



**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 53, 54 & 55 in DP 35559
Street Address	21 & 23 Phillips Avenue & 5 Richardson Avenue Regents Park NSW

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 type="checkbox"/> | Subdivision – Torrens title | <input type="checkbox"/> | | Residential flat building | <input type="checkbox"/> | Subdivision – Strata title | <input type="checkbox"/> | | Seniors housing | <input checked="" type="checkbox"/> | Other activity (describe below) | <input type="checkbox"/> |

Activity Description (please provide detailed description):

Construction of 6 x 2 bed and 6 x 1 bed Seniors Living SEPP SL dwellings and associated site works

Tree removal and demolition of existing buildings.

Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character		
<p>The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:</p> <p>1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)</p>	Yes / No or N/A	Setbacks, scale, form and spacing of the proposed buildings is in character with other dwellings in the street.
<p>1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)</p>	Yes / No	The proposed development is consistent and reinforces the surrounding block and lot layout.
<p>1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)</p>	Yes / No or N/A	The proposal is sympathetic in scale with the neighbourhoods built form and presents a street appearance that adds character to the surrounding neighbourhood built form.
<p>1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?</p>	Yes / No or N/A	The development will provide a well-considered selection of new local natives.
<p>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?</p>	Yes / No or N/A	The proposal complies with council's LEP and DCP where possible.
Site analysis		
<p>Does the site analysis include:</p> <p>1.06 Existing streetscape elements and the existing pattern of development as perceived from the street</p>	Yes / No or N/A	Site analysis includes existing pattern of development and streetscape elements.
<p>1.07 Patterns of driveways and vehicular crossings</p>	Yes / No or N/A	Site analysis includes existing pattern of driveways and vehicular crossings
<p>1.08 Existing vegetation and natural features on the site</p>	Yes / No or N/A	Yes, the site analysis includes existing vegetation.
<p>1.09 Existing pattern of buildings and open space on adjoining lots</p>	Yes / No or N/A	Yes, the site analysis includes existing pattern of buildings and open space on adjoining lots.
<p>1.10 Potential impact on privacy for, or overshadowing of, existing adjacent</p>	Yes / No or N/A	Privacy issues have been addressed responsibly.

SENIORS LIVING URBAN DESIGN GUIDELINES CHECKLIST

Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
dwelling.		Overshadowing is minimised.
2. Site Planning and Design		
General		
Does the site planning and design:		
2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes / No or N/A	Impact on Neighbours is minimised. Internal amenity for each dwelling is good.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / No or N/A	There is a mix of dwelling sizes, with and without car parking.
2.03 Provide variety in massing and scale of build form within the development?	Yes / No or N/A	Variety in massing of built form provided.
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 / No or N/A	Yes, the bulk of development is located towards the front of the site.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes / No or N/A	Yes, developments is more modest in scale towards the rear.
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 / No or N/A	Private open spaces are oriented to the north where possible. Living areas obtain good solar access. Noise buffer is maximised between dwelling and neighbours on adjacent sites.
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 / No or N/A	Most existing trees on the street and front in front set backs have been retained. New planting is proposed in front setback.
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?	Yes / No or N/A	Mature existing tree at the back have been retained. New planting is proposed to minimise the impact of the development. Deep soil planting is provided to rear of site.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / No or N/A	Existing large trees on the site has been retained. Additional planting is proposed around the site to minimise the impact of new development.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / No or N/A	Yes refer to landscape plan.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / No or N/A	Landscaping provided between driveway and new dwellings.
2.12 Provide pedestrian paths?	Yes / No or N/A	Pedestrian paths are provided around the development.
2.13 Reduce the width of driveways?	Yes / No or N/A	Driveways have been proposed with minimum possible widths.
2.14 Provide additional private open space above the minimum requirements?	Yes / No or N/A	Some of the proposed dwellings have greater private open spaces than the minimum required by DCP.
2.15 Provide communal open space?	Yes / No or N/A	Communal open space provided.
2.16 Increase front, rear and/or side setbacks?	Yes / No or N/A	Setbacks are consistent with Council LEP requirements.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / No or N/A	Yes refer to landscape plan.
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?	Yes / No or N/A	Ample deep soil planting area is provided at the rear of the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / No or N/A	Deep soil planting area is provided at the front of the site.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes / No or N/A	Semi-pervious paving is provided for some paved area.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes / No or N/A	Underground detention and retention tanks are provided to meet council requirements.

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 / No or N/A	A centralised car court is proposed for most of the units.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / No or N/A	At present there are two driveway crossings for the 2 sites along Phillips Avenue and one driveway crossings for the Richardson Av site. The proposal relocates the Philips Av crossing to the eastern boundary and maintains one from Richardson AV.

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 / No or N/A	Site layout compliments the existing pattern of development within the street.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
entries etc.)		
3.02 Provide a front setback that relates to adjoining development?	Yes / No or N/A	The front setback is comparable with existing developments in the street.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes / No or N/A	The project presents buildings with a good massing and articulated facades to reduce impact of development.
3.04 Allow breaks in rows of attached dwellings?	Yes / No or N/A	The dwellings are broken up to provide interest and variety to the streetscape.
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 / No or N/A	More variety is proposed than currently is typical.
3.06 Set back upper levels behind the front building façade?	Yes / No or N/A	Upper levels are not set back behind the front building façade, however there is stepping in the façade to give the same type of impact.
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?	Yes / No or N/A	Locating second storeys within roof space is not a common practice in the streetscape.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / No or N/A	Roof profile has been broken down into smaller roof elements.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / No or N/A	The proposed dwellings have roof pitches sympathetic to existing dwellings in the street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes / No or N/A	A variety of textures and finishes characterize the proposal.
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 / No or N/A	New planting in the front setback is proposed.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes / No or N/A	New planting behind the front fences is proposed to reduce development impact and improve the quality of the public domain.
Residential amenity		
Does the site planning and design: 3.13 Clearly design open space in the front setback as either private or communal open space?	Yes / No or N/A	Open spaces in the front setback are clearly designed as private or communal open spaces.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / No or N/A	Fencing, gates, materials, planting and signage define the public/ private areas.
3.15 Design dwellings at the front of the site to address the street?	Yes / No or N/A	Dwellings at the front of the site are designed so that they address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes / No or N/A	Pedestrian entries have been provided directly off the street.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / No or N/A	A pedestrian entry for rear residents that is separate from vehicular entry provided
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / No or N/A	Front fencing along the front boundary provides privacy, but also allow for surveillance of the street.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / No or N/A	Front fencing along the front boundary have a consistent character with front fences in the street.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / No or N/A	Group of mailboxes is obliquely oriented to the street. There are two groups of mailboxes to reduce any visual clutter that may occur
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / No or N/A	Recycle areas and bin stores are discreetly located within 3 separate enclosures which are provided with planters and plant screening to reduce their impact on the public domain.
Parking, garaging and vehicular circulation		
Does the site planning and design:		Driveway width is kept to a minimum.
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes / No or N/A	At present there are three driveway crossings. The proposal provides 2 driveways.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / No or N/A	No garages are proposed
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / No or N/A	Driveways are combined with parking turning area. All care taken to keep length to a minimum.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / No or N/A	Vistas terminate in landscaping, dwelling or open spaces.
3.26 Use planting to soften driveway edges?	Yes / No or N/A	Planting has been proposed to soften the driveway edges.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes / No or N/A	Driveway length has been kept to a minimum.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / No or N/A	Driveway width is kept to a minimum.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / No or N/A	No gates provided at the head of driveways as Client concerned it may be a maintenance issue.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes / No or N/A	No basement proposed.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes / No or N/A	No basement proposed.
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes / No or N/A	No basement proposed.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes / No or N/A	No basement proposed.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes / No or N/A	No basement proposed.
3.35 Return façade material into the visible area of the basement car park entry?	Yes / No or N/A	No basement proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes / No or N/A	Parking is in car court located at the rear of the site and is well screened from the street.

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 / No or N/A	Existing orientation of dwellings is maintained while designing new units.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / No or N/A	Existing orientation of dwellings is maintained while designing new units.
4.03 Set upper storeys back behind the side or rear building line?	Yes / No or N/A	Upper levels are not set back behind the building lines, however there is stepping along the front and rear elevations to give the same type of impact.
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?	Yes / No or N/A	A variety of proposed roof planes provide sufficient diversity.
4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes / No or N/A	Locating second stories within roof space is not preferred by Client in this development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes / No or N/A	Openings have been offset from existing neighbouring windows or doors where possible.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 / No or N/A	The buildings are well setback with good landscaping.
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 / No or N/A	Significant planting is provided to form buffers with neighbours.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / No or N/A	Deep soil landscaped areas will enable in providing privacy and shading.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / No or N/A	Landscaped areas to the sides and rear will enable landscaping to provide privacy and shading to adjoining dwellings.
4.11 Use species that are characteristic to the local area for new planting?	Yes / No or N/A	The landscape design incorporates species from the Council's recommended planting for the area. 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 / No or N/A	There is adequate building separation between existing neighbouring and new development.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes / No or N/A	Proposed dwellings do not overlook neighbouring dwellings or their private open spaces. Privacy screens will be provided to balconies if an overlooking problem is detected.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / No or N/A	Private open spaces to some units are located within the front setbacks. Significant planting is provided to form buffers with neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes / No or N/A	Private open space is not near neighbours bedrooms.
4.16 Design dwellings around internal courtyards?	Yes / No or N/A	Dwellings have been designed to face internally where possible.
4.17 Provide adequate screening for private open space areas?	Yes / No or N/A	Private open spaces are well screened.
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 / No or N/A	Side setbacks are large enough to provide adequate landscaping to maintain privacy of neighbours. Visual impact of new development is reduced by use of good landscaping.
Parking, garaging and vehicular circulation		

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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: 4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes / No or N/A	Planting has been proposed so as to soften the driveway edges where possible.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / No or N/A	Development is well set off side boundaries to provide adequate buffer between new and adjacent 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 / No or N/A	Solar access to private open spaces and living areas is maximised.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / No or N/A	The buildings provide a good façade to the street. Variety of textures and finishes characterize the proposal.
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?	Yes / No or N/A	Buffering provided between the dwellings and communal areas.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes / No or N/A	Landscape and fences are provided.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / No or N/A	Entries for all dwellings are clearly defined from driveways and pathways on site and from the street.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes / No or N/A	Public areas are clearly separated from the private dwellings with the help of landscaping and fences.
5.07 Provide a sense of address for each dwelling?	Yes / No or N/A	Most of ground floor dwellings have been provided with a street entry through the private garden.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / No or N/A	Dwelling entries have been oriented such that they 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 / No or N/A	Most of bedrooms have been located away from the driveways and pathways, where this is not possible, planting or screening devices/ high level windows are proposed to achieve adequate privacy.
5.10 Avoid large uninterrupted areas of hard surface?	Yes / No or N/A	Hard surface areas are minimised.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.11 Screen parking from views and outlooks from dwellings?	Yes / No or N/A	Parking is screened from views from dwellings by provision of landscape.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes / No or N/A	Single width driveway is provided.
5.13 Use communal car courts rather than individual garages?	Yes / No or N/A	Centralised car court is proposed.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	Yes / No or N/A	No garages are proposed
5.15 Communal car courts rather than individual garages?	Yes / No or N/A	Centralised car court is proposed.
5.16 Tandem parking or a single garage with single car port in tandem?	Yes / No or N/A	No garages are proposed
5.17 Providing some dwellings without any car parking for residents without cars?	Yes / No or N/A	There is a mix of dwellings, with and without car parking.
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 / No or N/A	Distinct and separate pedestrian and vehicular access is provided on site. Wherever essential, pathways are designed wide enough for safe travel by wheelchair.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes / No or N/A	Pathways are provided around the site for access to all public and semi-public areas.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / No or N/A	Spaces at all the building entries are clearly designated.
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 / No or N/A	Spaces are designed so as to minimise opportunities for concealment around the site.
5.22 Clearly define thresholds between public and private spaces?	Yes / No or N/A	Fencing, gates and landscaping clearly indicate the interface between private and public areas.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / No or N/A	Private open spaces are greater than the minimum requirements in some units. All private open spaces are located directly off internal living areas.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes / No or N/A	Orientation of the private open spaces is predominantly located to provide good solar access.

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Design Issues / Design Principals and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / No or N/A	Private open spaces are greater than the minimum requirements in some units.
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 / No or N/A	Use of open style slatted fences and level changes allow overlooking from private open spaces to common areas.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes / No or N/A	All ground floor private open spaces have large level areas and have paved and planted areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / No or N/A	Existing vegetation has been maintained; new vegetation added around the site.
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 / No or N/A	Private open space is predominantly landscaped.
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 / No or N/A	Communal space is clearly accessible to all residents and is easy to maintain.
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 / No or N/A	Recycle area do not dominate the streetscape. Recycle areas, bin store and switchboard/ services metres are well screened and located within the landscaped area. Planting is proposed along the amenities to reduce their visual impact on public and private domain.

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:	Mr Barry Rush
Capacity/Qualifications:	Director/Architect
Firm:	Barry Rush & Associates Pty Ltd
Signature:	<i>Barry Rush</i>
Date:	19/10/2020

Internal Use Only	
Checked by:	
Land and Housing Corporation:	
Title:	
Signature:	
Date:	