

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021		
CONTROL	PROPOSED	COMPLIES
84 Development Standards-general		
(1) This section applies to development for the purposes of seniors housing involving the erection of a building	The application is for the construction of a seniors housing development involving 40 independent living units.	Yes
(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 1,000m², and (b) the frontage of the site area of the development is at least 20m 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 9.5m, 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 9.5m—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 site area is approx. 6360m² - this does not apply to a development application made by landcom The site has a frontage that is 56m to Glenroy drive and 90 metres to Gould Road - this does not apply to a development application made by landcom Development does not comply. Maximum building height Clause 84(2)(c)(i) and 108(2)(a) is 9.5m (excluding servicing equipment on the roof of the building). The maximum height of the building (excluding servicing equipment - lift motor room enclosure) is 14 metres which occurs at the roof ridge room to Building B at RL78.9m above ground level of RL64.9m at a benched area of the site previously occupied by a building. The maximum building height of servicing equipment development standard in section 84(3)(c) and section 108(2)(b)(iii) is 11.5 metres (excluding servicing equipment on the roof of the building). This is because the lift motor rooms are fully	No Section 4.6 variation request submitted, see justification below

	integrated into the design of the roof and are limited to an area of no more than 20% of the surface area of the roof.	
(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% of the surface area of the roof, and (c) not result in the building having a height of more than 11.5m.	Roof plan indicates that servicing equipment is fully integrated into the roof design, however the building height is approximately 14 metres.	No Section 4.6 variation request submitted, see justification below
(4) Subsection (2)(a) and (b) do not apply to development if the development application is made by a social housing provider or Landcom	Noted.	Yes
85 Development Standards for hostels and independent living units		
(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Standards in schedule 4 cover accessibility and usability for hostels and independent living units. The standards can be enforced through standard conditions of consent relating to NCC/BCA requirements.	Yes
(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 5-13 and 15-21 if the development application is made by, or by a person jointly with, a social housing provider or Landcom.	As the development application is made by landcom. Schedule 4, section, 5-13 and 15-21 do not need to apply	Yes
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.	Complies, the application is for accommodation of (a)(b) and (c). The application is appropriately conditioned with regard to this.	Yes
(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.	The application is appropriately condition with regard to this	Yes
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	Council assessment confirmed that the residents will have adequate access to facilities and services through	Yes

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.	a mixture of public transport and on-site services which meet the minimum requirements of subsection (2) below	
(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 in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City— (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 8am and 12pm each day and at least once between 12pm and 6pm each day, and (c) for development on other land—be available both to and from the site during daylight hours at least once each weekday.	Bus stops located on Glenroy Drive are within 400 metres from the site with buses providing access to Campbelltown CBD, Macarthur Square and Eagle Vale shopping centres.	Yes
(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 400m 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).	Bus stops are within 400 metres of the site.	Yes
(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 15m at a time, or (ii) 1:10 for a maximum length of 5m at a time, or (iii) 1:8 for a maximum length of 1.5m at a time.	Plans indicate a suitable access pathway will be constructed to and from the site. The application is conditioned to ensure that the development complies with BCA/NCC requirements.	Yes
96 Bush fire prone land		
(1) A consent authority must not consent to development under this Part on relevant bush fire prone land unless the consent authority is satisfied the development complies with the requirements of Planning for Bushfire Protection.	The site is not mapped as bush fire prone land.	N/A
97 Design of seniors housing		

(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.	An assessment against the housing design guide confirms development is satisfactory.	Yes
(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 design principles for seniors housing set out in Schedule 8.	Noted – an assessment has been carried out in accordance with the design principles set out in schedule 8. A design report that accompanies the application provides further detail and is satisfactory.	Yes
108 non-discretionary development standards for independent living units–the Act, s4.15		
(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.	Noted	Yes
(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units– (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	The building has a maximum height of 14 metres and does not comply. A Clause 4.6 variation request is provided.	No Section 4.6 variation request submitted, see justification below
(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m– (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m,	Plans indicate that servicing equipment is fully integrated into the roof design, however the overall building height exceeds the maximum allowable height. A clause 4.6 variation request has been provided.	No Section 4.6 variation request submitted, see justification below
(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Not compliant – the development has a proposed FSR of 0.54:1 which is an 8.65% variation to the control. A 4.6 variation request accompanied the development application	No Section 4.6 variation request submitted, see justification below
(d) a minimum landscaped area that is the lesser of– (i) 35m ² per dwelling, or (ii) 30% of the site area,	Complies. 1400m ² required and 2,977m ² has been provided.	Yes
(e) (Repealed)	Noted	

(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Complies. 47% of the site area is deep soil zone.	Yes
(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	Complies. 80% of dwellings receive solar access .	Yes
(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 15m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,	All units on the ground floor have a POS greater than 15m ²	Yes
(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 2m and— (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ² ,	All units above the ground floor have a POS of at least 10m ²	Yes
(j) for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings,	Complies. 8 parking spaces are required, and the application provides for 19 car parking spaces.	Yes
(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.	N/A	N/A

SENIORS HOUSING GUIDE PRINCIPLES (SCHEDULE 8)		
CONTROL	PROPOSED	COMPLIES
Neighbourhood amenity and streetscape Senior's housing should be designed as follows— (a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, (b) to recognise the desirable elements of—	Plans indicate that the design adopts a "village" aesthetic to create visual interest. The development allows the rehabilitation of degraded land from previous development and will re-establish more natural slopes	Yes

(i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, (c) to complement heritage conservation areas and heritage items in the area, (d) to maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's landform, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, (e) to set back the front building on the site generally in line with the existing building line, (f) to include plants reasonably similar to other plants in the street, (g) to retain, wherever reasonable, significant trees, (h) to prevent the construction of a building in a riparian zone.	at boundaries allowing canopy Soft and hard stand landscaping allow for circulation and visual interest around the site and through the communal spaces known as a village square. The design has appropriate address to the more immediate context through the use of well-designed and articulated buildings and associated landscaping. Given the site is a corner block and located adjacent to riparian lands a variation to the building height can be support particularly for the requested land use.	Yes Yes
Visual and acoustic privacy Senior's housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by— (a) using appropriate site planning, including considering	Site planning maximises the outlook for residents to the public streets and park and internal common landscape between the buildings. The building has an increased side setback to any future residential neighbours.	Yes Yes

the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	Balconies looking in these directions are minimised with the primary outlook away from neighbours.	
3 Solar access and design for climate The design of seniors housing should— (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 (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.	Solar access is maximised for the site with recommendations that have been adopted in order for apartments to receive the required sunlight. A BASIX and NaTHERS certificate accompany the development application to ensure the development is sustainable.	Yes Yes
4 Stormwater The design of seniors housing should aim to— (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention	The design incorporates large deep soil areas in order to retain existing trees and their water collection areas. Stormwater will connect into a proposed kerb inlet pit provided in the adjacent stage 9 subdivision, via an easement within the eastern lot (lot 2).	Yes Yes

or re-use for second quality water uses.	Councils' stormwater engineer has reviewed the proposal and is satisfied subject to conditions of consent.	
5 Crime prevention Senior's housing should— (a) be designed in accordance with environmental design principles relating to crime prevention, and (b) provide personal property security for residents and visitors, and I 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	The buildings have been designed to allow residents suitable opportunities to see and be seen. Providing passive surveillance to all common area driveways entries and the public areas adjacent to the development.	Yes
6 Accessibility Senior's 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 pedestrians and motorists with convenient access and	Motorists and pedestrians have limited areas of cross-over and these areas are a naturally slow movement points. The building has visible and distinct entry points off the street.	Yes Yes

parking for residents and visitors.		
7 Waste management Senior's housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Convenient waste collection is provided in each building.	Yes

SENIORS HOUSING DESIGN GUIDE 2023		
OBJECTIVES / DESIGN GUIDEDANCE	PROPOSED	COMPLIES
2 care for the planet / leadership		
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 <i>Design Guidance - Implement technologies and systems that reduce the demand and costs of energy</i>	BASIX compliant, solar panels provided, no gas supply.	Yes
2.2 Construction impacts		
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. <i>Design Guidance</i> 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 onsite vegetation. 2.2.8 Recycle demolition and construction waste.	Cut and fill is minimised. Cut and fill plan indicates 1.3m of cut is required for the basement of building A and 4.1m is required for the basement of building B, this is supported to maximise the design. Council has no concern regarding the type of soil that exists on site. erosion and sedimentation plan could be prepared and suitably conditioned A waste management plan accompanies the development application and is satisfactory.	Yes

	Operational conditions relating to waste are required.	
2.3 Lifecycle and maintenance		
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. <i>Design Guidance</i> 2.3.5 Use pre-finished and low maintenance robust materials. 2.3.6 Use quality and sustainable products such as door hardware for continued ease of use. 2.3.7 Use quality materials that endure to reduce landfill replacement costs and wastage. 2.3.8 Design for end of life; disassembly, recycling and minimising waste from demolition.	Low maintenance and robust building materials are proposed.	Yes
2.4 Sustainable Design		
2.3.4 To preserve the integrity of the building and prevent deterioration. <i>Design Guidance</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. 2.4.5 Design for natural cross ventilation and provide ceiling fans. 2.4.6 Design systems that capture and recycle rainwater for use in landscape irrigation as well as for building services. 2.4.7 Where possible adapt or reuse existing buildings, in particular those with heritage values to lower the impact on the environment.	Plans indicate that operable windows are provided, cross flow ventilation maximised, and rainwater can be recycled.	Yes
3 Site analysis environmental response / 3.1 Environmental conditions		
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.	Plans and supporting documentation indicate that site capability investigations have been undertaken which include geotech, contamination, flooding and arborists reports. This informs the design	Yes

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 and respects Aboriginal cultural heritage. <i>Design Guidance –</i> 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. 3.1.7 Identify and map the size and required protection zone for flood and bushfire safety. 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 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. 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.		
4.2 Typology and scale		
4.2.1 To complement 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. <i>Design Guidance</i> 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. 4.2.5 Reference front setbacks of neighbouring development and acknowledge the established street pattern.	The site has two street frontages and adjoins riparian land. The site is well located and is in the vicinity of community facilities and the shopping centre.	Yes

4.2.6 <i>Manage the scale of large building floorplates with pragmatic internal planning that sensibly informs the façade and external articulation.</i> 4.2.7 <i>With expert guidance, identify any heritage significant sites or buildings and consider how heritage significant view corridors or curtilages can be preserved.</i>		
4.3 Setbacks		
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. <i>Design Guidance</i> 4.3.3 <i>Determine setbacks from the location of neighbouring properties, their private outside open space and primary views to and from the development.</i> 4.3.4 <i>Provide setbacks to respect neighbours' privacy, overshadowing and existing amenity.</i> 4.3.5 <i>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>	Setbacks influenced by the desire to have landscaped street frontages and the retention of mature trees on the site. Setbacks are satisfactory and are fit for purpose.	Yes
4.4 Height		
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. <i>Design Guidance</i> 4.4.4 <i>Design articulated roofs that add visual interest to the building outline.</i> 4.4.5 <i>Define screened service enclosures for plant equipment that can also be safely accessed for maintenance.</i> 4.4.6 <i>Take into consideration any adjacencies to heritage significant items and their relationship to building envelope, roof articulation and character.</i>	The height is appropriate in this context enabling the provision of seniors housing whilst retaining mature trees and providing adequate building separation and communal open space. A variety of roof forms are provided as well as articulation. The height exceedance will not negatively impact on the locality as the buildings have sufficient separation to adjoining developments and the development is located on a prominent corner.	Yes
4.5 Storeys		

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. <i>Design Guidance</i> 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. 4.5.5 All storeys can align with the setback of the third to provide a generous landscaped space.	Complies. The development will prevent overlooking and preserve privacy as the site is a corner block with sufficient separation. The site has 3 frontages to a park, road and existing community facility.	Yes
4.6 Social Infrastructure		
4.6.1 To provide development that is acceptable to neighbours and the local community, considers existing and desired future character. <i>Design Guidance</i> 4.6.2 Research and obtain informed feedback regarding local traffic patterns, community expectations and insights. 4.6.3 Be informed about and integrate new development with future developments and local community projects. 4.6.4 Understand the social context and consult the local community.	The development is of a high design standard and provides high quality accommodation for homes NSW tenants. The application enhancing the existing context and aligns with the desired future character of the area.	Yes
4.7 Local Character		
4.7.1 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 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>Design Guidance –</i> 4.7.6 Ensure that the development has a point of difference and individual identity. 4.7.7 Avoid the ‘cookie cutter’ or ‘one size fits all’ generalist type of seniors housing. 4.7.8 The design should respond to any heritage values whether natural, built, or cultural.	The development will have a distinctive character and responds well to site conditions and the surrounding land uses including improved passive surveillance of Fullwood Reserve.	Yes
6 Care, wellbeing and community		

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 <i>Design Guidance</i> 6.1.6 <i>Design buildings that promote health and have good cross ventilation, access to sunlight and fresh air.</i> 6.1.7 <i>Integrate landscape planting with the building to capture the positive health benefits of nature.</i> 6.1.8 <i>Design for social connection and opportunities for people to meet and interact easily.</i>	The development is consistent with these provisions. Complies.	Yes
6.2 Physical and mental wellbeing		
6.2.1 To design buildings that reduce stress and promote wellbeing to support physical and mental health. 6.2.2 To provide opportunities and places for residents to be socially connected, to reduce loneliness and isolation. <i>Design Guidance</i> 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> 6.2.4 <i>Create buildings that balance proportion and scale with enduring materiality and performance.</i>	The development is consistent with promoting physical and mental welling outcomes. POS is generous and solar access is maximised. The development is in proximity to well-located public transport, allowing residents to connect to essential services.	Yes
6.3 Mobility and access		
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. <i>Design Guidance</i> 6.3.3 <i>Design to maintain positive connections between resident communities and the outdoor environment.</i> 6.3.4 <i>Design for safe and barrier free access to encourage residents to get outside.</i> 6.3.5 <i>Circulation paths and corridors are also places for social interaction and should include places to sit and gather in small groups.</i>	The development is totally accessible and will be conditioned accordingly to ensure the design maintains positive connections between resident communities and the outdoor environment. Schedule 4 of the Housing SEPP relating to accessibility and usability ensures exceptional mobility and access standards. Councils building officer has completed a satisfactory referral subject to standard conditions of consent.	Yes
6.4 Environmental connection		

6.4.1 To provide healthy interior environments that provide good daylight, natural ventilation and that support connections with the outside environment. <i>Design Guidance</i> 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. 6.4.3 Design for good solar orientation, openable windows and access to terraces, balconies and roof gardens.	The development has satisfactory connections to outlook, views and open space promoting active living. Outdoor connection is provided to the street on both first-floor levels.	Yes
6.5 Universal Design		
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. <i>Design Guidance</i> 6.5.5 Provide frequent rest points in corridors, lift lobbies and on outside walking paths. 6.5.6 Public and shared communal areas should have toilets that are easy to identify and reach. 6.5.7 Promote quality interior design using a variety of materials, colours and textures 6.5.8 Provide clearly legible and identifiable signage. 6.5.9 Provide level thresholds between inside and outside. 6.5.10 Provide good lighting and luminance of signage and graphics.	The development meets the design guidance. Sufficient rest areas outside the building are provided and generous communal areas are proposed between building A and B. Lighting and signage will increase safety when moving around the facility.	Yes
7 Design for physical ageing and dementia		
7.1.1 To provide easily navigable spaces for the safety of aged residents and to help reduce fear of falling. 7.1.3 To provide environmental comfort. 7.1.5 To reduce stress from noise and to support hearing. <i>Design Guidance</i> 7.1.2 Design for safety from falling with: • 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.	The development has been designed to support aging by providing safe, navigable spaces with level access, wide paths, and non-slip surfaces. It ensures environmental comfort through natural light, ventilation, and shaded outdoor areas. Acoustic design minimises noise and supports hearing needs, promoting a secure, comfortable, and independent living environment for older residents.	Yes

• <i>Considered lighting to manage changes in lighting ambiance and intensity, to minimise deep shadows and provide a variety of light sources.</i> 7.1.6 <i>Design for auditory comfort:</i> • <i>Provision of acoustic and non-reverberant surfaces, particularly in communal and gathering areas.</i> • <i>Use of acoustic linings to walls and ceilings; and soft furnishings and window coverings to soften sound reverberation.</i> • <i>Minimise the use of excessive hard surfaces.</i> • <i>Examination of varied and complex noise sources of mechanical services, appliances, televisions and other audio in a single space.</i> • <i>Fitting doors and cabinets with soft-close hardware to avoid slamming.</i>	The environment created should create comfort and increase safety for aging citizens.	
7 Governmental reviews		
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. <i>Design Guidance</i> 7.2.5 <i>Design Home-like environments with:</i> • <i>De-institutionalised interiors, comfortable and inviting spaces and warm textures.</i> • <i>A domestic character and scale.</i> • <i>Meaningful artwork without reflective glass.</i> • <i>Multiple places for rest and reflection</i> • <i>Easy and unrestricted access to the outside, gardens and landscape.</i> • <i>Inspired design quality that shows respect for lives long lived.</i> 7.2.6 <i>Design buildings with familiar domestic character:</i> • <i>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.</i> • <i>Use exterior textures and finishes that have a recognisable and familiar residential character.</i> • <i>Provide fenestration and external doors that align with residential homes and are not predominantly commercial.</i>	As noted above – the proposal is consistent with creating 'home like' environments. Interiors and materials are of a modern standard and all units will have a familiar domestic character.	Yes

• Consider deep eaves and overhangs that provide shade, shadow patterns and rain protection for physical comfort and interest.		
7.3 Design for dementia		
7.3.1 To provide easily navigable spaces for aged residents with deteriorating perception. 7.3.2 To observe the needs of people with impaired cognition, to: • Alleviate anxiety and confusion. • Support Wayfinding. • Provide safe environments. 7.3.4 To provide legible environments that minimise confusion and fear of getting lost. 7.3.6 To provide engaging environments with opportunities to experience environmental stimuli <i>Design Guidance</i> 7.3.3 Design to aid visual perception with: • Selection of floor surfaces – avoid shiny or reflective surfaces, avoid contrasting patterns in flooring. • Avoidance of sharp changes in contrast and colour at borders and junctions between floor finishes. • Provision of colour and tonal contrasts between walls and floor junctions, and doorways, benchtops and floors. • Sufficient lighting levels. 7.3.5 Design for wayfinding with: • Visual cues and/or clear sightlines for services facilities such as toilets, bathrooms, laundries, kitchens, lifts and entrances. • Planning clarity between spaces. • Clear legible signage – maintain eye level position, large font sizes, contrasting text and background and well lit. • Keep signage simple with supporting, relatable graphic icon. 7.3.7 Design to support memory with availability for sensory interaction with the environment with: • Strong connection with the outdoors for feeling the warmth of the sun, summer breezes, humidity of summer, chill of autumn etc. • Access to smell the rain, herb gardens and atmospheric changes in the climate and season. • Access to sounds such as water, birds, crunch of gravel underfoot, rain falling etc • Encouragement for enjoying food with the accompaniment of fresh air and daylight. • Provision of strong colour and visual contrast.	See section 7. Materials chosen will be appropriate for an ageing group of people. The proposal includes sections of the site that encourage outdoor activities. The development will provide legible environments with opportunities to experience environmental stimuli.	Yes

• Provision of activity gardens, vegetable growing, potting etc. • Provision of textural interest in surfaces, warm and cool finishes, use of natural materials such as stone and meaningful soft furnishings. 7.3.8 SMALL HOUSE MODEL This model is for a small group of residents to share a 'household' that reflects the character. There is often a 'front door' and entry hallway and the familiar sequence of spaces and privacy gradients that make up a typical house. and scale of a domestic house.		
10 Designing for different densities		
10.1 To deliver a range of developments of varying size, scale and typology that will provide choice for ageing communities to move to. 10.2 To deliver seniors housing developments of significant scale that are becoming more common and sought after in urban areas. <i>Design Guidance</i> 10.3 Independent living unit developments can be multistoried buildings, two or three storey medium density duplexes or single storey low density clusters of villas 10.4 Low density villas are single storey attached or detached dwellings often with integrated carparking, accessed from an internal road network. 10.5 Medium density independent living development is often two or three storey on sites where residential flat buildings are not permitted and has multiple dwellings, usually accessed from a single driveway to carparking. 10.6 High density developments are usually on sites where residential flat buildings are permitted and, in instances where the Chapter 4 of SEPP (Housing) 2021' to align with upcoming amendment to consolidate SEPP 65 into Housing SEPP is applied, they will be assessed against criteria in the Apartment Design Guide. Some flexibility with the Apartment Design Guide will be required for independent living unit developments for seniors housing. 10.7 Residential care facilities are often multi-storied large level floorplates that require the external building form to be carefully articulated and managed.	The development provides a range of units that vary in size, scale and typology and provide great choice. The design has demonstrated appropriate alignment with the apartment design guide and where necessary provide a deviation from the ADG especially around accessibility and useability.	Yes
10 Design principles for independent living		
13.1 To provide housing to accommodate for a mix of older people who may be active and	The development meets the design guidance.	Yes

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 senior's communities to find a suitable place to choose to belong to. <i>Design Guidance</i> 13.5 Places where 'likeminded people' can live together will help build social cohesion and strong connections.	The development will align with the previous stages of the claymore renewal project where likeminded people will live together	
15 Design principles for independent living for medium density		
15.1.1 To provide two or three storey housing clusters where the scale and massing is articulated and separated to respect the character and pattern of the suburban surroundings. 15.1.2 To positively enhance the streetscape and uplift the quality of built form in the neighbourhood and provide a landscape buffer to soften the development. 15.1.5 To provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths. <i>Design Guidance</i> 15.1.3 Where practicable, preserve existing mature trees to maintain the landscape character of the streetscape. 15.1.4 Consider opportunities for meaningful landscape, usable outdoor spaces, and vegetation to soften the built form and provide privacy. 15.1.6 Provide a safe, well-lit accessible path to an easily identifiable entrance lobby.	The development meets the design guidance. The 4-storey structure is located on a prominent corner within Claymore. Given its location the scale is appropriate, and the massing will be articulated with its suburban surrounds. The landscaping will also provide positive streetscape outcomes.	Yes
15.2 Solar access and design climate		
15.2.5 Undertake a detailed site analysis to determine the direction of cross breezes, types of weather patterns and path of the winter and summer sun. Orientate the building to capture breezes and to optimise solar access. 15.2.6 Provide ceiling fans and design for natural cross ventilation. Provide window shading for protection from summer sun and allow winter sun to penetrate the building. 15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat. 15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible,	The development meets this design requirement. 80% of the units receive the required solar access. Cross flow ventilation is maximized and shaded outdoor spaces are provided.	Yes

include single loaded open walkways to facilitate this. 15.2.9 Provide a range of outdoor and semi-outdoor settings that provide appropriate seasonal responses e.g. shaded outdoor space in summer, and sunny outdoor space in winter. <i>Design Guidance</i> 15.2.5 Undertake a detailed site analysis to determine the direction of cross breezes, types of weather patterns and path of the winter and summer sun. Orientate the building to capture breezes and to optimise solar access. 15.2.6 Provide ceiling fans and design for natural cross ventilation. Provide window shading for protection from summer sun and allow winter sun to penetrate the building. 15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat. 15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible, include single loaded open walkways to facilitate this. 15.2.9 Provide a range of outdoor and semi-outdoor settings that provide appropriate seasonal responses e.g. shaded outdoor space in summer, and sunny outdoor space in winter. Provide private balconies for fresh air that allows cross breeze and natural light. On ground levels, provide communal green spaces for gardening and walking to promote health and activity. Aim to provide generous natural light and natural ventilation to interiors by keeping floorplates narrow. Single-loaded open walkways around a common courtyard space enables healthy cross ventilation of apartments and a connection to nature and other residents. Single-loaded open corridors around an internal courtyard space provides a safe external environment where casual surveillance and 'looking out for each other' can occur easily. This type of configuration supports exercise and socialising with protected outdoor spaces. 'Keep it real' wherever possible. Real views, real daylight.		
15.3 Stormwater		
15.3.1 To minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways. 15.3.2 To maintain safe access through the site. <i>Design Guidance</i>	Stormwater design is appropriate. Stormwater will connect into a proposed kerb inlet pit provided in the adjacent stage	Yes

15.3.3 Provide opportunities to increase the catchment and/or absorption of stormwater with systems such as vegetated swales, sediment basins, detention pits and porous landscape paving. 15.3.4 Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water	9 subdivision, via an easement within the eastern lot (lot 2). The application was referred to councils' development engineers who support the proposal subject to conditions of consent.	
15.4 Crime prevention		
15.4.1 To encourage crime awareness and passive community surveillance to deter crime. <i>Design Guidance</i> 15.4.2 Front entries to shared lobbies can be glazed to give transparency and visual links through. 15.4.3 Design to facilitate/allow surveillance from dwellings to the street. 15.4.4 Provide access control to shared communal lobbies. 15.4.4 Provide lighting to common areas and walkways and ensure any basement parking is well lit 24 hours a day.	The development meets this design guidance and standard conditions of consent relating to CPTED principles could be applied.	Yes
15.5 Accessibility		
15.5.1 To provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings. 15.5.2 To provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues. <i>Design Guidance</i> 15.5.3 The design of shared entries, letterboxes and lift lobbies should be accessible, and provide adequate circulation for small groups of people. 15.5.4 Design apartments with adequate circulation, clearances and overall room dimensions, so that they can be adapted to the individual needs as mobility levels decrease. 15.5.5 Provide level access to private or communal outdoor spaces and gardens and consider incorporating places to sit, rest or meet with other residents.	See above – the shared pedestrian entry is clearly identifiable, and the housing will meet the needs of a housing population. The application will be appropriately conditioned in accordance with BCA/NCC requirements	Yes
15.6 Waste Management		
15.6.1 To provide waste management systems that manage health, safety and environmental issues. 15.6.2 To provide easy to access waste disposal points for independent residents to use. 15.6.3 To facilitate recycling of waste. <i>Design Guidance</i>	The development meets this design guidance. The application was referred to council's waste officer who completed a satisfactory referral subject to conditions.	Yes

15.6.4 <i>Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.</i> 15.6.5 <i>Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible</i>		
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