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**Report on**  
**Staged Seniors' Retirement Village**  
**384 - 392 Poictiers Street Deniliquin**  
**For**  
**Edward River Council**

**Version: F**

**2/08/2022**

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## Executive Summary

The purpose of this report is to support a development application for the Master Plan of a Staged development of a Seniors' Living Precinct on behalf of Edward River Council located at the corner of Hardinge and Harfleur Street, known as 384 - 392 Poitiers Street Deniliquin. The legal description of the land is Lot 1 DP732067 and Lot 2 DP122075.

The proposed development comprises the development of vacant business zoned land to be developed for a Seniors' Living Precinct.

The property is affected by the Deniliquin Local Environmental Plan 2013 and zoned B2 – Local Centre, with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 being the planning control for this development.

This land was formerly railway yards where preliminary and detailed site investigations were carried out in 2017 and 2018 respectively to assess any contamination. A Remedial Action Plan was developed based on the identified areas of contamination with remedial works commencing in late August 2018. The Development Application is accompanied by the Validation Report prepared by DM McMahon in Appendix C.

The report concludes that the site is well-suited for a Seniors' Living Precinct development and that the proposal is compliant with the relevant policy in particular the SEPP Housing for Seniors or People with a Disability 2004.

The report is accompanied by plans and specialist technical reports which are included within the Appendices.

- Appendix A: Statement of Environmental Effects (SEE)
- Appendix B: Title Particulars
- Appendix C: Master Plan Development and House Designs and Floor Plans
- Appendix D: Validation Report prepared by DM McMahon
- Appendix E: Street and Drainage Construction Plans
- Appendix F: Geotechnical Report
- Appendix G: Streetscape Elevations and Photomontages

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## 1. Proposal

The application proposes a staged development of a Seniors' Living Precinct development. Specifically, the proposed development comprises:

- Stage 1 - 6 metre road entry running from east to west, including development of six (6) dwellings.
- Stage 2 – continuation of road running south to north and development of nine (9) dwellings, and trailer, parking compound including a carport with solar panels
- Stage 3 proposes the construction of a Community Centre totalling 1220m<sup>2</sup>.
- Stage 4 – continuation of 6 metre wide road running west to east and construction of eleven (11) dwellings.
- Stage 5 – continuation of 6 metre wide road running south to north which ends with a turning area and construction of six (6) dwellings.
- Common facilities include gardens, car parking and the community centre.

Details regarding the proposed landscaping is identified on the site plan which is to be undertaken once the development has been completed.

The plans submitted with the application include details of proposed fencing. Fencing to the street frontage along Poitiers Street, will be comprised of brickwork base wall wrought iron infill panels. The proposed fencing strikes a balance between providing security and privacy whilst maintaining casual surveillance to the street.

It is noted that staging of the development may proceed earlier or later than proposed and this will be dependent upon demand by residents. However, the stages below represent the proposed development.

The construction of the solar area and community centre are subject to funding and may occur before or after the staging proposed.

The dwellings will be largely constructed from brick veneer, including colourbond roof of various designs and floor plans which include two and three bedrooms.

Each dwelling will have their own parking capacity via a garage connected to each dwelling, with the site also providing off road trailer parking compound. Each dwelling will also have sufficient driveway space to allow for a visitor parking.

The proposed dwellings to be developed are identified by various Plans which are accompanied with the application. The Plans proposed are Plan A, C, D, Q, N and X are as provided with the floor plans including the design and front elevation which are shown in Figure 2 within the report.

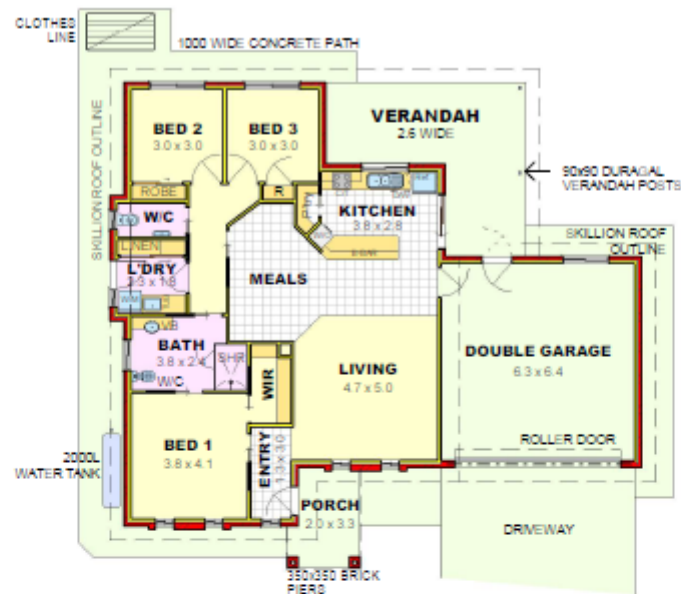
The application is accompanied by various reports including a Geotechnical Report, where the investigation was undertaken that involved the drilling of 33 boreholes. The report identified after the investigation the site is suitable for the development with the appropriate recommendations in regard to foots and slab design and classified the site in accordance with AS2870-2011. The site has been classified as a Class P, due to the uncontrolled fill greater than 0.4 metres being encountered. The reactivity of the material would typically lead to a Class H2-D classification. It also recommended due to the variable strength of material across

the site, all footings should be inspected by a geotechnical engineering to ensure the material type and strength referenced in the report is achieve.



Figure 1: Layout of Staged Master Plan Layout

## PLAN A



## FLOOR PLAN

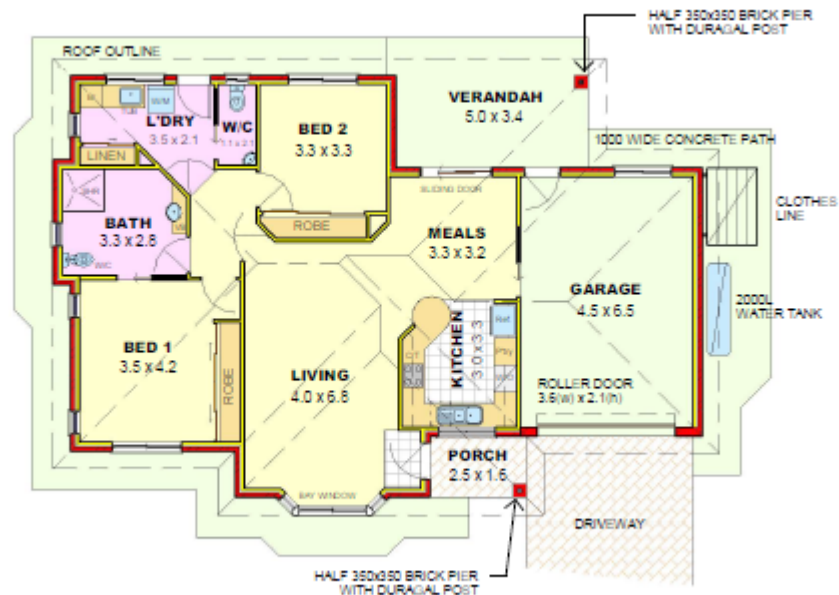
### AREA TABULATION:

LIVING	...: 132.3m <sup>2</sup> = 14.2 sqrs
DOUBLE GARAGE	...: 44.8m <sup>2</sup>
VERANDAH	...: 23.5m <sup>2</sup>
PORCH	...: 7.0m <sup>2</sup>
TOTAL	...: 207.7m <sup>2</sup>



## TYPE 'A' PLAN

## PLAN C



## FLOOR PLAN

### AREA TABULATION:

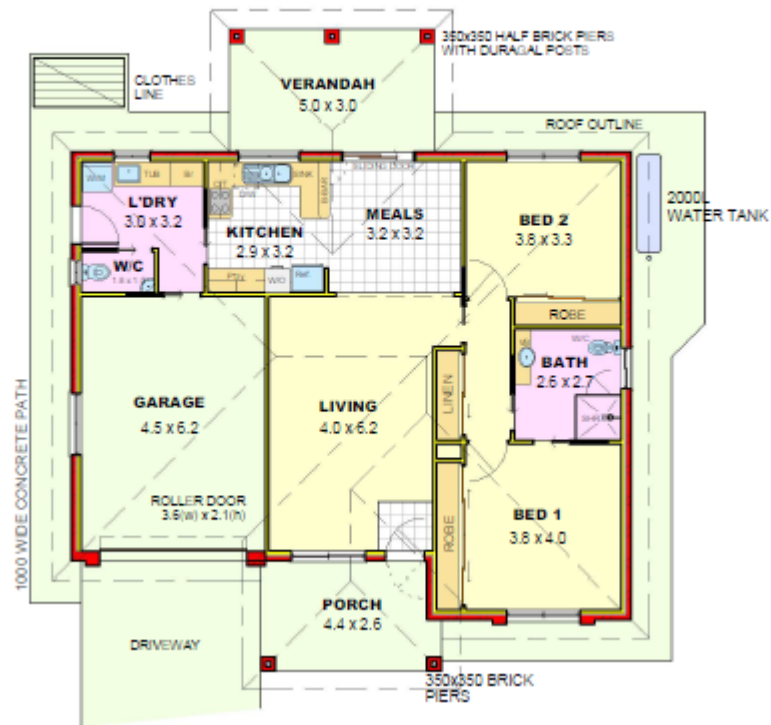
LIVING	....: 114.3m <sup>2</sup> = 12.3 sqrs
GARAGE	....: 33.1m <sup>2</sup>
VERANDAH	....: 17.2m <sup>2</sup>
PORCH	....: 4.0m <sup>2</sup>
TOTAL	....:168.6m <sup>2</sup>



## TYPE 'C' PLAN



**PLAN D**



**FLOOR PLAN**

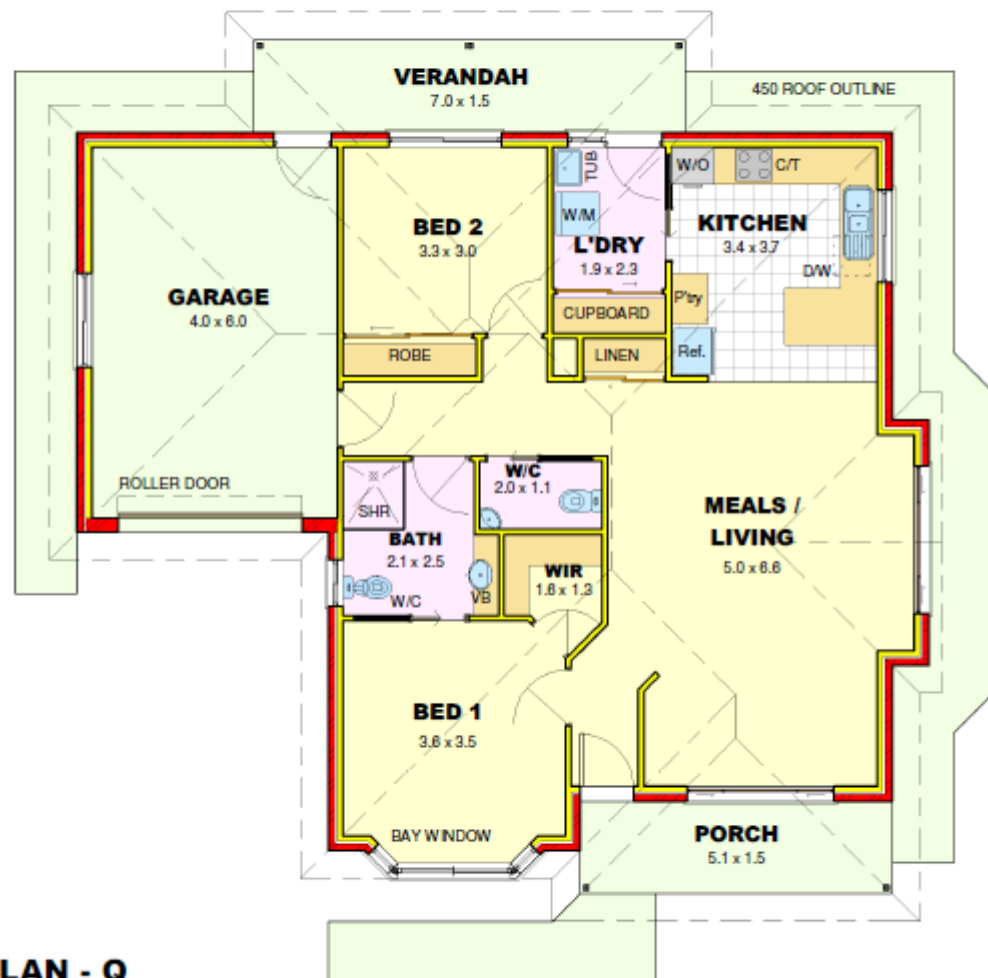
**AREA TABULATION:**

LIVING	...: 112.6m <sup>2</sup> = 12.1 sqrs
GARAGE	...: 30.5m <sup>2</sup>
VERANDAH	...: 15.0m <sup>2</sup>
PORCH	...: 11.1m <sup>2</sup>
TOTAL	...: 169.2m <sup>2</sup>



**TYPE 'D' PLAN**

## PLAN Q



### **PLAN - Q**

LIVING	...: 105.2m <sup>2</sup> = 11.3 sqrs
GARAGE	...: 27.4m <sup>2</sup>
VERANDAH	...: 10.5m <sup>2</sup>
PORCH	...: 7.6m <sup>2</sup>
<b>TOTAL</b>	<b>...:150.7m<sup>2</sup></b>

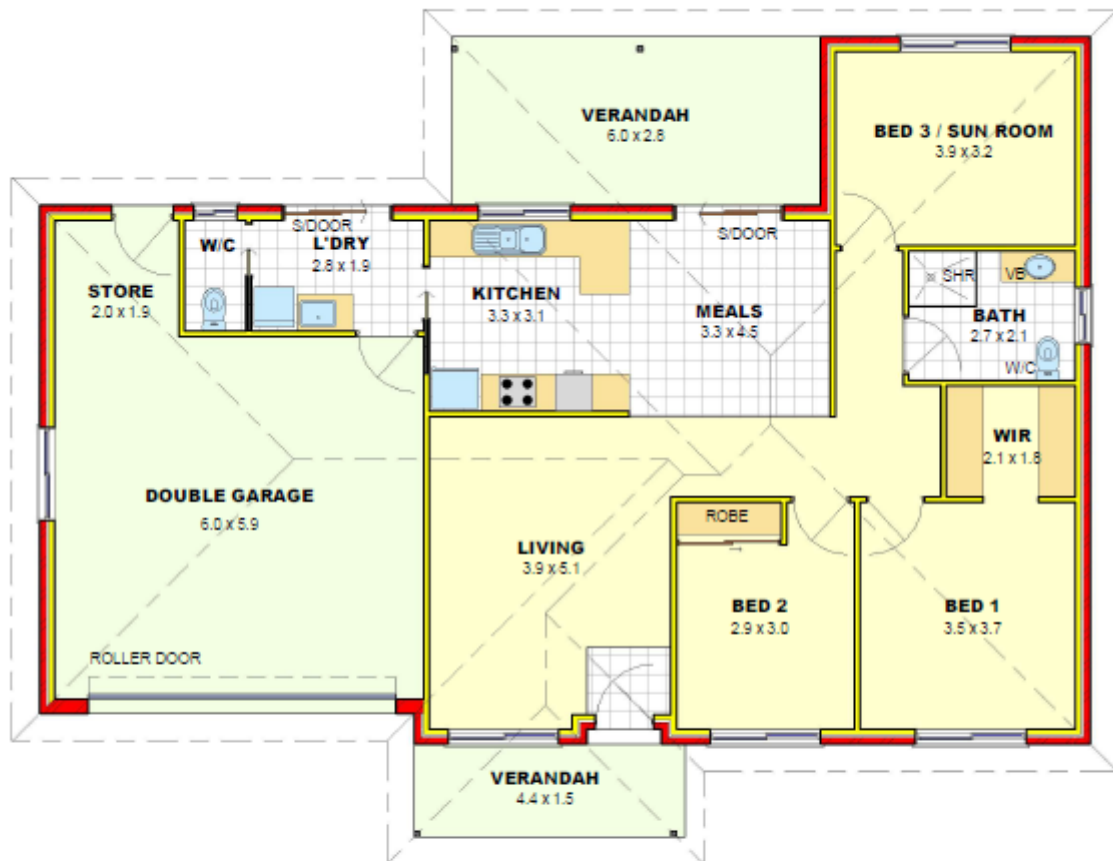
## PLAN N



## PLAN - N

LIVING	...: 140.8m <sup>2</sup> = 15.1 sqrs
DOUBLE GARAGE	...: 41.6m <sup>2</sup>
VERANDAH	...: 19.0m <sup>2</sup>
PORCH	...: 7.3m <sup>2</sup>
TOTAL	...: 208.6m <sup>2</sup>

## PLAN X



## PLAN X

AREA TABULATION. APPROX AREAS. BUILDER TO...	
NAME	AREA
1 - LIVING	114.6 m <sup>2</sup>
2 - GARAGE	43.5 m <sup>2</sup>
3 - VERANDAH	16.5 m <sup>2</sup>
4 - PORCH	6.9 m <sup>2</sup>
	181.5 m <sup>2</sup>

Figure 2: Proposed Dwelling Development including Floor Plans

## 2. Subject Site & Surrounding Area

The subject site is located on the corner of Hardinge and Harfleur Street, Deniliquin and known as 384 - 392 Poictiers Street Deniliquin. The legal description is Lot 1 DP732067 and Lot 2 DP122075 and totals approximately 2.2 hectares in area.

The subject site was formerly used as a railway yards with the associated sheds and train turntable and residences being located on the site. These have all been removed with the southern portion being levelled out in preparation for the proposed development.

The site is vacant grassland and bare earth with a limited number of trees located on the site. There is evidence of tree removal in the southwest corner and through the centre of the site along the lot boundaries. An open drain line runs through the centre of the site from Harfleur Street to Poitiers Street.

The topography of the land has an elevation of approximately 95m AHD, where the site is classed as flat with the slope having a slight fall from southwest to the northeast and the Edward River.

The surrounding area is a mixture of residential development including industrial, childcare facility and further along Hardinge Street is a business precinct, that includes Harvey Norman, Mitre 10 and the Deniliquin Plaza, comprising Coles supermarket and a variety of other shops.



Figure 2: Aerial of Subject Site





Figure 3: Aerial of Subject Site in Context to Surrounding Area



Figure 4: Subject Site in Context to Surrounding Area

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### **3. Statutory Planning Framework**

The SEE and DA considers relevant State legislation and State and local environmental planning instruments, including:

- Section 4.15 of the EP&A Act
- *Environmental Planning and Assessment Regulations 2000*
- *State Environmental Planning Policies (SEPPs), including:*
  - *State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004*
  - *State Environmental Planning Policy No. 55 – Remediation of Land*
  - *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
  - *State Environmental Planning Policy (Infrastructure) 2007*
  - *Draft State Environmental Planning Policy (Environment)*
  - *Draft Remediation of Land State Environmental Planning Policy*
  - *Deniliquin Local Environmental Plan (LEP) 2013*
  - *Deniliquin Development Control Plan (DCP) 2016*
  - *SEPP (Housing) 2021*

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### **4. Deniliquin Environmental Plan (LEP) 2013**

The subject site is zoned B2 Local Centre. The objectives of the zone include:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage the development and expansion of business activity that will contribute to the economic growth of Deniliquin.

*The State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 over-rides any requirements of the Land Environmental Plan,*

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### **5. Deniliquin Development Control Plan (DCP) 2016**

*The State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 over-rides any requirements of the Land Environmental Plan,*

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### **6. SEPP (Housing for Seniors or People with a Disability) 2004**

The aims of this policy is to encourage the provision of housing (including residential care facilities) that will:

- (a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- (b) make efficient use of existing infrastructure and services, and

- (c) be of good design.

These aims will be achieved by—

- (a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and
- (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
- (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

### **Part 2 Site Related Requirements**

Clause 26 Location and access to facilities identifies that the Consent Authority must not consent to a development application, unless it can satisfy that the residents of the proposed development will have access that complies with subclause (2). It is noted that the subject site complies with this clause as follows:

The proposal is located in an area that is provided with the appropriate services within the township of Deniliquin. Services include access medical professions, shops, bank services and other retail and commercial services within close proximity to the subject site.

### **Part 3 Design Requirements**

Clause 30 Site Analysis requires the following information to be provided that relates to the site as follows:

3. The following information about a site is to be identified in a site analysis	
(a) Site Dimensions Length Width	Development Plans are provided with the application that provide details of the site dimensions including the length and width.
(b) Topography Spot levels and/or contour North point Natural drainage Any contaminated soils or filled areas.	Contours are provided which identify that land as being flat, with north point being provided on the plans. A contaminated and remediation report is accompanied with the application which concludes that the land is suitable and appropriate for residential development.
(c) Services Easements Connections for drainage and utility services	The Statement of Environmental Effects provides details of the existing services including additional services proposed to be connected.
(d) Existing vegetation Location	The site is generally devoid of any vegetation.



Height Spread of established trees Species	
(e) Micro climates Orientation Prevailing winds	There are no micro climates that are considered would impact the subject site.
(f) Location of: Building and other structures Heritage features and items including archaeology Fences Property boundaries Pedestrian and vehicle access	Please see plans that accompany the application that provides details of the property boundaries, fencing, including the road layout and pedestrian access. It is noted that there are no heritage features located on the site.
(g) Views to and from the site	The proposed development is set back sufficient distances from the site boundaries to adjoining properties where the views to and from the site are protected.
(h) Overshadowing by neighbouring structures	The proposed development is single storey and setback the appropriate distance from boundaries that prevent and overshadowing on neighbouring properties.
4. The following information about the surrounds of a site is to be identified in a site analysis:	
(a) Neighbouring buildings Location Height Use Balconies on adjacent properties Pedestrian and vehicle access to adjacent properties.	The subject site is bounded by roads on three boundaries. The neighbourhood site analysis provided identifies the neighbouring buildings to the north of the site being single storey residential dwellings. Land to the south of the site is part of the railway yards where existing large industrial sheds are located. The surrounding dwellings are provided with the appropriate crossover to individual lots and concrete footpaths are also provided.
(b) Privacy adjoining private open spaces living room windows overlooking site location of any facing doors and/or windows.	The proposed development is sited at the rear of the adjoining residential properties where there will be no impact to adjoining private open spaces, as the proposed 1.8 metre high fence provides privacy. The land to the south used as industrial development and will not be impacted by the proposed development.
(c) Walls built to the site's boundary	There are no walls proposed to be on the site's boundary.

Location Height Materials	
(d) Difference in levels between the site and adjacent properties at their boundaries.	The topography of the subject site and adjoining properties are relatively flat. Levels are provided on the plans.
(e) Views and solar access enjoyed by neighbouring properties.	There will be no impact to the views or solar access to neighbouring properties as the proposed development is sited along the rear boundaries of the residential lots with the other land being industrial land.
(f) Major trees on adjacent properties	No major trees are located on adjoining properties.
(g) Street frontage features Poles Trees Kerb crossovers Bus stops Other services	Streetscape Elevations and Photomontages accompany the application which provide details of the power poles, trees, kerb crossovers etc
(h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted) Architectural character Front fencing Garden styles	The site and surrounding neighbouring description has been addressed within the report under the site and surrounding neighbourhood description including the Streetscape Elevations and Photomontages which provide further details.
(i) Heritage features of surrounding locality and landscape.	There are no heritage features of the surrounding locality including the landscape.
(j) Direction and distance to local facilities: Local shops Schools Public transport Recreation and community facilities	This is addressed within the report and a site description plan accompanies the application.
(k) Public open space Location Use	There is no public open space in the locality.
(l) Adjoining bushland or environmental sensitive land	Not applicable.
(m) Sources of nuisance:	The subject site abuts other residential land, however the land to the south is used for

Flight paths Noisy roads or significant noise sources Polluting operations	industrial purposes that was formerly part of the railway land. The large sheds are used for storage purposes and the railway is no longer in use where it is expected that there will be no sources of nuisance within the area that would impact the subject site.
(n) Adjoining land uses and activities (such as agricultural activities)	The adjoining land uses are generally of a residential nature, apart from land to the south which is used for storage purposes and not considered it will impact the proposed development.

Clause 31 relates to the design of in-fill self-care housing where in determining a development application, a consent authority must take into consideration (in addition to other matters that are required to be, or may be, taken into consideration) the provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004.

Clause 32 relates to the design of residential development where a consent authority must not consent to a development application and satisfied that the proposed development demonstrates the adequate regard has been given to principles set out in Division 2.

## **Division 2 Design Principles**

33. Neighbourhood amenity and streetscape – the proposed development should:	
(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and	The proposed development is located in an area that is underutilised and currently undergoing transition where it is zoned appropriately for the development for Seniors Housing. The proposal is complementary to the existing uses and development in the surrounding area by providing a development that provides a modern design, and constructed of materials not dissimilar to recent development within Deniliquin.
(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and	There are no heritage conservation areas within the vicinity that require consideration.
(c) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and	The proposed design provides a development that is single storey, modern design and sited where the development that allows for generous setbacks which avoids

<ul style="list-style-type: none"> <li>(ii) using building form and siting that relates to the site's land form, and</li> <li>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</li> <li>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</li> </ul>	any bulk or overshadowing to adjoining properties.
d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and	The setback of the proposed development is sympathetic to the existing development on both sites to the north and south.
(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	The landscaping will be undertaken with drought tolerant varieties and sympathetic to the existing landscaping within the area. Please see landscaping species on the site plan.
(f) retain, wherever reasonable, major existing trees, and	There are no trees on the subject site.
(g) be designed so that no building is constructed in a riparian zone.	Not applicable to this application
34. Visual and acoustic privacy:	
(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and	Each dwelling is located with sufficient setbacks to other development within the Village that provides for visual and acoustic privacy.
34. Solar access and design for climate	
a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and	The development has a northern and eastern siting where future residents will have the appropriate solar to windows and private open space. The development has been sited where there is no impact to adjoining residential properties.
(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.	As mentioned above, the siting is to the north and east where it is considered the best practicable use of solar for the development.
<p><b>Note—</b> AMCORD: A National Resource Document for Residential Development, 1995, may be referred to in establishing adequate solar access and dwelling orientation appropriate to the climatic conditions.</p>	

36. Stormwater	
(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	The appropriate engineering plans addressing the stormwater and drainage is submitted with the application.
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Each dwelling will have a 2500Lt water tank connected to all WC cisterns and laundry.
37. Crime Prevention	
(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and	The development has been designed that it has a frontage to both Poitiers Street and Hardinge Streets that addresses any security concerns.
(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and	There are no shared entries within the Development.
(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	All dwellings are sited to the internal road of the development where public surveillance is provided.
38. Accessibility	
(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and	The development provides for internal road including pedestrian links from the site to the Poitiers and Hardinge Streets.
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Each dwelling is provided with a garage, including additional space for visitor parking. In addition to this, off street parking will be provided once the whole development is completed. Additional on-street car parking is also provided within Poitiers or Hardinge Streets.
39. Waste management	

The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	Each dwelling including the future common development will be provided with the appropriate waste bins/facilities which will be collected in accordance with Council's requirements.
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**Part 4 Development standards to be complied with – Division 3 Hotels and self-contained dwellings – standards concerning accessibility and useability -**

The development for the Staged Seniors' Living Precinct is considered that it has achieved the aims by creating development of housing on land where the topography is flat, and in close proximity to services which will assist seniors who are less mobile. The single storey dwelling designs provide for a variety of sizes, floor plans including colours and materials which will appeal to a variety of people.

**7. SEPP (Housing) 2021**

*The principles of this Policy are 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 provisions of Part 5 Housing for Seniors and people with a disability apply to this development .

The proposed development is permissible with Development consent under Part 5 Clause 81.of the Housing SEPP.

Part 5, Clause 89 (2) Housing SEPP states that the use of ground floor of seniors housing in business zones that fronts a street will not be used for residential purposes.

Clause 89.4 does not apply if another Environmental Planning Instrument permits the use of the ground floor of the building for residential purposes. The Deniliquin Local Environmental Plan 2013 permits dwellings in the B2 zone.

*The application has been assessed against the provisions of the State Environmental Planning Policy (Housing) 2021 as detailed below*

**Part 5  
Development standards - Division 84-92**

84. The site area is at least 1000m <sup>2</sup>	Complies	Land area is 22000m <sup>2</sup>
The frontage of the site area is at least 20m measured at the building line	Complies	Frontage exceeds 20 metres
For development of land in a residential zone where residential flat buildings are not permitted	N/A	Land is zoned B2 Urban
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.	Complies	Single storey dwellings only
85. 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.	See schedule 4 assessment	See table of assessment for Schedule 4 matters
86. Development standards for seniors housing—Zones RE2, SP1, SP2 and RU5	N/A	Land is zoned B2 Urban
87. Additional floor space ratios	N/A	Land is zone 2B Urban
88. Restrictions on occupation of seniors housing	Complies	Occupation of the accommodation of which this development relates will be limited to ; 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.
89. Use of ground floor of seniors housing in business zones	Development consent must not be granted for development under this Part unless the part of the ground floor of the building that fronts a street will not be used for residential purposes.	Does not apply if another environmental planning instrument permits the use of the ground floor of the building for residential purposes. Dwellings are permitted in the B2 zone under the Deniliquin LEP 2013.
90. Subdivision	N/A	The land is not proposed to be subdivided
91 Fire sprinkler systems in residential care facilities	N/A	This applies to residential care facilities only. The proposed development is for independent living dwellings
92 Development on land used for the purposes of an existing registered club	N/A	The development does not related to an existing registered club

#### Division 4 Site -related requirements

93 Location and access to facilities and services— independent living units	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—	<p>Facilities and services and transport are located at a distance of not more than 400m from the site,</p> <p>Transport services are available to residents on site by</p> <p>Intereach Community Transport, Courtesy car, and Town bus service+</p> <p>The distance is accessible by means of a suitable access pathway, and</p> <p>The gradient along the pathway complies with subsection (4)(c).</p> <p>The site is located within 400m of the CBD with facilities and services including shops, retail and commercial services, Library, banking facilities and parklands. Also located</p>
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		to the South west of the site within 400 metres is Intereach which is a major community organisation providing support to people with disability and older persons.
94 Location and access to facilities and services—residential care facilities	N/A	The DA does not relate to residential care facilities
95 Water and sewer	The development must (a) be connected to a reticulated water system, and (b) have adequate facilities for the removal or disposal of sewage	Reticulated Water and Sewer Infrastructure are available to service the development
96 Bush fire prone land	N/A	The land is not identified as Bushfire prone land on the Certified Bushfire prone land map

#### Division 5 Design requirements

97 Design of in-fill self-care housing	N/A	The proposed land is a vacant which has not been developed
98 Design of seniors housing	A consent authority must not consent to development for the purposes of seniors housing unless the consent authority is satisfied that the design of the seniors housing demonstrates adequate consideration has been given to the design principles set out in Division 6	The design of the senior housing has been assessed against division 6 Design principles as set out below

#### Division 6 Design Principles

99 Neighbourhood amenity and streetscape	recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation	N/A Independent living units only
	recognise the desirable elements of— (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, and	The proposed development is in keeping with the current character of the area and the new buildings will contribute to the quality and identity of the areas as a well presented residential area close to much located in good proximity to facilities, services, cultural and recreational areas
	complement heritage conservation areas and heritage items in the area, and	The proposed site is not within a Heritage conservation area and there are no Items of Environmental Heritage in near proximity to the development
	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 land form, 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, and	The dwellings have sufficient setback that reduce the bulk of the buildings and any overshadowing The landform is a flat level site and dwellings proposed are single storey brick veneer with landscaped surrounds that relates to the simplicity and liveability of the site. The majority of buildings in the vicinity of the site are single storey developments. The proposed development is compatible in scale . No buildings are proposed to be located on the boundary
	set back the front building on the site generally in line with the existing building line, and	The dwellings are setback approximately 5 metres from the internal roadway . This is in line with the required residential set back for single dwellings

	include plants reasonably similar to other plants in the street, and	The landscaping will be undertaken with drought tolerant varieties and sympathetic to the existing landscaping in the area. A landscaping plan has been provided for the development which includes garden beds, turf and tree plantings to beautify the site which is currently vacant and largely devoid of any vegetation.
	retain, wherever reasonable, significant trees, and	No trees are proposed to be removed.
	prevent the construction of a building in a riparian zone.	N/A
100 Visual and acoustic privacy	using appropriate site planning, including considering 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.	Each dwelling is single storey and located with sufficient setback to other dwellings in the precinct to provide for visual and acoustic privacy
101 Solar access and design for climate	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.	The development has a northern and eastern siting where future residents will have the appropriate solar to windows and private open space. The development has been sited where there is no impact to adjoining residential properties Siting of dwellings is to the north and east where it is considered the best practicable use of solar for the development.
102 Stormwater	The design of seniors housing should aim to—	Engineering plans addressing the stormwater and drainage have been

	<p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>submitted with the application. Stormwater from dwellings and other hardstand areas will be piped from the site to Councils stormwater infrastructure system.</p>
<b>103 Crime prevention</b>	<p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(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</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>The development has been designed with frontage to Poitiers Street which allows casual surveillance from the street.</p> <p>All dwellings are sited with frontage to the internal roadway of the development thereby allowing residents observation of public areas , driveways and roadway from each dwelling.</p>
<b>104 Accessibility</b>	<p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for</p>	<p>The development provides for internal road including pedestrian links from the site to Poitiers and Hardinge Street. Each dwelling is provided with a garage with direct</p>

	pedestrians and motorists with convenient access and parking for residents and visitors.	connection to the dwelling and additional space for visitor parking Additional on street parking is available to Poitiers Street
<b>105 Waste management</b>	should include waste facilities that maximise recycling by the provision of appropriate facilities	Each dwelling including common areas within the development will be provided with appropriate waste bins/facilities which will be collected in accordance with Councils kerbside collection arrangements for residential properties

#### **Schedule 4 Standards concerning accessibility and usability for hostels and independent living units**

##### **Part 1 Standards applying to hostels and independent living units**

##### **1 Application of standards in this Part**

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.

<b>Wheelchair access</b>	<p>(1) If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10—</p> <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>(3) <b>Common areas</b> Access must be provided in accordance with AS 1428.1 so that a person using a</p>	Complies - The contour plans indicate that the site is level and flat . “Wheelchair access is provided 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, to common facilities within the development and to dwellings
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	wheelchair can use common areas and common facilities associated with the development.	
<b>3 Security</b>	<p>Pathway lighting—</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	Complies
<b>4 Letterboxes</b>	<p>Letterboxes—</p> <p>(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p>	Complies
<b>Private car accommodation</b>	<p>If car parking (not being car parking for employees) is provided—</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or</p>	<p>Carparking is provided to each dwelling by means of driveway</p> <p>On street parking is also available</p> <p>A designated parking area for trailers is to be provided , No designated Carpark is proposed.</p> <p>Each dwelling will have an enclosed garage with a power operated door.</p>

	control rods to enable a power-operated door to be installed at a later date.	
<b>Accessible entry</b>	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	Complies
<b>7 Interior: general</b>	<p>1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	Complies
<b>8 Bedroom</b>	<p>At least one bedroom within each dwelling must have—</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of an independent living unit—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least—</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p>	Complies

	<p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	
<b>9 Bathroom</b>	<p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	Complies



<b>10 Toilet</b>	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	Complies
<b>11 Surface finishes</b>	<p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p><b>Note—</b></p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	Complies
<b>12 Door hardware</b>	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Complies
<b>13 Ancillary items</b>	<p><b>13 Ancillary items</b></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Complies
<b>14 Application of standards in this Part</b>	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.	
<b>15 Living room and dining room</b>	<p>(1) A living room in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	Complies

<p><b>16 Kitchen</b></p>	<p>A kitchen in an independent living unit must have—</p> <ul style="list-style-type: none"> <li>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</li> <li>(b) a circulation space at door approaches that complies with AS 1428.1, and</li> <li>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299— <ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> <li>(iv) an oven (see clause 4.5.8), and</li> </ul> </li> <li>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</li> <li>(e) general power outlets— <ul style="list-style-type: none"> <li>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</li> <li>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul> </li> </ul>	<p>Complies</p>
<p><b>17 Access to kitchen, main bedroom, bathroom and toilet</b></p>	<p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	<p>N/A</p>

<b>18 Lifts in multi-storey buildings</b>	In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i>	N/A
<b>19 Laundry</b>	<b>19 Laundry</b> An independent living unit must have a laundry that has— (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.	Complies
<b>20 Storage for linen</b>	An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Complies
<b>21 Garbage</b>	A garbage storage area must be provided in an accessible location	Complies

## 8. State Environmental Planning Policy No 55 – Remediation of Land

The object of this policy is as follows:

- 8.1 The object of this Policy is to provide for Statewide planning approach to the remediation of contaminated land.
- 8.2 In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to harm 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,
  - (c) By requiring that a remediation work meet certain standards and notification requirements.

The former Deniliquin railway yards are proposed to be redeveloped for senior housing as part of an ongoing development application. Preliminary and Detailed Site Investigations carried out in 2017 and 2018 respectively identified specific areas of lead and bonded asbestos contamination within ashy fill material on site. A Remedial Action Plan was developed based on the identified areas of contamination with remedial works commencing in late August 2018. Upon completion of remedial works, validation sampling was undertaken to gauge the effectiveness of remediation works. Initial validation sampling found the site was clear except for one sample point with elevated lead concentrations so further remediation and additional validation sampling was conducted around this sample point. Additional sampling returned contaminant concentrations below the adopted criteria. The findings of remediation and validation works outlined in this report assesses compliance with the NSW DECC Guidelines for the NSW Site Auditors Scheme (2nd Edition, 2006) and the NSW OEH Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites.

The assessment concluded that all soils have chemical concentrations below the adopted criteria for Residential A sites; Residential with Garden/Accessible soil, as defined in Table 1A (1) of the NEPM 2013. The completion of this report concludes that the validation objectives have been achieved and that the soils on the site are suitable for a land use consistent with NEPM 2013 Residential A – Residential with Garden/Accessible soil.

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## 9. **Proposed Highlights and Public Benefits of the Development**

### 9.1 Strategic Planning

- Consistent with the evolving character of the area as a Seniors' Living Precinct.
- Seniors SEPP allows permissibility as previously determined.

### 9.2 Economic Issues and Strategic Planning

- The objective of the B2 Zone is to ensure development is connected to essential services, whilst minimising the impacts of stormwater drainage on the Edward River.
- The proposal will be connected to the appropriate services with a stormwater management design being prepared for the application.
- The proposal will result in economic benefit with a number of jobs being created.

### 9.3 Benefits of Seniors Housing

- A feature of the population outlook is that growth is expected which means for local residents will eventually require more quality senior living housing close to family and friends.
- The majority of the existing ILUs were developed in the 1980s, under the superseded SEPP5. Standards for access, open-space, internal unit accessibility amongst many other elements have improved markedly in line with market expectations.

### 9.4 Strategic Planning Context

The strategic justification for the proposal is summarised as follows:

- Is consistent with long-standing State level strategic planning objectives, as contained in the Seniors SEPP, to facilitate the provision of seniors housing given the inflexibility of local planning controls in accommodating this form of development.
- Will provide a range of residential uses that is compatible with the character of the area.
- Will provide additional housing for seniors within the Deniliquin Local Government Area.
- Will contribute to diverse and affordable housing types in an area in which there is a demand for these housing types.
- Will contribute to housing within walkable neighbourhoods.
- Will create an opportunity for older people to continue living within their communities.
- Will contribute to additional employment opportunities
- Will contribute to the delivery of a safe and inclusive precinct for people of all ages and abilities that support active, resilient and socially connected communities.

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## Appendices

- Appendix A: Statement of Environmental Effects (SEE)
- Appendix B: Title Particulars
- Appendix C: Master Plan Development and House Designs and Floor Plans
- Appendix D: Validation Report prepared by DM McMahon
- Appendix E: Street and Drainage Construction Plans
- Appendix F: Geotechnical Report
- Appendix G: Streetscape Elevations and Photomontages