

Planning Compliance Table

This table provides a review of the proposal's compliance with relevant provisions of the following instruments and plans:

- **Table 1:** *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*
- **Table 2:** Randwick Development Control Plan 2013

TABLE 1 – STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

CONTROL	COMMENTS	COMPLIANCE	PLANNING REPORT REFERENCE
<p>Clause 24</p> <p>Site compatibility certificates required for certain development applications</p>	<p>A site compatibility certificate (SCC) was issued by the Department of Planning and Infrastructure on 14 August 2009 for the site as Seniors Housing was not permitted on the site at this time. Following gazettal of the RLEP2012 seniors housing is permitted on the site with development consent.</p>	N/A	N/A
<p>Clause 26</p> <p>Location and access to facilities</p>	<p>The granting of the SCC shows that the site is accessible to essential services. The Randwick Commercial Core is approximately 750m south of the site which includes a variety of retailers and services. Montefiore will continue to provide for in house services and private transport to external services/facilities in order to meet this requirement.</p>	Yes	
Clause 31 – Design of in-fill self-care housing			
<p>In determining a development application made pursuant to this Chapter, a consent authority must take into consideration the provisions of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i>.</p>	<p>The Seniors Living Policy Urban Design Guideline has been considered in the design of the site layout and building envelopes. The rules of thumb of the Urban Design Guideline are assessed below.</p>	N/A	

<p>Site planning and design</p> <ul style="list-style-type: none"> ▪ The proportion of the site given to landscaped area and deep soil should be increased in less urban areas, on large lots, and in areas already characterised by a high proportion of open space and planting. 	<p>The landscaping of the site recognises its prominent location and relationship to nearby public areas. 30% of the site is reserved for deep soil landscaping and 53% of the site is reserved for landscaping.</p>	<p>Yes</p>	<p>Section 5.8 and Appendix B and C</p>
<p>Impacts on streetscape</p> <ul style="list-style-type: none"> ▪ Respond to council planning instruments that specify the character or desired character of the area. ▪ Where there is a consistent front building alignment, new development should not encroach on the front setback. ▪ Driveways or basement car park entries should not exceed 25% of the site frontage. ▪ Garage doors should be set back a minimum of 1m behind the predominant building façade on both the street frontage and common driveways. 	<p>The proposed height, bulk and scale will provide an appropriate transition from the character of the institutional precinct to the west of the site to the medium density housing developments to the east.</p> <p>The proposed site driveways do not exceed 25% of the total site frontage and have been appropriately separated to ensure the safe operation of the site.</p>	<p>Yes</p>	<p>Section 5.5</p>

<p>Impacts on neighbours</p> <ul style="list-style-type: none"> Where side setbacks are less than 1.2m, a maximum of 50% of the development should be built to this alignment. The length of unrelieved walls along narrow side or rear setbacks should not exceed 8m. Living rooms of neighbouring dwellings should receive a minimum of three hours direct sunlight between 9am and 3pm in midwinter. Solar access to the private open space of neighbouring dwellings should not be unreasonably reduced. 	<p>While some of the eastern courtyards of the Centennial apartments will be in part shadow at 9am, all shadow cast as a result of the Building F envelope will disappear from these courtyards by 9.30am. We note the extent of shadow cast as a result of the approved Concept Plan resulted in at least two of the east-facing facades of the ground level units of the Centennial being entirely in shadow at 9.00am, and all of these courtyards still being in shadow at 9.30am. Therefore, the modified design provides an improved result for the solar access to the Centennial building over what was originally approved and allows these units to maintain the required minimum solar access at the winter solstice.</p> <p>The additional part level on Building D results in some additional shadowing within the front (western) setback of the apartment development on the north-eastern corner of King and Dangar Streets. However, this additional shadow occurs at 3pm at the winter solstice. This area still enjoys good levels of solar access from the mid-morning up until 3pm, thereby comfortably complying with the required minimum solar access duration for the winter solstice. Therefore, the modified design continues to provide good levels of solar access and residential amenity for apartments fronting Dangar Street.</p>	<p>Yes</p>	<p>Section 5.6.1 and Appendix A</p>
<p>Part 3 Division 2 Design Requirements</p>			
<p>Solar access and design for climate</p>	<p>The building envelopes are located and oriented to maximise optimal solar access to improve natural heating and apartment amenity. Whilst the proposed building envelopes will result in some elements of adjacent developments being overshadowed in part the proposal is considered to be provide an improved design in regards to overshadowing than that presently approved for the site.</p> <p>A detailed assessment of the site's ability to achieve SEPP 65 standards for solar access and natural ventilation to apartments would be undertaken as part of any Project Application/Development Application lodged for the site.</p>	<p>Yes</p>	<p>Section 5.6.1 and Appendix A</p>

Stormwater	<p>A Concept Stormwater Design has been prepared for this application and is attached as Appendix F. The intent of the concept design is to ensure that compliance with the requirements of the Randwick City Council's Private Stormwater Code can be obtained for the development.</p> <p>Detailed design, including water quality control measures and meeting technical specifications, would be addressed as part of any Project Approval/Development Application lodged for the site</p>	Yes	Section 5.11 and Appendix F
Crime prevention	A brief assessment of the building envelopes against principles of crime prevention through environmental design (CPTED) is included as part of this application. The scale and siting of the building envelopes, landscaping concept design, and access paths are important to reducing the likelihood of crime such as graffiti and vandalism, break and enter, or assault. Further treatments essential to improving safety, such as selection of building materials, lighting and operational management will form part of any Project Approval/Development Application lodged for the site.	Yes	Section 5.9
Accessibility	As shown in the assessment of the SCC previously issued for the site, the site achieves high levels of accessibility to local services and to public transport services which connects the site with Randwick and the Sydney CBD.	Yes	
Waste management	Waste storage and management will be addressed as part of any Project Approval/Development Application lodged for the site.	N/A	
Clause 40 – Development standards—minimum sizes and building height			
Site area Minimum 1,000sqm	The site has an area of 29,353sqm.	Yes	Section 3.1
Site frontage Minimum 20m at the building line	Each frontage of the site exceeds 20m.	Yes	Section 3.1

Clause 50 – Standards that cannot be used to refuse development consent for self-contained dwellings			
Landscaped Area Minimum 30% site area to be landscaped	53% of the site is to be landscaped under the proposed Concept Plan amendment.	Yes	Section 5.8
Deep Soil Zone Minimum 15% of landscaped area to be deep soil	30% of the overall site area will be deep soil landscaped under the proposed Concept Plan amendment.	Yes	Section 5.8
Solar Access Living areas and private open space of at least 70% of dwellings to receive three hours solar access between 9am and 3pm at the winter solstice.	The orientation of the site and configuration of the building envelopes will allow a high proportion of frontages of apartments to achieve good solar access. A thorough assessment would be undertaken as part of a SEPP 65 and ADG assessment as part of any Project Application/Development Application lodged for the site.	N/A	Section 5.6.1 and Appendix A
Private Open Space <ul style="list-style-type: none"> ▪ Ground floor: minimum 15sqm open space, of which minimum 3mx3m in one space ▪ Upper floors: minimum 6sqm for one bedroom dwelling or 10sqm for two or more bedroom dwellings. Minimum dimension of 2m. 	The area and dimension of private open spaces would be determined as part of any Project Application/Development Application lodged for the site.	N/A	
Car Parking Minimum 0.5 spaces per bedroom.	The amended Concept Plan provides adequate space to satisfy all relevant parking standards for the various components of the proposal, including seniors living.	Yes	Section 5.10 and Appendix F

TABLE 2 – RANDWICK DEVELOPMENT CONTROL PLAN 2013

CONTROL	COMMENTS	COMPLIANCE	PLANNING REPORT REFERENCE
Building Envelope			
Floor Space Ratio	<p>The proposed alterations to the building envelopes proposed under this application will reduce the Gross Floor Area of the proposal from 47,270sqm (ie 1.61:1) down to 46,023sqm (1.57:1), ie a 2% reduction. The GFA area calculations have been included within the architectural plan-set.</p> <p>Although the resultant site FSR still exceeds the required FSR, it represents both a numeric and qualitative reduction in the bulk and scale of the building. The re-distribution of floor space has also resulted in a greater landscaped area (2% increase to that originally approved). Again, this represents both a numeric and qualitative benefit for the modified scheme.</p>	N/A	Section 5.3.5.3 and Appendix A
Building height	<p>The site is subject to a dual building height control of 9.5m (relevant to Building's C and D) and 12m (relevant to Building E and F). The approved development exceeded the height controls. Due to the sloping nature of the site away from the street frontages and the significant size of the site, the previous assessment particularly concentrated on the height of the buildings (and hence the resultant impacts) at both the Dangar and King Street frontages. Impacts that arise from building height have been considered as part of the design analysis, including streetscape character, visual mass, privacy, solar access and view-sharing. In summary, the further increase in building height to both Buildings D and E are considered acceptable based on the justification provided within the planning report submitted for the application.</p>	No	Section 5.3.5.2 and Appendix A

Setbacks	<p>The proposed Building F will maintain the existing 10m setback which is consistent with the existing streetscape as required by the RDCP2013.</p> <p>The setback to the west of the site will be increased to 14m by the proposal and will not adversely impact the adjacent Centennial Apartments.</p>	Yes	Appendix A
Building Design			
Building Facade	Approval is only sought by this application for building envelopes and as such the façade is yet to be designed. Detailed design of the façade will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A
Roof Design	Approval is only sought by this application for building envelopes and as such detailed roof design is yet to be undertaken. Detailed design of the roof will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A
Pedestrian Entry	The existing pedestrian entrances to the site which have been previously approved for the site under the existing Concept Plan will not be altered as a result of the proposal. The pedestrian entry to specific buildings will be further designed as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	Yes	Appendix A
Internal Circulation	Approval is only sought by this application for building envelopes and as such the internal circulation of each building is yet to be finalised. Detailed design of the internal layout will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A

Apartment Layout	Approval is only sought by this application for building envelopes and as such internal layouts are yet to be finalised. Detailed plans demonstrating the apartments layouts will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A
Balconies	Approval is only sought by this application for building envelopes and as such the balconies of the proposal are yet to be designed. Detailed design of balconies will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A
Colours, Materials and Finishes	Approval is only sought by this application for building envelopes and as such the façade is yet to be designed. Detailed design of the colours, materials and finishes of the proposal will be undertaken as part of any Project Application/Development Application lodged for the site and will consider the requirements of the RDCP2013.	N/A	N/A
Amenity			
Solar access and overshadowing	While some of the eastern courtyards of the Centennial apartments will be in part shadow at 9am, all shadow cast as a result of the Building F envelope will disappear from these courtyards by 9.30am. We note the extent of shadow cast as a result of the approved Concept Plan resulted in at least two of the east-facing facades of the ground level units of the Centennial being entirely in shadow at 9.00am, and all of these courtyards still being in shadow at 9.30am. Therefore, the modified design provides an improved result for the solar access to the Centennial building over what was originally approved and allows these units to maintain the required minimum solar access at the winter solstice	Yes	5.6.1 and Appendix A

Visual Privacy	<p>The overall building separation between the Building F and the eastern elevations of buildings associated with the Centennial apartments range between 18.5- 23.5m which easily comply with the building separation and privacy requirements under SEPP 65. In effect, the Montefiore 'share' of this building separation is more than is required under the SEPP. Further to this issue, more details will be provided in the future Development application relating to this building that can further mitigate any perceived concerns regarding privacy including detailed window/balcony design and landscaping within the generous western setback.</p> <p>The 10m landscaped setback to King Street is maintained as part of the proposed modification. This setback, in combination with the width of the King Street carriageway and front setbacks of residential properties on the southern side of King Street provides adequate separation distance between the proposal and properties to the south. The additional upper levels to Building E are setback a further 10m from the King Street frontage (ie 20m from the King Street boundary) providing a satisfactory privacy outcome.</p> <p>The 10m landscaped setback to Dangar Street is maintained as part of the proposed modification. This setback, in combination with the width of the Dangar Street carriageway, substantial street-tree plantings and front setbacks of residential properties on the eastern side of Dangar Street, all combine in providing an adequate privacy outcome between the Building D and properties to the east. We further note that the upper level of Building D involves residential aged care rooms that do not have balconies. As with the above, more details will be provided in the future Project application relating to this building that can further mitigate any perceived concerns regarding privacy.</p>	Yes	5.6.2 and Appendix A
View sharing	<p>A visual impact analysis has been prepared by Jackson Teece and is included in the Architectural Plans submitted as Appendix A of this report to demonstrate the impact of the proposal in regards to potential view loss towards the Sydney CBD Skyline. As per the original application for the purposes of the assessment, the CBD skyline is taken to extend between World Square and Governor Philip</p>	Yes	Section 5.7 and Appendix A

	<p>Tower and potential visual impacts and view loss have been determined by drawing sight lines from the CBD to the apartments which lie to the south-east of the Montefiore site.</p> <p>The additional height building elements to Buildings D and F have been provided on the least sensitive part of the site and have been sited and designed to reduce their visual impact when viewed from the street frontage and surrounding properties. Further, these modifications have arisen through marked improvements to the streetscape and landscaped streetscape character associated with the development. They provide a negligible impact on 'real views' from a small number of apartments on King Street, which still enjoy good amenity in terms of their outlook to the north and north-west. That is, the proposed modification continues to promote the adequate sharing of views and to the extent that isolated views of City buildings are lost from specific positions, such an impact should be measured against the substantial public benefits associated with the proposal- not least the improvements to the streetscape and provision of suitable seniors housing on the site to meet a growing local need.</p>		
Safety and security	<p>The Department of Urban Affairs and Planning publication "Crime Prevention and the Assessment of Development Applications" sets out four main principles to guide the design of new developments to minimise the risk of crime. The proposal has been designed to consider these four principles and is considered to be fully compliant. Detailed design of the site undertaken as part of subsequent Project Applications/Development Applications lodged for the site and will maintain compliance with these principles.</p>	Yes	Section 5.9

Car parking and access			
Location	Under the proposed Concept Plan car parking will be provided underground throughout the site and will be setback significantly greater than 1m of the site boundary. The modified Concept Plan provides adequate parking provision that satisfies all relevant parking standards for the various components of the proposal, including seniors living.	Yes	Appendix F
Configuration	<p>Suitable circulation space has been provided under the proposed Concept Plan to allow vehicles to enter and exit in a forward direction.</p> <p>Vehicle circulation spaces in the car parking area has been designed under the Concept Plan to comply with the relevant Australian Standards</p>	Yes	Appendix F
Parking Facilities Forward of Front Façade Alignment	No parking facilities are proposed forward of the front façade alignment.	Yes	Appendix F