

Statutory Compliance Table

The table below provides an assessment of the proposal against the relevant provisions of the State Environmental Planning Policy (Housing) 2021 and Penrith Local Environmental Plan 2010. The table omits parts which are not applicable to the subject site or proposed development at 366 Jamison Road, Jamisontown NSW 2750 (SSD-68603709).

State Environmental Planning Policy (Housing) 2021: 366 Jamison Road, Jamisontown NSW 2750 (SSD-68603709)		
Provision	Compliance Assessment	Section in EIS / RTS
Chapter 1 - Preliminary		
Section 3: Principles of Policy The principles of this Policy are as follows— (a) enabling the development of diverse housing types, including purpose-built rental housing, (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, (c) ensuring new housing development provides residents with a reasonable level of amenity, (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,	Complies It has been well-established throughout the EIS that the proposed development is consistent with these principles. This SSDA will deliver a contemporary and high-quality aged care development that aligns with the changing approach to seniors living, including increasing focus on 'aging in place'. The development does this by offering independent or self-contained dwellings on site, whilst still delivering residential care beds for those that need to transition to a high-care model as they age. From 2016 to 2021, Jamisontown's population decreased by 177 people (3.2%). This represents an average annual population change of -0.65% per	<u>EIS:</u> Section 8.1 Section 8.2 Section 8.7 Section 8.19 Appendix 25: Sustainability Report <u>RTS:</u> Section 3.2 Section 4 Section 5.2 Section 5.5

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(e) minimising adverse climate and environmental impacts of new housing development, (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality, (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, (h) mitigating the loss of existing affordable rental housing.	year over the period. However, the Seniors (70 to 84) had the largest change with + 147 people. The proposal will increase the concentration of seniors housing at the site and the immediate area. This will improve market access to a seniors' housing typology that is generally in high demand, which will support the overarching goal to alleviate supply pressure on the housing market. The development is located in close proximity to public transport network, recreational facilities, commercial / retail precinct and social infrastructure to service the senior residents. The proposal will also exhibit excellence in sustainable design.	Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 12: NatHERS and BASIX Assessment Appendix 16: Section J Report Appendix 17: Social Impact Assessment

Part 5 - Housing for Seniors and people with a disability

Division 1 Land to which Part applies

Section 79: Land to which Part Applies This Part applies to land in the following zones— (c) Zone R2 Low Density Residential,	Complies The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site has three frontages; Jamison Road	<u>EIS:</u> Section 6 <u>RTS:</u>
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(d) Zone R3 Medium Density Residential,	to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east.	Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request
<u>Section 80: Land to which part does not apply - generally</u> This section notes that this part does not apply to Certain land under the Warringah Local Environmental Plan 200 Land identified as 'environmentally sensitive land' within Schedule 3 of the SEPP.	The site is not land to which section 80 applies and therefore this part still applies to the site.	Not applicable
<u>Section 81: Seniors Housing permitted with consent</u> Development for the purposes of seniors housing may be carried out with development consent— (a) on land to which this Part applies, or (b) on land on which development for the purposes of seniors housing is permitted under another environmental planning instrument.	The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP). The proposed senior housing development is also permitted under Part 5 of the Housing SEPP.	EIS: Section 6.1 RTS: Section 4.2

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Division 3 Development Standards		
<u>Section 84 – Development Standards - General</u> (2) Development consent must not be granted for development to which this section applies unless— (a) the site area of the development is at least 1,000m², and (b) the frontage of the site area of the development is at least 20m measured at the building line, and (c) for development on land in a residential zone where residential flat buildings are not permitted— (i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and (iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site. (3) The servicing equipment must—	Non-Compliance The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP2010). The proposed senior's housing development is also permitted under Part 5 of the Housing SEPP. The site has an area of 11,116.7m² and has frontages of 142.67m to Jamison Road, 60.7m to Harris Street and a combined frontage of 91.1m to McNaughton Street. A 9.5m height limit applies to the development under Section 84(2)(c) of the SEPP, combined with the 3.8m height limit applicable under Section 87 of the SEPP, a height of 13.3m applies to the building. In addition, Section 84(3)(c) also prescribes a maximum service equipment height of 11.5m for the development. The development amounts to a height of:	EIS: Section 6.1 Section 8.1 Section 8.2 RTS: Section 1 Section 3.2 Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request

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(a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and (b) be limited to an area of no more than 20% of the surface area of the roof, and (c) not result in the building having a height of more than 11.5m. (4) Subsection (2)(a) and (b) do not apply to development if the development application is made by a social housing provider or Landcom.	<u>Building A:</u> • Building Height: 16.8m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 18.2m (4.9m or 36.8% departure) <u>Building B:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building C:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building D:</u>	

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	- Total Height: 7m (complies) - No service equipment located on roof of Building D The development proposes part 4 part 5 storey form for Buildings A, B and C. Building D has a single storey form. As such the building envelope controls within Section 84(2)(c)(iii) of the Housing SEPP apply to the upper levels of Buildings A, B and C. Given the site has three street frontages, the building envelope controls have been applied along the rear setbacks of the site for Buildings A, B and C. Jackson Teece has prepared elevational plans and building envelope diagrams addressing the building envelope controls within Section 84(2)(c)(iii). Buildings A, B and C sit entirely within the prescribed building envelope plane, with the exception of a minor non-compliance at the building parapet on the Level 4 roofed areas to the rear of Building A (with a maximum breach of 2.55m) and Building B (with a maximum breach of 1.03m).	

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	A Clause 4.6 submission has been prepared in support of the building height and building envelope variation. The service equipment amounts to an area of less than 20% of the roof space consistent with Section 84(3)(b) of the SEPP, as detailed in Appendix 1: Architectural Drawings.	
<u>Section 85: Development standards for hostels and independent living units</u> (1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4. (2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 5–13 and 15–21 if the development application is made by, or by a person jointly with, a social housing provider or Landcom.	Complies The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP2010). The proposed senior's housing development is also permitted under Part 5 of the Housing SEPP. The development complies with Schedule 4 of the SEPP, as outlined further below in this table.	EIS: Section 6.1 Section 8.1 Section 8.2 RTS: Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 87: Additional floor space ratios</u>	Non - Compliance The site is currently split into two zones - R3 Medium Density Residential (which permits seniors	EIS: Section 8.1

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(1) This section applies to development for the purposes of seniors housing on land to which this Part applies if— (a) development for the purposes of a residential flat building or shop top housing is permitted on the land under Chapter 5, Chapter 6 or another environmental planning instrument, or (b) the development is carried out on land in Zone E2 Commercial Centre or Zone B3 Commercial Core. (2) Development consent may be granted for development to which this section applies if the site area of the development is at least 1,500m², and the development will result in a building with one or more of the following— (a) a maximum permissible floor space ratio plus— (i) for development involving independent living units—up to an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units, or (ii) for development involving a residential care facility—up to an additional 20% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the residential care facility, or (iii) for development involving independent living units and residential care facilities—up to an additional 25% of the	housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP2010). The proposed senior housing development is also permitted under Part 5 of Housing SEPP. The site has an area of 11,116.7m² and no FSR applies to the site under PLEP. A 9.5m height limit applies to the development under Section 84(2)(c) of the SEPP, combined with the 3.8m height limit applicable under Section 87 of the SEPP, a height of 13.3m applies to the building. In addition, Section 84(3)(c) also prescribes a maximum service equipment height of 11.5m for the development. The development amounts to a height of: <u>Building A:</u> • Building Height: 16.8m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 18.2m (4.9m or 36.8% departure)	Section 8.2 <u>RTS:</u> Section 3.2 Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request

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maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units or a residential care facility, or both, or (b) a height of not more than 3.8m above the maximum permissible building height.	<u>Building B:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building C:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building D:</u> • Total Height: 7m (complies) • No service equipment located on roof of Building D A Clause 4.6 submission has also been prepared in support of the building height variation, refer to Appendix 7: Clause 4.6 Variation Request.	

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<u>Section 88: Restrictions on occupation of seniors housing</u> (1) Development permitted under this Part may be carried out for the accommodation of only the following— (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part. (2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.	Complies The proposed development will deliver ILUs and RCF beds that are strictly for the accommodation of seniors under the provisions of the Housing SEPP.	EIS: Section 6.1 RTS: Section 1 Section 4
<u>Section 90: Subdivision</u> (1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part. (2) Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone E2 Commercial Centre or Zone B3 Commercial Core.	No subdivision is proposed.	Not applicable

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<u>Section 91: Fire sprinkler systems in residential care facilities</u> (1) A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system. (2) Development for the purposes of the installation of a fire sprinkler system in a residential care facility may be carried out with development consent. (3) In this section— fire sprinkler system means a system designed to automatically control the growth and spread of fire that may include components like sprinklers, valves, pipework, pumps, boosters and water supplies.	Complies A fire sprinkler system will be installed within the proposed RCF in accordance with the provisions of the Building Code of Australia (BCA).	EIS: Section 8.2 Appendix 6: BCA Report
Division 4 Site - related requirements		
<u>Section 93: Location and access to facilities and services— independent living units</u> (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services— (a) by a transport service that complies with subsection (2), or	Complies The proposal involves the redevelopment of an established, but dated, residential care facility, and its conversion into a new seniors housing development that includes ILUs. The redevelopment integrated administrative and communal recreational facilities and services such	EIS Section 5 RTS: Section 3.2 Section 4

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(b) on-site. (2) The transport service must— (a) take the residents to a place that has adequate access to facilities and services, and (b) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City— (i) not be an on-demand booking service for the transport of passengers for a fare, and (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and (c) for development on other land—be available both to and from the site during daylight hours at least once each weekday. (3) For the purposes of subsections (1) and (2), access is adequate if— (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and (b) the distance is accessible by means of a suitable access pathway, and	as lounge room, café, multi-purpose function room, private dining, an indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room and gym. In addition to these facilities and services the proposal will also include communal landscaped courtyard areas. The development will also include provision for general medical practitioners on site. As outlined by the Traffic and Parking Impact Assessment prepared by McClaren Traffic Engineering, the site benefits from ready access to a range of high frequency public transportation services such as Penrith train station located 2km south of the site and a bus stop is located along Jamison Road adjacent the site. There are a number of bus routes along Jamison Road and Mulgoa Road, providing transport connections to Penrith and Springwood.	Section 5.6 Section 5.11 Appendix 1: Architectural Drawings Appendix 18: Traffic and Parking Impact Assessment

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(c) the gradient along the pathway complies with subsection (4)(c).		
<u>Section 94: Location and access to facilities and services—residential care facilities</u> (1) Development consent must not be granted for development for the purposes of a residential care facility unless the consent authority is satisfied that residents of the facility will have access to facilities and services— (a) on-site, or (b) by a transport service other than a passenger service.	Compiles The proposal involves the redevelopment of an established, but dated, residential care facility, and its conversion into a new seniors housing development that includes RCRs. The redevelopment integrated administrative and communal recreational facilities and services such as lounge room, café, multi-purpose function room, private dining, an indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room and gym. In addition to these facilities and services the proposal will also include communal landscaped courtyard areas. The development will also include provision for general medical practitioners on site. As outlined by the Traffic and Parking Impact Assessment prepared by McClaren Traffic Engineering, the site benefits from ready access to a range of high frequency public transportation services such as Penrith train station located 2km south of the site and a bus stop is located along	<u>EIS:</u> Section 5.1 <u>RTS:</u> Section 3.2 Section 4 Section 5.6 Section 5.11 Appendix 1: Architectural Drawings Appendix 18: Traffic and Parking Impact Assessment

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	Jamison Road adjacent the site. There are a number of bus routes along Jamison Road and Mulgoa Road, providing transport connections to Penrith and Springwood.	
<u>Section 95: Water and sewer</u> (1) A consent authority must not consent to development under this Part unless the consent authority is satisfied the seniors housing will— (a) be connected to a reticulated water system, and (b) have adequate facilities for the removal or disposal of sewage. (2) If the water and sewerage services will be provided by a person other than the consent authority, the consent authority— (a) must consider the suitability of the site in relation to the availability of reticulated water and sewerage infrastructure, or (b) if reticulated services are not available—must satisfy the responsible authority that the provision of water and sewerage infrastructure, including environmental and operational considerations, is satisfactory for the development.	Complies ADP have prepared an Infrastructure Report, refer to Appendix 16: Infrastructure Report of the EIS. The report identifies that the site has connections to existing water and sewerage Infrastructure network that will be adequate to service the proposed development.	EIS: Section 8.20 Appendix 16: Infrastructure Report

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Division 5 Design Requirements		
<u>Section 97: Design of seniors housing</u> (1) In determining a development application for development for the purposes of seniors housing, a consent authority must consider the Seniors Housing Design Guide, published by the Department in December 2023. (2) Development consent must not be granted to development for the purposes of seniors housing unless the consent authority is satisfied the design of the seniors housing demonstrates that adequate consideration has been given to the design principles for seniors housing set out in Schedule 8.	Complies The proposal has been designed in accordance with the Seniors Housing Design Guide. Item 4 of the SEARs reinforces the requirement for the design principles of the Seniors Housing Design Guide and Schedule 8 of the Housing SEPP.	<u>EIS:</u> Section 8.2 <u>RTS:</u> Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
Division 7 Non-discretionary development standards		
<u>Section 107: Non-discretionary development standards for hostels and residential care facilities—the Act, s 4.15</u> (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of hostels and residential care facilities that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.	Partial Compliance The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP2010). The proposed senior	<u>EIS:</u> Section 5.1 Section 5.5 Section 5.6 Section 5.9 Section 6.1

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(2) The following are non-discretionary development standards in relation to development for the purposes of hostels or residential care facilities— (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building, (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m, (c) the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less, (d) internal and external communal open spaces with a total area of at least— (i) for a hostel—8m² for every bed, or (ii) for a residential care facility—10m² for every bed, (e) at least 15m² of landscaped area for every bed,	housing development is also permitted under Part 5 of the Housing SEPP. A 9.5m height limit applies to the development under Sections 84 and 107 of the SEPP, combined with the 3.8m height limit applicable under Section 87 of the SEPP, a height of 13.3m applies to the building. In addition, Section 84(3)(c) and Section 107 also prescribes a maximum service equipment height of 11.5m for the development. The development amounts to a height of: <u>Building A:</u> • Building Height: 16.8m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 18.2m (4.9m or 36.8% departure) <u>Building B:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2)	Section 8.1 Section 8.2 Appendix 4: Arboricultural Impact Assessment Report Appendix 18: Landscape Plans RTS: Section 1 Section 3.2 Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request Appendix 18: Traffic and Parking Impact Assessment

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(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 6m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site, (g) for a hostel—at least 1 parking space for every 10 beds in the hostel, (h) for a residential care facility—at least 1 parking space for every 15 beds in the facility, (i) at least 1 parking space for every 2 employees who are on duty at the same time, (j) at least 1 parking space for the purpose of ambulance parking.	- Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building C:</u> - Building Height: 16.3m (RL43.8) - Service Equipment Height: 1.4m above topmost roof level (RL45.2) - Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building D:</u> - Total Height: 7m (complies) - No service equipment located on roof of Building D A Clause 4.6 Request has also been prepared in support of the building height variation. The service equipment amounts to an area of less than 20% of the roof space as detailed in Appendix 1: Architectural Drawings. The development amounts to a FSR of 1.23:1 with a GFA of 13,764m². The proposal amounts to a FSR departure. This is acceptable in this regard for the following reasons:	

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	- The development provides a much-needed upgrade to the existing outdated aged care facility on the site; - The development incorporates suitable sighting and setting of the building with appropriate massing and setbacks to manage bulk, scale and environmental amenity within the site and for surrounding properties; - The development has been designed to ensure compliance with the design principles within Schedule 8 and 9 of the Housing SEPP, Seniors Housing Design Guide and the Apartment Design Guide; - The development incorporates significant new landscaping and deep soil in the recesses between the buildings and along the site boundaries; and - The development has been led by ESD initiatives. The development provides 2,114m² (internal) and 4,157m² (external) communal open space. The development provides a landscaped area of 5,726m² which includes 2,328m² (22.7%) of deep	

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	soil / garden areas with a minimum dimension of 6m across the entire site including the rear of the site. The development proposes one combined basement level with the provision of 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces) with 1 service car space and 2 wash bays. The development also provides 3 visitor parking spaces, 1 ambulance bay and 1 drop off / pick up space on the ground floor level.	
<u>Section 108: Non-discretionary development standards for independent living units—the Act, s 4.15</u> (1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—	Partial Compliance The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP2010) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP2010). The proposed seniors housing development is also permitted under Part 5 of the Housing SEPP. A 9.5m height limit applies to the development under Sections 84 and 108 of the SEPP, combined	<u>EIS:</u> Section 5.1 Section 5.5 Section 5.6 Section 5.9 Section 6.1 Section 8.1 Section 8.2

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(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building, (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m, (c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, (d) a minimum landscaped area that is the lesser of— (i) 35m² per dwelling, or (ii) 30% of the site area, (f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	with the 3.8m height limit applicable under Section 87 of the SEPP, a height of 13.3m applies to the building. In addition, Section 84(3)(c) and Section 107 also prescribes a maximum service equipment height of 11.5m for the development. The development amounts to a height of: <u>Building A:</u> • Building Height: 16.8m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 18.2m (4.9m or 36.8% departure) <u>Building B:</u> • Building Height: 16.3m (RL43.8) • Service Equipment Height: 1.4m above topmost roof level (RL45.2) • Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building C:</u> • Building Height: 16.3m (RL43.8)	Appendix 4: Arboricultural Impact Assessment Report Appendix 18: Landscape Plans RTS: Section 1 Section 3.2 Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request Appendix 18: Traffic and Parking Impact Assessment

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(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces, (h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building— (i) at least 15m² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor, (i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and— (i) an area of at least 10m², or (ii) for each dwelling containing 1 bedroom—an area of at least 6m², (j) for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings, (k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.	- Service Equipment Height: 1.4m above topmost roof level (RL45.2) - Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building D:</u> - Total Height: 7m (complies) - No service equipment located on roof of Building D A Clause 4.6 Request has also been prepared in support of the building height variation. The service equipment amounts to an area of less than 20% of the roof space as detailed in Appendix 1: Architectural Drawings. The development amounts to a FSR of 1.23:1 with a GFA of 13,764m². The proposal amounts to a FSR departure. This is acceptable in this regard for the following reasons: - The development provides a much-needed upgrade to the existing outdated aged care facility on the site;	

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	- The development incorporates suitable sighting and setting of the building with appropriate massing and setbacks to manage bulk, scale and environmental amenity within the site and for surrounding properties; - The development has been designed to ensure compliance with the design principles within Schedule 8 and 9 of the SEPP, the Seniors Housing Design Guide and the Apartment Design Guide; - The development incorporates significant new landscaping and deep soil in the recesses between the buildings and along the site boundaries; and - The development has been led by ESD initiatives. The development provides a landscaped area of 5,726m² which includes 2,328m² (22.7%) of deep soil / garden areas with a minimum dimension of 3m across the entire site including the rear of the site. 78.5% of the dwellings receive solar access within the development.	

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	The development provides private open space for each dwelling at the rate prescribed by the ADG, which is considered to be a superior outcome as justified within the Design Report, refer to Appendix 1: Architectural Drawings and Appendix 2: Architectural Urban Design Report. The development proposes one combined basement level with the provision of 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces) with 1 service car space and 2 wash bays. The development also provides 3 visitor parking spaces on the ground floor level.	

Schedule 4 - Standards concerning accessibility and useability for hostels and Independent living units

Part 1 - Standards applying to hostels and independent living units

Section 2 Siting Standards	Complies	EIS:
(1) Wheelchair access 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 to an adjoining public road.	This SSDA is supported by an Accessibility Report. The Accessibility Report provides a provisional assessment of the SSDA against the relevant provisions of the BCA, the relevant Australian Standards, the Access to Premises Standard and	Section 5.1 Section 8.1 Section 8.2

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(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 to an adjoining public road or an internal road or a driveway that is accessible to all residents. (3) Common areas 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.	the Housing SEPP. The report concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA, the relevant Australian Standards, the Access to Premises Standard and the Housing SEPP.	Appendix 5: Access Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 3 Letterboxes</u> (1) Letterboxes— (a) must be located on a hard standing area, and (b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and (c) must be lockable by a lock that faces a wheelchair accessible path.	Complies The development will provide letter boxes in accordance with the provisions of the Housing SEPP.	<u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
(2) If a structure contains multiple letterboxes, the structure must be in a prominent location. (3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).		
<u>Section 4 Car parking</u> (2) If parking spaces associated with a class 1, 2 or 3 building under the <i>Building Code of Australia</i> are provided in a common area for use by occupants who are seniors or people with a disability, the following applies— (a) for a parking space not in a group—the parking space must comply with AS/NZS 2890.6, (b) for a group of 2–7 parking spaces— (i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and (ii) 50% of the parking spaces must— (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction, (c) for a group of 8 or more parking spaces—	Complies The development proposes one combined basement level with the provision of 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces with 17 accessible car spaces) with 1 service car space and 2 wash bays. The development proposes vehicular access from McNaughton Steet for ambulance and a drop off / pick up area with 3 visitor car spaces (including 2 accessible spaces). An additional two vehicular accesses are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement level. As outlined by the Traffic and Parking Impact Assessment prepared by McClaren Traffic	<u>EIS:</u> Section 5.1 Section 5.9 Section 8.8 <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 18: Traffic and Parking Impact Assessment Appendix 19: Traffic - Swept Path Analysis

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(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and (ii) at least 50% of the parking spaces must— (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction. (3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii). (4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6. (5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access. (6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device. (7) A parking space, other than a parking space under subsection (6), must be— (a) secured by a power-operated door, or	Engineering. The proposed car parking and service vehicle layout has been assessed to generally achieve compliance with the relevant objectives and requirements of AS2890, AS2890.2 and AS2890.6.	

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(b) capable of accommodating the installation of a power-operated door, including by having— (i) access to a power point, and (ii) an area for motor or control rods for a power-operated door. (8) A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6. (9) In this section, a parking space is in a common area if it is not attached to or integrated with a hostel or independent living unit.		
<u>Section 5 Accessible Entry</u> (1) The main entrance to a dwelling must have— (a) a clear opening that complies with AS 1428.1, and (b) a circulation space in front of the door and behind the door that complies with AS 1428.1. (2) This section does not apply to an entry for employees.	Complies This SSDA is supported by an Accessibility Report. The Accessibility Report provides a provisional assessment of the SSDA against the relevant provisions of the BCA, the relevant Australian Standards, the Access to Premises Standard and the Housing SEPP. The report concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA, the relevant Australian Standards, the Access to Premises Standard and the Housing SEPP.	<u>EIS:</u> Section 5.1 Section 8.1 Section 8.2 Appendix 5: Access Report <u>RTS:</u> Section 3.2 Section 4

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Provision	Compliance Assessment	Section in EIS / RTS
		Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 6 Interiors</u> (1) An internal doorway must have an unobstructed opening that complies with AS 1428.1. (2) An internal corridor must have an unobstructed width of at least 1,000mm. (3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1— (a) a kitchen, (b) a laundry, (c) a bathroom, (d) a toilet, (e) a bedroom, (f) a living area, (g) the main area of private open space. (4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.	Complies This SSDA is supported by an Accessibility Report. The Accessibility Report provides a provisional assessment of the SSDA against the relevant provisions of the BCA, the relevant Australian Standards, and the Housing SEPP. The report concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA, the relevant Australian Standards, the Access to Premises Standard and the Housing SEPP.	<u>EIS:</u> Section 5.1 Section 8.1 Section 8.2 Appendix 5: Access Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
<u>Section 7 Bedroom</u> At least one bedroom in a dwelling must have the following— (a) a clear area, not including a circulation space, sufficient to accommodate— (i) for a hostel—a wardrobe and a single-size bed, or (ii) for an independent living unit—a wardrobe and a queen-size bed, (b) a clear area around the area for the bed of at least— (i) 1,200mm at the foot of the bed, and (ii) 1,000mm on each side of the bed, (c) at least 2 double general power outlets on the wall where the head of the bed is likely to be, (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.	Complies The bedrooms within the ILUs will be of appropriate size and dimensions to ensure compliance with the bedroom provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	EIS: Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report RTS: Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 8 Bathroom</u> (1) At least one bathroom in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or	Complies The bathrooms within the ILUs will ensure compliance with the provisions in the BCA, the relevant Australian Standards, and the Housing SEPP.	EIS: Section 8.1 Section 8.2 Appendix 5: Access Report

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(b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The bathroom must have the following— (a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines, (c) a shower that— (i) is accessible without a shower-hob or step, and (ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and (iii) is in the corner of a room, and (iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1, (d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux, (e) a double general power outlet in an accessible location, in accordance with AS 1428.1.		Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.		
<u>Section 9 Toilet</u> (1) At least one toilet in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The toilet must have the following— (a) a water closet pan— (i) in the corner of the room, and (ii) with a centreline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1,	Complies The toilets within the ILUs will ensure compliance with the provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1. (3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).		
<u>Section 10 Surfaces of balconies and external paved area</u> Balconies and external paved areas must have surfaces that are slip resistant and comply with— (a) the <i>Building Code of Australia</i>, or (b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i>, published on 16 June 2014.	Complies The balconies and external paved areas within the development will ensure compliance with the provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 11 Door hardware</u>	Complies	<u>EIS:</u>

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1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. (2) To avoid doubt, subsection (1) does not apply to cabinetry.	The doorway hardware within the development will ensure compliance with the bedroom provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 12 Switches and power points</u> (1) Switches and power points must— (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. (2) Subsection (1) does not apply to— (a) remote controls, or (b) power points likely to serve appliances that are not regularly moved or turned off.	Complies The switches and power points within the development will ensure compliance with the bedroom provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4

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Provision	Compliance Assessment	Section in EIS / RTS
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<u>Section 13 Private passenger lifts</u> (1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with— (i) AS 1735.12:2020, <i>Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities</i>, published on 26 June 2020, or (ii) AS 1735.15:2021, <i>Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical</i>	Complies The development provides lit access within each building within the development. The proposed lifts will ensure compliance with the bedroom provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
<i>lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021.</i> (3) The width of the door opening of the private passenger lift must be at least 900mm. (4) The private passenger lift must not be a stairway platform lift.		
Part 2 Additional standards for independent living units		
<u>Section 15 Bedroom</u> At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on— (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	Complies The bedrooms within the ILUs will ensure compliance with the bedroom floor level provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
<u>Section 16 Living room</u> (1) A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	Complies The living rooms within the ILUs will ensure compliance with the provisions the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 17 Main area of private open space</u> The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Complies The private open space within the ILUs will ensure compliance with the provisions within the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u>

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Provision	Compliance Assessment	Section in EIS / RTS
		Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 18 Kitchen</u> (1) A kitchen in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance. (3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without— (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement. (4) The kitchen must have the following fittings—	Complies The kitchen within the ILUs will ensure compliance with the provisions the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
(a) a bench that includes at least one work surface that is— (i) at least 800mm long, and (ii) clear of obstructions, and (iii) not in the corner of the room, (b) a lever tap set with the lever and water source that is within 300mm of the front of the bench, (c) a cooktop next to the work surface, (d) an isolating switch for the cooktop, (e) an oven that— (i) has operative elements between 450mm and 1,250mm above the finished floor level, and (ii) is next to the work surface, (f) at least one double general power outlet located within 300mm of the front of a work surface. (5) The cupboards must— (a) not be entirely located in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be.		

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Provision	Compliance Assessment	Section in EIS / RTS
(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard. (7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard. (8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must— (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. (9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.		
<u>Section 19 Laundry</u> (1) A laundry in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The laundry must have the following—	Complies The laundry facilities within the ILUs will ensure compliance with the provisions the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u>

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Provision	Compliance Assessment	Section in EIS / RTS
(a) a circulation space that complies with AS 1428.1 at the approach to any external doors, (b) an appropriate space for an automatic washing machine and a clothes dryer, (c) a clear space in front of each appliance of at least 1,550mm, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling. (3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door. (4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations— (a) for below-bench cupboards—towards the top, (b) for overhead cupboards—towards the bottom, (c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level. (5) In this section—		Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

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Provision	Compliance Assessment	Section in EIS / RTS
<i>laundry</i> includes laundry facilities in a cupboard.		
<u>Section 20 Linen Storage</u> An independent living unit must have a floor-to-ceiling linen storage cupboard that— (a) is at least 600mm wide, and (b) has adjustable shelving.	Complies The linen storage facilities within the ILUs will ensure compliance with the provisions the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 6: BCA Report <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 21 Lift access in multi storey buildings</u> An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the <i>Building Code of Australia</i>, Volume 1, Part E3.	Complies The lift facilities within the ILUs will ensure compliance with the provisions of the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report <u>RTS:</u> Section 3.2

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Provision	Compliance Assessment	Section in EIS / RTS
		Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report
<u>Section 22 Garbage and recycling</u> A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.	Complies The waste storage facilities within the ILUs will ensure compliance with the provisions of the BCA, the relevant Australian Standards, and the Housing SEPP.	<u>EIS:</u> Section 8.1 Section 8.2 Appendix 5: Access Report Appendix 6: BCA Report Appendix 30: Waste Management Plan - Operational <u>RTS:</u> Section 3.2 Section 4 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report

Penrith Local Environmental Plan 2010		
Provision	Compliance Assessment	Section in EIS
2.3 - Zoning Objectives and Land Use	Complies The site is currently split into two zones - R3 Medium Density Residential, which permits seniors housing and shop top housing under PLEP2010 and R2 Low Density Residential, which permits residential care facilities and respite day care centres under PLEP2010. Each objective for the R3 and R2 zone has been assessed within the Clause 4.6 Variation Request, refer to Appendix 8: Clause 4.6 Variation Request. These documents have demonstrated that the proposed development will achieve consistency with each zone objective.	EIS: Section 6.1 RTS: Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 7: Clause 4.6 Variation Request
2.7 - Demolition requires development consent	Complies Consent is sought under the SSDA for site preparation works that includes demolition of existing structures. EHO Consulting prepared a Hazardous Materials Management Survey and Register. Waste Audit	EIS: Section 5.2 Section 8.14 Section 8.16

Penrith Local Environmental Plan 2010		
Provision	Compliance Assessment	Section in EIS
	have prepared a Waste Management Plan for the demolition / construction waste. The reports outline suitable mitigation measures to ensure the demolition works are carried out in a safe and secure manner in accordance with industry standards.	Appendix 15: Hazardous Materials Management Survey Appendix 29: Waste Management Plan – Demolition and Construction
4.3 - Height of buildings	Non-Compliance The site has two building height development standards applying to the site. A 12m building height development standard applies to the R3 zoned portion and an 8.5m building height development standard applies to the R2 zoned portion. Notwithstanding this, a 9.5m height limit applies to the development under Section 84(2)(c) of the SEPP, combined with the 3.8m height limit applicable under Section 87 of the SEPP, a height of 13.3m applies to the building. In addition, Section 84(3)(c) also prescribes a maximum service equipment height of 11.5m for the development. The development amounts to a height of: <u>Building A:</u> Building Height: 16.8m (RL43.8)	<u>RTS:</u> Section 4 Section 5.5 Appendix 1: Architectural Drawings Appendix 7: Clause 4.6 Variation Request

Penrith Local Environmental Plan 2010		
Provision	Compliance Assessment	Section in EIS
	- Service Equipment Height: 1.4m above topmost roof level (RL45.2) - Total Building Height: 18.2m (4.9m or 36.8% departure) <u>Building B:</u> - Building Height: 16.3m (RL43.8) - Service Equipment Height: 1.4m above topmost roof level (RL45.2) - Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building C:</u> - Building Height: 16.3m (RL43.8) - Service Equipment Height: 1.4m above topmost roof level (RL45.2) - Total Building Height: 17.7m (4.4m or 33.1% departure) <u>Building D:</u> - Total Height: 7m (complies) - No service equipment located on roof of Building D	

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	A Clause 4.6 submission has also been prepared in support of the building height variation.	
5.21 - Flood Planning	Complies Item 15 of the SEARs requires a flood impact risk assessment to be completed. Flood Impact and Risk Assessment provided with the SSDA concluded that the proposed development has no significant impact on flood behaviour or flood hazard in the 1% AEP event and that the development complies with Council's flooding controls.	<u>EIS:</u> Section 8.13 <u>RTS:</u> Section 3.2 Section 4 Section 5.1 Appendix 8: Flood Impact and Risk Assessment Appendix 9: Flood Emergency Response Plan
7.1 - Earthworks	Complies Consent is sought under the SSDA for site preparation works that includes bulk earthworks. Martens and Associates have prepared a Preliminary Geotechnical Investigation and a Preliminary Site Investigation (PSI). TTW have also prepared an Integrated Water Management Plan. The reports outline suitable mitigation measures to ensure the earth works are carried out in a safe	<u>EIS:</u> Section 5.2 Section 8.11 Section 8.12 Section 8.15 Appendix 16: Infrastructure Report

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	and secure manner in accordance with relevant industry standards.	Appendix 20: Preliminary Geotechnical Investigation Appendix 21: Preliminary Site Investigation <u>RTS:</u> Section 3.2 Section 4 Section 5.4 Section 5.8 Appendix 110 Groundwater Advice Appendix 11: Integrated Water Management Plan
7.4 - Sustainable Development	Complies The development has principles of sustainable development within the design by: • Conserving energy and reducing carbon dioxide emissions; • Embodying energy in materials and building processes; • Building design and orientation;	<u>EIS:</u> Section 5.11 Section 8.7 Appendix 4: Arboricultural Impact Assessment Report Appendix 7: Biodiversity Assessment Report Waiver Appendix 14: Green Travel Plan

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	• Passive solar design and day lighting; • Natural ventilation; • Energy efficiency and conservation; • Water conservation and water reuse; • Waste minimisation and recycling; and • Reduction of vehicle dependence. This is addressed In Sections 5 and 8 of the EIS.	Appendix 18: Landscape Plans Appendix 25: Sustainability Report Appendix 29: Waste Management Plan – Demolition and Construction Appendix 30: Waste Management Plan – Operational <u>RTS:</u> Section 3.2 Section 4 Section 5.5 Section 5.7 Section 5.8 Appendix 1: Architectural Drawings Appendix 2: Architectural Urban Design Report Appendix 6: Arborist Report Appendix 11: Integrated Water Management Plan Appendix 12: NatHERS and BASIX Assessment Appendix 16: Section J Report

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7.7 - Servicing	Complies In accordance with Item 22 of the SEARs ADP have prepared an Infrastructure Report provided with the SSDA. The report provides an overview of the following information relating to each service: - Existing infrastructure surrounding and serving the site. - Estimated new infrastructure works associated with the development. - A summary of additional infrastructure items to be resolved as part of the project design. This is addressed in Section 8.19 of the EIS	EIS: Section 8.20 Appendix 16: Infrastructure Report
7.30 - Urban Heat	Complies E-Lab Consulting has prepared a Sustainability Report, which indicates that the site experiences high level of urban heat island impact compared to the surroundings. The report identifies mitigation strategies to be implemented to minimises the impacts.	EIS: Section 8.7 Appendix 25: Sustainability Report