comply with Council's requirements

88. BASIX Certificate Requirements

Prior to the issuing of the relevant Crown Works Certificate, completion of all requirements listed in the relevant BASIX certificate for the subject development shall be completed/installed.

Condition reason: To comply with legislation

89. Retaining

Prior to the appointed principal certifier issuing the relevant Crown Works Certificate, all excavated and filled areas shall be battered to a slope of not greater than 1:2 or similarly be retained in accordance with the approved plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provisions for exempt development. Construction of retaining walls outside the scope of the State Environmental Planning Policy and not shown on the approved plans require lodgement of a separate development application.

Condition reason: To comply with Council's requirements

90. Schedule 4 SEPP (Housing) Standards concerning accessibility and useability for “hostels and independent living units”

Prior to the issue of the relevant Crown Works Certificate, a report prepared by an appropriately qualified Access Consultant is to be provided to Council (for its records) and the appointed Principal Certifier, to ensure the development, as completed, is compliant with Schedule 4 of State Environmental Planning Policy (Housing) 2021.

Condition reason: To comply with legislation

91. Pedestrian Accessibility

Prior to the principal certifying authority issuing the relevant Crown Works Certificate, the applicant shall demonstrate that the pedestrian accessibility requirements for safe access to facilities and public amenities are in accordance with SEPP (Housing) 2021.

Details are to be submitted to Council for its records.

Condition reason: To comply with legislation

92. Trees/Landscape

All trees and vegetation are to be planted within the property in accordance with the approved landscape plan.

Prior to the occupation of the buildings, the applicant must prepare a landscape maintenance program. The maintenance plan is required to cover a 12-month maintenance period to ensure that all approved landscape works become well-established by regular maintenance.

Condition reason: To ensure the approved landscape works have been completed in accordance with the approved landscaping plan(s).

93. Council Fees and Charges

Prior to the appointed Principal Certifier issuing the relevant Crown Works Certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full.

Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

Condition reason: =To comply with Council's requirements

Seniors Living Housing

The following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the Public Health Act 2010, Public Health Regulation 2022, Local Government Act 1993 and associated technical standards.

94. Pest and Vermin

All practicable measures are to be taken to keep the premises free from fleas, other disease-carrying insects, rats and mice (except any such animals kept as pets).

Condition reason: To protect the amenity of the surrounding area

95. Lighting and Ventilation

Adequate light and ventilation must be maintained in the premises.

Condition reason: To comply with legislation

96. Amenity of the Neighbourhood

The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products.

Condition reason: To protect the amenity of the surrounding area

97. Pollution Control

The following conditions have been applied to ensure that all activities involving the operation of the premises are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2005 and associated technical standards:

OFFENSIVE NOISE –

The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit ‘offensive noise’ as defined in the Protection of the Environment Operation Act, 1997: Offensive noise means noise:

- a) That, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
- b) Is harmful to (or likely to be harmful to) a person who is outside the premises from which it is emitted; or
- c) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- d) That is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION –

In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Should the development not achieve compliance with the applicable guidelines and standards,

NSW INDUSTRIAL NOISE POLICY –

The use of the premise must not exceed the noise criteria outlined in the NSW Industrial Noise Policy.

ACOUSTIC COMPLIANCE REPORT –

An Overall Acoustic Compliance Report shall be prepared within 90 days after the completion of construction and commencement of full-scale operations of the premise, to confirm the noise is compliant with the operating development and to address any resulting issues.

Should the development not achieve acoustic compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of the regulatory authority), which may include, but are not limited to, changes to hours of operation, installation of further acoustic treatment, modification of operational procedures, etc.

OPERATIONAL NOISE MANAGEMENT PLAN –

Prior to the issue of the relevant Crown Works Certificate, an overall ongoing *Operational Noise Management Plan* shall be prepared for the development (covering all relevant aspects of the development). The Management Plan shall ensure the introduction of ongoing use of best practice noise management and minimisation operations and procedures, and to assist in ensuring the acoustic compliance of the development.

The *Operational Noise Management Plan* shall be subject to amendment, should the need arise.

At the regulatory authority's' direction, the *Noise Management Plan* shall be amended to incorporate any measures or procedures deemed necessary for the development to achieve acoustic compliance.

Condition reason: To comply with legislation

98. Waste Management Plan Implementation

The approved WMP is to be implemented throughout the ongoing use of the development.

On-going maintenance

The Owners Corporation is responsible for the ongoing maintenance, repair and replacement of all equipment related to waste management in the development including waste chutes, compaction equipment and turntables if applicable. This also includes ensuring that mobile garbage bins (MGBs) are kept clean.

Signage

Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development.

Condition Reason: Comply with approval and support planning outcomes in Campbelltown SC DCP 2015.

99. External Lighting

Lighting must not cause glare or nuisance to adjoining properties and must comply with AS 4282:2023 Control of Obtrusive Effects of Outdoor Lighting, other relevant legislation or any future revisions to the standard.

Condition reason: For public safety

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Obtain a Crown Works Certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the NSW Biosecurity Act 2015 or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

Advice 3. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the Disability Discrimination Act 1992 (DDA1992) or Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Where a Crown Works Certificate is required for the approved works, due regard is to be given to the requirements of the Building Code of Australia (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Crown Works Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 4. Smoke Alarms

All NSW residents are required to have at least one working smoke alarm installed on each level of their home. This includes owner occupier, rental properties, relocatable homes and any other residential building where people sleep.

The installation of smoke alarms is required to be carried out in accordance with AS 3786. The licensed electrical contractor is required to submit to the appointed Principal Certifier a certificate certifying compliance with AS 3000 and AS 3786.

Advice 5. Retaining Walls

A separate application for development consent shall be submitted and approved for any retaining walls that do not meet the exempt requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Consent must be received for the construction of any such retaining walls before work commences.

Advice 6. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 7. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifying authority releasing the Occupation Certificate.

Advice 8. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 9. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

- www.environment.nsw.gov.au
- www.nsw.gov.au/fibro
- www.adfa.org.au
- www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 10. Rain Water Tank

It is recommended that water collected within any rainwater tank as part of the development be limited to non-potable uses. NSW Health recommends that the use of rainwater tanks for drinking purposes not occur where a reticulated potable water supply is available.

Advice 11. Dial before you dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at

www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Advice 12. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS

Attachment 2 – SEPP (Housing) 2021

Division 3 Development standards

Clause 84 Development standards—general

	Proposed	Compliance
(1) This section applies to development for the purposes of seniors housing involving the erection of a building.	Three storey seniors living development comprising of 45 independent living units, basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works	Applicable
(2) Development consent must not be granted for development to which this section applies unless— (a) the site area of the development is at least 1,000 m ² , and	Site Area – 5,167m ²	Complies <i>NB: Does not apply as application made by Homes NSW</i>
(b) the frontage of the site area of the development is at least 20 m measured at the building line, and	North -east frontage – 60m North West frontage - 72m	Complies <i>NB: Does not apply as application made by Homes NSW</i>
(c) for development on land in a residential zone where residential flat buildings are not permitted —the development will not result in a building— Height is defined as: <i>“height in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point. ”</i> (i) the development will not result in a building with a height of more than 9.5 m, excluding servicing equipment on the roof of the building, and	Building Height – exceeds 9.5 m, max. height 15.5m proposed.	**Does Not Comply **Clause 4.6 Variation request accompanies application

(ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5 m—the servicing equipment complies with subsection (3), and	Not Applicable	Not Applicable
(iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.	Does not comply adjacent to the south east boundary with the future retail centre site.	**Does Not Comply **Clause 4.6 Variation request accompanies application
(3) The servicing equipment must— (a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and	Lift motor rooms are generally integrated into the design of the roof, setback from the building façade within a roof form compatible with the design of the main roof.	Complies
(b) be limited to an area of no more than 20% of the surface area of the roof, and	Noted.	Complies
(c) not result in the building having a height of more than 11.5 m.	The maximum building height is noted as 15.5m.	Does not comply
(4) Subsection (2)(a) and (b) do not apply to development the subject of a development application made by the following— (a) the Aboriginal Housing Office or the Land and Housing Corporation, (b) another social housing provider.	Noted.	As noted above.

Clause 88 Restrictions on occupation of seniors housing

- (1) *Development permitted under this Part may be carried out for the accommodation of only the following—*
- (a) *seniors or people who have a disability,*
 - (b) *people who live in the same household with seniors or people who have a disability,*
 - (c) *staff employed to assist in the administration and provision of services to housing provided under this Part.*

- (2) *Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.*

Comment

Noted. Restriction to be imposed.

Clause 90 Subdivision

- (1) *Development consent may be granted for the subdivision of land on which development has been carried out under this Part.*
- (2) *Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone R2 Low Density Residential or Zone B3 Commercial Core.*

Comment

No subdivision is proposed as a component of this development.

Division 4 Site related requirements

Clause 93 Location and access to facilities and services—~~independent living units~~

- (1) *Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—*
- (a) *by a transport service that complies with subsection (2), or*
- (b) *on-site.*
- (2) *The transport service must—*
- (a) *take the residents to a place that has adequate access to facilities and services, and*
- (b) *for development on land within the Greater Sydney region—*
- (i) *not be an on-demand booking service for the transport of passengers for a fare, and*
- (ii) *be available both to and from the site at least once between 8 am and 12 pm each day and at least once between 12 pm and 6 pm each day, and*
- (c) *for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.*
- (3) *For the purposes of subsections (1) and (2), access is adequate if—*
- (a) *the facilities and services are, or the transport service is, located at a distance of not more than 400 m from the site, and*
- (b) *the distance is accessible by means of a suitable access pathway, and*
- (c) *the gradient along the pathway complies with subsection (4)(c).*
- (4) *In subsection (3)—*

- (a) *a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and*
- (b) *the distance is to be measured by reference to the length of the pathway, and*
- (c) *the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—*
 - (i) *1:12 for a maximum length of 15 m at a time, or*
 - (ii) *1:10 for a maximum length of 5 m at a time, or*
 - (iii) *1:8 for a maximum length of 1.5 m at a time.*

(5) *In this section—*

facilities and services *means—*

- (a) *shops and other retail and commercial services that residents may reasonably require, and*
- (b) *community services and recreation facilities, and*
- (c) *the practice of a general medical practitioner.*

Comment

The access report has assessed travel routes to comply with the requirements of SEPP (Housing) 2021.

The site is located approximately 2.3km north west of Campbelltown Station which provides Sydney Trains T8 Airport & South line services and NSW Train Link services to Moss Vale, Goulburn, Canberra, Griffith and Melbourne.

Additional public transport being bus route 840 from Oran Park to Campbelltown CBD and Macarthur Square runs along Badgally Road. Bus stops on either side of Badgally Road near Blairmont Public School are located within 400 metres of the site.

A detailed longitudinal grade survey was provided which indicated the grades (existing and proposed) are within the range to meet the requirements of clause 93 of the SEPP, there are minor areas that will be required to be updated, which are the existing kerb ramps on Arkley Avenue. A condition of consent relating to compliance with the Access Report has been recommended in Attachment 1.

It is also noted that a future neighbourhood centre is proposed adjacent to the site that is to house retail and commercial services that residents may require.

Clause 95 Water and Sewer

- (1) *A consent authority must not consent to development under this Part unless the consent authority is satisfied the seniors housing will—*
 - (a) *be connected to a reticulated water system, and*
 - (b) *have adequate facilities for the removal or disposal of sewage.*

(2) If the water and sewerage services will be provided by a person other than the consent authority, the consent authority—

(a) must consider the suitability of the site in relation to the availability of reticulated water and sewerage infrastructure, or

(b) if reticulated services are not available—must satisfy the relevant authority that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the development.

Comment


It is noted, that all the required water and sewer services will be provided as a component of Claymore Urban Renewal Project and in particular the overarching Stage 3C subdivision works.

State Environmental Planning Policy (Housing) 2021	
Clause	Assessment Comment
Division 5 Design Requirements	
Clause 97 Design of in-fill self-care housing	
<p>(1) In determining a development application for development for the purposes of seniors housing, a consent authority must consider the <i>Seniors Housing Design Guide</i>, published by the Department in December 2023.</p> <p>The proposed development has been assessed in regards to <i>Seniors Housing Design Guide</i>.</p> <p>Refer below for review of proposal against the Seniors Living Policy</p> <p>(2) Development consent must not be granted to development for the purposes of seniors housing unless the consent authority is satisfied the design of the seniors housing demonstrates that adequate consideration has been given to the <i>design principles</i> for seniors housing set out in <i>Schedule 8</i>.</p>	
Schedule 8 Design Principles for Seniors Housing	
Clause 1 Neighbourhood amenity and streetscape	
Seniors housing should be designed to –	The proposal is consistent with this requirement 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.
<p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p>(i) the location's current character, or</p> <p>(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and</p>	The impact of the bulk, scale, built form and character of the proposed development is considered to be generally compatible with the adjoining residential uses and the likely future character of land in the vicinity of the development.

identity of the area, and	The proposed development will contribute to the quality and identity of the Claymore urban renewal area and locality as a whole.
(c) complement heritage conservation areas and heritage items in the area, and	N/A – not a heritage listed site or within an identified conservation area.
<p>(d) 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 buildings, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p>	<p>(i) The proposed street setbacks will be generally compatible with future dwellings in a streetscape of varying setbacks and dwelling orientations.</p> <p>(ii) A balance of cut and fill is proposed to address the access requirements of the Seniors SEPP and provide underground parking.</p> <p>(iii) The building height transitions to respond to the fall across the site. The development has a height of three storeys at the street frontage with upper levels set back from the side boundaries to provide compatibility in scale with future one and two storey residential development. It is noted that the desired future character of the area (as envisaged within the Claymore Urban Renewal Development Guidelines) is to include more intensive development located close to the future town centre, around parks and along bus routes.</p> <p>(iv) No buildings are proposed to be located upon the boundaries of the subject site.</p>
(e) to set back the front building on the site generally in line with the existing building line, and	<p>The proposed buildings are setback approximately 6 m.</p> <p>Future dwellings within the vicinity of the subject site will be subject to a 3-4 m primary front setback control under the Claymore Urban Renewal Development Control Guidelines. The proposed front setback is/will be generally sympathetic to the setbacks of future surrounding residential development.</p>
(f) include plants reasonably similar to other plants in the street, and	<p>The surrounding area is undergoing substantial redevelopment works therefore, planting has not been established within the streetscape.</p> <p>Proposed landscaping will substantially enhance the appearance of the site and the streetscape</p>

	by providing mass planting and feature trees along the street frontages and within boundary setbacks as proposed in the submitted Landscape Plan.
(h) prevent the construction of a building in a riparian zone.	The proposed development will not impact a riparian zone.
Clause 2 Visual and acoustic privacy	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by—</p> <p>(a) using appropriate site planning, including considering 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>The design of the proposal has taken into consideration future development on neighbouring sites.</p> <p>It is anticipated that the proposal will not result in any significant visual or acoustic privacy issues to future neighbouring residential developments.</p>
Clause 3 Solar access and design for climate	
<p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p>	<p>It is considered that, the proposal will not result in any unacceptable overshadowing impacts.</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>The proposed buildings have been designed such that the majority of dwellings receive at least the minimum solar access each day, as the development has been design as cross-through apartments allowing for natural cross-ventilation.</p>
Clause 4 Stormwater	
<p>The design of seniors housing should aim to:</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</p>	<p>It is noted that as per the Claymore renewal project water cycle management report prepared by Northrop the on-site stormwater detention and water sensitive urban design has been designed to cater to the Stage 3C subdivision, including the subject site.</p>

material, minimising the width of paths and minimising paved areas, and	No further on-site stormwater detention nor water sensitive urban design is required.
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Not applicable.
Clause 5 Crime prevention	
Seniors housing should— (a) be designed in accordance with environmental design principles relating to crime prevention, and	Adequate surveillance has been incorporated within the design with effective lighting, landscaping and identification of the entrances, including avoidance of dark spaces. The building form and design delivers safety and security measures and will assist in reducing opportunities for crime in and around the site.
(b) provide personal property security for residents and visitors, and	The public domain is defined, with a continuous fence line around the full perimeter of the site reinforcing private territory. Private open space areas have been clearly defined with courtyard fencing to provide an appropriate level of safety and security for future residents.
(c) encourage crime prevention by— (i) 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 the area, driveway or street, and (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	All proposed dwellings look outwards providing passive surveillance to entry paths, front setbacks and footpaths. The proposed dwellings also look inward over the internal communal area/courtyard, providing safe and well lit spaces.
Clause 6 Accessibility	
Seniors housing should — (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and (b) provide safe, environments for	The proposal includes provision of safe pedestrian access from the site to public transport and local services. The applicant has committed to the construction of footpaths between the subject site and bus stops that would take passengers to

pedestrians and motorists with convenient access and parking for residents and visitors.	Campbelltown. The proposed development incorporates linear pedestrian paths into and within the site as well as safe on-site basement car parking.
Clause 7 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	<p>A waste and bulky room is proposed in the basement for the complex including an additional waste room adjacent to Building B.</p> <p>Residential waste and recycled goods are to be stored in the garbage storage areas, which are to be located at Building A and B and is able to be accessed via the central common courtyard.</p>  <p>It is proposed that the bins would be taken to the street for collection by tenants.</p>

Division 7 Non discretionary Development Standards

Clause 108 Non discretionary development standards for independent living units – the Act, s 4.15

Pursuant to Clause 108 of SEPP (Housing) 2021, the consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development on any of the following grounds—

Clause		Proposed	Compliance
(2)The following are non-discretionary development standards in relation to development for the purposes of independent living units—			
Building height			
(a) no building has a height of more than 9.5 m, excluding servicing equipment on the roof of a building,		The proposed development has a maximum building height of 15.5	Does Not Comply** Clause 4.6 Variation request submitted.
(b) servicing equipment on the roof of a building, which		Lift motor rooms are integrated into the design of the roof set back from	Complies

results in the building having a height of more than 9.5 m— (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and		building facades within a roof form compatible with the design of the main roof.	
(ii) is limited to an area of no more than 20 % of the surface area of the roof, and			Complies
(iii) does not result in the building having a height of more than 11.5 m,		The proposed development has a maximum building height of 15.5m	Does not Comply
Density and scale			
(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,		The proposed FSR is 0.86:1.	Does Not Comply** Non-compliance is justified in the circumstances of the case as discussed in the section 35B document.
Landscaped area			
(d) a minimum landscaped area that is the lesser of – (i) 35 m ² per dwelling or		45 dwellings x 35 m ² = 1575m ² .	Complies
(ii) 30% of the site area		A total of 3145 m ² of landscaped area is provided which equates to approximately 60 % of the site.	Complies
Deep soil zones			
(f) a deep soil zone of at least 15 % of the site area, where each deep soil zone		The applicant has acknowledged that the proposal provides 690 m ² of	Complies

has minimum dimensions of 3 m and, if practicable, at least 65 % of the deep soil zone is located at the rear of the site,		deep soil area across the site. This equates to 15 % of the site.		
Solar access				
(g) at least 70 % of the dwellings receive at least 2 hours of direct solar access between 9 am and 3 pm at mid-winter in living rooms and private open spaces,		The applicant has acknowledged that a total of 38 units (84 %) achieve solar access for a minimum of 2 hours.	Complies	
Private open space for in-fill self-care housing				
(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building — (i) at least 15 m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3 m accessible from a living area located on the ground floor,	Proposed Unit Ground Floor	Area	Min dimensions of 3m	Complies
	APT01	62 m ²	3.9 m x 9.93 m	
	APT2	50 m ²	3.5 m x 12.8 m	
	APT 3	29 m ²	4.37 m x 4.09 m	
	APT 4	25m ²	4.27 m x 4.25 m	
	APT 11	25 m ²	4.3 m x 3.8 m	
	APT 12	29 m ²	4.22 m x 4.1 m	
	APT 13	43 m ²	4.8m x 6.5m	
	APT 14	68 m ²	4.67m x 7.69m	
	APT 22	21 m ²	4.05m x 6.94m	
	APT 23	30 m ²	4.27m x 3.8m	
	APT 24	65 m ²	5.7m x 11.24m	
	Upper Floor Units	Area	Minimum dimensions of 2m	
	APT 05	19 m ²	2.28 m x 8.36 m	
	APT 06	11 m ²	2.82 m x 4.32 m	

<p>(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2 m and—</p> <p>(i) an area of at least 10 m², or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6 m²,</p>	APT 07	10 m ²	2.6 m x 3.89 m	<p>Complies</p> <p>A minimum of 10 m² is provided for each unit</p>
	APT 08	10 m ²	2.63 m x 4.24 m	
	APT 15	10 m ²	2.89 m x 3.83 m	
	APT 16	11 m ²	2.67 m x 4.81 m	
	APT 17	31 m ²	3.57 m x 6.3 m	
	APT 18	31 m ²	3.7 m x 6.01 m	
	APT 25	17 m ²	2.9 m x 7 m	
	APT 26	16 m ²	2.4 m x 3.96 m	
	APT 27	15 m ²	2.3 m x 3.94 m	
	APT 30	16 m ²	3.5m x 3.5m	
	APT 31	67m ²	3.23m x 9.35m	
	APT 32	36m ²	3.18m x 5.7m	
	APT 40	41 m ²	3.08m x 6.12m	
	APT 41	97 m ²	4.08 m x 6.63 m	
	APT 42	18 m ²	4.51 m x 3.4 m	
	APT 09	13 m ²	2.1 m x 6.57m	
	APT 10	16 m ²	4.3m x 3.67m	
	APT 19	14m ²	3.94m x 3.54m	
	APT 20	30 m ²	3.14m x 6.15m	
	APT 21	31 m ²	3.38m x 6.27m	
	APT 28	22 m ²	2.85m x 7.18m	
	APT 29	50 m ²	4.88m x 11.67m	
	APT 33	11 m ²	2.91m x 3.41m	
	APT 34	10 m ²	2.68m x 4.51m	
	APT 35	18 m ²	2.36m x 4.98m	
	APT 43	10 m ²	2.04m x 5.19m	
	APT 44	12 m ²	3.21m x 3.90m	
	APT 45	77 m ²	2.43m x 3.77m	
	APT 36	10 m ²	2.23m x 4.03m	
	APT 37	12 m ²	2.32m x 4.78m	

	APT 38	10 m ²	2.56m x 3.98m	
	APT 39	21 m ²	2.53m x 7.97m	
Parking				
(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,		45/5 = 9 spaces required 37 spaces provided	Complies	
(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.		Not Applicable	Not Applicable	

Schedule 4 Standards concerning accessibility and useability for hostels and independent living units

Part 1 Standards applying to hostels and independent living units

Clause 1 – Application of Standards in this Part		
Application of standards in this Part	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Applicable.
Clause	Proposed	Compliance
Clause 2 Siting standards		
(1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.	Access has been provided to all units by accessible path of travel from an adjoining public road and lifts.	Capable of Compliance as concluded in the submitted Accessibility report and is to be verified at CC Stage.
(2) If the whole of the site does not have a gradient of less than 1:10—	Access has been provided to all units by accessible	Capable of Compliance as concluded in the submitted

<p>(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</p> <p>(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.</p>	<p>path of travel from an adjoining public road and lifts.</p>	<p>Accessibility report and is to be verified at CC Stage.</p>
<p>(3) Common areas</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>Access has been provided to the units by accessible path of travel from common areas and common facilities.</p>	<p>Capable of Compliance to be verified at CC Stage.</p>
<p>Clause 3 Letterboxes</p> <p>(1) Letterboxes—</p> <p>(a) must be located on a hard standing area, and</p> <p>(b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and</p> <p>(c) must be lockable by a lock that faces a wheelchair accessible path.</p>	<p>A common use letterbox area has been provided on the accessible entry pathway to the main building on both street frontages.</p>	<p>Complies</p>
<p>(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.</p>	<p>Located at the primary pedestrian entry to the development</p>	<p>Complies</p>
<p>(3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>		<p>Complies</p>

<p>Clause 4 Car Parking</p> <p>(1) If parking spaces attached to or integrated with a class 1 building under the <i>Building Code of Australia</i> are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must—</p> <p>(a) be at least 3.2m wide, and</p> <p>(b) be at least 2.5m high, and</p> <p>(c) have a level surface with a maximum gradient of 1:40 in any direction, and</p> <p>(d) be capable of being widened to 3.8m without requiring structural modifications to a building.</p>	<p>Council's Development Engineer reviewed the proposal and raised no concerns with regard to the basement parking spaces</p>	<p>Complies</p>
<p>(6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p>	<p>The basement parking spaces are accessible by a common access point which is to be secured by a power operated garage door.</p>	<p>Complies</p>
<p>Clause 5 Accessible entry</p> <p>(1) The main entrance to a dwelling must have—</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p>	<p>Submitted Access report concludes that the proposal is capable of achieving the spatial requirements to provide access for people with a disability.</p>	<p>Capable of Compliance to be verified at CC Stage.</p>
<p>Clause 6 Interiors</p> <p>(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>(3) The circulation spaces in</p>	<p>Submitted Access report concludes that the proposal is capable of achieving the spatial requirements to provide access for people with a disability.</p>	<p>Capable of Compliance to be verified at CC Stage.</p>

<p>front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p> <ul style="list-style-type: none"> (a) a kitchen, (b) a laundry, (c) a bathroom, (d) a toilet, (e) a bedroom, (f) a living area, (g) the main area of private open space. <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>		
<p>Clause 7 Bedroom</p> <p>At least one bedroom in a dwelling must have the following—</p> <ul style="list-style-type: none"> (a) a clear area, not including a circulation space, sufficient to accommodate— <ul style="list-style-type: none"> (i) for a hostel—a wardrobe and a single-size bed, or (ii) for an independent living unit—a wardrobe and a queen-size bed, (b) a clear area around the area for the bed of at least— <ul style="list-style-type: none"> (i) 1,200mm at the foot of the bed, and (ii) 1,000mm on each side of the bed, (c) at least 2 double general power outlets on the wall where the head of the bed is likely to be, (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be. 	<p>Capable of Compliance to be verified at CC Stage</p>	<p>Capable of Compliance to be verified at CC Stage.</p>
<p>Clause 8 Bathroom</p>		

<p>(1) At least one bathroom in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The bathroom must have the following—</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</p> <p>(c) a shower that—</p> <p>(i) is accessible without a shower-hob or step, and</p> <p>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</p> <p>(iii) is in the corner of a room, and</p> <p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance</p>	<p>Capable of Compliance to be verified at CC Stage</p>	<p>Capable of Compliance to be verified at CC Stage.</p>
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with that paragraph.		
<p>Clause 9 Toilet</p> <p>(1) At least one toilet in a dwelling must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The toilet must have the following—</p> <p>(a) a water closet pan—</p> <p>(i) in the corner of the room, and</p> <p>(ii) with a centreline set-out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is—</p> <p>(i) at least 1,200mm long and at least 900mm wide, and</p> <p>(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p> <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	Capable of Compliance to be verified at CC Stage	Capable of Compliance to be verified at CC Stage.
<p>Clause 10 Surfaces of balconies and external paved area</p> <p>Balconies and external paved areas must have surfaces that are slip resistant and comply with—</p>	Capable of Compliance to be verified at CC Stage	Capable of Compliance to be verified at CC Stage.

<p>(a) the <i>Building Code of Australia</i>, or</p> <p>(b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i>, published on 16 June 2014.</p>		
<p>Clause 11 Door Hardware</p> <p>(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p> <p>(2) To avoid doubt, subsection (1) does not apply to cabinetry.</p>	Capable of Compliance to be verified at CC Stage	Capable of Compliance to be verified at CC Stage.
<p>Clause 12 Switches and Power Points</p> <p>(1) Switches and power points must—</p> <p>(a) comply with AS 1428.1, or</p> <p>(b) be capable of complying with AS 1428.1 through future adaptation.</p> <p>(2) Subsection (1) does not apply to—</p> <p>(a) remote controls, or</p> <p>(b) power points likely to serve appliances that are not regularly moved or turned off.</p>	Capable of Compliance to be verified at CC Stage	Capable of Compliance to be verified at CC Stage.
<p>Clause 13 Private Passenger Lifts</p> <p>(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.</p> <p>(2) The private passenger lift must—</p> <p>(a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and</p> <p>(b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the</p>	Capable of Compliance to be verified at CC Stage	Capable of Compliance to be verified at CC Stage.

<p>main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and</p> <p>(c) have controls that comply with—</p> <p>(i) AS 1735.12:2020, <i>Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities</i>, published on 26 June 2020, or</p> <p>(ii) AS 1735.15:2021, <i>Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts – Special lifts for the transport of persons and goods – Vertical lifting platforms intended for use by persons with impaired mobility</i>, published on 23 July 2021.</p> <p>(3) The width of the door opening of the private passenger lift must be at least 900mm.</p> <p>(4) The private passenger lift must not be a stairway platform lift.</p>		
Part 2 Additional Standards for Independent Living Units		
Clause 14 Application of standards in this part		
The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.		
<p>Clause 15 Bedroom</p> <p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on—</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p>	Complies	Complies
<p>Clause 16 Living room</p> <p>(1) A living room in an independent living unit must be located on—</p>	Complies	Capable of Compliance to be verified at CC Stage.

<p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The living room must have—</p> <p>(a) a circulation space that—</p> <p>(i) is clear of all fixtures, and</p> <p>(ii) has a diameter of at least 2,250mm, and</p> <p>(b) a telecommunications or data outlet adjacent to a general power outlet.</p>		
<p>Clause 17 Main Area of private open space</p> <p>The main area of private open space for an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	Complies	Complies
<p>Clause 18 Kitchen</p> <p>(1) A kitchen in an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.</p> <p>(3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without—</p>	Complies	Capable of Compliance to be verified at CC Stage.

<p>(a) relocating the sink, or</p> <p>(b) moving a load-bearing wall, or</p> <p>(c) breaching another circulation requirement.</p> <p>(4) The kitchen must have the following fittings—</p> <p>(a) a bench that includes at least one work surface that is—</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p> <p>(e) an oven that—</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p> <p>(5) The cupboards must—</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> <p>(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the</p>		
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<p>top of the cupboard.</p> <p>(8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must—</p> <p>(a) not be in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>		
<p>Clause 19 Laundry</p> <p>(1) A laundry in an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The laundry must have the following—</p> <p>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</p> <p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p> <p>(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.</p> <p>(4) For laundry facilities in a</p>	<p>Complies</p>	<p>Capable of Compliance to be verified at CC Stage.</p>

<p>cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <p>(a) for below-bench cupboards—towards the top,</p> <p>(b) for overhead cupboards—towards the bottom,</p> <p>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</p> <p>(5) In this section—laundry includes laundry facilities in a cupboard.</p>		
<p>Clause 20 Linen Storage</p> <p>An independent living unit must have a floor-to-ceiling linen storage cupboard that—</p> <p>(a) is at least 600mm wide, and</p> <p>(b) has adjustable shelving.</p>	<p>Capable of Compliance to be verified at CC Stage</p>	<p>Capable of Compliance to be verified at CC Stage.</p>
<p>Clause 21 Lift Access in multi storey buildings</p> <p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the <i>Building Code of Australia</i>, Volume 1, Part E3.</p>	<p>Complies</p>	<p>Complies</p>
<p>Clause 22 Garbage and Recycling</p> <p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	<p>Two garbage storage areas are provided in accessible locations within the development.</p>	<p>Complies</p>

It is noted that a supporting Access Report, prepared by Vista Access Architects was submitted in support of the application. The report concluded:

“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 stage.”

Chapter 4 Design of Residential Apartment Development

Clause 142 Aims

- (1) *The aim of this chapter is to improve the design of residential apartment development in New South Wales for the following purposes—*
- (a) to ensure residential apartment development contributes to the sustainable development of New South Wales by—*
 - (i) providing socially and environmentally sustainable housing, and*
 - (ii) being a long-term asset to the neighbourhood, and*
 - (iii) achieving the urban planning policies for local and regional areas,*
 - (b) to achieve better built form and aesthetics of buildings, streetscapes and public spaces,*
 - (c) to maximise the amenity, safety and security of the residents of residential apartment development and the community,*
 - (d) to better satisfy the increasing demand for residential apartment development, considering—*
 - (i) the changing social and demographic profile of the community, and*
 - (ii) the needs of a wide range of people, including persons with disability, children and seniors,*
 - (e) to contribute to the provision of a variety of dwelling types to meet population growth,*
 - (f) to support housing affordability,*
 - (g) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions,*
 - (h) to facilitate the timely and efficient assessment of development applications to which this chapter applies.*
- (2) *This chapter recognises that the design of residential apartment development is significant because of the economic, environmental, cultural and social benefits of high quality design.*

Clause 144 Application of Chapter

- (1) *In this policy, development to which this chapter applies is referred to as **residential apartment development**.*
- (2) *This chapter applies to the following—*
- (a) development for the purposes of residential flat buildings,*
 - (b) development for the purposes of shop top housing,*
 - (c) mixed use development with a residential accommodation component that does not include boarding houses or co-living housing, unless a local environmental plan provides that mixed use development including boarding houses or co-living housing is residential apartment development for this chapter.*
- (3) *This chapter applies to development only if—*
- (a) the development consists of—*
 - (i) **the erection of a new building**, or*
 - (ii) the substantial redevelopment or substantial refurbishment of an existing building, or*

(iii) the conversion of an existing building, and

(b) **the building is at least 3 storeys**, not including underground car parking storeys, and

(c) **the building contains at least 4 dwellings**.

The proposed Senior's Living development is 3 storeys in height and is generally consistent with the above aims and objectives as identified.

Clause 148 Non discretionary development Standards for residential apartment development																	
(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.		Noted.															
<p>(2) The following are non-discretionary development standards—</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p> <div data-bbox="225 1216 703 1621" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Design criteria</p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none"> • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</p> <p>The car parking needs for a development must be provided off street</p> </div>	<p>The subject site is located within 400 m of a future local commercial/retail centre. The following minimum parking requirement is noted:</p> <p>Subsidised development:</p> <p>Self-contained units:</p> <ul style="list-style-type: none"> ▪ 1 space per 10 units (residents) plus. ▪ 1 space per 10 units (visitors). <p>Required: 4.5 + 4.5 spaces</p> <p>Total: 9 spaces required.</p> <p>Provided 37 off street spaces.</p>	Complies															
(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,	<table border="1"> <thead> <tr> <th>Unit No.</th><th></th><th>Area</th></tr> </thead> <tbody> <tr> <td>APT.01</td><td>2 bed</td><td>78 m²</td></tr> <tr> <td>APT.02</td><td>2 bed</td><td>87 m²</td></tr> <tr> <td>APT 03</td><td>2 bed</td><td>74 m²</td></tr> <tr> <td>APT 04</td><td>2 bed</td><td>74 m²</td></tr> </tbody> </table>	Unit No.		Area	APT.01	2 bed	78 m ²	APT.02	2 bed	87 m ²	APT 03	2 bed	74 m ²	APT 04	2 bed	74 m ²	Complies
Unit No.		Area															
APT.01	2 bed	78 m ²															
APT.02	2 bed	87 m ²															
APT 03	2 bed	74 m ²															
APT 04	2 bed	74 m ²															

Design criteria

1. Apartments are required to have the following minimum internal areas:

Apartment type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²
3 bedroom	90m ²

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.

APT 05	2 bed	79 m ²
APT 06	2 bed	79 m ²
APT 07	2 bed	74 m ²
APT 08	2 bed	74 m ²
APT 09	2 bed	90 m ²
APT 10	2 bed	78 m ²
APT 11	2 bed	80 m ²
APT 12	2 bed	76 m ²
APT 13	2 bed	86 m ²
APT 14	2 bed	87 m ²
APT 15	2 bed	80 m ²
APT 16	2 bed	76 m ²
APT 17	2 bed	86 m ²
APT 18	2 bed	87 m ²
APT 19	2 bed	85 m ²
APT 20	2 bed	87 m ²
APT 21	2 bed	87 m ²
APT 22	2 bed	76 m ²
APT 23	2 bed	87 m ²
APT 24	2 bed	83 m ²
APT 25	2 bed	76 m ²
APT 26	2 bed	77 m ²
APT 27	2 bed	77 m ²
APT 28	2 bed	76 m ²
APT 29	2 bed	81 m ²
APT 30	2 bed	71 m ²
APT 31	2 bed	74 m ²
APT 32	2 bed	76 m ²
APT 33	2 bed	70 m ²
APT 34	2 bed	74 m ²
APT 35	2 bed	77 m ²

		APT 36	2 bed	73 m ²		
		APT 37	2 bed	94 m ²		
		APT 38	2 bed	74 m ²		
		APT 39	2 bed	84 m ²		
		APT 40	2 bed	76 m ²		
		APT 41	2 bed	78 m ²		
		APT 42	2 bed	76 m ²		
		APT 43	2 bed	83 m ²		
		APT 44	2 bed	78 m ²		
		APT 45	2 bed	77 m ²		

- (c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

Design criteria	
1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	
Minimum ceiling height for apartment and mixed use buildings	
Habitable rooms	2.7m
Non-habitable	2.4m
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use
These minimums do not preclude higher ceilings if desired	

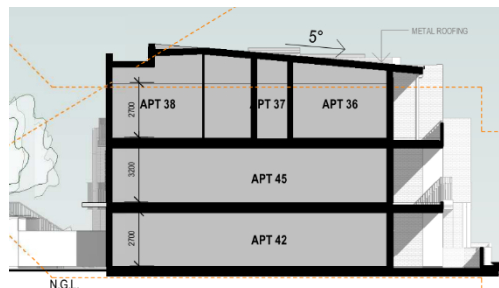
Floor to Floor Heights

Ground level – 2.7 m

Level 1 – 3.2 m

Level 2 – 2.7 m

Level 3 – 2.7 m



Complies

Min 2.7 m ceiling heights achieved.

Clause 149 Apartment Design Guide prevails over development control plans

- (1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters *has no effect if the Apartment Design Guide* also specifies a requirement, standard or control in relation to the same matter—

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,

The project architect (rfa Architecture) has provided an assessment of the proposal against the relevant design principles in the Apartment Design Guide and a supporting Design Verification Statement.

Noted.

(e) ceiling heights, (f) private open space and balconies, (g) natural ventilation, (h) storage.		
(2) This section applies regardless of when the development control plan was made.		Noted.

Schedule 9 – Design Principles for Residential Apartment Development

Principle	Comment
Principle 1: Context and neighbourhood character	
<p>(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.</p> <p>(2) Responding to context involves identifying the desirable elements of an area's existing or future character.</p> <p>(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>(4) Consideration of local context is important for all sites, including sites in the following areas—</p> <p>(a) established areas,</p> <p>(b) areas undergoing change,</p> <p>(c) areas identified for change.</p>	<p>The existing neighbourhood context is described as predominantly of low density residential. The proposed senior's housing development will be one of the first higher density developments in the area and therefore will represent a change in character from low density to that envisaged in the Claymore Concept Plan. Although a change in character will be evident, the strategically located site, its location within proximity to the future Claymore retail village, Blairmount Public School lends itself to the proposed development.</p> <p>The essential criteria determining the proposed design are;</p> <ul style="list-style-type: none"> • appropriate height and scale; • development that defines the street frontage and corner site; • appropriate articulation of the building form and clear definition of pedestrian and vehicular entries; • Deep soil setbacks to support a high level of soft landscaping and large trees that contribute to a desirable and environmentally sustainable neighbourhood; • privacy impacts on neighbouring properties; • overshadowing impacts on neighbouring properties and communal open spaces; • apartment amenity including solar access and natural ventilation; • Functionality and servicing of the site access to communal space, parking and garbage collection;

	<ul style="list-style-type: none"> • Creation of 'micro-communities' at site and individual building level by providing facilities and environments that encourage social interaction and healthy lifestyles.
Principle 2 – Built form and scale	
<p>(1) Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following—</p> <p>(a) building alignments and proportions,</p> <p>(b) building type,</p> <p>(c) building articulation,</p> <p>(d) the manipulation of building elements.</p> <p>(3) Appropriate built form—</p> <p>(a) defines the public domain, and</p> <p>(b) contributes to the character of streetscapes and parks, including their views and vistas, and</p> <p>(c) provides internal amenity and outlook.</p>	<p>The proposal is designed to be a 'good neighbour' and achieve a positive contextual 'fit' within the it's masterplanned context.</p> <p>The height of the proposed development has been carefully considered to respond to the scale and nature of future neighbouring development including the future town centre.</p> <p>The development steps down across the site. This reduction in height along with a generous landscaped setback, provides a sympathetic interface and minimises amenity impacts on future adjoining development.</p>
Principle 3 – Density	
<p>(1) Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>(2) Appropriate densities are consistent with the area's existing or projected population.</p> <p>(3) Appropriate densities are sustained by the following—</p> <p>(a) existing or proposed infrastructure,</p> <p>(b) public transport,</p> <p>(c) access to jobs,</p> <p>(d) community facilities,</p> <p>(e) the environment.</p>	<p>The proposed development includes provision of 45 dwellings comprising of 2 Bedroom units.</p> <p>The accommodation provisions are in accordance with the briefing requirements provided by Land and Housing Corporation which are based on projected need for senior's social housing.</p> <p>The site is well located to provide access to facilities and services with public transport connections to Campbelltown city centre.</p> <p>The proposed development results in a high-quality proposal with excellent amenity for residents and visitors due to the generous communal outdoor spaces, trees, soft landscaping, and facilities provided.</p>
Principle 4 – Sustainability	
<p>(1) Good design combines positive environmental, social and economic</p>	<ul style="list-style-type: none"> • 84% of units receive a minimum of 2 hours solar access in mid-winter.

<p>outcomes.</p> <p>(2) Good sustainable design includes—</p> <p>(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and</p> <p>(b) passive thermal design for ventilation, heating and cooling, which reduces reliance on technology and operation costs.</p> <p>(3) Good sustainable design also includes the following—</p> <p>(a) recycling and reuse of materials and waste,</p> <p>(b) use of sustainable materials,</p> <p>(c) deep soil zones for groundwater recharge and vegetation.</p>	<ul style="list-style-type: none"> • 73% of units are natural cross ventilated. • 13% of the site area is deep soil (minimum 6 m) which assists in reduction of stormwater runoff. • The development will be provided with a Solar PV system. • Ceiling fans will be provided to all units. • The building fabric will be designed to meet or exceed the minimum BASIX requirements for thermal insulation and glazing. • Durable, low-maintenance internal and external finishes are proposed to be implemented including face brick, tile and prefinished metal.
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Principle 5 – Landscape

<p>(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.</p> <p>(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that contribute to the following—</p> <p>(a) the local context,</p> <p>(b) co-ordinating water and soil management,</p> <p>(c) solar access,</p> <p>(d) micro-climate,</p> <p>(e) tree canopy,</p> <p>(f) habitat values,</p> <p>(g) preserving green networks.</p> <p>(4) Good landscape design optimises the following—</p> <p>(a) usability,</p> <p>(b) privacy and opportunities for social</p>	<p>The proposed landscape design will enhance the character of the development and contribute positively to the overall neighbourhood, through the provision of:</p> <ul style="list-style-type: none"> • Deep soil tree planting for visual attractiveness, shade and urban cooling. • Use of native and exotic plants that are appropriate to the climate, low-maintenance and attract wildlife. • Provision of appealing and functional outdoor communal areas that encourage social interaction and healthy lifestyles.
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<p>interaction,</p> <p>(c) equitable access,</p> <p>(d) respect for neighbours' amenity.</p> <p>(5) Good landscape design provides for practical establishment and long term management.</p>	
Principle 6 – Amenity	
<p>(1) Good design positively influences internal and external amenity for residents and neighbours.</p> <p>(2) Good amenity contributes to positive living environments and resident well-being.</p> <p>(3) Good amenity combines the following—</p> <p>(a) appropriate room dimensions and shapes,</p> <p>(b) access to sunlight,</p> <p>(c) natural ventilation,</p> <p>(d) outlook,</p> <p>(e) visual and acoustic privacy,</p> <p>(f) storage,</p> <p>(g) indoor and outdoor space,</p> <p>(h) efficient layouts and service areas,</p> <p>(i) ease of access for all age groups and degrees of mobility.</p>	<p>The proposal achieves excellent internal and external amenity for residents and neighbours to promote positive living environments and resident wellbeing.</p> <p>The design of the development has considered amenity impacts and mitigated amenity concerns through:</p> <ul style="list-style-type: none"> • Orientation of the units to face either the street or the internal communal open space; • Compliant Seniors Housing Design Guide building separation. • Appropriate planting at ground floor level to provide additional screening and separation between private and communal open spaces.
Principle 7 – Safety	
<p>(1) Good design optimises safety and security within the development and the public domain.</p> <p>(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</p> <p>(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.</p> <p>(4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	<p>The proposal has been designed to optimise safety within the development and from the private domain.</p> <ul style="list-style-type: none"> • The units are orientated to provide passive surveillance of public and private areas of the site. • Appropriate internal and external lighting will be provided around the development • The key entry points to the development are provided with security gates with access control.
Principle 8 – Housing diversity and social interaction	
(1) Good design achieves a mix of	The proposed development includes provision of

<p>apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>(3) Good design involves practical and flexible features, including—</p> <p>(a) different types of communal spaces for a broad range of people, and</p> <p>(b) opportunities for social interaction among residents.</p>	<p>45 dwellings comprising 2 Bedroom units.</p> <p>The accommodation provisions are in accordance with the briefing requirements provided by Land and Housing Corporation which are based on projected need for senior's social housing. The site is well located to provide access to facilities and services with public transport connections to Campbelltown city centre.</p> <p>The communal spaces are designed to facilitate a range of passive and active recreational activities and to encourage social interaction between residents.</p>
Principle 9 – Aesthetics	
<p>(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>(2) Good design uses a variety of materials, colours and textures.</p> <p>(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The proposed development has been designed to present a high-quality addition to this neighbourhood of Claymore that is undergoing significant urban renewal.</p> <p>The architectural and landscape design reflects the residential nature of the building but seeks to evolve from the 'traditional' aesthetics associated with social housing. This is achieved through careful composition of façade elements and the use of high quality, tactile, attractive, and robust materials.</p> <p>Overall the design of the buildings is attractive and well-considered and will contribute positively to the immediate streetscape as well as setting a high-quality precedent for future development in the urban renewal area.</p>

Attachment 3

Seniors Housing Design Guide Assessment

An assessment of the key design guidance criteria with respect to the development is provided in the table below:

Development Controls		
Chapter 1.0 Design for Country		
Design Guidance:	Proposed	Compliance
1. Healthy Country	The proposed development is located within the Concept Plan precinct that is undergoing a transition to higher density for commercial/residential use. The proposal provides communal open space within the centre of the site. This allows for breathing space between buildings while offering opportunities for the three buildings to speak to one another. This central communal hub is ideally situated to maximise social interaction and activities for the inhabitants and intended to be comparable to a traditional village square.	Complies
2. Healthy Community		
3. Protecting Aboriginal Cultural Heritage		
4. Cultural Competency		
5. Better Places		
Chapter 2.0 Care for the Planet		
2.1 Leadership		
Objective		
2.1.1 To demonstrate initiatives for implementing sustainable design and construction practices. 2.1.2 To take responsibility for minimising harmful outcomes on the natural environment and its resources. 2.1.3 To reduce long term running costs. 2.1.4 To reduce carbon emissions.		
Design Guidance:	Proposed	Compliance
2.1.5 Implement technologies and systems that reduce the demand and costs of energy	The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including: ✓ Appropriate housing density to maximise use of public transport infrastructure due to the site’s proximity to public transport. ✓ Designing the orientation and layout of apartments to maximise access to natural light, natural cross ventilation and aspect.	Complies

	<ul style="list-style-type: none"> ✓ Use of construction materials that is conducive to thermal mass such as brick walls and concrete slabs. ✓ Selective use of sun screening devises as required to minimise use of high energy consumption cooling systems. ✓ Waste minimisation and recycling. ✓ Energy saving appliances. ✓ Promote the use of low energy light fittings to private areas 	
2.2 Construction Impacts		
Objective 2.2.1 To implement actions for sustainable construction practices that reduce environmental degradation, and depletion of essential natural resources of energy, water, land, air and raw materials. 2.2.2 To reduce environmental pollution and to minimise waste.		
Design Guidance:	Proposed	Compliance
2.2.3 Apply construction processes to cut down on waste during construction and manage the use of building materials and resources economically. 2.2.4 Choose sustainably manufactured building materials. 2.2.5 Source locally manufactured building materials over imported products. 2.2.6 Reduce plastic use during construction. 2.2.7 Protect existing on-site vegetation. 2.2.8 Recycle demolition and construction waste	<ul style="list-style-type: none"> ✓ Use of construction materials that is conducive to thermal mass such as brick walls and concrete slabs. ✓ Waste minimisation and recycling. 	Complies
2.3 Life-cycle and maintenance		
Objective 2.3.1 To create buildings that have longevity and are comfortable, liveable and safe throughout their life cycle. 2.3.2 To extend the natural life cycle of buildings. 2.3.3 To provide safe access for regular maintenance and upkeep. 2.3.4 To preserve the integrity of the building and prevent deterioration		
Design Guidance:	Proposed	Compliance
2.3.5 Use pre-finished and low	<ul style="list-style-type: none"> ✓ Appropriate design, detailing and materials are employed to protect 	Complies

<p><i>maintenance robust materials.</i></p> <p><i>2.3.6 Use quality and sustainable products such as door hardware for continued ease of use.</i></p> <p><i>2.3.7 Use quality materials that endure to reduce landfill, replacement costs and wastage.</i></p> <p><i>2.3.8 Design for end of life; disassembly, recycling and minimising waste from demolition</i></p>	<p>the building from the elements.</p> <p>✓ Materials used in the development are selected for their durability and low maintenance.</p>	
2.4 Sustainable Design		
<p>Objective</p> <p><i>2.4.1 To make building environments that are healthily connected to the outdoors, and that use natural passive principles to reduce the demand on energy by applying sustainable design features. 2.4.2 To manage water usage and avoid depletion of fresh water resources for maintenance and services. 2.4.3 To reduce the impact on the environment, by recycling materials and/or reusing existing buildings that may be suitable for adaptation or reuse</i></p>		
Design Guidance:	Proposed	Compliance
<p><i>2.4.4 Design buildings that have operable windows, other measures may include high performance insulation, double glazing and generous shading to glazed windows and doors.</i></p> <p><i>2.4.5 Design for natural cross ventilation and provide ceiling fans.</i></p> <p><i>2.4.6 Design systems that capture and recycle rainwater for use in landscape irrigation as well as for building services.</i></p> <p><i>2.4.7 Where possible adapt or reuse existing buildings, in particular those with heritage values to lower the impact on the environment.</i></p>	<p>The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles.</p>	<p>Complies</p>
3.0 Site Analysis – Environmental Response		
3.1 Environmental Conditions		
<p>Objective – <i>3.1.1 To fully understand the natural physical characteristics of a site in order to formulate an appropriate built response for the development of the land. 3.1.2 To provide increased protection from extreme climatic or environmental events in buildings occupied by people who are particularly vulnerable because of age, illness and acute disability. 3.1.3 To manage and preserve existing natural features such as trees, overland flow paths, riparian corridors, and sensitive environments. 3.1.4 To identify the historical character of the site and preserve the heritage significance of the area. 3.1.5 To deliver seniors housing that acknowledges</i></p>		

and respects Aboriginal cultural heritage.

Design Guidance:	Proposed	Compliance
<p>3.1.6 Engage expert consultants for specific advice (bushfire, flooding, riparian, arborist, heritage and traditional knowledge holders etc), reports and actions affecting and informing the initial design as part of the primary site analysis.</p> <p>3.1.7 Identify and map the size and required protection zone for flood and bushfire safety.</p> <p>3.1.8 Identify and map the size and required protection zone of all mature and valuable trees, with the intent to keep as many mature trees as possible. Aim to achieve a generous, mature tree canopy cover over the site for the completed development.</p> <p>3.1.9 Provide opportunity for regeneration of natural environments by allowing suitably sized setbacks to accommodate restorative planting to a scale that reflects the original treescape.</p> <p>3.1.10 Consider existing stormwater systems and overland flow paths and provide robust stormwater management strategies to protect ecosystems, manage run-off and pollutants, and to protect vulnerable residents from flooding.</p>	<p>Site analysis accompanied application documentation.</p>	<p>Complies</p>
Chapter 4.0 Site Analysis – urban response		
4.1 Urban Identity		
<p>Objective 4.1.1 <i>To take cues from the surrounding neighbourhood to introduce a materiality and articulated built form that is complimentary but provides a building with it's own unique character and identity.</i> 4.1.2 <i>To acknowledge any heritage values in the surrounding environment, and respond with a considered design solution.</i></p>		
Design Guidance	Proposed	Compliance
<p>4.1.3 <i>Provide design excellence that inspires and is proudly integrated with the local neighbourhood.</i></p> <p>4.1.4 <i>Design to uplift existing and future</i></p>	<p>The proposal has been designed to provide a quality residential development that responds to and utilises the advantages of its context</p>	<p>Complies</p>

<p><i>qualities and character of the neighbourhood.</i></p> <p><i>4.1.5 The design response should create a relationship between the existing context, heritage significant site or building and the proposed new work.</i></p>	<p>within the Claymore Town Centre.</p> <ul style="list-style-type: none"> ✓ Residential design features have been incorporated into the buildings to respond to current and future developments. ✓ A 'village' aesthetic has been adopted to create visual interest. ✓ Soft and hard landscaping allows for circulation and visual interest around the site and through the communal spaces or 'village square.' ✓ Appropriate address to the more immediate context through the use of well-designed and articulated buildings and associated landscaping. ✓ An appropriate local 4 storey building with parking, of a similar height and scale is located at the intersection of Arkley Avenue and Rosslyn Drive. ✓ Entry positions have been located in appropriate positions to create efficient pedestrian and vehicular access whilst retaining a strong residential address to each street front. ✓ The buildings and site have been designed to provide comfortable walking distances to local amenities and public transport. 	
4.2 Typology and Scale		
<p>Objective 4.2.1 To compliment the existing surrounding built character. 4.2.2 To sensitively integrate a new development into its surrounding area and to ensure the building scale and form supports the local context and future character of the area. 4.2.3 To determine the significance of land surrounding a heritage item or place, and the extent of curtilage that is essential to retain for the interpretation of its heritage significance</p>		
Design Guidance	Proposed	Compliance
<p>4.2.4 Map the pattern of existing adjacent development and key features surrounding the site and determine their influence on the articulation of the built form.</p> <p>4.2.5 Reference front setbacks of neighbouring development and</p>	<p>An appropriate bulk and scale of the development was established after an extensive urban design review.</p> <ul style="list-style-type: none"> ✓ The height and scale of the proposal provides an appropriate response for the subject site and is compatible with nearby proposals 	<p>Complies</p>

<p><i>acknowledge the established street pattern.</i></p> <p><i>4.2.6 Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the façade and external articulation.</i></p> <p><i>4.2.7 With expert guidance, identify any heritage significant sites or buildings and consider how heritage significant view corridors or curtilages can be preserved.</i></p>	<p>for multi-residential buildings.</p> <ul style="list-style-type: none"> ✓ The residential block massing articulated to respond to the sloping site levels and natural elements. ✓ The proposal has distributed the gross floor area in a way that provides a better outcome in terms of: <ul style="list-style-type: none"> a) massing by appropriately articulating the buildings. b) residential amenity by its orientation and side setbacks allowing for maximisation of solar access, and other positive outcomes which are outlined in this document. c) urban design by developing appropriate bulk to minimise overshadowing to neighbours and the maintenance of the existing street frontage. d) top floor setback to reduce perceived height and create visual interest to the form. 	
4.3 Setbacks		
<p>Objective 4.3.1 To maximise the landscape curtilage around the site for quality planting, establishment of tree canopies and creation of useful outdoor spaces in addition to boundary screen planting. 4.3.2 To develop new buildings in an established historic context, within a heritage conservation area, adjacent to a heritage item, or on a heritage site, that complements the existing urban character and adds value</p>		
Design Guidance	Proposed	Compliance
<p><i>4.3.3 Determine setbacks from the location of neighbouring properties, their private outside open space and primary views to and from the development.</i></p> <p><i>4.3.4 Provide setbacks to respect neighbours privacy, overshadowing and existing amenity.</i></p> <p><i>4.3.5 Investigate and respond to any heritage context or values, and provide considered setbacks that are complimentary to significant buildings, views or natural features, and that preserve curtilages needed for heritage interpretation.</i></p>	<ul style="list-style-type: none"> ✓ The building forms are segmented into solid and light principle elements. This design intent integrates the development's bulk and scale to respond to the context of the immediate surroundings. The communal entries are recessed with light materiality where the apartment masses are celebrated with solid brick elements. ✓ Each building within the 'village' is distinguished with a unique form and identity, which provides for perceived individuality. 	Complies

	<ul style="list-style-type: none"> ✓ Private outdoor living spaces break up the vertically of the structure and create visual interest to the façade's built form. ✓ The apartments are clearly articulated and robust in terms of internal amenity. ✓ The communal open space, or 'village square,' is integral to the overall design. 	
4.4 Height		
Objective 4.4.1 To provide variance of roof forms and screened service areas to provide articulation and modulation of the building envelope. 4.4.2 To conceal services located on the roof and the exposure of plant machinery to the street. 4.4.3 To provide acoustic screening to soften the impact of plant noise and vibration		
Design Guidance	Proposed	Compliance
<p>4.4.1 To provide variance of roof forms and screened service areas to provide articulation and modulation of the building envelope.</p> <p>4.4.2 To conceal services located on the roof and the exposure of plant machinery to the street.</p> <p>4.4.3 To provide acoustic screening to soften the impact of plant noise and vibration</p>	<p>An appropriate bulk and scale of the development was established after an extensive urban design review.</p> <ul style="list-style-type: none"> ✓ The height and scale of the proposal provides an appropriate response for the subject site and is compatible with nearby proposals for multi-residential buildings. ✓ The residential block massing articulated to respond to the sloping site levels and natural elements. 	Complies
4.5 Storeys		
Objective 4.5.1 To prevent overlooking, and to preserve the privacy of neighbouring properties. 4.5.2 To provide a generous side and rear setback for landscaping and creation of meaningful outdoor space 4.5.3 To avoid overshadowing to neighbouring properties		
Design Guidance	Proposed	Compliance
<p>4.5.4 A third storey must be set back within a 45 degree plane measured from the ground line on the side and rear boundaries.</p> <p>4.5.5 All storeys can align with the setback of the third to provide a generous landscaped space.</p>	<p>The north western building (Building A) is three (3) storeys in height (with basement below).</p> <p>The northern building (Building B) is three (3) storeys in height (with basement below). The north eastern building is three (3) storeys in height.</p> <p>The proposal has a maximum building height of 15.5 metres occurs at the roof ridge room to Building B at</p>	Complies

	RL101.67m above ground level of the lowest building pad of RL86.18m. The height of the three storey buildings varies as a result of the topography of the site, with buildings stepping up from Arkley Avenue (east) to the proposed new cul-de-sac (west)	
4.6 Social Infrastructure		
Objective 4.6.1 <i>To provide development that is acceptable to neighbours and the local community, considers existing and desired future character</i>		
Design Guidance	Proposed	Compliance
<p>4.6.2 Research and obtain informed feedback regarding local traffic patterns, community expectations and insights.</p> <p>4.6.3 Be informed about and integrate new development with future developments and local community projects.</p> <p>4.6.4 Understand the social context and consult the local community.</p>	<ul style="list-style-type: none"> ✓ the independent living units will meet community needs for seniors within a low density residential environment; ✓ future residents will have excellent amenity with ready access to public transport, local services, and employment opportunities; ✓ it will assist Homes NSW in meeting its significant, long-standing and continually growing demand for social housing in the Campbelltown local government and surrounding area identified as 10+ years for 2 bedroom properties in Campbelltown; ✓ it will assist Homes NSW in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for social housing; ✓ it will improve the environmental sustainability of housing on the site, particularly through improved energy and water efficiency; ✓ it will assist Homes NSW to grow its social housing portfolio in line with the State Government's Future Directions for Social Housing in NSW. 	Complies
4.7 Local Character		
Objective 4.7.1 <i>To deliver new facilities within established suburbs and to provide a diversity of retirement living and aged care options for senior residents. 4.7.2 To support Culturally and</i>		

<p><i>Linguistically Diverse and Indigenous people. 4.7.3 To make it possible for older people to remain living in their familiar neighbourhood near known health and community services, friends and family 4.7.4 To give older people a variety of choice in where they live. 4.7.5 Observe and understand the uniqueness of the character, identity, and heritage values of the surrounding built environment</i></p>		
Design Guidance	Proposed	Compliance
<p><i>4.7.6 Ensure that the development has a point of difference and individual identity.</i></p> <p><i>4.7.7 Avoid the 'cookie cutter' or 'one size fits all' generalist type of seniors housing.</i></p> <p><i>4.7.8 The design should respond to any heritage values whether natural, built, or cultural</i></p>	<p>The proposal has been designed to provide a quality residential development that responds to and utilises the advantages of its context within the Claymore Town Centre.</p> <ul style="list-style-type: none"> ✓ Residential design features have been incorporated into the buildings to respond to current and future developments. ✓ A 'village' aesthetic has been adopted to create visual interest. ✓ Soft and hard landscaping allows for circulation and visual interest around the site and through the communal spaces or 'village square.' ✓ Appropriate address to the more immediate context through the use of well-designed and articulated buildings and associated landscaping. ✓ Entry positions have been located in appropriate positions to create efficient pedestrian and vehicular access whilst retaining a strong residential address to each street front. ✓ The buildings and site have been designed to provide comfortable walking distances to local amenities and public transport. 	Complies
Chapter 6		
6.0 Care Wellbeing and community		
6.1 Care		
<p>Objective 6.1.1 To realise the purpose of the building and the development. 6.1.2 To provide contemporary buildings for residential care or independent living units that support ageing in place. 6.1.3 To understand and translate the care model into spatial and organisational maps to optimise utilisation of the site. 6.1.4 To meet regulatory compliance for safety and accessibility as well as to provide high quality design and building character. 6.1.5 To provide culturally</p>		

<i>appropriate accommodation for care and supportive services.</i>		
Design Guidance	Proposed	Compliance
<p>6.1.6 <i>Design buildings that promote health and have good cross ventilation, access to sunlight and fresh air.</i></p> <p>6.1.7 <i>Integrate landscape planting with the building to capture the positive health benefits of nature.</i></p> <p>6.1.8 <i>Design for social connection and opportunities for people to meet and interact easily.</i></p> <p>6.1.9 <i>Design to exceed minimum standards to achieve optimal living and working environments.</i></p> <p>6.1.10 <i>Acknowledge the specific identity of the organisation</i></p>	<ul style="list-style-type: none"> ✓ The building forms are segmented into solid and light principle elements. This design intent integrates the development's bulk and scale to respond to the context of the immediate surroundings. The communal entries are recessed with light materiality where the apartment masses are celebrated with solid brick elements. ✓ Each building within the 'village' is distinguished with a unique form and identity, which provides for perceived individuality. ✓ Private outdoor living spaces break up the vertically of the structure and create visual interest to the façade's built form. ✓ Living areas have access to natural light and ventilation have passive outlook to the street enhancing character and amenity and providing a sense of security via passive surveillance. ✓ The apartments are clearly articulated and robust in terms of internal amenity. ✓ The communal open space, or 'village square,' is integral to the overall design. 	Complies.
6.2 Physical and mental well being		
Objective 6.2.1 <i>To design buildings that reduce stress and promote wellbeing to support physical and mental health.</i> 6.2.2 <i>To provide opportunities and places for residents to be socially connected, to reduce loneliness and isolation</i>		
Design Guidance	Proposed	Compliance
<p>6.2.3 <i>Design generous spaces that offer comfort, can adapt to flexible furnishing layouts and ease of movement and have abundant daylight and views out.</i></p> <p>6.2.4 <i>Create buildings that balance proportion and scale with enduring materiality and performance</i></p>	<ul style="list-style-type: none"> ✓ The apartments have been designed to a minimum Gold Star rating as outlined in the Liveable Housing Australia Design Guidelines ✓ Privacy buffers by the design of internal rooms and windows to create 	Complies.

	<p>appropriate visual and acoustic building separation from neighbouring buildings.</p> <ul style="list-style-type: none"> ✓ Direct solar access to apartments by way of orientation and providing adequate, thought-out building separation. ✓ Natural and cross-ventilation by minimising single aspect apartments. Windows are located to catch breezes from dominant wind directions in summer mornings and afternoons. ✓ An appropriately designed, and easily accessible waste and recycling room for each of the three buildings. ✓ Apartments designed with living and dining areas that are orientated for optimal solar access, opening onto generous balconies with outlook to the street below or communal outdoor space thus enhancing passive surveillance. ✓ Good amount of common open space on the ground floor level with common communal areas, landscaped areas and clear pedestrian paths. 	
6.3 Mobility and Access		
Objective 6.3.1 To encourage mobility of residents outside of their immediate private space. 6.3.2 To design for all levels of ability focusing on what people can do and not what they cannot.		
Design Guidance	Proposed	Compliance
<p>6.3.3 Design to maintain positive connections between resident communities and the outdoor environment.</p> <p>6.3.4 Design for safe and barrier free access to encourage residents to get outside.</p> <p>6.3.5 Circulation paths and corridors are also places for social interaction and</p>	<ul style="list-style-type: none"> ✓ A large well accessed common outdoor space will cater to the needs of the residents. ✓ Accessibility to and around the site to enhance social interaction. ✓ A provision of maximum accessible apartments. 	Complies.

should include places to sit and gather in small groups.		
6.4 Environmental Connection		
Objective 6.4.1 To provide healthy interior environments that provide good daylight, natural ventilation and that support connections with the outside environment		
Design Guidance	Proposed	Compliance
<p>6.4.2 Design for optimal connection to the outside environment for views, daylight and for residents to be able to experience atmospheric and sensory changes in the outdoor world.</p> <p>6.4.3 Design for good solar orientation, openable windows and access to terraces, balconies and roof gardens</p>	<ul style="list-style-type: none"> ✓ The landscape design for the site is accessible to all users with diverse options for planting. Garden beds allow for easy access for gardening and flexible outdoor space for the residential users of the building. ✓ The site contains a large amount of landscaping at ground level. Due to the slope of the site garden beds are designed to soften retaining walls and create visually seamless transitions throughout. ✓ 84% of apartments comply with the daylight access requirements of the ADG; the urban form is similar to the proposed developments; and visual and acoustic privacy is achieved. ✓ The development has been designed so that main living areas generally face towards the street, or inwards towards the communal open space. This approach eliminates the main aspect directly facing adjacent buildings and hence this approach significantly improves privacy and the perception of separation. 	Complies.
6.5 Universal Design		
Objective 6.5.1 To provide buildings that promote dignity, respect and pride of place. 6.5.2 To provide equitable design for all. 6.5.3 To de-institutionalise the character of the building with good design. 6.5.4 To provide a place that inspires joy and offers moments of delight		
Design Guidance	Proposed	Compliance
6.5.5 Provide frequent rest points in corridors, lift lobbies and on outside walking paths.	✓ The lifts provide easy access to most apartments and the residences have been designed to	Complies.

<p>6.5.6 Public and shared communal areas should have toilets that are easy to identify and reach.</p> <p>6.5.7 Promote quality interior design using a variety of materials, colours and textures.</p> <p>6.5.8 Provide clearly legible and identifiable signage.</p> <p>6.5.9 Provide level thresholds between inside and outside.</p> <p>6.5.10 Provide good lighting and luminance of signage and graphics.</p>	<p>a minimum gold level according to the Liveable Housing Guidelines.</p> <p>✓ The apartments are of open plan design and allow for various uses and allocation of space</p>	
Chapter 7		
7.0 Design for physical ageing and dementia		
7.1 Design for physical ageing		
Objective 7.1.1 To provide easily navigable spaces for the safety of aged residents and to help reduce fear of falling		
Design Guidance	Proposed	Compliance
<p>7.1.2 Design for safety from falling with:</p> <ul style="list-style-type: none"> • Slip-resistant, level floor surfaces with particular attention to exterior door thresholds and junctions where flooring material changes. • Good colour and/or tonal contrast around doors to clearly delineate the openings. • Use of single colours for surfaces. Avoid heavily contrasted patterned surfaces. • Considered lighting to manage changes in lighting ambiance and intensity, to minimise deep shadows and provide a variety of light sources 	<p>✓ The aesthetics of the development contribute to the future character of the area by providing sympathetic materials and colours, street setbacks, and flexible internal design.</p> <p>✓ A large well accessed common outdoor space will cater to the needs of the residents.</p> <p>✓ Accessibility to and around the site to enhance social interaction.</p> <p>✓ A provision of maximum accessible apartments.</p> <p>✓ Clear entry points to each building with signage and security directing inhabitants to each building.</p> <p>✓ The residential entry is well located in a high activity and visibility area.</p>	Complies.
7.1.3 To provide environmental comfort		
7.1.4 Design for environmental comfort with:	<p>✓ Designing the orientation and layout of apartments to maximise access to natural light,</p>	Complies

<ul style="list-style-type: none"> • Excellent thermal insulation • High performance glazing • Window coverings • Orientation-specific external shading • Ceiling fans • Cross ventilation • Passive ventilation • Weather seals and draught minimisation • Provision of entry door air-locks 	<p>natural cross ventilation and aspect.</p> <ul style="list-style-type: none"> ✓ Use of construction materials that is conducive to thermal mass such as brick walls and concrete slabs. ✓ Selective use of sun screening devices as required to minimise use of high energy consumption cooling systems. ✓ Waste minimisation and recycling. ✓ Energy saving appliances. ✓ Promote the use of low energy light fittings to private areas. 	
7.1.5 To reduce stress from noise and to support hearing		
<p>7.1.6 Design for auditory comfort:</p> <ul style="list-style-type: none"> • Provision of acoustic and non-reverberant surfaces, particularly in communal and gathering areas. • Use of acoustic linings to walls and ceilings; and soft furnishings and window coverings to soften sound reverberation. • Minimise the use of excessive hard surfaces. • Examination of varied and complex noise sources of mechanical services, appliances, televisions and other audio in a single space. • Fitting doors and cabinets with soft-close hardware to avoid slamming 	<p>The proposed development has been designed to address auditory comfort where possible.</p>	<p>Complies</p>
7.2 Government Review		
<p>Objective 7.2.1 To respect cultural uniqueness for all aged residents. 7.2.2 To transition away from large institutional design settings and create small scale domestic settings. 7.2.3 To follow the 'small household' model of care, housing 6 - 16 people in a cluster. 7.2.4 To provide primary health, allied health services and wellness for residential aged care.</p>		
Design Guidance	Proposed	Compliance
<p>7.2.5 Design Home-like environments with:</p> <ul style="list-style-type: none"> • De-institutionalised interiors, comfortable and inviting spaces and warm textures. 	<ul style="list-style-type: none"> ✓ The building forms are segmented into solid and light principle elements. This design intent integrates the development's bulk and scale to respond to the context of the 	<p>Complies.</p>

<ul style="list-style-type: none"> • A domestic character and scale. • Meaningful artwork without reflective glass. • Multiple places for rest and reflection. • Easy and unrestricted access to the outside, gardens and landscape. • Inspired design quality that shows respect for lives long lived 	<p>immediate surroundings. The communal entries are recessed with light materiality where the apartment masses are celebrated with solid brick elements.</p> <ul style="list-style-type: none"> ✓ Each building within the 'village' is distinguished with a unique form and identity, which provides for perceived individuality. ✓ Living areas have access to natural light and ventilation have passive outlook to the street enhancing character and amenity and providing a sense of security via passive surveillance. ✓ The communal open space, or 'village square,' is integral to the overall design. 	
<p>7.2.6 Design buildings with familiar domestic character:</p> <ul style="list-style-type: none"> • Use verandahs for shading to encourage residents to use the outside. The verandah or porch, with or without posts and railings is also a recognizable feature of 'home' and provides shading to the building. • Use exterior textures and finishes that have a recognisable and familiar residential character. • Provide fenestration and external doors that align with residential homes and are not predominantly commercial. • Consider deep eaves and overhangs that provide shade, shadow patterns and rain protection for physical comfort and interest 	<ul style="list-style-type: none"> ✓ Residential design features have been incorporated into the buildings to respond to current and future developments. ✓ A 'village' aesthetic has been adopted to create visual interest. ✓ Soft and hard landscaping allows for circulation and visual interest around the site and through the communal spaces or 'village square.' 	Complies
Chapter 13		
13.0 Design Principles for Independent Living		
13.0 Building Communities		
<p>Objective 13.1 To provide housing to accommodate for a mix of older people who may be active and independent and others who may be frail and in need of 'at home' care. 13.2 To create environments where owner/occupants of the units can get together for activities, socialising, events and celebrations. 13.3 To provide a place of safety, wellbeing and connection. 13.4 Provide a wide variance of character and densities of developments for seniors communities to find a</p>		

<i>suitable place to choose to belong to.</i>		
Design Guidance	Proposed	Compliance
<i>13.5 Places where 'like-minded people' can live together will help build social cohesion and strong connections</i>	<p>The proposal has been designed to provide a quality residential development that responds to and utilises the advantages of its context within the Claymore Town Centre.</p> <p>A 'village' aesthetic has been adopted .</p>	Complies.
Chapter 14		
14.0 Design principles for independent living for low density		
14.1 Neighbourhood amenity and streetscape		
Objective 14.1.1 <i>To provide single storey villa style accommodation with on grade carparking in a generous landscaped setting.</i> 14.1.2 <i>To integrate with the surrounding built form context and local character.</i>		
Design Guidance	Proposed	Compliance
<i>14.1.3 Introduce a high standard of design quality to the neighbourhood</i>	<p>The proposed development will provide a positive addition to the streetscape and fit well with its neighbours and other future developments on the street, being of a similar size and scale.</p> <p>Given the sloping site, the proposal achieves a similar scale with adjacent residential dwellings, and will provide a transition from the adjacent retail site to the single residential dwellings in Arkley Ave and Prout Way.</p> <p>The proposal has been designed in a 'village' style to decrease and control visual bulk and enhance the feeling of a series of smaller dwellings instead of a bulky residential flat building.</p>	Complies.
14.2 Visual and Acoustic Privacy		
Objective 14.2.1 <i>To provide separation between communal open space and private open space.</i>		
Design Guidance	Proposed	Compliance
<i>14.2.2 Provide generous landscape buffers for screening and acoustic privacy</i>	<p>The proposed development is located in a relatively new residential precinct that is undergoing a transition to higher density for commercial/residential use. The proposal provides communal open space within the centre of the site. This allows for breathing space between buildings while offering</p>	Complies.

	<p>opportunities for the three buildings to speak to one another. This central communal hub is ideally situated to maximise social interaction and activities for the inhabitants and intended to be comparable to a traditional village square.</p> <p>All buildings are located and oriented to maximise visual privacy between buildings on the same site and neighbouring sites.</p>	
14.3 Solar Access and design for climate		
Objective 14.3.1 To design dwellings that reduce the demand on energy.		
Design Guidance	Proposed	Compliance
<p>14.3.2 The design and location of windows and shading should respond to the building orientation, site constraints or opportunities in order to maximise good solar access and meaningful cross ventilation.</p> <p>14.3.3 Provide natural, passive ventilation, well insulated building envelope, and avoid using dark roof colours to reduce heat absorbance.</p> <p>14.3.4 Consider the use of overhangs, eaves, awnings, pergolas or verandahs to provide shading to reduce heat gain in summer.</p>	The apartments are designed to satisfy the requirement to receive adequate daylight and ventilation and optimise natural ventilation.	Complies.
14.4 Stormwater		
Objective 14.4.1 To safely manage stormwater run off and drainage systems without compromising pedestrian safety. 14.4.2 To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways 14.4.3 To provide effective filtration of stormwater to remove some sediment and pollutants. 14.4.4 To prevent flooding. 14.4.5 To slow the flow of fast moving water and debris		
Design Guidance	Proposed	Compliance
<p>14.4.6 Provide grates and drainage pits away from pedestrian pathways.</p> <p>14.4.7 Manage stormwater with landscape design and gentle gradients of hard surfaces</p>	Stormwater infrastructure will be constructed as part of the Stage 3C subdivision works development as detailed in the Stormwater Management Report and associated stormwater plans prepared by Enspire Consultants . Stormwater will be collected via a series of pits and pipes and conveyed to infrastructure in adjoining streets recently upgraded to meet the needs of the Claymore	Complies.

	<p>Renewal Project.</p> <p>On site detention is not required. A below ground stormwater storage tank shall be provided on the site to capture a large portion of the site and roof area. The collected water shall be utilised for external re-use and/or irrigation as per the final BASIX certificate.</p>	
14.5 Accessibility		
<p>Objective 14.5.1 To observe and implement the design standards for accessibility in new building design. 14.5.2 To understand the specific needs of older people and people with a disability. 14.5.3 To de-stigmatise environments that cater for disabilities and that need considered design features to support mobility, wayfinding and safety</p>		
Design Guidance	Proposed	Compliance
<p>14.5.4 Meet the required accessibility standards with compliant but non-institutional design solutions.</p> <p>14.5.5 Integrate accessible design requirements with public access and pedestrian pathways for all, and not create the duality of 'us and them' access routes.</p>	<p>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.</p> <p>An Access Report has been prepared by Vista Access Architects. The report assesses the accessibility of the proposal and provides strategies to maximise reasonable provisions of access for people with disabilities.</p> <p>The development is capable of compliance with the Access Code of Disability (Access to Premises-Building) Standards 2010, the disability access relevant sections of the BCA, the essential criteria of AS 4299-Adaptable Housing and Schedule 4 of the Housing SEPP with the recommendations of the Access Report being complied with.</p>	Complies.
14.6 Waste Management		
<p>Objective 14.6.1 To provide waste management systems that manage health, safety and environmental issues. 14.6.2 To provide easy to access waste disposal points for independent residents to use. 14.6.3 To facilitate recycling of waste</p>		
Design Guidance	Proposed	Compliance

<p><i>14.6.4 Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.</i></p> <p><i>14.6.5 Ensure that waste collection points are safely located away from resident areas, should be screened, easy to access and preferably covered.</i></p>	<p>A Construction and Operational Waste Management Plan has been prepared by Creative Planning Solutions. The WMP sets out waste management details in relation to excavation, construction, communal and individual waste storage and ongoing waste management.</p> <p>Tenants and residents will be responsible for transporting their general waste and recycling from their units to the waste storage areas located in the basement of Building A. Space has been allocated for a refuse store containing 25 x 240 L bins with direct access to Arkley Avenue. There is a bulky waste storage area also included in the basement and an additional at grade waste storage area provided adjacent to Building C.</p> <p>Council's waste collection services are to be utilised to collect both general and recyclable waste. Collection vehicles will be capable of parking adjacent to both roadways in front of the waste storage areas with collection of bins occurring from the waste storage areas which are located generally within 5 metres of the property boundary.</p>	<p>Complies.</p>
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Attachment 4
Sydney Western City Planning Panel Kick Off Briefing

**Record of Preliminary Briefing
 Sydney Western City Planning Panel**

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-386 – Campbelltown – 4359/2023/DA-SL – 92 Brassil Avenue, Claymore
APPLICANT / OWNER	Applicant/Owner: NSW Land and Housing Corporation
APPLICATION TYPE	Construction of a three (3) storey seniors living development, comprising of 45 independent living units and basement car parking for 37 vehicles (including 9 accessible spaces), landscaping, communal gardens, site services, stormwater infrastructure and ancillary site works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 22,129,386 (excluding GST)
BRIEFING DATE	11 March 2024

ATTENDEES

APPLICANT	Gulliver Coote, Alfred Jury, Brian Hollis, Kara Moeller, Mark Santangelo, James Lubke
PANEL	Justin Doyle (Chair), David Kitto, George Brticevic, Karen Hunt
COUNCIL OFFICER	Alexandra Long, Karl Okorn
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 11 December 2023

DAYS SINCE LODGEMENT: Ninety-One (91 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development and site context, being adjacent to the Claymore retail precinct.
- The development has been designed like a village.
- Interconnected communal open space to achieve a village atmosphere.
- The applicant advised the development is compliant with the accessibility requirements for seniors housing.

Council

- Notification concluded - no submissions received from the community.
- Currently with specialist officers who are reviewing.
- Feedback received from waste officer which is being reviewed and addressed. Issues identified in relation to ability for waste collection to occur and distance to storage points.
- Council is going to advise the secretariat and panel if it can move to a determination prior to August.

Panel

- The panel queried if the development is compliant with the accessibility requirements for seniors housing and noted proximity to the nearest bus service.
- The Panel queried how open space within the development works.
- The Panel asked the Applicant to clarify the proposed building heights across the site.
- The Panel noted that it is important that the development provide an appropriate interface to the anticipated commercial development on the land located to the south of the development site.
- Additional briefing not required and that a determination briefing is likely the next step.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.
- Council advised a tentative determination date of August for the proposal. The panel requested this to be expedited if possible.

Note:

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.

Pre DA Notes



09 June 2022

LAHC

Attention: Salina Lama,

SUBJECT: PRE-APPLICATION MEETING 30 May 2022

Application Number: 1391/2022/PL-DA
Property: Project No.21024, Arkley Avenue, Claymore
Proposed Development: Seniors Living Stage 3C, Claymore

Thank you for taking part in Council's pre-lodgement meeting on 30 May 2022. The meeting was useful for Council in gaining an understanding of your proposal.

This advice is based on the development discussed at the meeting as described by you.

Should further amendments to the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA) then this advice may no longer be fully accurate or complete.

The information and discussion provided in the meeting are for your advice only and do not constitute a formal assessment of your proposal.

A formal assessment would only be made following submission of a detailed development application and upon consideration of any submissions received from the public and government agencies. The pre-lodgement panel will endeavour to provide information that will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.

PRE-LODGE MENT ADVICE

ATTENDEES

Campbelltown City Council

Fletcher Rayner – Executive Manager, Urban Release

Alexandra Long – Senior Development Officer Airds/Bradbury, Claymore

Belinda Stapleton – Subdivision Certification Officer

David Timmins – Acting Coordinator Urban Release

Proponent

Salina Lama, Mark Santangelo, Skye Kim, Mansia Lam, Deborah Gilbert, Carolyn Howell,

Emmanuel Lohokwe, Glyn Richards, Ziwar Al-Sattouf, Brian Hollis and Dan Brindle.

RELEVANT EPIs POLICIES AND GUIDELINES

The preparation of the Development Application should consider the following Environmental Planning Instruments & Development Control Plans:

- Campbelltown Local Environmental Plan 2015
- Campbelltown Local Environmental Plan 2015 Maps
- Campbelltown (Sustainable City) Development Control Plan 2015
- Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore
- Airds/Bradbury Concept Plan and Infrastructure Services Delivery Plan.
- SEPP (Housing) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Biodiversity and Conservation) 2021
- Campbelltown Local Strategic Planning Statement

The following comments are a summary of the discussion points of the meeting.

Development Type:

The pre-lodgement panel will endeavour to provide information which will enable you to identify issues that must be addressed in any application. The onus remains on the applicant to ensure that all relevant controls and issues are considered prior to the submission of an application.

Proposal

Construction of a three (3) storey seniors living development comprising forty five (45) independent living units and forty five (45) off street parking spaces plus and including the provision of communal gardens, landscaping, site services, stormwater infrastructure and associated ancillary site works

Zoning

The subject site is zoned R2 Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015). Development for the purposes of "seniors housing" is prohibited. Development consent is sought under the provisions of the SEPP (Housing) 2021 and the SEPP prevails to the extent of any inconsistency with Campbelltown LEP 2015.

The site is zoned R2 Low Density Residential under the provisions of Campbelltown Local Environmental Plan 2015.

The objectives of the R2 zone are 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.*

It is noted that Seniors housing is prohibited in the R2 zone.

Permissibility for the proposed seniors housing development is sought pursuant to clause 81 of State Environmental Planning Policy (Housing) 2021.

Seniors means the following people—

- (a) people who are at least 60 years of age,
- (b) people who are resident at a facility at which residential care, within the meaning of the Aged Care Act 1997 of the Commonwealth, is provided,
- (c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

Serviced self-care housing means seniors housing comprising independent living units where the following services are available on the site—

- (a) meals,
- (b) cleaning services,
- (c) personal care,
- (d) nursing care.

The proposed seniors living development is consistent with the definition of a group of self-care housing.

KEY ISSUES AND CONSIDERATIONS

The primary matters when considering the potential impacts on the natural and built environment are noted as follows:

Building Height

The proposal has a maximum building height (as defined in the SEPP) exceeding 9.5metres.

The proposal does not comply with the maximum height requirement.
Clause 4.6 Variation request to be submitted with DA.

FSR

Does not Comply.
Clause 4.6 Variation request to be submitted with DA.

Site Contamination

- Details of contamination assessment required to support application.
- Remediation Action Plan required.

Arborist

Arboricultural Report required to be submitted.
Tree Removal Plan required.

Engineering Matters

- **Retaining Wall on boundary to retail/commercial allotment**



- Basement level carpark appears to be same level as commercial site, as such the details of the retaining wall along the boundary are required to be clarified.
- Is retaining wall a component of Stage 3C subdivision works or Seniors Development?
- Height of retaining wall.
- Require further detail regarding the impact of the retaining wall upon the adjoining lot. How is it to be integrated.

- **Shared Path as indicated on plans with Lot 16 is not acceptable**



- Detail is required to be provided identifying appropriate access with Seniors Lot and for it to be accessible as the detail from Stage 3C subdivision works [application identifies](#) the proposed path to be going through a residential allotment and a retaining wall.



- The path as proposed along the boundary will not be achieved due to the level difference between the two allotments (approx. 3.5m).
- Details to be provided of a direct accessible path for the residents to the commercial precinct.

Traffic Impact Statement

Traffic Impact Statement to be provided.

BCA Compliance

The proposed development is to be designed to comply with the Building Code of Australia ("BCA").

Accessibility

An Accessibility Report to be submitted including details of accessible paths of travel to commercial site and bus stops.

Stormwater Management

Stormwater drainage concept plan to provided with DA.

Cut & Fill

Cut and fill plan to be provided.

Acoustic Assessment

Addressing units located adjacent/fronting to Arkley Avenue, the adjoining commercial site and to the rear Badgally Road.

Crime Prevention Through Environmental Design

The development has been designed to incorporate the principles of Crime Prevention Through Environmental Design ("CPTED").

The CPTED principles include the following:-

Surveillance

- natural street surveillance to be achieved within and around the buildings;
- CCTV monitoring to be installed to the ground floor units and car park entry points;
- Carpark 2 driveway to be a shared pedestrian and vehicular zones

Landscaping

- the landscape design features 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 to be provided to building entries and the car parking entry.

Territorial Reinforcement

- entrances and exits to the ground floor and directly accessible from the basement and/or footpaths;
- clear and legible way-finding signage to be provided;
- landscaping to clearly delineate the public and private domains.

Access Control

- access to the buildings and car parking area in the basement to be controlled, details to be provided.

Design Excellence Panel

To be referred to Design Excellence Panel prior to lodgement.

Regulation:

What Information is needed with a Development Application

In order for Council to conduct a proper and informed assessment of your application, the following information must be submitted.

- Owner's consent
- Survey Plan
- Site Context Analysis Plan
- Cost Assessment Report
- Architectural Plans
- Notification Plans
- Assessment of existing easements/ proposed easements
- Statement of Environmental Effects
- Environmental Impact Statement
- Traffic Generation Impact Assessment
- Plan of Onsite Traffic Movement/Parking/Tuning Paths
- Retaining Wall Details
- Stormwater Concept Plan
- Cut & Fill Plan
- Landscape Concept Plan
- Arborist Report
- Waste Management Details
- Acoustic Assessment Report
- Management Plan
- Safety and Security Analysis
- Accessibility Report
- Details of Accessible Paths of Travel and subsequent compliance with SEPP (Housing) 2021.

A Development Application is to be lodged through the NSW Planning Portal following the link below:

<https://www.planningportal.nsw.gov.au/major-projects/services/lodge-application>

Please refer to Council's Development Application checklist available on our website, for further details of submission requirements and ensure that plans submitted illustrate consistent detail.

DA FEES

Prior to the lodgement of the DA, please contact Council's Technical Support Officers on (02) 4545 4608 to obtain a fee quote. A copy of this fee quote is to be provided with the DA.

Attachment 6 Campbelltown (Sustainable City) Development Control Plan 2015

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development.

Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Campbelltown (Sustainable City) Development Control Plan			
Control	Requirement	Proposed	Complies
2.4 Sustainable Building Design			
2.4.1 Rain water tanks	A rainwater tank shall be provided for all new buildings containing a roof area greater than 100 m ²	BASIX Certificate indicates the requirement of a minimum 1 x 4,000 L water tanks to be provided.	Capable of Compliance.
2.5 Landscaping			
2.5 d) ii) Landscape Concept Plan	A landscape concept plan is required to be submitted with a development application for residential subdivision.	Landscape plan details have been submitted as a component of the proposed development works	Complies
2.5 e) Design Requirements	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/retained and shall be prepared by a suitably qualified person.	All of the aforementioned information is demonstrated on the submitted landscape plan.	Complies
2.5 f) Design Requirements	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Capable of compliance – has been recommended as a condition of consent.	Capable of Compliance
2.7 Erosion and Sediment Control			
2.7 a) Design Requirements	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	ESCP submitted. Recommended condition of consent for implementation prior to the commencement of any works.	Capable of Compliance
2.8 Cut, Fill and Floor Levels			

2.8.1 a) Cut and Fill	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	Cut and Fill drawings were submitted as a component of the earthworks	Capable of Compliance
2.10 Water Cycle Management			
2.10.3 Stormwater Drainage	a) A Stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	Stormwater Concept plan submitted as a component of the proposal.	Complies
2.10.3 Stormwater Drainage	<p>The stormwater concept plan shall include the following information as a minimum:</p> <ul style="list-style-type: none"> (1) locations, layouts and sizes of stormwater pipes and pits; (2) minimum grades and capacity of stormwater pipes; and (3) existing and proposed easements, site contours and overland flow path/s. 	Council's Development engineer reviewed the proposal and raised no objections.	Capable of Compliance. Include conditions as provided.

2.13 Security	<p>Design Requirements</p> <p>a) Development shall be designed to:</p> <p>i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places;</p> <p>ii) minimise dead ends and other possible entrapment areas;</p> <p>iii) clearly identify and illuminate access points to buildings and designated public places; and</p> <p>iv) clearly differentiate between private and public space</p>	The proposal has been designed to optimise safety within the development and from the private domain.	Complies
2.15 Waste Management			
2.15.1 Waste Management Plan	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses.	A Construction and Operational Waste Management Plan was prepared by Creative Planning Solutions and submitted in support of the proposal.	Complies

Part 19.2 General requirements for seniors housing and housing for people with a disability

Part 19.2.1 Requirements for a development application			
(a)	A photomontage of the proposed development shall accompany any development application for seniors housing that is for more than 20 dwellings	A photomontage was provided in support of the application.	Complies
(b)	A detailed landscape plan prepared by an appropriately	A Landscape Plan was provided in support of the application	Complies

	qualified landscape architect shall accompany development applications for seniors housing.		
(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 Waste Management Plan was provided in support of the application.	Complies
(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 Car Parking Assessment Report was provided in support of the proposal	Complies
Part 19.3 Additional controls relating to waste management			
Part 19.3.2 Waste storage areas			
(a)	Open waste storage areas must: i) Be appropriately covered and bunded to avoid stormwater entering the sewer; ii) Be paved with impervious material; iii) Be graded and	As indicated in the submitted plans, 2 x enclosed waste storage area have been proposed + bulky waste storage located in the basement.	Capable of Compliance

	<p>drained to a waste water disposal system in accordance with Sydney Water's requirements; and</p> <p>iv) Provide a hose tap connected to a water supply to enable easy cleaning.</p>		
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Attachment 7: Design Excellence Panel

CAMPBELLTOWN CITY COUNCIL

Minutes Summary

**Campbelltown Design Excellence Panel Meeting held at 9:00 am on
14.07.2022**

Panel Members	Michael Stott	Chair
	Iain Stewart	Member
	Aldo Raadik	Member

Council staff	Rana Haddad	Coordinator Urban Renewal and Industry
	Alex Long	Senior Development Assessment Planner

Proponent	Housing NSW
	RFA Architects

- 1. Acknowledgement of Land**
The Chair presented an Acknowledgement of Land
- 2. Declaration of Interest**
None
- 3. Agenda Items**

Item 1 – Claymore Stage 3c Seniors Living

General Comments from the Panel	
It was agreed for the meeting to be recorded.	
1.	The Panel appreciated that the proponent took the time to present their scheme and walk through some of its detail. As a general comment, the Panel believes the presentation materials would have benefited from the inclusion of greater context analysis and the inclusion of early development options studies. At a site level, the overall approach to layout and building massing needs some further exploration of design opportunities to improve the relationship between the development and its (existing and future) neighbours and enhance the amenity for its intended residents.

Specific Issues/comments identified by the Panel in relation to:

<p>1. Architectural Design</p> <ul style="list-style-type: none"> a. Functionality b. Aesthetic c. Material d. Facades 	<p>The architectural language is generally supported, but the Panel feel that there are opportunities for greater efficiencies in terms of layout and distribution of specific uses outlined in the comments below.</p> <ul style="list-style-type: none"> - The articulation of built form, the use of light-coloured brickwork as foreground and recessive darker walls as background breaks down the scale for a 'village' expression that is reasonably successful. - Decorative brickwork promised by precedent and indicated in 3d imagery needs to be clearly documented on elevation. - The surface car-park location and design prioritises vehicular movement over pedestrians – entry for pedestrians is via a very meagre footpath past the bin enclosure, which has been placed in a prominent location obscuring a building entry and needs to be more discretely located. - The above grade car park position creates a strong separation of building C from the private open space. - The extent of the above-ground car park creates a design imposition to transitioning the levels between buildings and communal outdoor spaces. - The Panel suggests adjustments to the location of Building B to allow significant increases in daylight to the communal open spaces. - The increased height (3 stories) is acceptable and well-addressed by the design setbacks; however, the Panel emphasised, Design Excellence across the issues needs to improve for the increased building height. For example, the Arkley Avenue frontage (Building A), where the basement presents as a storey, and the roof slopes up to conceal lift overruns; the development presents as five storeys, excessive given the 9m height limit. Height is massed on the North and East built form. Reduced (or redistributed) height here would improve solar access to the communal courtyard and achieve appropriate scale. - Consider repositioning building B to allow sunlight in from the North. - Treatment is required to protect the privacy of the lowered street side units of Building C to avoid undue overlooking from the street into POS and living spaces. - Consider relocating part or all the surface car parking underground. The current underground car park solution does not fill the built-over plans, and the cost of deep soil should be minimal. - Consider linking car parking to lifts via line-of-sight tunnels to maximise efficient car parking layouts.
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	<ul style="list-style-type: none"> - Entry to apartment units should be discrete and preserve the dignity and privacy of residents, especially for seniors living where a resident might be ailing. Presently, several apartments have open sightlines from the communal lift lobby directly to the living areas.
2. Urban Design a. Human scale b. Integration with the surrounding environment c. Overall aesthetic d. Fit	<p>The building aesthetic (form, materiality, colour, façade modulation) is to be considered in line with the comments above.</p> <ul style="list-style-type: none"> - Reconsider the resident post box area to include shade and seating to create a community node. - Consider movement and access for a senior's population, e.g., consider a dedicated parking space in the basement for a communal van; provide a lay-by at a prominent shared entry point (with seating and shade as appropriate) for taxi/uber/family pick-up and drop-off. - The car park entry is overly close to the boundary, creating an unsympathetic, poorly landscaped edge to the adjoining site. Extra attention is drawn to this element as the architecture above is compromised in "stepping around" the car park entry. - The Panel requests further development of the social journeys across and through the site to increase resident amenity (mainly related to the Seniors population and their guests). - The adjustment of the site planning could allow for improved resident community and a decrease in isolation in this demographic. - The Panel reflected on the concept of the circular communal open spaces and benching strategy for the site and feels that alternate landscape planning and resolution could improve equitable journeys through the site and provide less circuitous, inconvenient access. - The Panel raised solar access to the landscaped communal open spaces as an issue and the need to improve the solar access. - The Panel feels that the location and main emphasis of the communal space are deep in the site, lacking access to sunlight and distant from many residents. - The concept of twin circle planning highlights the breakup of spaces. - The incidental meeting spaces between Buildings A and B are compressed, overshadowed and not generally inviting. - Consider introducing various active spaces into the landscape, such as vegetable gardens/workshed/kitchenette etc., to increase activity options; and design landscaped edges with social infrastructure – built-in benches, picnic tables etc. - For the ability to meet and socialise within the development, the Panel would expect an area that

	<p>provided year-round protection and comfort for residents to gather in larger groups or with family; select a location and design to preserve visual and acoustic privacy.</p> <ul style="list-style-type: none"> - Consider moving trash receptacles to the basement level. - Clarify connection to/provision of a footpath outside the development.
3. Landscaping	<p>The Panel believes that the concept of the circular communal open spaces and benching strategy for the site needs to be reconsidered and that alternate landscape planning and resolution could improve the creation of equitable journeys that are less circuitous and inconvenient.</p> <ul style="list-style-type: none"> - The Panel raised solar access to the landscaped communal open spaces as an issue and the need to improve the solar access. - The Panel feels that the location and main emphasis of the communal space are deep in the site, lacking access to sunlight and too distant from many residents. - The incidental meeting spaces between Buildings A and B are compressed, overshadowed and not generally inviting. - Consider introducing various active spaces into the landscape, such as vegetable gardens/workshed/kitchenette etc., to increase activity options; and design landscaped edges with social infrastructure – built-in benches, picnic tables etc. - For the ability to meet and socialise within the development, the Panel would expect an area that provided year-round protection and comfort for residents to gather in larger groups or with family; select a location and design to preserve visual and acoustic privacy. -
4. Heritage (if relevant)	n/a
5. Streetscape	<ul style="list-style-type: none"> - Clarify connection to/provision of a footpath outside the development. - The Panel encourages the development of further pockets of activity (seat walls, etc.) along the street where residents can interact with visitors, neighbours and passers-by. The Panel considers this would help integrate the development and promote a sense of shared community.
6. Solar Access	Solar access needs further consideration as outlined in the above comments.
7. Privacy	See above.
8. Lighting/natural/artificial	See above.
9. Ventilation	Adequate cross ventilation is accommodated across the proposal.

10. Wind	N/A
11. Sustainable Design	N/A

Specific Actions Required - as described above	
1. Architectural Design	Further consideration of alternate site layout options.
2. Urban Design	As above.
3. Landscaping	As above.
4. Heritage (if relevant)	n/a
5. Streetscape	As above.
6. Solar Access	Greater solar access to resident amenity needs to be considered.
7. Privacy	Unit design needs to consider direct sightlines from shared corridors.
8. Lighting/natural/artificial	No further comment
9. ventilation	No further comment
10. wind	No further comment
11. Sustainable Design	No further comment

Is the overall Design:

- Not acceptable and needs to be redesigned

If the application needs to be redesigned, provide dot points justification

- 1- Communal open space is sub-optimal
- 2- Site layout needs further refinement

Note:

The Panel would like to see evidence of design development and context appreciation.

For the proposed next Panel meeting, the preference is to see sketches, etc., rather than fully resolved plans.

CAMPBELLTOWN CITY COUNCIL

Applicant Follow-up Workshop Minutes Summary

**Campbelltown Design Excellence Panel Meeting held at 9:15 am on
11.08.2022**

Panel Members	Michael Stott	Chair
	Iain Stewart	Member
	Aldo Raadik	Member

Council staff	Rana Haddad	Campbelltown Council Coordinator Urban Renewal and Industry
	Alex Long	Campbelltown Council Senior Development Assessment planner

Proponent	Housing NSW/Landcom	Owner
		Architect and Designer
		Planner and Landscape Architect

1. Acknowledgement of Land

The Chair presented an Acknowledgement of Land

2. Declaration of Interest

None

3. Agenda Items

Item 1 – Claymore Stage 3c Seniors Living – Follow-up Workshop

General Comments from the Panel
It was agreed for the meeting to be recorded.
Workshop Summary
The Panel thanks the applicant's consultant team for the thorough response to the previous minutes and ongoing participation in the DRP process.

- The revised design has made several key improvements to the overall development look and feel, distribution of bulk and massing, and added additional value with the redesign of the open space component. The redistribution of building bulk along Arkley Avenue and removal of at-grade parking are specifically noted.
- The potential addition of a communal kitchen area to support the activation of the open space is also welcomed and will add to the overall amenity and encourage resident interaction.
- The Panel felt the driveway relocation is a key improvement and adds an important amenity.
- The Arkley Ave setback to building top is a good improvement.
- Opportunities to increase the building gap between A-B should be further explored to improve COS.
- The new open space arrangement is a good improvement and the efforts made to provide graded access along its entirety is noted. The Panel suggest adding a further informal link – a second tier ant rack – into the landscaping to allow for shortcutting of the upper oval.
- The Panel recommends moving the upper level gathering space further away from living spaces with a possible link to lower level (maintaining a sightline from street).
- The Panel recommends adjusting the levels of building C to improve aspect to / from southern ground floor apartment – particularly given its adjacency to the commercial site which is likely to have at least high fence above the batter at this edge of the cut / boundary.
- Given the adjacency of the future commercial development, the Panel recommends a height appropriate landscape treatment is included to ensure a residential enclosure is maintained into the future.
- The Panel recommends a further adjustment of the levels of Building C to reduce the depth of ground floor apartments below street level and improve their access to light and views. Design section and landscaping to protect visual privacy.
- Adjust the entry sequencing of ground floor apartments to avoid looking straight into the kitchen from outside.
- The Panel recommends relocating the garden pavilion further away from the adjacent apartments and their private open space to improve visual and acoustic privacy. A crescent shape might be explored to frame views forward over the oval and maximise amenity.
- In its current form, the Panel strongly recommends the garden pavilion is designed with an at-grade entry, includes a range of accessible seating and appropriate infrastructure to allow for nighttime use.
- The Panel recommends the inclusion of communal raised garden beds (raised and ground for accessibility) for resident engagement.

- Given the specific demographic, the Panel suggest widening all footpaths across the site to permit people to walk abreast/in groups and pass each other.
- The Panel recommends opportunities for additional informal shaded seating are explored with additional canopy trees (as appropriate) included.
- The Panel recommends the inclusion of small arrangements (as appropriate) of grouped seating and tables to encourage further social interaction.
- The Panel strongly encourages the applicant to coordinate the waste enclosure with landscape design.
- The Panel is very supportive of the changes made to the entry sequencing, particularly noting the new amenity provided adjacent to the post boxes.

Specific Actions Required	
1. Architectural Design	As above. .
2. Urban Design	No further comment.
3. Landscaping	As above.
4. Heritage (if relevant)	n/a
5. Streetscape	No further comment.
6. Solar Access	As above.
7. Privacy	As above.
8. Lighting/natural/artificial	No further comment.
9. Ventilation	No further comment.
10. Wind	No further comment.
11. Sustainable Design	No further comment.

Is the overall Design:

The overall design is **acceptable** with consideration of final comments above.

Notes:

N/A