
Part 19

Seniors Housing and Housing for People with a Disability

19.1 Application

This part sets out controls for seniors housing and housing for people with a disability within the City of Campbelltown.

All proposed seniors housing development types are required to meet the standards for development detailed in Chapter 3 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Objectives:

- Provide high quality seniors living developments across the LGA with dwellings and fittings designed to meet the needs of seniors and people with a disability
- Create a high quality residential environment focused on providing housing for seniors and people living with a disability
- Generate employment opportunities and economic growth across the Campbelltown LGA through the function of these facilities
- Development with a bulk and scale that is compatible with the character of the area
- Generate a good housing mix consistent with the Western District Plan and Greater Sydney Region Plan

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19.2 General requirements for seniors housing and housing for people with a disability

19.2.1 Requirements for a development application

- a) A photomontage of the proposed development shall accompany any development application for seniors housing that is for more than 20 dwellings.
- b) A detailed landscape plan prepared by an appropriately qualified landscape architect shall accompany development applications for seniors housing.
- c) A detailed Waste Management Plan (WMP) prepared by an appropriately qualified waste management professional a waste audit is to be submitted as part of the waste management plan.
- d) A detailed traffic and car parking assessment report that is suitably prepared by a qualified consultant report shall accompany the development application.
- e) This section is to be read in conjunction with Clause 2.15 of the Campbelltown (Sustainable City) Development Control Plan. Which contains other requirements.

19.3 Additional controls relating to waste management

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19.3.1 General Waste Requirements

- a) The business operator must enter into a commercial agreement for general waste and recycling collection and disposal with a suitably licensed contractor. A copy of the agreement must be available for inspection upon request by Council.

All Residential Aged Care Facilities are considered to be a commercial operation, and on this basis would need to arrange commercial waste services through private contractor/s.

19.3.2 Waste Storage Areas

- a) Open waste storage areas must:
- i) Be appropriately covered and bunded to avoid stormwater entering the sewer;
 - ii) Be paved with impervious material;
 - iii) Be graded and drained to a waste water disposal system in accordance with Sydney Water's requirements; and
 - iv) Provide a hose tap connected to a water supply to enable easy cleaning.
- b) Closed waste storage area/room must:
- i) Be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls;
 - ii) Have floor areas that are graded and drained to a floor waste gully connected to the sewer;
 - iii) be well ventilated and proofed against pests; and
 - iv) be provided with water service hose connectors to enable easy cleaning.
- c) All waste and recycling generated from the business is to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it

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will become a litter, odour or health nuisance.

19.3.3 Residential Aged Care Facilities

- a) Development shall make provision for an enclosed onsite waste storage area that provides adequate space to accommodate all streams of waste expected to be generated from the development.
- b) Bin storage area to be provided for medical and cytotoxic waste, which must be separate from the bin storage area for general waste and recycling streams.
- c) Bin storage areas to be constructed in accordance with clause 5.4.8.3 ((a) to (f)) of Part 5 of this plan.
- d) General waste and recycling to be collected by a licensed contractor, and evidence of a service agreement to be provided to Council prior to occupation of the premises.
- e) Medical and cytotoxic waste to be collected by a licensed contractor, and evidence of a service agreement to be provided to Council prior to occupation of the premises.
- f) Where on-site collection is proposed, the development must be designed to accommodate forward-in forward-out access for an Australian Standard heavy rigid vehicle.
- g) Estimated waste generation rates are as follows:

– General waste	80L/bed/week
– Recycling	40L/bed/week
– Medical waste	1.3L/bed/week
– Cytotoxic waste	1.3L/bed/week

19.3.4 Independent Living Units and Self-contained Dwellings

- a) Development shall comply with the appropriate section of the Plan DCP as follows:
 - i) Clause 2.15 provides the general waste requirements for all dwelling types.
 - ii) Clause 3.7.1.10 provides the requirements for attached dwellings (zone R3)

For independent living units and self-contained dwellings, it is assumed that no external care is provided (such as nursing for residential care facilities). On this basis, the relevant waste requirements will be determined by the development type and zone, bin storage arrangements (individual or shared) and proposed collection arrangements (kerbside or on-site collection).

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- iii) Clause 3.7.2.10 provides the requirements for multi dwelling housing (zone R3)
- iv) Clause 5.4.8 provides the requirements for residential flat buildings and mixed use developments (zones R4, B3 and B4)
- v) Clause 5.6.5 provides the requirements for mixed use developments (zones B3 and B4)

19.4 Additional controls relating to public health

- a) The construction, fit-out and use of all cafes and food preparation areas must comply with the Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit-out of food premises.

19.4.2 Public Health

- a) The construction, fit out and use of all regulated systems, public swimming pools/spas, skin penetration premises, hairdresser/barber or beauty salons must comply with the Public Health Act 2010, Public Health Regulation 2010 and Local Government Act 1993.

19.4.3 Additional Requirements for Residential Aged Care Facilities

19.4.3.1 Body Holding Rooms

- a) The Residential Care Facility must be provided with a Body Holding Room that is designed and constructed in accordance with the Local Government (General) Regulations 2005, Public Health Act 2010, Public Health Regulation 2012 and NSW Health Guidelines for Funeral Industry.
- b) The location of the body holding room must be physically separated from

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all public areas of the building in which it is situated but may be integral with the construction of the remainder of the building.

- c) The body holding room must be capable of being sealed off from the remainder of the premises.

19.4.3.2 Chemical Storage Area

- a) The chemical store room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.
- b) Appropriate ventilation, bunding and storage of the chemical must be provided within the room in accordance with SafeWork NSW and the Safety Data Sheets for each chemical to prevent any pollution incidents or risk to public health and safety.
- c) All chemical waste must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the DEC - Department of Environment and Conservation (Protection of the Environment Operations (Waste) Regulation 2014).

19.4.3.3 Laundry Room

- a) The laundry room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.
- b) Appropriate ventilation (where applicable) must be provided in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings and Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings within the laundry room.
- c) The laundry must be provided with a trade waste agreement in accordance with Sydney Water requirements. Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate. Please contact Sydney Water for information and requirements for trade waste agreement by calling 13 20 92.

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19.4.3.4 Clinical Waste Rooms

- a) The clinical waste room must be constructed with smooth and impervious floors, walls and ceiling to enable easy cleaning.
- b) All clinical waste must be placed into an approved yellow sharps container/bin immediately after use. All clinical waste containers/bins must comply with AS 4261:1994 or AS 4031:1992. Sharps containers/bins must be collected and disposed of appropriately by a waste transporter and treatment facility licensed by the DEC - Department of Environment and Conservation (Protection of the Environment Operations (Waste) Regulation 2014)
- c) The following clinical waste guideline, plan and policy must be complied with:
 - i) Guidelines for Approval of Method to Treat Clinical Waste - <https://www.health.nsw.gov.au/environment/clinicalwaste/Documents/approval-method-treat-clinical-waste.pdf>
 - ii) Clinical and Related Waste Management for Health Services - Policy Directive 2017_026 - http://www1.health.nsw.gov.au/pds/Pages/doc.aspx?dn=PD2017_026
 - iii) Generic Waste Management Plan for Health Care Facilities - <https://www.health.nsw.gov.au/environment/clinicalwaste/Documents/generic-wmp.pdf>

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