

SEPP COMPLIANCE TABLE (Housing for Seniors or People with a Disability 2004)		
Numerical Development Standard	Proposed	Compliance
The size of the site must be at least 1,000 square metres.	Site Area is 120,940m ² (approx)	Yes
The site frontage must be at least 20 metres wide measured at the building line.	401m to Wiseman Road	Yes
The height of all buildings in the proposed development must be 8 metres or less, and	All dwellings below 8m	Yes
A building located in the rear 25% area of the site must not exceed 1 storey in height.	Proposed dwellings are single storey to the rear 25% of the site	Yes
Density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Proposed FSR is less than 0.5:1	Yes
Landscaped area: a minimum of 30% of the area of the site is to be landscaped	Proposed landscaped area is over 54.5% (65,680m ²)	Yes
Deep soil zones: not less than 15% of the area of the site, and should have a minimum dimension of 3 metres,	Proposed deep soil zone is over 15% with minimum dimensions of 3m	Yes
Solar access: if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid–winter,	Over 70% of proposed dwellings to receive over 3 hours of direct sunlight between 9am and 3pm in mid–winterto living rooms and private open spaces	Yes
Private open space for in–fillself–carehousing: not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area	Proposed private open space for dwellings is greater than 15m ² with at least one area larger than 3m wide and 3m long that is accessible from a living area	Yes
Parking: 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider	Single garage to all dwellings, additional parking throughout the site. 10 parking spaces for proposed 300m ² communal building	Yes



- TYPE A
- TYPE A1
- TYPE A2
- TYPE B
- TYPE B1
- TYPE C
- TYPE D
- TYPE E
- TYPE F
- COMMUNAL BUILDING 1
- COMMUNAL BUILDING 2
- COMMUNAL BUILDING 3
- TOOL SHED