



**Land & Housing
Corporation**

Planning Unit, Land and Housing
Corporation

SENIORS LIVING POLICY: URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT

Checklist of design principles and better practices

Guide notes:

This checklist is to be used for all Part 5 and Senior Housing Development Applications. It has been prepared to ensure that the subject guidelines are taken into account in accordance with State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) in the site planning and design of residential development carried out by or on behalf of the Land & Housing Corporation under Clause 40 of ARH SEPP as 'development without consent'. Residential development that can be carried out without development consent by the Land and Housing Corporation under ARH SEPP includes dwelling houses, dual occupancies, multi-dwelling housing (townhouse and villa developments), in-fill self-care seniors housing under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, residential flat buildings, secondary dwellings, boarding houses, and supportive accommodation that does not result in the construction of a building with a building height of not more than 8.5m and does not result in more than 20 dwellings on a single site. The development type must be permissible with consent either under the council for the areas local planning controls or under ARH SEPP.

The checklist must be completed and submitted, and the declaration at the end of the checklist signed by the consultant architect, as part of the package submission for assessment by the Planning Unit in the Technical Services branch of the Land and Housing Corporation. The declaration will demonstrate that the guidelines have been taken into account in the site planning and design of the development proposal in accordance with Clause 40(4)(c) of ARH SEPP.

The checklist should be completed in conjunction with a review of the guideline document to ensure that a thorough understanding of the design issues, principals and better practices is achieved before attempting to complete the checklist.

Please provide the appropriate response in the 'Addressed in Design' column. A written design response is required where the response is 'Yes' in relation to that design principle / better practice. A written comment justifying departure from the design principle / better practice is required where the response is 'No' or 'NA'.

Property Details:

Lot(s) / Sec / DP **Lots 5 & 6 IN D.P. 36132**

Street Address **1 Waratah Street & 50 Frost Street, Orange, NSW 2800**

Activity Type (tick box | | | | | |--|-------------------------------------|---------------------------------|-------------------------------------| | Single dwelling | <input type="checkbox"/> | Demolition | <input checked="" type="checkbox"/> | | Dual Occupancy | <input type="checkbox"/> | Tree removal | <input checked="" type="checkbox"/> | | Multi dwelling housing (villas/townhouses) | <input checked="" type="checkbox"/> | Subdivision – Torrens title | <input type="checkbox"/> | | Residential flat building | <input checked="" type="checkbox"/> | Subdivision – Strata title | <input type="checkbox"/> | | Seniors housing | <input type="checkbox"/> | Other activity (describe below) | <input type="checkbox"/> |

Activity Description (please provide detailed description):

Demolition of 2 existing dwelling, on 2 single sites, and the removal of some trees for the construction of a General Housing Development includes lot consolidation and construction of 6 dwellings (4 x 1 bedrooms & 2 x 2 bedrooms) with 4 on grade car parking spaces and associated landscaping.

All units to be cavity brick construction on the ground floor level external walls and brick veneer on the first floor level walls. All structures to have colorbond roof sheeting and concrete floor slabs.

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SENIORS LIVING URBAN DESIGN GUIDELINES CHECKLIST

Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The landscaping consists of native species endemic to the area. Refer to Landscaping Plan which has been provided.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The developments function and form satisfies the principles of relevant requirements as outlined in the ARH SEPP and Council's LEP & DCP.

Site analysis

Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	The development addresses the street frontage and complies with setback requirements, with varied facade treatments to break up the building mass. Access is provided to the units from the street. Stairs, paths and covered entries have also been included to address the street.
1.07 Patterns of driveways and vehicular crossings	Yes	In accordance to Councils specification. The main access driveway is to the front boundary of Frost Street. Car parking is located behind the building forms to reduce its visual impact.
1.08 Existing vegetation and natural features on the site	Yes	All vegetation but 1 tree on the site to be cleared except existing trees to Waratah and Frost streets. Natural contours have been altered throughout the site for the required accessibility requirements. Refer also to Landscape plan which has been provided.
1.09 Existing pattern of buildings and open space on adjoining lots	No	Private open space have been provided to the rear setback to comply with solar access requirements and accessibility.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Openings and private open space for each unit have been orientated in order to prevent overlooking out to neighbouring properties. Solid walls and privacy screens on balconies have been designed to assist in this.

2. Site Planning and Design

General

Does the site planning and design: 2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	Vehicle access into the site is kept in character with the street with one common driveway accessing the site. Pathways have been centralised within the site in order to prevent pedestrian traffic along neighbouring boundaries to minimise impact on surrounding dwellings.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	A mix of 1-bed and 2-bed dwellings have been provided. Common parking has been provided to service the units located to the rear of the site in compliance with ARH SEPP minimum requirements.
2.03 Provide variety in massing and scale of	Yes	A stepping of the double storey structure, along with

SENIORS LIVING URBAN DESIGN GUIDELINES CHECKLIST

Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
build form within the development?		balconies, roof forms and materials provides a variety of depth and variation to the structure.
Built form		
Does the site planning and design: 2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	The development addresses Waratah and Frost street frontages with all dwellings located to address those streets.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	N/A	Common areas, Landscaped areas & car parking have been located toward the rear of the property which helps to minimise the impacts on adjoining neighbours in terms of privacy and overshadowing.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	The units and private open space have been orientated to gain sufficient solar access.
Trees, landscaping and deep soil zones		
Does the site planning and design: 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	2 existing trees to Frost Street & 2 trees along Waratah Street will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance the streetscape.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	No	There is no existing substantial vegetation in the rear. Landscaped areas along the rear are proposed with suitable planting to minimise impact on neighbouring properties.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	2 existing trees to Frost Street & 2 trees along Waratah Street will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance the streetscape.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	2 existing trees to Frost Street & 2 trees along Waratah Street will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance the streetscape.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Sufficient space for new landscape has been allowed around driveway edges.
2.12 Provide pedestrian paths?	Yes	Pathway access from the front boundary has been provided throughout the site.
2.13 Reduce the width of driveways?	Yes	Driveway width has been reduced to a minimum to reduce the impact to the street. Minimum width as per

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
		Council's requirements.
2.14 Provide additional private open space above the minimum requirements?	Yes	Provided to ground floor and first floor Units.
2.15 Provide communal open space?	Yes	Communal open space has been provided at rear of property as landscaped area.
2.16 Increase front, rear and/or side setbacks?	Yes	Minimum setback requirements comply and have been increased where possible.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Refer to Landscape plan which has been provided.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	No	Minimum 15% deep soil area has been provided to the front and rear of the site. Due to the requirement of car parking 7% deep soil area to the rear has been provided, however trees have been provided to the rear adjacent to the car park. Refer to landscape plan.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil area has been provided to the front of the site.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	Refer to Hydraulic Engineer's plans which are provided.

Parking, garaging and vehicular circulation

Does the site planning and design:		
2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Common car parking to the rear has been provided.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Existing driveway locations have been utilised where possible but the existing driveway will need to be reconstructed. All modifications to comply with council's specifications.

3. Impacts on Streetscape

General

Does the site planning and design:		
3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian	Yes	Existing driveway locations have been utilized, and a maximum height of two storeys has been implemented to ensure the units do not dominate existing neighbouring dwellings.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
entries etc.)		Access to the units provided from the street. Ramps, paths, stairs and covered entries have also been included to address the street.
3.02 Provide a front setback that relates to adjoining development?	Yes	The front setback to Waratah & Frost Street is similar to that of the neighbouring property, and complies with most of DCP/LEP requirements.

Built form

Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	Building facades are broken up through the use of various materials and by stepping the units and facades.
3.04 Allow breaks in rows of attached dwellings?	Yes	Building facades are broken up through the use of various materials and by stepping the units and facades.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Through the use of masonry, paint and FC cladding combined with a series of windows and doors addressing the street we have achieved an acceptable sense of scale and place.
3.06 Set back upper levels behind the front building façade?	No	Upper levels are not setback further than the front building façade to simplify construction. A mix of materials and finishes allow for a varied façade that works well within the streetscape.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	Not applicable to this type of development.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	No	The roof is hip and gable to reduce the bulk and visual impact, and work with current designs of existing buildings.. The building facades are broken up through the use of various materials and stepping.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roof has a hip and gable design to reduce the bulk and visual impact and to reflect the surrounding dwellings.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	The units are stepped and varied to avoid large areas of walls. Render is only used to balcony balustrades.

Trees, landscaping and deep soil zones

Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New plants are used in the front setback. Refer to landscape plan.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Refer to Landscape plan. Planting is generally in front and behind metal fences to minimise the fences visual impact.

Residential amenity

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
Does the site planning and design: 3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	Private open spaces are landscaped and fenced and clearly defined as communal or private spaces.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Fences, footpaths, retaining wall and landscaping are employed to define private and public spaces.
3.15 Design dwellings at the front of the site to address the street?	Yes	Dwellings have been designed to address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Pedestrian access is provided to the council footpath.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Pedestrian access is adjacent to the driveway.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Metal fencing and landscaping is employed to the front of all units addressing the street, allowing for privacy and surveillance.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Low height front fences have minimal impact and are generally concealed with landscape.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are divided between two low face brick walls orientated sideways to the street to appear less visible from the street for the block of units, the separated single units have their own letterboxes .
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	The garbage storage areas are screened with masonry walls and landscaping to minimise visual impact.
Parking, garaging and vehicular circulation		
Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	No	Landscape is employed to soften and reduce the visual impact of the driveway. Car parking spaces are located to the rear behind the building.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	No garages are used in this development.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	No	Car parking spaces are located to the rear behind the building. The main driveway is located centrally with proposed landscaping on each side and to the rear will reduce the visual impact.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than	Yes	Landscaping has been provided to side and rear boundaries.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
garages or parking?		
3.26 Use planting to soften driveway edges?	Yes	Refer to Landscape plan provided.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements. Parking is not allocated to individual units.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway is a single carriage to reduce the amount of hard surface area on the site.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Driveway gates to common parking areas are not consistent with the LAHC Design Standards for maintenance reasons.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement parking.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement parking.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement parking.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement parking.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement parking.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement parking.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Refer to Landscape plan.

4. Impacts on Neighbours

Built form

Does the site planning and design:		
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	The development has been designed to address Waratah and Frost Street frontages and comply with DCP setbacks.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Dwellings follow the existing patterns to address the street.
4.03 Set upper storeys back behind the side or rear building line?	No	Not required by DCP setbacks. Upper floors have not been setback to simplify construction.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	No	Hip and gable roof has been provided in line with the existing streetscape. The roof to the 2 storey building has broken up with varying roof pitches reduce the bulk and visual impact. The building facades are broken up through the use of various materials and stepping.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Not applicable to this development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Windows and doors are offset or have obscure glass panels to maintain privacy.
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	The walls are broken, stepped or allow for material change to minimise impact to all elevations.
Trees, landscaping and deep soil zones		
Does the site planning and design: 4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Refer to Landscape plan.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Refer to Landscape plan.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Refer to Landscape plan.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Refer to Landscape plan.
Residential amenity		
Does the site planning and design: 4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	Solar access to living areas and private open space is maintained.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Second storey balconies have been fitted with fixed metal screens and masonry balustrades to reduce direct overlooking neighbour's private open space.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	The primary private open spaces are generally to the rear of the units, depending on the layout and site suitability to maximise solar orientation.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Private open space is not located near the living rooms of the surrounding dwellings.

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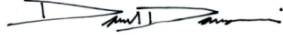
Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.16 Design dwellings around internal courtyards?	N/A	Not applicable to this development.
4.17 Provide adequate screening for private open space areas?	Yes	Colorbond fences are utilised along the side & rear boundary and slat screen fences internally of the site to separate each ground floor unit for privacy. The first floor balconies to the front are orientated toward the centre of the site and the internal driveway and have fixed metal louvre screens to reduce direct overlooking.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Where suitable for solar access, side setbacks have been used for POS. Planting is used to soften the visual impact.
Parking, garaging and vehicular circulation		
Does the site planning and design: 4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Planting is employed as a screening device, refer to landscaping plan.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The main driveway is located centrally and screened with landscaping providing a buffer to existing dwellings.
5. Internal Site Amenity		
Built form		
Does the site planning and design: 5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	The living areas are located adjacent to covered patios on the ground floor or balconies.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The facades of the units employ a variety of materials such as masonry, cladding and covered balconies to allow for a varying facade.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	N/A	Not applicable to this development.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	Not applicable to this development.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Architectural features such as covered entries, columns and varying material finishes provide for a clearly identifiable foyer entry.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Landscape and fencing are utilized as buffers between public and communal.


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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.07 Provide a sense of address for each dwelling?	Yes	The units face each street frontage therefore providing a sense of address
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Entries do not look directly into other dwellings.
Parking, garaging and vehicular circulation		
Does the site planning and design: 5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Most bedrooms have been located away from driveways and footpaths. Hardscape areas have been separated by landscaping and screening to achieve privacy.
5.10 Avoid large uninterrupted areas of hard surface?	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements.
5.11 Screen parking from views and outlooks from dwellings?	Yes	The parking is mostly located at the rear of the site which is mostly screened by the proposed landscaping.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	Single width driveway provided.
5.13 Use communal car courts rather than individual garages?	Yes	Communal car court provided.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	Not applicable to this development.
5.15 Communal car courts rather than individual garages?	Yes	Communal car court provided.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	Not applicable to this development.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	Some units are not provided with car parking spaces. 4 spaces for 6 dwellings to comply with ARH SEPP requirements.
Residential amenity		
Does the site planning and design: 5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	All pedestrian areas are separate from the driveway and defined by the concrete footpaths

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Paths are provided to the street footpath to allow access to public areas.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Areas are clearly defined and utilised.
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	Gates and side access point are either visible from the street or are provided with good surveillance from neighbouring units.
5.22 Clearly define thresholds between public and private spaces?	Yes	These spaces are defined through the use of fences, screens and landscaping.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open spaces are located adjacent to the living areas of each unit.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Private open spaces are generally orientated to the north, east and west to maximise solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	Not applicable for this development.
5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Private Open Spaces and balconies are located next to Communal open space and car parking with slat screen fencing to aid in casual surveillance and provide privacy.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Refer to Landscape plan.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	Refer to Landscape plan. Existing trees to Waratah and Frost Street boundaries have to be retained. Refer to plans.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	Yes	Ground floor POS areas have been provided with landscaped areas to reduce hard surfaces. Refer to Landscape plan.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	Communal areas provided to the rear of the site and are to be in a landscaped area.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	The garbage storage area is screened and landscaped. The electrical cupboard is located internally, under common stairs.

Declaration by consultant architect	
I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.	
Name:	Daniel Donai
Capacity/Qualifications:	Director / Architect: NSW Architects Registration Board No 9068
Firm:	D.T.A. Architects
Signature:	
Date:	29.10.2021

Internal Use Only	
Checked by:	Rajlaxmi Kshirsagar
Land and Housing Corporation:	Portfolio Services/ Delivery South
Title:	Planning Officer
Signature:	
Date:	22.11.2021