

CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix AA

Seniors Living Compliance Table

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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		
<p>(1) This policy aims to encourage the provision of housing (including residential care facilities) that will:-</p> <p>(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and</p> <p>(b) make efficient use of existing infrastructure and services, and</p> <p>(c) be of good design”</p> <p>(2) These aims are to be achieved by:-</p> <p>“(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</p> <p>(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and</p> <p>(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.”</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Noted</p> <p>Noted</p> <p>N/A</p>	<p>The proposal will increase both the supply and diversity of housing for seniors of people with a disability.</p> <p>The proposal makes efficient use of existing infrastructure and services.</p> <p>As detailed in Volumes 2, 3 and 4, the proposal is of good design.</p>
CHAPTER 3, PART 1 - GENERAL		
Clause 22 - Heritage conservation areas and heritage items		
<p>(3) If development to which this Policy applies is proposed to be carried out in a heritage conservation area or in the vicinity of a heritage item and the area or item is identified as being of State or regional heritage significance in another environmental planning instrument, the consent authority, before granting development consent, must notify the Heritage Council of New South Wales of its intention to grant development consent and must take into consideration any comments</p>	<p>N/A - See comment</p>	<p>The Cardinal Freeman site incorporates Glentworth House and the Chapel, both of which are listed as heritage items by the Ashfield LEP. These items are not of state or regional heritage significance.</p> <p>The Concept Plan proposes the retention of these buildings and their continued use for seniors housing and</p>

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<p>received from the Heritage Council within 28 days after the notification is given.</p> <p>(4) The consent authority is not required to give notification under this clause if it is of the opinion that the proposed development will not adversely affect the heritage significance of the heritage conservation area or heritage item.</p> <p>(5) This clause does not apply to development that requires the approval of the Heritage Council in respect of the doing or carrying out of an act, matter or thing referred to in section 57(1) of the Heritage Act 1977.</p>	<p>See comment</p> <p>N/A</p>	<p>associated uses. Minor alterations and additions are envisaged as part of this and subsequent project applications.</p>
CHAPTER 3, PART 2 – SITE RELATED REQUIREMENTS		
Clause 26 - Location and Access to Facilities		
<p>(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:</p> <p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.</p> <p>(2) Access complies with this clause if:</p> <p>(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is 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, or</p>	<p>Yes</p> <p>Yes</p>	<p>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 nearby centres of Ashfield and Summer Hill. Facilities available at these centres include shops, banks, community services, and the practice of a general practitioner.</p> <p>It is also relevant to note that a large range of services are provided and will continue to be provided within the existing Village including a hairdressing and beauty salon, library and Doctors', Physio & Podiatry rooms etc.</p> <p>A village minibus service will be extended and the number of services increased to reflect desired peak times of residents.</p>

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<p>(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)”</p> <p>(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed 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>	Yes	<p>The access consultant has assessed the suitability of the path of travel from the site to the public transport (see Appendix E in Volume 5).</p>

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(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway."		
Clause 28 – Water and Sewer		
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.	Yes	The site is already served by a reticulated water system and is sewered (services engineers have discussed the requirements of the development under the Concept Plan and the project application with Sydney Water.
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:		
(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,	Yes	<p>The proposed development has been designed to retain existing trees on the site where possible and has been designed fully cognisant of the topography of the site.</p> <p>There are no identified hazards.</p> <p>The proposal is for a residential use in a locality where residential uses predominate.</p>
(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 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;

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		<ul style="list-style-type: none"> - doctor's consulting room; - kiosk; - 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.
<p>(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.</p>	<p>Yes</p>	<p>The proposed bulk, scale, built form and character will not have an unreasonable impact on nearby residential properties for the following reasons:-</p> <ul style="list-style-type: none"> • The Concept Plan proposes buildings fronting the adjoining streets with a balance of landscape and building elements; • 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 consistency is provided within the site; • Generally new buildings present as slim facades interspersed with courtyard gardens, while a generous new forecourt re-presents Glentworth House to the street. • All buildings are designed to be subservient in height

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		<p>to Glentworth House and Chapel;</p> <ul style="list-style-type: none"> • 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. This reflects the height and scale of the recently completed Buildings A and B in the north east of the site. • Higher buildings are located toward the centre of the site where the height limit is set by the bracketed eaves of the Glentworth House and Chapel. These buildings address new significant internal village open space. • The overall 4 / 5 storey maximum 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 spaces 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 SEPP 65 Architectural Statements contain in Volumes 3 and 4 for the Village Green and Care Precincts respectively.</p>

<p>(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.</p>	<p>Yes</p>	<p>A detailed site analysis is provided in Volume 2.</p>
<p>(2) A site analysis must:</p>		
<p>(a) contain information about the site and its surrounds as described in subclauses (3) and (4), and</p>	<p>Yes</p>	
<p>(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):</p> <p>(i) explaining how the design of the proposed development has regard to the site analysis, 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>Yes</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>		

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(d) Difference in levels between the site and adjacent properties at their boundaries (e) Views and solar access enjoyed by neighbouring properties (f) Major trees on adjacent properties (g) Street frontage features: (h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted): (i) Heritage features of surrounding locality and landscape (j) Direction and distance to local facilities: (k) Public open space: (l) Adjoining bushland or environmentally sensitive land (m) Sources of nuisance: (n) Adjoining land uses and activities (such as agricultural activities)		
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: (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	Yes	Careful consideration has been give to the character of the site, its heritage buildings and recently developed buildings. Consideration has also been give to the character of the area, being primarily residential with a range of institutional uses dispersed throughout the residential area.
(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	Yes	As discussed in detail in the Heritage Impact Assessments contained in Appendix F of Volume 5, Appendix AE of

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environmental plan, and		Volume 6 and Appendix AY of Volume 7.
(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.
(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	<p>Building height at the street frontage ranges from three to four storeys. Buildings are generally compatible with the scale of the recently approved Buildings A and B.</p> <p>The Care Precinct buildings are located on the street frontage of Clissold and Queen Streets with building heights to street frontage ranging from 3 storeys to Queens Street and 4 storeys to Clissold similar to Buildings A and B. Refer to SEPP65 assessment in Volume 4 and Section 4.3.</p>
(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 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	Yes	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
(g) be designed so that no building is	N/A	

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constructed in a riparian zone.		
Clause 34 - Visual and Acoustic Privacy		
<p>The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:</p> <p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and</p>	Yes	Measures can be readily adopted to protect privacy
<p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	Yes	
Clause 35 - Solar access and design for climate		
<p>The proposed development should:</p> <p>(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</p>	Generally	There will be some reduction in existing solar access as discussed in the EA. New dwellings will have solar access in accordance with SEPP65.
<p>(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.</p>	Yes	See landscape sections of the EA
Clause 36 – Stormwater		
The proposed development should:		
<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>	Yes	Refer to Civil Works report in Appendix M of Volume 5.
<p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	Yes	Refer to Civil Works report in Appendix M of Volume 5.
Clause 37 – Crime Prevention		
The proposed development should provide personal property security for residents and visitors and encourage crime prevention by:		
<p>(a) site planning that allows observation of the approaches to a dwelling entry from inside</p>	Yes	Refer to CPTED analysis in Appendix D of Volume 5.

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each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and		
(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:		
(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 E of Volume 5.
(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 E of Volume 5.
Clause 39 – Waste Management		
The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.	Yes	See Appendix K of Volume 5.
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	N/A	

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storeys in height, and		
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 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.		
2. <i>Siting Standards</i> (1) <u>Wheelchair Access</u> 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. (2) If the whole of the site does not have a gradient of less than 1:10: (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 (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. 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. (4) <u>Common Areas</u> Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities	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 E of Volume 5 and architects design intent.

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associated with the development.		
3. Security Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Yes	See Appendix X in Volume 5 and Section 4.2.9.
4. Letterboxes Letterboxes: (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	Access to letterboxes will be provided at locations similar to present. Access will be maintained during all construction phases.
5. Private car accommodation If car parking (not being car parking for employees) is provided: (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.	Yes Yes Yes	Refer to Access Report in Appendix E of Volume 5.
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.	Yes	Refer to Access Report in Appendix E of Volume 5.
7. Interior: general	Yes	See Access Report in

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(i) a grab rail, (ii) portable shower head; (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (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	The ensuite may 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 5.
16. Kitchen		Refer to Access Report in Appendix E of Volume 5.

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<p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> (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: <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. 	Yes	
<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</p>	Yes	

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complying with clause E3.6 of the Building Code of Australia.		
19. Laundry A self-contained dwelling must have a laundry that has: <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 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. 	Yes	Refer to Architectural Drawings and to Access Report in Appendix E of Volume 5.
20. Storage for linen A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Yes	Refer to Architectural Drawings and the Access Report in Appendix E of Volume 5.
21. Garbage A garbage storage area must be provided in an accessible location.	Yes	Refer to Appendix 6.
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		
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. 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.	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		This height is exceeded for the valid reasons stated in the EA.

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limiting development to 2 storeys),”		
“(b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,”		This density is exceeded for the valid reasons stated in the EA. Overall site density is 1.1:1.
“(c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided;	Yes	Percentage of impervious area will not increase as a consequence of the concept plan development.
“(d) parking for residents and visitors: if at least the following is provided: (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 (ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and (iii) 1 parking space suitable for an ambulance	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),”		Buildings are higher than 8 metres and this is justified in the urban design analysis contained in Volume 2.
“(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 1.1:1
“(c) landscaped area: if: (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 (ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,”	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		

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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 the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,”	Yes	
(f) private open space for in-fill self-care housing if: <ul style="list-style-type: none"> (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 (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, 	N/A	
(g) (repealed)		
“(h) parking : if at least the following is provided: <ul style="list-style-type: none"> (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or (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.” 	Yes	It is proposed to provide parking to meet the requirements of the SEPP