

Seniors Housing Design Guide (November 2023) Assessment Table

Objective	Assessment	Compliance?
Chapter 1 – Design for Country Country is living, constantly changing, and evolving. Many ecosystems exist across different realms of Country including both living and non-living elements.	The proposal acknowledges the site's transitional urban context and integrates a layered public domain with planting that reflects regional landscape character. The design supports evolving connections to place through accessible communal open space and biodiversity-supporting vegetation.	Yes.
Chapter 2 - Care for the planet <u>2.1 Leadership</u> Sustainably designed buildings will generate long-term value for building owners. Developers who cater to the demands of the growing demographic of older people will be expected by their stakeholders to reduce energy and water consumption, reduce waste generation and increase renewable energy use for powering all seniors housing types. <u>2.2 Construction impacts</u> New construction will have an impact on the environment through outcomes such as air and water pollution, potentially harmful atmospheric emissions, generation of landfill waste and disruption of the natural topography, flora and fauna. <u>2.3 Life-cycle and maintenance</u> Consider the long term impact of the completed building on the environment post-construction. <u>2.4 Sustainable design</u> Good design embodies sustainable design elements.	The proposal incorporates sustainable building features including passive solar design, natural ventilation, and a reduced reliance on private vehicle use through car share provisions and proximity to services, supporting reduced energy use and long-term operational efficiency Construction phase impacts are to be managed through standard environmental management practices, and the site's location within a serviced, cleared urban centre minimises additional disruption to natural topography, flora, and fauna. The design uses durable, low-maintenance materials to minimise long-term environmental impact and maintenance costs, with a façade access strategy enabling safe and efficient upkeep without impacting resident amenity. Sustainability is embedded through orientation, efficient building envelope design, deep soil landscaping, and landscaped communal open space that supports urban cooling, biodiversity, and stormwater management.	Yes. Yes. Yes. Yes.
Chapter 3 - Site analysis - environmental response <u>3.1 Environmental conditions</u> Sites for seniors housing developments can be large scale properties in existing urban and suburban zones which are often overlaid with multiple environmental sensitivities that will influence the planning response.	The site is located within the Oran Park Town Centre, a cleared and urbanised area with minimal environmental constraints. Site planning responds to orientation, topography, and surrounding development to optimise solar access, manage stormwater, and integrate deep soil planting areas.	Yes.
Chapter 4 - Site analysis - urban response <u>4.1 Urban identity</u>		

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<p>Seniors housing can introduce an atypical building type into the locality with a different scale and street presentation from neighbouring properties.</p> <p>New seniors housing developments should be sympathetic and responsive to it's context and local environment and uplift the quality of the neighbourhood.</p> <p><u>4.2 Typology and scale</u> Seniors housing as a specific type of development can introduce a different scale and form into a surrounding area.</p> <p>The modulation of the bulk and form of new buildings of larger scale than the surrounding context should reference the local character and urban arrangement to acknowledge its surroundings.</p> <p><u>4.3 Setbacks</u> Generous setbacks are opportunities to enhance the landscape setting for the enjoyment and participation of residents within purposeful landscape spaces. Setbacks also observe the privacy of the adjacent neighbouring properties.</p> <p><u>4.4 Height</u> The height controls for a new development are prescribed in planning legislation, but building elements such as roof forms that define height should to be varied to create visual interest.</p> <p><u>4.5 Storeys</u> A third storey in zones where residential flat buildings are not permitted must be set back from the side and rear boundaries.</p> <p><u>4.6 Social infrastructure</u> People experience the characteristics of their neighbourhood differently according to their values and social, cultural and economic references. The diversity of a neighbourhood needs to be researched for neighbours to be comfortable with new seniors housing development.</p> <p><u>4.7 Local character</u> The location of seniors housing is one of the most important factors considered by residents when downsizing and moving to supportive care communities.</p>	<p>The development integrates into the evolving Oran Park Town Centre through high-quality architecture, active frontages, and landscaping that contribute positively to the public realm and urban identity.</p> <p>The building's bulk is broken into three distinct vertical elements with varied materials and modulation, referencing surrounding mixed-use and civic buildings while presenting a legible, seniors-specific form.</p> <p>Although situated within an urban context with minimal side setbacks, the design incorporates functional landscaping, including deep soil areas and communal terraces, to support amenity, shade and privacy.</p> <p>The varied roof forms, upper-level setbacks, and articulation strategies reduce the perceived massing and create visual interest while carefully considering amenity impacts on adjoining development.</p> <p>Not applicable. Residential flat buildings are permitted.</p> <p>The site benefits from immediate proximity to civic facilities including the library, leisure centre and council services, promoting access to social infrastructure suited to seniors.</p> <p>The proposal is strategically located within a high-amenity town centre, offering seniors housing that aligns with the aspirations of downsizers seeking walkable access to shops, services, and public transport.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>N/A.</p> <p>Yes.</p> <p>Yes.</p>
Chapter 5 – Heritage		

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<p>Items, sites and localities listed or noted as having heritage significance are important and may cover heritage values beyond the built environment that include natural heritage values, Aboriginal cultural values, gardens, landscapes, archaeology etc. It is important to identify and conserve these heritage values through a well considered design response that takes into account the heritage significance, character, texture, grain, massing, story and nature of a particular site to ensure the conservation of the these values into the future.</p> <p>Developments that embrace existing heritage values and creatively adapt and reuse a heritage significant site or building, facilitate a link from the past to the present and project into the future, and in their own way, contribute to the constantly changing historic environment.</p> <p>Repurposing heritage significant sites or buildings for adaptive re-use provides a rich and meaningful built context for older people to enjoy and live with.</p>	<p>The site is not identified as having heritage significance under any relevant planning instrument. However, the design acknowledges the evolving context of Oran Park and incorporates landscape and public domain elements that contribute to a layered sense of place, aligning with broader principles of cultural continuity and connection to Country.</p>	Yes.
<p>Chapter 6 - Care, wellbeing and community</p> <p>6.1 Care Seniors housing is required to cater for a range of care levels. Usually low levels of care services are required for independent living units, but as residents age, their care requirements increase to potentially very high levels, to manage issues such as dementia and high physical dependency, and often both.</p> <p>6.2 Physical and mental wellbeing Good design results in a healthy building and has positive psychological benefits for its occupants.</p> <p>6.3 Mobility and access As we age, our mobility generally diminishes and consequently opportunities for wellbeing and social activities may become limited.</p> <p>6.4 Environmental connection Diminished mobility can mean longer periods indoors.</p>	<p>The proposal includes independent living units and assisted living apartments, enabling ageing in place and accommodating a range of care needs.</p> <p>Wellbeing is supported through generous communal spaces, rooftop terraces, and ground-level landscaping that encourage social interaction, recreation, and engagement with nature.</p> <p>The design includes clear and accessible circulation paths, lift cores servicing all levels, and units that comply with accessibility standards to support safe movement throughout the building</p> <p>Multiple outdoor communal areas, including landscaped rooftops and garden terraces,</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>

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<p><u>6.5 Universal design</u> Inclusive design considers and works for all people. It is inclusive of mobility, dexterity, sensory, and communication impairments; learning disabilities; continence needs; and people whose mental well-being benefits from being supported by thoughtfully crafted environments.</p>	<p>provide residents with accessible opportunities to connect with nature from various levels of the building.</p> <p>The units and common areas are designed in accordance with universal design principles, including accessible entries, adaptable bathrooms, and sufficient circulation space for mobility aids.</p>	Yes.
<p>Chapter 7 - Design for physical ageing and dementia</p> <p><u>7.1 Design for physical ageing</u> Empathetic design is to understand the connection between physical aspects of ageing and the emotional needs of an older person.</p> <p><u>7.2 Governmental review</u> The Royal Commission into Aged Care promotes (amongst other things): - Care, dignity and respect - Valuing care workers - Dementia support</p> <p><u>7.3 Design for dementia</u> In addition to physical ageing, people with dementia can experience numerous other difficulties.</p>	<p>The development incorporates empathetic design measures such as accessible circulation, lift access to all levels, adaptable units, and safe communal spaces that support the physical and emotional needs of older residents.</p> <p>The development supports the principles of dignity, respect, and resident independence through universal design, integrated social spaces, and ageing-in-place capacity within a supportive built environment.</p> <p>The proposal does not include dedicated dementia care facilities; however, the design supports ease of navigation, passive surveillance, and calm communal environments that may benefit residents with early cognitive decline.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p>Chapter 8 - Options for different types and configurations of densities for seniors housing</p> <p>Every seniors housing project of any scale or size will challenge design teams to consider the appropriateness of the development in the chosen locality.</p>	<p>The proposal adopts a high-density model appropriate to its town centre location, integrating independent and assisted living options within a mixed-use environment that supports walkability, service access, and ageing in place.</p>	Yes.
<p>Chapter 9 - Determining density</p> <p>The land zoning of a site will inform the allowable density for the development and provide a framework for calculating the maximum site potential for seniors housing under the SEPP (Housing) 2021. The density is partly determined by the permissible floor space ratio or FSR, which is based on the type of</p>	<p>The proposed high-density seniors housing development is consistent with the site's B2 Local Centre zoning, which permits residential flat buildings and shop top housing. The development achieves an appropriate density outcome in line the site's strategic location within the Oran Park Town Centre.</p>	Yes.

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development and if the zoning permits residential flat buildings and/or shop top housing. The density level can either be low, medium, or high, and can be assessed with the help of the zoning checklist in Part 4 of this guide.		
Chapter 10 - Designing for different densities To deliver a range of developments of varying size, scale and typology that will provide choice for ageing communities to move to. To deliver seniors housing developments of significant scale that are becoming more common and sought after in urban areas	The proposal delivers a high-density seniors housing development within a town centre context, offering a mix of independent and assisted living options. The vertical design typology provides housing choice for ageing residents seeking to downsize within a walkable, service-rich urban environment	Yes.
Chapter 11 - Guidance examples for seniors housing configurations with different densities Characteristics of stand-alone independent living unit multi-storey development: <ul style="list-style-type: none"> • Urban living model • Makes use of additional floor space bonuses permitted under the SEPP (Housing) 2021 • Independent living units with shared communal and social spaces • High density or business zoning 	The proposal aligns with the urban living model for high-density seniors housing, featuring multi-storey independent living units with shared communal spaces, and is located within a B2 Local Centre zone where height bonuses under SEPP (Housing) 2021 are applicable.	Yes.
Chapter 13 - Design principles for independent living An independent living unit development is not just an apartment building or a group of units, or villas but is equally about building a community. Residents who choose to buy and move into a retirement living development are seeking companionship and to be a part of a community who have similar interests and needs and who can support one another. Socialising and participation in events in communal areas outside of individual apartments is a significant aspect of life in an Independent living seniors community.	The development supports community-building through a range of communal spaces, including a ground level courtyard, multiple rooftop terraces, and shared indoor facilities, designed to foster social interaction, companionship, and resident wellbeing beyond the private apartment setting.	Yes.
Chapter 16 - Design principles for independent living for high density <u>16.1 Neighbourhood amenity and streetscape</u> The aim is to reduce stigma around aged care and retirement living by presenting it	The development integrates with the evolving Oran Park Town Centre through high quality	Yes.

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<p>as a desirable place to live and work, while also enhancing the streetscape. Designs should integrate with the local context, show design excellence, and include landscaping and shade trees.</p> <p><u>16.2 Solar access and design for climate</u> Healthy independent living communities are supported by shared outdoor spaces that encourage social interaction beyond private units. Features such as communal terraces, drying areas, and outdoor gardens foster community connection, natural ventilation, and casual surveillance. Grouping units around lift cores reduces corridor lengths, improves social cohesion, and maximises daylight access, reducing the need for artificial lighting. Designs should prioritise north-facing terraces on each level to enhance comfort and sustainability.</p> <p><u>16.3 Stormwater</u> The objective is to minimise erosion and stormwater damage to landscapes and pathways, while improving stormwater filtration to reduce sediment and pollutants. Design should incorporate features like vegetated swales, sediment basins, detention pits, and porous paving to enhance absorption and catchment. Maximising deep soil landscaping allows plants to mature and effectively manage stormwater on site.</p> <p><u>16.4 Crime prevention</u> The design of buildings, their visibility, presentation and the spaces around them influence the sense of safety and opportunity for intrusion. There is documented evidence that crimes against people and property are connected to the design of built environments.</p> <p><u>16.5 Accessibility</u> Independent living units should be designed to be accessible or adaptable for accessibility to support ageing in place. They must accommodate mobility aids and care services, providing safe environments for residents and carers. Clustering smaller units around lift cores can improve efficiency and care management. Design should ensure clear sightlines to lifts, manageable corridor lengths, and adequate space for mobility and emergency access. Corridors should also include indents at entries for personalisation and parking mobility aids.</p>	<p>architectural design, active ground floor uses, and landscaping that enhances the public domain.</p> <p>Communal open spaces and unit layouts are designed to promote natural ventilation, solar access and resident interaction. Grouping units around the two central lift cores supports passive surveillance and improves social cohesion.</p> <p>The proposal incorporates deep soil zones and landscaped areas that contribute to stormwater absorption and management, supported by broader Oran Park town centre infrastructure.</p> <p>The building design promotes passive surveillance through balconies, active frontages, and upper-level views to public spaces, enhancing safety and legibility throughout the site.</p> <p>Units are clustered around efficient circulation cores with dedicated lifts, supporting accessibility, social interaction, and ease of movement for residents and carers.</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p> <p>Yes.</p>

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<p><u>16.6 Waste management</u> The nature and volume of waste generated from retirement living communities can potentially include medical waste</p>	<p>The proposed waste management strategy is generally compliant with Council's Waste Management Guidelines. A condition is recommended to update the waste generation rates for 3 bedroom units and increase waste room sizes to account for the change so that they align more closely with council's guidelines</p>	<p>Yes.</p>
<p><u>16.7 Entrances</u> Entrances should be prominent, preferably covered, and include nearby car drop-off space with clearance for ambulances. Buildings should also have secure, easily identifiable pedestrian entries accessible from street level or on-grade carparks.</p>	<p>A prominent, secure main lobby with an undercover drop-off area supports resident safety and social engagement, incorporating mail and delivery services within a concierge-style space.</p>	<p>Yes.</p>
<p><u>16.8 Basement access and carpark</u> Basement access should be clearly marked and easy to navigate, with safe pedestrian paths separated from vehicle movements. Entry should include a level stopping point for intercom and security access, with clear sightlines or separate driveways. Parking design should be flexible to accommodate changing needs, including shared and concierge car services, increasing disabled parking, and electric vehicle charging as ageing in place becomes more common.</p>	<p>Basement parking provides safe, legible access for vehicles and pedestrians, with EV charging, car share spaces, and flexibility to respond to future needs.</p>	<p>Yes.</p>
<p><u>16.9 Open space and landscape</u> Nature and landscaping should be integrated into the building's design to support health and wellbeing, not just as decoration. Setbacks should be staggered and used meaningfully, including for deep soil planting of mature shade trees. These spaces can also support recreation, privacy, and biodiversity.</p>	<p>Although located within a zero-setback urban context, the design incorporates staggered setbacks and deep soil areas for meaningful landscaping, shade, and recreational use.</p>	<p>Yes.</p>