

Compliance Table: State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

CRITERIA	CONSISTENT?	COMMENT
CHAPTER 1 PRELIMINARY		
Clause 2 – Aims of Policy		
(1) This policy aims 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”	Yes	The proposal will increase both the supply and diversity of housing for seniors of people with a disability.
(2) These aims are to 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.”	Yes Yes Noted Noted N/A	The proposal makes efficient use of existing infrastructure and services. As detailed in the EA, the proposal is of good design.
CHAPTER 3, PART 2 – SITE RELATED REQUIREMENTS		
Clause 26 - Location and Access to Facilities		
(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to: (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) community services and recreation facilities, and	Yes	Clause 26(2)(b) sets out the requirements of this clause. The site is located within an easy walking distance to nearby bus stops in Queen Street, Victoria Street and Clissold Streets. Regular bus services operate along these streets. It is noted that some bus operators/routes offer disabled access services. The bus services travel to the

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<p>development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</p> <p>(4) For the purposes of subclause (2):</p> <p>(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</p> <p>(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway."</p>		
Clause 28 – Water and Sewer		
<p>A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.</p>	Yes	The site is already served by a reticulated water system and is sewered. No change resulting from modifications..
Clause 29 – consent authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply		
The consent authority is to consider whether:-		
(b) ... the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:		
<p>(i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,</p>	Yes	<p>The modifications have been designed to retain existing trees on the site where possible and have been designed fully cognisant of the topography of the site</p> <p>There are no identified hazards.</p>

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		The proposal is for a residential use in a locality where residential uses predominate.
(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,	Yes	<p>The future residents of the proposal as modified will have adequate access to services and infrastructure for the following reasons:-</p> <ul style="list-style-type: none"> • The proposal forms part of an existing retirement village community whereby the following services and facilities are provided:- <ul style="list-style-type: none"> - a village bus; - nurses office; - doctor's consulting room; - kiosk/cafe; - craft room; - library; - hairdressing and beauty salon; and - heated indoor pool and spa • The site is located within an easy walking distance to nearby bus stops in Queen Street, Victoria Street and Clissold Streets. Regular bus services operate along these streets.
(v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.	Yes	<p>The proposed bulk, scale, built form and character of the development as modified will not have an unreasonable impact on nearby residential properties for the following reasons:-</p> <ul style="list-style-type: none"> • The approved and modified Concept Plan propose buildings fronting adjoining streets, with a balance of landscaping

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		<p>and articulated facades;</p> <ul style="list-style-type: none"> • The site is separated from all adjoining land by a public road; • All new buildings have a garden set back to match the predominant street front conditions and approved setbacks at the site, and consistency is achieved within the site; • Generally new buildings present as articulated facades interspersed with courtyard gardens, while a generous new forecourt represents Glentworth House to the street. • All buildings are designed to be subservient in height to Glentworth House and Chapel; • Buildings along Victoria Street are no more than 4 storeys in height (above basement podium) and a 3 /4 storey scale along Clissold and Queen Streets (RACF). This reflects the height and scale of the recently completed Buildings A and B in the north east of the site. Building 1 presents a narrow 4 storey frontage to Queen Street with an upper level setback. • Higher buildings are generally located toward the centre of the site where the height remains influenced by the bracketed eaves of the Glentworth House and Chapel. These buildings address new significant internal village open space.

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		<ul style="list-style-type: none"> The overall 4 / 5 storey maximum over basement podium in some cases allows the existing and proposed trees to match the height of the buildings, thus keeping landscape as a major feature of the site's three-dimensional character and image. The height provides an appropriate relationship to the streets adjoining. Buildings are sited to allow vistas into the site, particularly to the heritage buildings and to allow landscaped courtyards between buildings. <p>These issues are discussed in greater detail in the EA and SEPP 65 Architectural Statements contained in Volume 2 for the Care and Village Green Precincts.</p>
CHAPTER 3, PART 3 – DESIGN REQUIREMENTS (Division 2 – Design Principles)		
Clause 30 – Site analysis		
(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause.	Yes	The Concept Plan as approved and as proposed to be modified have evolved from a detailed study and analysis of the site and its context. This included a detailed assessment of the heritage significance of the site and the place of the site in the urban fabric of Ashfield by Graham Brooks and Associates, in addition to consultation with residents.
(2) A site analysis must:		
(a) contain information about the site and its surrounds as described in subclauses (3) and (4), and	Yes	
(b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site):	Yes	
(i) explaining how the design of the proposed development has regard to the site analysis,		Site analysis is provided in the EA. Plans for Stage 1 are provided in Volume 2.

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<p>and</p> <p>(ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2.</p> <p>(3) The following information about a site is to be identified in a site analysis:</p> <p>(a) Site dimensions:</p> <p>b) Topography:</p> <p>(c) Services:</p> <p>(d) Existing vegetation:</p> <p>(e) Micro climates:</p> <p>(f) Location of:</p> <p>(g) Views to and from the site</p> <p>(h) Overshadowing by neighbouring structures</p> <p>(4) The following information about the surrounds of a site is to be identified in a site analysis:</p> <p>(a) Neighbouring buildings:</p> <p>(b) Privacy:</p> <p>(c) Walls built to the site's boundary:</p> <p>(d) Difference in levels between the site and adjacent properties at their boundaries</p> <p>(e) Views and solar access enjoyed by neighbouring properties</p> <p>(f) Major trees on adjacent properties</p> <p>(g) Street frontage features:</p> <p>(h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted):</p> <p>(i) Heritage features of surrounding locality and landscape</p> <p>(j) Direction and distance to local facilities:</p> <p>(k) Public open space:</p> <p>(l) Adjoining bushland or environmentally sensitive land</p> <p>(m) Sources of nuisance:</p> <p>(n) Adjoining land uses and activities (such as agricultural activities)</p>		

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Clause 32 – Design of residential development		
A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development demonstrates that adequate regard has been given to the principles set out in Division 2.	Noted	Addressed below
Clause 33 – Neighbourhood amenity and Streetscape		
The proposed development should:	Yes	Careful consideration has been given to the character of the site, its heritage buildings, recently developed building and approved development at the site. Consideration has also been given to the character of the area, being primarily residential with a range of institutional uses dispersed throughout the residential area.
(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		
(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	Yes	As discussed in detail in the Heritage Impact Assessments contained in Appendix E of Volume 3.
(c) maintain reasonable neighbourhood amenity and appropriate residential character by:	Yes	Buildings have been sited so as to have minimal impact on the amenity of adjacent residential areas. Amenity impacts are discussed in Section 5.4 of the EA.
(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	Yes	Built form respects the topography of the site and the height of heritage buildings.
(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and	Yes	Building height at the street frontage ranges from three to four storeys, with a narrow frontage of up to five storeys for Building 1 to Victoria Street. Upper levels are set back. Buildings are generally compatible with the scale of the Buildings A and B and the approved Concept Plan.

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		Refer to SEPP 65 assessment.
(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	Yes	There are no impacts on neighbours because the site is contained by public streets.
(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	Yes	The site occupies a complete street block and thus can establish its own streetscape setback character. Consistency is maintained with existing buildings and the approved Concept Plan. Future buildings are controlled to have sympathetic setbacks.
(e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and	Can comply	Streetscape trees are acknowledged in the landscape design and important existing trees are retained.
(f) retain, wherever reasonable, major existing trees, and	Yes	As above. Major trees retained with one tree to be relocated as part of Stage 2.
(g) be designed so that no building is constructed in a riparian zone.	N/A	
Clause 34 - Visual and Acoustic Privacy		
The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:	Yes	Measures can be readily adopted to protect privacy
(a) appropriate site planning, 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.	Yes	
Clause 35 - Solar access and design for climate		
The proposed development should:	Generally	There will be some overshadowing of existing units on the site. No significant additional overshadowing is anticipated by Building 4, given increased setbacks from existing buildings. Some additional shadow cast to Building K in the morning from Building 1.
(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		

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		New dwellings will have solar access in accordance with SEPP65 as determined by the project architect and discussed in Section 5.4 of the EA and the SEPP 65 statement in Volume 2.
(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.	Generally	See landscape sections of the EA.
Clause 36 – Stormwater		
The proposed development should:		
(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	Will comply	Refer to Civil Works report in Appendix K of Volume 3.
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Yes	Refer to Civil Works report in Appendix K of Volume 3.
Clause 37 – Crime Prevention		
The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:		
(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	Yes	Refer to CPTED analyses in Appendix E of Volume 3.
(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and	Yes	
(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	Yes	To the extent relevant to apartment buildings. Security measures are included in the design.
Clause 38 - Accessibility		
The proposed development should:		

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(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and	Yes	Refer to Access Report in Appendix D of Volume 3.
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Yes	Refer to Access Report in Appendix D of Volume 3.
Clause 39 – Waste Management		
The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	Yes	Adequate and designated waste collection areas have been provided for each building. The approved waste management strategy is maintained, as described in Appendix K of Volume 5. Conditions of approval will be complied with in this regard.
CHAPTER 3, PART 4 – DEVELOPMENT STANDARDS TO BE COMPLIED WITH		
Clause 40 – Development Standards – minimum sizes and building height		
Clause 40(2) - The size of the site must be at least 1,000 square metres.	Yes	
Clause 40(3) - The site frontage must be at least 20 metres wide, measured at the building line.	Yes	
Clause 40(4) -If the development is proposed in a residential zone where residential flat buildings are not permitted:		Development is not in a residential zone.
a) the height of all buildings in the proposed development must be 8 metres or less, and	N/A	
b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and	N/A	
c) a building located in the rear 25% area of the site must not exceed 1 storey in height.	N/A	
Division 2 – Residential Care Facilities – standards concerning accessibility and useability		
Note: Development standards concerning accessibility and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the BCA.		
Division 3 - Clause 41 – Standards for hostels and self-contained dwellings		
A consent authority must not consent to a development application made pursuant to this Chapter		

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to carry out development for the purpose of a hostel or self-contained dwellings unless the proposed development complies with the standards specified in Schedule 3 for such development. Compliance with Schedule 3 is detailed below.		
<p>2. Siting Standards</p> <p>(1) <u>Wheelchair Access</u></p> <p>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>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(4) <u>Common Areas</u></p> <p>Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	Yes	All dwellings and new common areas will be wheelchair accessible to the dwelling or common area, by virtue of an accessible pathway, or a lift. Refer to Access Report in Appendix D of Volume 3.
<p>3. Security</p> <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>	Will comply	No change is proposed to the approved lighting strategy; see Appendix R in Volume 3.

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4. Letterboxes Letterboxes: <ul style="list-style-type: none"> (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 (b) must be lockable, and (b) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located in one or more central locations adjacent to the street entry. 	Will comply	Details will be provided during detailed development stage of the development. Refer to Access Report at Appendix D of Volume 3.
5. Private car accommodation If car parking (not being car parking for employees) is provided: <ul style="list-style-type: none"> (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power –operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. 	Will comply Yes Yes	Refer to Access Report in Appendix D of Volume 3.
6. Accessible entry 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.	Will comply	Refer to Access Report in Appendix D of Volume 3.
7. Interior: general Widths of internal corridors and circulation at internal doorways must comply with AS 1428.1.	Will comply	See Access Report in Appendix E of Volume 3.
8. Bedroom At least one bedroom within each dwelling must have: <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: 	Yes	See Access Report in Appendix E of Volume 3.

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<p>(ii) in the case if a self-contained dwelling – 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> <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>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Details of power points, phone and TV outlets will be confirmed at the various Project Application/Construction Certificate stages.</p>
<p>9. Bathroom</p> <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 complies 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>Will comply</p>	<p>At least one bathroom in each unit will be designed as accessible with respect to area requirements of AS1428.1</p>

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(2) Subclause (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.		
10. Toilet 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.	Yes	At least one compliant toilet in each dwelling can be considered as the visitable toilet.
11. Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note: Advice regarding finishes may be obtained from AS 1428.1	Yes	Details will be provided at the various Construction Certificate stages.
12. Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided with AS 4299.	Yes	Details will be provided at the various Project Application/ Construction Certificate stages..
13. Ancillary Items Switches and power points must be provided in accordance with AS 4299.	Yes	Details will be provided at the various Construction Certificate stages.
15. Living room and dining room (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential Illumination level of at least 300 lux.	Yes	Refer to Access Report in Appendix E of Volume 3.
16. Kitchen A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a width at door approaches complying with clause 7 of this Schedule, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:	Yes	Refer to Access Report in Appendix E of Volume 3. Compliance is achieved by managed solution.

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<ul style="list-style-type: none"> (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a); (ii) a tap set (see clause 4.5.6); (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets: <ul style="list-style-type: none"> (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 		
<p>17. Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	Yes	
<p>18. Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate self-contained dwellings 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 Building Code of Australia.</p>	Yes	
<p>19. Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> (a) a width at door approaches that complies with clause 7 of this Schedule, and (b) provision for the installation of an automatic washing machine, and a 	Yes	Refer to Architectural Drawings and to Access Report in Appendix D of Volume 3.

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<p>clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>		
<p>20. Storage for linen</p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Yes	Refer to Architectural Drawings and the Access Report in Appendix D of Volume 3.
<p>21. Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Yes	Refer to Architectural Drawings and Waste Management Plan at Appendix I of Volume 3.
PART 7 – DEVELOPMENT STANDARDS THAT CANNOT BE USED AS GROUNDS TO REFUSE CONSENT		
Clause 46 – Inter-relationship of Part with design principles in Part 3		
<p>Nothing in this Part permits the granting of consent to a development application made pursuant to this Chapter if the consent authority is satisfied that the proposed development does not demonstrate that adequate regard has been to the principles set out in Division 2 of Part 3.</p> <p>Note: - It is considered possible to achieve good design and achieve density ratios set out in Division 2. Good design is critical to meriting these density ratios.</p>	N/A	Noted –Division 2 of Part 3 is considered above.
Clause 48 – Standards that cannot be used to refuse development consent for residential care facilities		
“(a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),”	See comment	Building height is consistent with approved development at the site with the suggested height of 8 metres exceeded for the valid reasons stated in the EA.
“(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,”	Yes	This density is exceeded for the valid reasons stated in the EA.
“(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided;	Yes	Civil engineers advise that the percentage of impervious area will not increase as a consequence of the concept plan modifications.

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<p>“(d) parking for residents and visitors: if at least the following is provided:</p> <p>(i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and</p> <p>(ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and</p> <p>(iii) 1 parking space suitable for an ambulance</p>	Yes	It is proposed to provide parking to meet the requirements of the SEPP.
Clause 50 - Standards that cannot be used to refuse development consent for self-contained dwellings		
“(a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),”		Building height is consistent with approved development at the site with the suggested height of 8 metres exceeded for the valid reasons stated in the EA.
“(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,”		Overall site density is approximately 1.18:1. This density is exceeded for the valid reasons stated in the EA.
<p>“(c) landscaped area: if:</p> <p>(i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or</p> <p>(ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,”</p>	Yes	Percentage of impervious area will not increase as a consequence of the concept plan development.
“(d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,”		
“(e) solar access: if living rooms and private open spaces for a minimum of 70% of	Yes	The project architect has advised that compliance is

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the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,”		achieved.
<p>(f) private open space for in-fill self-care housing if:</p> <p>(i) in the case of a single storey or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided, and of this open space, one areas is not less than 3 metres long and is accessible from a living area located on the ground floor, and</p> <p>(ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres if either length or depth and that is accessible from a living area,</p>	N/A	
(g) (repealed)		
<p>“(h) parking: if at least the following is provided:</p> <p>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</p> <p>(ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.”</p>	Yes	It is proposed to provide parking in accordance with this provision. See traffic assessment in Appendix M in Volume 3.