



**SEPP (Housing) 2021  
Compliance Checklist**

RSL ANZAC VLLAGE, NSW

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# 1 Introduction

AJC has been engaged by RSL LifeCare (NSW) to prepare a State Significant Development Application for alterations & additions to a seniors housing development at 4 Colooli Rd, Narrabeen NSW 2101.

This report accompanies the application for information relating to consideration of the Apartment Design Guide as required by the relevant clauses of State Environmental Planning Policy (Housing) 2021.

The following pages itemise conformance of the design with these requirements and offers additional explanation where necessary to identify how the various objectives are achieved.

## 1 Description of the Project

The project proposal includes:

- Demolition of existing buildings, structures and roads on site
- Site preparation works, excavation and tree removal
- Construction of 78 Independent Living Units and 7 townhouses
- Construction of a new Indoor swimming pool
- Construction of a new Café kiosk
- Construction of one (1) x basement car park
- Landscaping and tree planting
- Construction of new roads (Latana Avenue – Site Entrance, Lakeshore Drive, Endeavour Drive, New Entrance Road)

## 2 SEPP Housing Requirements

Part 1 Standards applying to hostels and independent living units		
1 Application of standards in this Part		
The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.	noted	
1 A Definitions		
<p>In this schedule—</p> <p><b>circulation space</b> has the same meaning as in AS 1428.1.</p> <p><b>continuous accessible path of travel</b> has the same meaning as in AS 1428.1.</p> <p><b>general power outlet</b> means a general power outlet that complies with AS 1428.1.</p> <p><b>AS 4586—2013</b> means the Australian Standard entitled AS 4586—2013, Slip resistance classification of new pedestrian surface materials, published on 28 June 2013.</p>	noted	
2 Siting standards	Complies	Comment
(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.		<p>✓ Can comply and will be detailed in the following stages of development - There is an accessible pedestrian link provided around the site. Residents have level AS1428.1 compliant access to their dwelling entrance + the communal facilities</p> <p>Common areas internally have step free access</p>
(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.		
<p>Note—</p> <p>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 subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p>		

(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.		
<b>3 Letterboxes</b>	Complies	Comment
(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.	✓ Letter boxes are located in Residence Lobby, accessible from the Residence entrance drop-off	
(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).		
<b>4 Car parking</b>	Complies	Comment
(1) If parking spaces attached to or integrated with a class 1 building under the Building Code of Australia are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must—  (a) be at least 3.2m wide, and  (b) be at least 2.5m high, and  (c) have a level surface with a maximum gradient of 1:40 in any direction, and  (d) be capable of being widened to 3.8m without requiring structural modifications to a building.	✓ Townhouses proposed are classified as class 1 buildings. These can comply and will be detailed in the following stages of development	
(2) If parking spaces associated with a class 1, 2 or 3 building under the Building Code of Australia 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—	✓ Since the development will be operated by a housing provider (RSL), the following parking applies: "at least 1 parking space for every 5 dwellings" (Division 7, Non-discretionary development Standards Housing SEPP 2021)  The number of parking spaces required by the Housing SEPP (as Schedule attached below) is less than the number that will be provided within Stage 1 development.	

<p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</p>	<p>Compliance has been achieved with <b>4 Car parking</b> for the number of spaces required under the Housing SEPP rather than the number of spaces provided in the development overall.</p>																											
<p>(c) for a group of 8 or more parking spaces—</p> <p>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</p>	<p>Please refer to Traffic Engineer's Report for further commentary.</p>																											
<p>(ii) at least 50% of the parking spaces must—</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</p>	<p>Car park requirement as per SEPP(Social Housing Provider)</p> <table border="1" data-bbox="975 461 1433 589"> <thead> <tr> <th>ILUs</th> <th colspan="2">(i) 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</th> </tr> <tr> <th></th> <th>No. of Apartments</th> <th>No. of car parks required</th> </tr> </thead> <tbody> <tr> <td>Building 1</td> <td>39</td> <td>8</td> </tr> <tr> <td>Building 2</td> <td>39</td> <td>8</td> </tr> <tr> <td><b>Total</b></td> <td><b>78</b></td> <td><b>16</b></td> </tr> </tbody> </table> <table border="1" data-bbox="975 600 1433 651"> <thead> <tr> <th>Townhouse (Class 1)</th> <th>At least 1 space must: Be 3.2m wide, 2.5m high</th> </tr> </thead> <tbody> <tr> <td>No. of Townhouses</td> <td>7</td> </tr> </tbody> </table> <table border="1" data-bbox="975 658 1433 680"> <thead> <tr> <th>Visitor parking</th> <th>no SEPP requirement</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="975 692 1433 748"> <thead> <tr> <th>Staff parking</th> <th>1 parking space per 2 employees on duty at the same time</th> </tr> </thead> <tbody> <tr> <td></td> <td>Staff number yet to be confirmed</td> </tr> </tbody> </table>	ILUs	(i) 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			No. of Apartments	No. of car parks required	Building 1	39	8	Building 2	39	8	<b>Total</b>	<b>78</b>	<b>16</b>	Townhouse (Class 1)	At least 1 space must: Be 3.2m wide, 2.5m high	No. of Townhouses	7	Visitor parking	no SEPP requirement			Staff parking	1 parking space per 2 employees on duty at the same time		Staff number yet to be confirmed
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<p>(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).</p>	<table border="1" data-bbox="975 763 1433 987"> <thead> <tr> <th>ILU DDA Parking</th> <th></th> <th>ILUs</th> </tr> </thead> <tbody> <tr> <td>at least 15% of the parking spaces must comply with AS/NZS 2890.</td> <td>15%</td> <td>3</td> </tr> <tr> <td>50% of any visitor parking spaces must comply with AS/NZS 2890.6</td> <td>50%</td> <td>0</td> </tr> <tr> <td>at least 50% of the parking be at least 3.2m wide spaces must</td> <td>50%</td> <td>8</td> </tr> </tbody> </table>	ILU DDA Parking		ILUs	at least 15% of the parking spaces must comply with AS/NZS 2890.	15%	3	50% of any visitor parking spaces must comply with AS/NZS 2890.6	50%	0	at least 50% of the parking be at least 3.2m wide spaces must	50%	8															
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<p>(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.</p>																												
<p>(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.</p>																												
<p>(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.</p>																												
<p>(7) A parking space, other than a parking space under subsection (6), must be—</p> <p>(a) secured by a power-operated door, or</p> <p>(b) capable of accommodating the installation of a power-operated door, including by having—</p> <p>(i) access to a power point, and</p> <p>(ii) an area for motor or control rods for a power-operated door.</p>																												
<p>(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.</p>																												
<p>(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.</p>																												

5 Accessible entry	Complies	Comment
(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.	✓	Refer to Architectural Drawings DA5100 - All dwelling entry doors have a minimum 850 clear opening with the required AS1428.1 compliant clearances.
(2) This section does not apply to an entry for employees.	noted	
6 Interiors	Complies	Comment
(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.	✓	Can comply
(2) An internal corridor must have an unobstructed width of at least 1,000mm.	✓	Compliance demonstrated in Architectural Drawings DA5100
(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.	✓	Compliance demonstrated in Architectural Drawings DA5100
(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.	noted	
7 Bedroom	Complies	Comment
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	✓	In this development, the requirements of this section are fulfilled in the Master bedroom. Compliance demonstrated in Architectural Drawings DA5100

<p>(ii) 1,000mm on each side of the bed,</p> <p>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>		
<b>8 Bathroom</b>	Complies	Comment
(1) At least one bathroom in a dwelling must be located on—	<p>✓In this development, the requirements of this section are fulfilled in the Ensuite accessed from the Master bedroom. Compliance demonstrated in Architectural Drawings DA5100</p>	
(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.		
(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,	noted	
(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.		
(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.		
<b>9 Toilet</b>	Complies	Comment
(1) At least one toilet in a dwelling must be located on—	<p>✓In this development, the requirements of this section are fulfilled in the Ensuite accessed from the Master bedroom. Compliance demonstrated in Architectural Drawings DA5100</p>	
(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,		
(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).		
<b>10 Surfaces of balconies and external paved areas</b>	Complies	Comment
Balconies and external paved areas must have surfaces that are slip resistant and comply with—	✓Can comply and will be detailed in the following stages of development.	
(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.		
<b>11 Door hardware</b>	Complies	Comment
(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.	✓Can comply and will be detailed in the following stages of development.	
(2) To avoid doubt, subsection (1) does not apply to cabinetry.		
<b>12 Switches and power points</b>	Complies	Comment
(1) Switches and power points must—	✓Can comply and will be detailed in the following stages of development.	
(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.		
<b>13 Private passenger lifts</b>	Complies	Comment
(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.	<p>✓Can comply and will be detailed in the following stages of development. Stretcher Compliant Lifts are proposed for both ILU buildings.</p>	
(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 lifting platforms intended for use by persons with impaired mobility</i> , published on 23 July 2021.		
(3) The width of the door opening of the private passenger lift must be at least 900mm.	✓Can comply and will be detailed in the following stages of development.	
(4) The private passenger lift must not be a stairway platform lift.	✓Complies, no stairway platform lift proposed	
<b>Part 2 Additional standards for independent living units</b>		
<b>14 Application of standards in this Part</b>	Complies	Comment
The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.	noted	
<b>15 Bedroom</b>	Complies	Comment
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	✓ complies, no dwellings are more than one storey	
(b) a floor serviced by a private passenger lift accessible only from inside the unit.		
<b>16 Living room</b>	Complies	Comment
(1) A living room in an independent living unit must be located on—	✓ Compliance demonstrated in Architectural Drawings DA5100	
(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.		
<b>17 Main area of private open space</b>	Complies	Comment
The main area of private open space for an independent living unit must be located on—	✓ Complies, no dwellings are more than one storey	
(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.		
<b>18 Kitchen</b>	Complies	Comment
(1) A kitchen in an independent living unit must be located on—	✓ Complies, no dwellings are more than one storey	
(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.	✓ Compliance demonstrated in Architectural Drawings DA5100  Kitchen lengths have been considered and can accommodate all requirements.	
(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—	
(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.	
(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.	

19 Laundry	Complies	Comment
(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.	✓ Complies, no dwellings are more than one storey	
(2) The laundry must have the following— (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— <b>laundry</b> includes laundry facilities in a cupboard.	noted	
20 Linen storage	Complies	Comment
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.	✓ Compliance demonstrated in Architectural Drawings DA5100.	
21 Lift access in multi-storey buildings		

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, both buildings with ILU's have 2 x stretcher compliant lifts (1400 mm (width) x2100 mm (depth) that serve ILU levels from Ground/ and Basement levels	
<b>22 Garbage and recycling</b>	Complies	Comment
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, 1700mm wide corridors on ILU levels where an AS1428.1 compliant garbage chute is located on each floor. AS1428.1 compliant circulation in front of the chute.	
<b>Schedule 8 Design principles for seniors housing</b>		
<b>1 Neighbourhood amenity and streetscape</b>	Complies	Comment
Seniors housing should be designed as follows—	✓ refer to Architectural Design Report by AJC, Landscape Design by Arcadia and Urban Design Report by AJC.	
(a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,	<p>In summary, the proposal will create a connected and cohesive set of buildings and landscaped areas that celebrates the Indigenous and European heritage of the site, and retain the existing quiet, leafy and green character of the area.</p> <p>The following Street Setbacks is proposed:</p> <p>-3m Setback from the Townhouse to the new Perimeter on the South side</p> <p>-8m setback from the new Pool to Extension of Endeavour Dive on the north side.</p> <p>-Generous setback of more than 21m from Building 1 to the Extension of Endeavour Dive on the north side, creating a communal green village on the northside of Phase 1.</p>	
(b) to recognise the desirable elements of—		
(i) the location's current character, or		
(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area,		
(c) to complement heritage conservation areas and heritage items in the area,		
(d) to maintain reasonable neighbourhood amenity and appropriate residential character by—		
(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		
(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and		
(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,		

(e) to set back the front building on the site generally in line with the existing building line,		
(f) to include plants reasonably similar to other plants in the street,	✓ Refer to <i>Arboricultural Development Impact Assessment Report</i> by CPS Planning regarding Tree Protection and Landscape Design Report by Arcadia	
(g) to retain, wherever reasonable, significant trees,		
(h) to prevent the construction of a building in a riparian zone.	✓ existing Biodiversity zones are retained and protected	
<b>2 Visual and acoustic privacy</b>	Complies	Comment
Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by—	✓ The proposal has conformed to ADG guidance for privacy.	
(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and	The design provide good separation distance provided between Building 1 and 2 by staggering the blocks along East- West axis.	
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	The closest distance between Building 1 and 2 is 9.5 m, and that is between Balcony of Building 2 – 3B2 and a solid wall of Building 1 3B3, hence complies with AGD's criteria 3F-1.1  Acoustic recommendations have been incorporated to ensure acoustic privacy, refer to Acoustic report by others.	
<b>3 Solar access and design for climate</b>	Complies	Comment
The design of seniors housing should—	✓ buildings are purposefully oriented to achieve ADG solar and cross ventilation requirements. The buildings maintain appropriate wall-to-glazing ratio to maximise natural light and utilise awning windows to take advantage of natural ventilation.	
(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and	Refer to ADG compliance Checklist and Architectural Drawings DA0051	
(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.		
<b>4 Stormwater</b>	Complies	Comment
The design of seniors housing should aim to—		
(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	✓ Refer to Stormwater Management Report, OSD and rainwater tanks are proposed.	
(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.		
<b>5 Crime prevention</b>	Complies	Comment
Seniors housing should—	✓ Refer to Crime Prevention Through Environmental Design report and the Landscape Design Report by Arcadia	
(a) be designed in accordance with environmental design principles relating to crime prevention, and	Spaces, both public and private, have been arranged to ensure safe places for people.	
(b) provide personal property security for residents and visitors, and	Surveillance has been considered and addressed by ensuring clear sightlines are created throughout the site and between public and private spaces.	
(c) encourage crime prevention by—	Lighting will be integrated across the site to achieve safe lighting levels during the design development stages of the project.	
(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and	Dead ends are resolved through the use of re-circulating paths, wider entry/landings that connect to adjacent paths and open landscape.	
(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and	The use of materials, planting and fencing provide clear indicators across the site of where people are permitted to go.	
(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.		
<b>6 Accessibility</b>	Complies	Comment
Seniors housing should—	✓ There is an accessible pedestrian link from the bus stop to the Eastern side of the site connecting to North Village Park (public) and also the private Courtyard Garden between Building 1 and the townhouses. Most importantly the pedestrian route has been separated from the vehicular road to reduce crossover and conflict between pedestrians and cars.	
(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and		
(b) provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.		
<b>7 Waste management</b>	Complies	Comment

<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>✓ Refer to the Waste Management Report by Elephants Foot for detail.</p> <p>Each floor of the ILU's will have a dual garbage chute through which general waste is disposed off by residents. Co-mingled waste will be disposed off into a bin that will sit within this room, and RSL maintenance staff will be responsible for transferring it to the central waste collection area/ temporary holding area. These waste storage areas are located within the basement so as not to compromise the street character. These areas will be managed by the maintenance manager.</p>
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