

Housing for Seniors - Checklist

This checklist is to be used to ensure compliance with the design requirements for independent living units under State Environmental Planning Policy (Housing) 2021, specifically Chapter 3, Part 5, Division 8.

Project Details	
Project Address:	57-61 Bourke Street & 10 Brown St (drainage easement only), NORTH PARRAMATTA
Project LGA:	City of Parramatta Council
Job Number:	BGXWW

Division 8 - Seniors housing – Land and Housing Corporation

108A Development to which Division Applies			
Clause	Required	Proposed	Complies (Y/N)
This Division applies to development for the purposes of seniors housing involving the erection of a building on land—			
(a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, or	Permissible within the zone	Permitted within the R2 zone under Parramatta Local Environmental Plan 2011	Y
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	Listed within the prescribed zone	
108B Seniors housing permitted without consent			
Clause	Required	Proposed	Complies (Y/N)
(1) Development to which this Division applies may be carried out by or on behalf of the Land and Housing Corporation without development consent if—			
(a) the Land and Housing Corporation has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and	Refer to tables below	Refer to tables below	See below
(b) the development will not result in a building with a height of more than 9.5m, and	Maximum 9.5m	7.8m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	12	Y
2) State Environmental Planning Policy (Infrastructure) 2007, clauses 16 and 17 apply to the development and, in the application of the clauses—			
(a) a reference in clause 16 to “this Policy” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the clauses to a public authority is taken to be a reference to the Land and Housing Corporation.	Refer to tables below	Refer to tables below	See separate table below
108C – Requirements for carrying out seniors housing			
Clause	Required	Proposed	Complies (Y/N)
(1) Before carrying out development to which this Division applies, the Land and Housing Corporation must -			
(a) request the council nominate a person or persons who must, in the council's opinion, be notified of the development, and	City of Parramatta Council was requested to nominate who should be notified of the development in LAHCs letter dated 21/01/2022.	City of Parramatta Council advised LAHC on 03/02/2022 of the persons who should be notified	Y
(b) give written notice of the intention to carry out the development to— (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated 20/07/2022 notified the development in accordance with 108C(1)(b)	Y
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	Two submissions from adjoining occupiers of land were received and City of Parramatta council provided their comments by letter dated 05/09/2022.	Y
(d) take into account the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , March 2004, published on the Department's website, to the extent to which it is not inconsistent with this Division, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below
(e) consider the <i>Good Design for Social Housing</i> and the <i>Land and Housing Corporation Dwelling Requirements</i> , September 2020, published on the website of the Land and Housing Corporation, to the extent to which it is not inconsistent with this Division, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below

(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	City of Parramatta Council is the relevant council	-
108D Exempt development			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of the Land and Housing Corporation in relation to seniors housing	Noted	Noted	-
108E Subdivision of seniors housing not permitted			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

LAHC Required to CONSIDER the following:

Clause 108B(1)(a) requires that the Land and Housing Corporation must consider the applicable development standards specified in sections 84(2)(c)(iii), 85,88, 89 and 108 prior to undertaking Development without consent:			
Clause	Required	Proposed	Complies (Y/N)
84 (2) (c) (iii) if the building resulting from the development exceeds 2 storeys—the additional storeys are set back within a plane that projects at an angle of 45 degrees from the side and rear boundaries of the site.	N/A	N/A	N/A
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
(2).An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-
88Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <ul style="list-style-type: none"> (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part. <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	Y
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones		N/A
108(c)the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	<p>Considered in the context of any local control</p> <p>Parramatta LEP 2011 - 0.5:1</p>	0.5:1 FSR proposed	Y

108(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,	35 x 12 dwellings = 420m ²	722m ² proposed	Y
108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,	N/A	N/A	N/A
108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	15% x 1837.5m ² = 290m ² 65% at rear = 188.5m ²	432.4m ² (22%) proposed with 340.8m ² at rear (78%)	Y
108(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	Note: LAHC dwelling requirement is 3 hours and this should be the aim	100% of living areas >2hrs 75% of living areas >3hrs 100% of POS areas >3hrs	Y
108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building— (i) at least 15m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor, Note— The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2	At least 15m ² of private open space per dwelling, and at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor	All Ground floor units >15m ² Min 3m dimension accessible from living areas	
108(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and— (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ²	Note: LAHC dwelling requirements require 8m ² for 1 bedroom units	First floor units – all units > 8m ² with min 2m dimensions	Y
108(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space	9 spaces provided (including 4 accessible)	Y
108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.	N/A	N/A	N/A

The following applies to LAHC applications:

[illegible]

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

<p>(g) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,</p> <p>Note—</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <p>(h) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence,</p> <p>Note—</p> <p>Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011.</p> <p>(i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.</p> <p>(3) In this clause—</p> <p>dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.</p> <p>Note—</p> <p>Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.</p>	<p>N/A</p>
<p>17 Exceptions</p> <p>(1) Clauses 13–16 do not apply with respect to development to the extent that—</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</p>	<p>N/A</p>

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

<p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette.</p>	N/A
<p>(2) In this clause—</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p>consultation protocol means an arrangement that—</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.</p>	N/A

Schedule 4 Standards concerning accessibility and usability for hostels and independent living units

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Clause / Required	Proposed	Complies (Y/N)
4 Letterboxes Letterboxes— (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.	All letterboxes are located in a central location, situated on a hard standing area and have wheelchair accessibility as per AS 1428.1. Further specification will be provided at CC stage.	Capable of compliance
5 Private car accommodation If car parking (not being car parking for employees) is provided— (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Note LAHC policy: (a) 1 in 5 units to have a disabled space including associated shared space 4 parking space for persons with a disability to comply with AS 2890 provided (b) 3.8m spaces to be provided where appropriate. (c) No garages are proposed	Yes
6 Accessible entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.		Yes
7 Interior: general (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.		Yes

Clause / Required	Proposed	Complies (Y/N)
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have—</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of an independent living unit—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least—</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</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, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	<p>(a) & (b) provided</p> <p>(c) - (f) will be designed at CC Stage</p>	<p>Yes</p> <p>Capable of compliance</p>
<p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at CC Stage</p>	<p>Yes</p> <p>Capable of compliance</p>
<p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>All ground floor units have a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p> <p>Details will be provided at CC Stage</p>	<p>Yes</p> <p>Capable of compliance</p>

Clause / Required	Proposed	Complies (Y/N)
11 Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note— Advise regarding finishes may be obtained from AS 1428.1.	Will specify at CC Stage.	Capable of compliance
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Will specify at CC Stage.	Capable of compliance
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Will specify at CC Stage.	Capable of compliance
14 Application of standards in this Part 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.		Yes
15 Living room and dining room (1) A living room in an independent living unit must have— (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	1a Provided 1b Will be specified at CC Stage 2 Will be specified at CC Stage	Yes Capable of compliance

Clause / Required	Proposed	Complies (Y/N)
<p>16 Kitchen</p> <p>A kitchen in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets—</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>	<p>1a & b Provided</p> <p>1c - e Will be specified at CC Stage</p>	<p>Yes</p> <p>Capable of compliance</p>
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	N/A	N/A
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.</p>	N/A	N/A

Clause / Required	Proposed	Complies (Y/N)
19 Laundry An independent living unit must have a laundry that has— (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.	A, c & e Provided B & d Will be specified at CC Stage	Yes Capable of compliance
20 Storage for linen An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Provided Will be specified at CC Stage	Yes Capable of compliance
21 Garbage A garbage storage area must be provided in an accessible location.	Garbage storage areas are located at the front of the site, accessible from all dwellings.	Yes

LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.		<div style="border: 1px solid red; width: 30px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> ✓ </div>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	Setbacks, form and spacing of the proposed buildings is in character with other dwellings in the street.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	The proposed development is consistent and reinforces the surrounding block and lot layout.
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	The proposal is sympathetic to and presents a street appearance that adds character to the surrounding neighbourhood-built form. Style reflects that of other new developments of a similar scale.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The development will provide a well-considered selection of new local natives.
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 proposal complies with council's LEP and DCP as relevant.
Site analysis		
Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Site analysis includes existing pattern of development and streetscape elements.

1.07 Patterns of driveways and vehicular crossings	Yes	At present there are 3 driveway crossings for the site. The proposal is to provide also 3 driveway crossing.
1.08 Existing vegetation and natural features on the site	Yes	The development will provide a well-considered selection of new local natives.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Yes, the site analysis includes existing pattern of buildings and open space on adjoining lots.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Privacy issues have been addressed responsibly. Overshadowing is minimised.
2. Site Planning and Design		
General		
Does the site planning and design:	Yes	Impact on Neighbours is minimised. Internal amenity for each dwelling is good.
2.01 Optimise internal amenity and minimise impacts on neighbours?		
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	There is a mix of dwelling sizes. There are car spaces to service 75% of the units.
2.03 Provide variety in massing and scale of build form within the development?	Yes	Variety in massing of built form provided.
Built form		
Does the site planning and design:	Yes	Bulk of development is located towards the front of site. 2/3 of units are located at front of site
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?		
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	1/3 of dwellings are towards rear of the site.
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	As far as possible, living areas and private open spaces in units are oriented to the north to maximise the solar aspect. Noise buffer is maximised.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Some existing trees have been retained. New planting is proposed on the street and in front setbacks.
2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on 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?	Yes	Trees and planting at the rear of the lot have been retained. New planting is proposed generally to minimise the impact of new development.

2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Significant existing trees have been retained. New planting is proposed throughout the development
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Yes refer to landscape plan.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Landscaping provided between driveways & boundary fences and between driveways and new dwellings.
2.12 Provide pedestrian paths?	Yes	Pedestrian paths are provided around the development.
2.13 Reduce the width of driveways?	Yes	Driveway has been proposed with minimum possible widths.
2.14 Provide additional private open space above the minimum requirements?	Yes	Some of the proposed dwellings have greater private open spaces than the minimum required by DCP.
2.15 Provide communal open space?	No	No designated communal open space is provided however there is ample opportunity for incidental socialising while navigating the shared zones
2.16 Increase front, rear and/or side setbacks?	Yes	Setbacks are consistent with councils DCP.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	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	Deep soil planting area is provided at the rear of the site too.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	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	Pervious paving can be provided if requested.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	Underground detention and rainwater tanks are provided to meet council requirements.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes	Two ground floor units have their own parking. Centralised car court is proposed for the remaining units.
2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?		
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	At present there are 3 driveway crossings for the site, one of the driveway crossings can be maintained.
3. Impacts on Streetscape		
General		
Does the site planning and design:	Yes	Site layout follows the existing pattern of development.
3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height,		

separation, driveways locations, pedestrian entries etc.)		
3.02 Provide a front setback that relates to adjoining development?	Yes	Front setbacks are 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	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	The bulk of the joined units is broken with lower roofs to the entry foyers. Varied roof forms break up the mass.
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	More variety is proposed than currently is typical.
3.06 Set back upper levels behind the front building façade?	Yes	Upper levels are not set back behind the front building façade. They are however broken up with different materials, balconies and varied roof forms.
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	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	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	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	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	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	Proposed fencing is open style to allow the landscaping to be secure but visually part 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	Open spaces in the front setback are clearly designed as private or communal open spaces.

3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	All dwellings to front of site are designed so that they address the street. Public and private spaces are defined by fencing, gates and planting
3.15 Design dwellings at the front of the site to address the street?	Yes	The entries and POS of dwellings to front face the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Ground floor units to front of site are accessed from common entry foyers off the street to enable disabled access
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Pedestrian entry for rear residents is separate to vehicular entry
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Open style metal picket fences provide for street surveillance.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Proposed front fence is sympathetic to the existing fences.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are distributed over 2 groups and do not appear as a visual clutter.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Recycle areas for units are discreetly located within an enclosure in common area. Landscape planting is proposed along the amenities to reduce their visual impact on public domain.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes	Driveways length are kept to a minimum.
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?		
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	The bulk of carparking is well setback behind the building line.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	Driveways do not run along the length of site. Driveway's length is kept to a minimum.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	As far as possible, vistas terminate in landscaping, dwelling or open spaces.
3.26 Use planting to soften driveway edges?	Yes	Planting has been proposed to soften driveway edges.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	Driveway lengths are kept to a minimum.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Driveway lengths are kept to a minimum.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	No gates provided at the head of driveways. This is consistent with the LAHC design standards for maintenance purpose.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes	No basement proposed.

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 proposed.
3.32 Recess the driveway entry to basement car parking from the main building façade?	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?	N/A	No basement proposed.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement proposed.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Parking in car court located well set back from the street at the centre of the site so that visibility is minimised.
4. Impacts on Neighbours		
Built form		
Does the site planning and design:	Yes	Existing orientation of dwellings has been considered while designing new units.
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	N/A	The orientation of buildings is compatible with neighbouring properties.
4.03 Set upper storeys back behind the side or rear building line?	N/A	Proposed development is well set back from rear boundary.
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	A variety of proposed roof planes provide sufficient diversity.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Locating second stories within roof space is not preferred in this development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Openings have been offset from existing neighbouring windows or doors and provided with obscure glazing where required
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 buildings are well setback and are well articulated and utilise a variety of construction materials to break up facades
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Significant planting is provided to form buffers with neighbours.
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?		
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil landscaped areas will enable provision of privacy and shading.


4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	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	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	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	Proposed dwellings do not overlook neighbouring dwellings or their private open spaces. Glazed elements are provided with obscure glazing where required
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	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, eg bedrooms?	Yes	Private open space is not near neighbours' bedrooms.
4.16 Design dwellings around internal courtyards?	Yes	Some of dwellings have been designed so that they are all facing internally.
4.17 Provide adequate screening for private open space areas?	Yes	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	Setbacks comply with council requirements
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 has been proposed to soften the driveway edges.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Main driveway and car court has been proposed to the back of the site and provides a buffer for neighbours
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	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	The buildings provide a good façade to the street. A 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	Buffering is provided between the dwellings and public spaces
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscape and fences are provided.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	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	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	Each ground floor dwelling has been provided with a front porch and access from easily identifiable common entries
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	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	As far as possible, bedrooms have been located away from the driveways and pathways. In cases where pathways, driveways and parking areas are closer to the bedrooms, planting provide adequate privacy to those areas.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Hard surface areas are minimised.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Parking is screened from views from dwellings by provision of landscape and with dwelling orientation.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	A single width driveway is provided
5.13 Use communal car courts rather than individual garages?	Yes	Centralised car court is proposed for most car spaces. There are separate car spaces for two individual units.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	Yes	No garages are provided. Car parking area is well landscaped.
5.15 Communal car courts rather than individual garages?	Yes	Centralised car court is proposed
5.16 Tandem parking or a single garage with single car port in tandem?	No	Centralised car court is proposed.
5.17 Providing some dwellings without any car parking for residents without cars?	No	Car spaces are provided to service 75% of units.

Residential amenity		
Does the site planning and design:	Yes	Distinct and separate pedestrian and vehicular access is provided on site.
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?		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	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	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	Spaces as designed to minimise opportunities for concealment around the site.
5.22 Clearly define thresholds between public and private spaces?	Yes	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	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	Orientation of the private open spaces is predominantly to north.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	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	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	All ground floor private open spaces have ample level areas and have paved and planted areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	As far as possible, effort has been made to retain the existing vegetation on 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	Pervious paving can be provided in private open spaces where accessibility isn't required.
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?	No	Paved areas are provided through out site that allow for incidental socialising and interaction. Also, there is a big park/ lake opposite to the site which has shared facilities.


<p>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?</p>	<p>Yes</p>	<p>Recycle area and switchboard do not dominate the streetscape. Recycle areas are discreetly located within an enclosure in common area.</p> <p>Landscape planting is proposed along the amenities to reduce their visual impact on public and private domain.</p>
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IAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.	
	
Principles	Design Response / Comment
WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The design provides accessible features to all ground floor units and provision to adapt to the tenants' changing needs over time. All units are provided with ample private open space with attractive gardens predominantly planted with low maintenance native species that attract birds and require minimal watering. Ample parking is provided and pedestrian movement throughout the site is accessible. The design achieves a high BASIX/NatHERS score so provides appropriate thermal comfort year round and solar panels are provided to reduce operating costs. The development presents well on the street and is an attractive place to call home.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The design has good kerb appeal and is of comparable quality to private developments in the neighbourhood. Materials used are high quality and low maintenance and will hold their appeal over time. Ample landscaping is provided, including deep soil zones to enable the establishment of gardens of significant size and variety, that can be appreciated from both inside and outside the development. The mixed unit sizing caters to diverse accommodation needs of tenants.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The scheme incorporates sustainable features such as insulation, improved glazing, clothes lines, native planting, solar panels, ceiling fans and a design that can be modified to accommodate the tenants changing needs. Materials have been chosen for their long life and hard wearing character and are easy to source initially and for any required replacements, contributing to manageable operating costs. The site is well utilized to attain a high yield whilst providing a comfortable place to live and age in place.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	Our team works well together and with external consultants and the client, to share knowledge and skills to achieve the best outcome for tenants and the wider community.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u>	

To make the next project better than the last through learning from others, our experiences and incorporating new practices.

LAHC Required to CONSIDER the LAHC dwelling requirements 2020:

LAHC Dwelling Requirements		
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Dwelling Requirements</i> document.		
Universal Design Principles To support diverse tenants, LAHC aims for best practice in access and liveability to all new supply programs. The development brief defines the mix of liveable and adaptable dwellings (AS4299). Unless otherwise stated, apply the following:		
Liveability rating	Silver standard – baseline	Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.
	Gold standard – project specific	Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.
Adaptable Dwellings	Gold standard – future adaptation	LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.
Reference Dimensions (Minimum) These dimensions and room combinations are a minimum. Projects should balance spatial efficiency with best practice for tenant comfort and flexible furniture layout. For boarding house projects refer to the ARH SEPP and consider that rooms will accommodate long term tenancies so should be sized above the minimum where possible		

HOUSE TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED
Internal area	35 sqm	50 sqm	70 sqm	90 sqm	110 sqm
Liveable and dual key areas	For liveable dwellings allow additional area as required for improved mobility.				
	For dual key dwellings floor area should be the sum of standard areas plus any shared entry area.				
Room combination	Combo din/liv/bed Galley Kitchen Single bathroom including laundry	Combo kit/din/liv Single bathroom including laundry	Combo kit/din/liv Single bathroom including laundry	Combo kit/din Separate living Full bathroom, WC Separate laundry	Combo kit/din Separate living Full bathroom, WC Separate laundry
Corridor (skirting to skirting)	1000 mm clear	1000 mm clear	1000 mm clear	1000 mm clear	1000 mm clear
Door opening width	850 mm clear	850 mm clear	850 mm clear	850 mm clear	850 mm clear
Minimum ceiling height (bed, kitchen, living)	2700 mm	2700 mm	2700 mm	2700 mm	2700 mm
	Apply ADG for two storey dwellings Specified ceiling heights enable ceiling fans to be installed in living rooms and bedrooms.				
Room widths	Minimum room widths to support flexible furniture layout: 3.6m (living) and 3m (bedroom) excl robe.				
Minimum balcony space or minimum Private Open Space	8 sqm	8 sqm	10 sqm	12 sqm	14 sqm
	Balcony must fit patio furniture (min 2m deep). Two balconies preferred for 2-3 bed dwellings. For ground level dwellings, an enclosed yard would exceed these minimum dimensions.				

Performance Targets

These targets acknowledge that many LAHC tenants are frequently at home during the day and so benefit from well lit, healthy interiors.

NatHERS targets	All new dwellings should target a minimum 6 star NatHERS rating. Higher NatHERS ratings are encouraged where cost effective. BASIX and best practice Apartment Design Guide (ADG) daylighting continue to apply.
Healthy Home targets	LAHC dwellings should provide long-term healthy homes for tenants. Targets include: low-allergy materials, adequate air flow to limit mould, waterproofing and damp reduction, natural outlook, noise attenuation.
Acoustic targets	Attenuate noise from: exterior sources (heavy traffic, trains), interior transfer (bed/bath partitions), between multi-residential dwellings (walls, ceilings/floors). Refer National Construction Code and Australian Building Codes Board (ABCB) Sound Transmission & Insulation in Buildings.
Daylighting targets	Interiors: Varied, quality daylighting is essential in all dwellings as LAHC tenants spend significant time at home during the day. Target three hours solar access in mid-winter and exceed best practice ADG guidelines where possible. Refer solar targets in Seniors Living Urban Design Guidelines. For common areas: Ensure adequate daylighting to eliminate costs of artificial lighting during the day.

Passive Design Principles

Passive design principles significantly impact overall thermal comfort and reduce artificial heating and cooling loads. This section outlines passive design principles for LAHC dwellings and aligns these to the six climate zones occurring in NSW (zones 2, 4, 5, 6, 7, 8).

Passive design principles	Tactics include: maximise northern orientation to living spaces, calibrate eaves and shading on eastern, western and northern facades, relate glazing specification to orientation, deciduous trees as shading devices, position windows to improve airflow and capture prevailing breezes.				
Climate specific principles to achieve thermal comfort	Adapt tactics for thermal comfort to specific climate zones to consider these principles:				
	NSW climate zones:	2. Warm humid summer, mild winter	4. Hot dry summer cool winter	5. Warm temperate 6. Mild temperate	7. Cool temperate 8. Alpine
	Summer comfort:	Natural ventilation high priority	Thermal mass and night purging	Ventilation, controlled shading	–
	Winter comfort:	–	Orientation for passive heating	Orientation for passive heating	Passive design, add supplementary heat
	Natural ventilation:	Cross ventilate all dwellings, ceiling fans throughout	High level vents for night purging, ceiling fans	Cross ventilate min 75% dwellings, ceiling fans – all	Cross ventilate but seal openings to prevent heat loss
Insulation:	Take extra care for mould reduction	High-performance for summer coolth	Seal openings to prevent heat loss	High-performance for winter warmth	

Utilities + Operational Targets

This section describes utilities and operations required for LAHC dwellings, with an aim to providing systems that anticipate future maintenance, reduce operational costs for LAHC tenants and support clean, sustainable and operational dwellings.

Solar panels	LAHC solar initiatives are subject to funding and dwelling location and include powering common areas to reduce operating costs and grant-funded solar panels to reduce tenant electricity bills. The development brief will confirm the following: if solar will be used; if batteries are required; the method for utility refunds; metering technology; grid connection.
Utilities	Refer development brief for site specific utility requirements. Generally, ensure discrete locations and integrated appearance for substations, power poles, distribution boxes, sewer vents and other utilities. Externally mounted fittings that require service access should be tamper proof. Electricity and potable water to be individually metered.
Waste management	Ensure waste provisions meet council requirements, minimise visual impact to street, control odour, and reduce distance to kerbside (for tenants with mobility issues). Use garbage rooms when required by code, otherwise integrate bin store into fence or carport design. Separate recycling from waste. Enable organic waste recycling. Consider waste management for each floor in apartment buildings; waste chutes are discouraged.
Water management	Stormwater retention: where required by LEP allow for underground stormwater detention within the development. Rainwater tanks: Refer to development brief for direction and consider maintenance concerns. Garden taps: Provide garden tap(s) in both private and common garden areas.

Exterior Finishes

As LAHC retains assets for 20 years or more, exterior wall and roof finishes should strive for long-term durability and low maintenance, while contributing to a dignified, contemporary appearance.

Roof finishes	Permitted roof falls range from 3-25 degrees and depend on dwelling type, local character and technical specification of the roofing material. For pitched roofs: Use prefinished metal roof sheeting, gutters (with leaf guard), rainwater heads and downpipes, unless a tiled roof is required for local character (refer development brief). For flat roofs: Provide roof planning, waterproofing and material details for review. Do not build roof gardens off the membrane. Box gutters are not permitted. Consider climbing and heavy object throwing deterrence strategies.
Exterior wall finishes	Hardwearing and low maintenance exterior finishes should be specified to ensure longevity. Use self-finishing materials such as face brick, integral finished metals or precast concrete. Minimise all painted or rendered finishes that would require scaffolding to maintain or repair in the future. Bird nesting, efflorescence, graffiti and other sources of staining should be designed out.

Site Access and Entry

External site and gardens should enable passive surveillance for security, while providing an accessible and safe outdoor environment. The front entry should be a well designed, welcoming arrival point.

Topography and ramps	Minimise retaining walls or steps; provide site benching with 1:10 slopes to turf + gardens. Any ramp should optimise topography to reduce visible rails; 1:20 gradient preferred to 1:14.
Entry	Provide minimum 1000mm wide concrete footpath from street to front door; ensure path is well-lit. Permeable paving is not permitted on access paths or above inground tanks. Provide rain protection to front and rear entry doors.
Fences and boundaries	Rear and side boundary fencing and rear gate to be within 1500–1800mm to ensure privacy. Use garden in lieu of front fencing unless otherwise specified.
Letterbox	Integrate a letterbox with keyed lock for each dwelling into front fence for low rise or in foyer for apartments.

Common Gardens

Integrate native gardens to create a peaceful environment, natural outlook for dwellings and improve bird habitat.

Planting strategy	All landscaping to be drought tolerant, low maintenance. Use native species to contribute to bird habitat and neighbourhood amenity. Allow 400mm minimum topsoil in new gardens and group together plants with similar water needs. Avoid placing garden beds against buildings as these may cause ongoing damp issues.
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Vehicle Access

Parking design should meet code and aim for best practice liveability, enhanced pedestrian safety and reduce parking related conflict. Best practice may differ by location, especially between regional towns and more dense urban areas.

Parking	Refer to the development brief for project specific parking requirements. Refer AS2890.1 2009 Parking Facilities Off Street Parking, any Council requirements and the relevant codes.
Driveways	Minimise the length of on-site driveways. Separate pedestrian access from the driveway.
Open parking	Integrate landscape design into on site open car parking. Where possible provide landscaped break(s) between parking spaces or rows.
Carports, garages and underground carparks	For single dwellings and townhouses: Use garage doors if contextually appropriate, with lightweight manual (not automatic) operating function. For multiple seniors living dwellings in the same development, 1:5 dwellings should have covered parking as per the Liveable Housing Guidelines. For apartments: Underground carparking is dependent on cost and viability. Refer development brief for site specific requirements.
Scooter parking	Covered space for parking mobility scooters may be incorporated into balcony or entry areas of ground floor dwellings when feasible. Refer development brief.

Private Outdoor Space	
All LAHC dwellings should have a useable, sheltered balcony or private outdoor area with direct access by tenant.	

Private outdoor space	For ground floor dwellings provide second maintenance access to private open space. Landscaping in private space should equal common garden areas unless otherwise specified.
Balconies	For balconies, ensure visual privacy, weather protection, drain away from interior, nominal grade 1:100. All balconies require full upturn bunding and a floor drain to prevent water overrun. Solid balustrades preferred, no pool fencing. Screen all visible utilities and clothes drying.
Clothesline	Add individual clotheslines on balcony or in private outdoor space; common clotheslines not permitted.

Finishes	
Interior finishes to be contemporary, easy to clean, non-toxic and allowing safe access throughout.	

Interior finishes	Paint all interior walls, ceiling and woodwork; apply semi-gloss paint to all non-wet areas and mould resistant gloss paint to all wet areas. Use low VOC and washable paint for all painted surfaces. Use timber (not Medium Density Fibreboard MDF) for reveals, architraves and skirtings.
Interior floor finishes	Ceramic tiles or resilient flooring to all living and wet areas; carpet in bedrooms unless otherwise specified. Eliminate all floor level changes at transition points including into bathrooms (use recessed slab to eliminate level change) and at sliding door tracks to balconies.

Wet Areas	
Wet area requirements may differ to market practice to ensure waterproofing and reduce maintenance over time.	

Water ratings	BASIX: % savings as per region, WELS: 5 star (Tapware), 4 star (Toilet), 4 star (Showerhead).
Bathrooms wet areas	Extend water-proofing and tiling up full wall height throughout bathroom. Showers to be hob-less with adequate fall and drainage to prevent flooding. Review waterproofing provisions with LAHC.
Laundry	Add floor waste; allow space and taps for tenant to add front loaded washing machine and dryer.
Kitchen wet area	Ensure waterproofing is full height behind splashback.

Joinery	
Joinery should enable efficient and fit-for purpose storage that is durable, neat and integrated. Provide adequate storage suitable for long term tenancy and to support a tidy, functional interior.	

Kitchen benchtops	Laminate or composite stone with 20 mm overhang. Minimum bench lengths: 2 m (studio), 2.2 m (1 bed), 2.4 m (2 bed), 2.7 m (3 bed). Provide minimum 1.5 kitchen sinks.
Kitchen cupboards	Provide standard 600mm deep cupboards under bench top. Extend any overhead cupboards to ceiling or bulkhead. Allow space for fridge of minimum 800mm wide (studio / 1 bed) and 900 mm wide (2 bed or more). Provide 600 mm wide space under bench (with cupboard door that can be easily removed) suitable for tenant to install dishwasher. Refer accessible kitchen requirements in Seniors Living Urban Design Guidelines as applicable.
Bathroom	Provide vanity units with leg support (no cantilevers). Provide bathroom storage in vanity or behind mirror.
Laundry	For concealed laundries, double swing doors are preferred to bi-fold doors.
Wardrobes	Built in wardrobes in all bedrooms: main bedroom (600 × 1800 mm), other bedrooms (600 × 1200 mm).
General storage	Linen cupboard (600 × 450 mm with shelves) and broom cupboard (600 × 450 mm) in all dwellings.

Doors and Windows

Doors and windows must be secure, weathertight, of quality construction and easy to maintain. Refer to IAHC's Key Window Lock Policy.

Doors and windows	Fit metal door frames for front and rear entry doors, with heavy duty screen doors - all keyed alike. Windows to be powder coated (20 year colour fastness) or anodised (20 microns) metal, able to lock open for ventilation, and be adjustable for internal cleaning access. Fit fly screens to all windows that can be removed from inside. Use siting and layout to minimise overlooking between units.
Window furnishings	Allow for durable horizontal blinds on living and bedroom windows, and vertical blinds on glazed doors. Bathroom windows to provide appropriate levels of privacy.
Locks and keys	Use dead latches with key operation and release feature for external doors (including garage). Key all windows alike.

Electrical and Utilities

Operational components of IAHC fit outs should provide high performance environments that are low maintenance and future proof. Preference electric systems to reduce variety of bills and ensure safety through Residual Current Device (RCD) circuit breakers.

Bells & alarms	Provide front entry door bell. All required smoke detectors to be hardwired.
Light fittings and general power outlets	Light fittings: Allow 1 x light point per room; switch height as per platinum liveability rating. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. General power outlets: Provide 2 x double general-purpose outlets per room; ensure additional outlets in kitchen for all appliances. All: RCD for all circuits. Setout of all electrical to account for typical furniture layout.
Phone, data, and TV	Allow 1 x phone /data point with aerial to living and main bed. Connect NBN; allow for future NBN if not available. Allow TV points in living area and main bed.
Appliances	Inset separated stovetop and oven, duct range hood to outside air, all mid-range quality and electric. Appliances provided by tenant (fridge, dishwasher, washing machine) cannot be used for BASIX.
Hot water	Provide instantaneous gas or heat pump for hot water. Solar hot water is only permitted if it is grant-funded.
Air conditioning (AC)	In cool temperate climate zones only: Install flued gas or split system AC in living and bedrooms. For all multi-residential: Allow space, services and drainage for future AC installation as per brief.

Strata Requirements

These typical strata requirements reflect IAHC's recent shift towards strata-ready developments that aim to mitigate the impact of future changes.

Single dwellings	No future strata – whole building operator
Multi-residential	Assume full strata – prepare all documents but confirm if lodgement is required. Refer to the development brief for project specific direction.
Dual key apartments	Where dual key apartments are developed, each apartment should be fully self contained and strata ready, ADG compliant and to a minimum silver standard. Typical combinations include studio/studio or 1 bed/studio or 2 bed/1 bed.

Wayfinding + Security

Wayfinding and security strategies should be integrated into the design at an early stage to include both passive and active measures.

Wayfinding + signage	Develop a comprehensive wayfinding strategy that includes spatial cues, lighting and signage. Allow for both statutory and general signage. Allow for A4 notices to be mounted in foyer. Refer to LAHC Component Requirements for material specifications.
Common security	Incorporate principles of Crime Prevention Through Environmental Design. Allow for passive surveillance of all secure entries and common gardens. Intercom required at building entries. Provide swipe access to enter apartment buildings and key and locks for town houses. Refer development brief for details.

Shared Circulation

Shared circulation should be well-lit, safe and inviting, with adequate width for moving tenant furniture.

Vertical transportation	All staircases must comply with the National Construction Code; ensure any external or breezeway stairs are covered for weather protection. When lifts are required by the development brief, assume minimum 2 commercial grade lifts.
Foyers + corridors	All foyers and corridors to have hard floor finish and be naturally ventilated. Maximise natural daylighting in common areas. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. Fit all artificial lighting with built in photo sensors to reduce ongoing operating costs. Ensure all common corridor dimensions are suitable for frequent moving of domestic furniture.
Maintenance access	Ensure provision of façade maintenance zones and procedures, as well as any service access to lifts or other maintenance zones.

Common Rooms

Common rooms should be welcoming and low maintenance to encourage positive social interaction.


Common Rooms	When a common room is required by the brief, allow for kitchenette, lounge, wall mounted TV unit, and adjacent WC. Use resilient floor finish. Ensure natural ventilation is available in all common rooms and orient the room to overlook and open onto a garden or deck area.
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Common Gardens

Common gardens in multi-residential dwellings should be native, accessible and sustained for all tenants to enjoy.

Irrigation	Provide garden maintenance strategy for review. Install drip irrigation system for multi residential dwellings only when specified in development brief. Where rainwater tanks can be reticulated for garden use, install quality pump (minimum 5-year warranty).
Seating	Provide robust outdoor seating in common garden areas for tenant use and amenity. Consider proximity of seating to other dwellings to ensure tenant privacy. Integrate seating layout with tree and planting strategies.
Trees	Trees that grow taller than 3m should be planted at least 3m from the building. Deciduous trees may assist with passive solar shading. Native and drought tolerant species preferred.
Community gardens	Community gardens may be considered for large scale developments.

LAHC Required to **CONSIDER** the design principles in Part 5 – Division 6 of the Housing SEPP:

Part 5 - Division 6 – design principles for seniors housing	
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.	
	
Design Principle	Design Response / Comment
99. Neighbourhood amenity and streetscape	
<p>Seniors housing should be designed to—</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by—</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The design applies the requirements of the Housing SEPP and client guidelines to address the operational, functional and economic requirements of the tenants.</p> <p>The design is contemporary in appearance to fit in with the changing character of the neighbourhood. High quality finishes and the well-considered design add to the identity of the locality.</p> <p>Amenity to the neighbourhood is maintained and enhance by providing additional footpaths to bus stops and ample landscaping to street and front yards. Overshadowing and overlooking are minimised and the design sits well within the site and also the pattern of development in the area. Setbacks and massing fit well within the existing block and generally comply with the requirements of the regulating authorities.</p>

100 Visual and acoustic privacy	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>Visual and acoustic privacy within the development and to adjacent neighbours is provided and maintained through the strategic use of privacy screens, obscure glazing, considered window locations and planting.</p> <p>Bedrooms are predominantly located away from paths and parking to maintain acceptable noise levels.</p>
101 Solar access and design for climate	
<p>The design of seniors housing should—</p> <p>(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</p> <p>(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.</p>	<p>75% of units achieve at least 3hrs of sun to their living areas and 100% achieve at least 3hrs of sun to their private open spaces in mid winter.</p> <p>Solar access to the private open space of the majority of adjoining sites is maintained throughout most of the day in mid winter.</p>
102 Stormwater	
<p>The design of seniors housing should aim to—</p> <p>(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</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Stormwater catchment design, including on site stormwater detention, has been provided to achieve requirements of regulating authority.</p> <p>Hard surfaces have been minimised in private garden areas and landscaping and porous paving use has been maximised in these locations.</p>
103 Crime prevention	
<p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(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</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p>	<p>The safety of the residents has been considered through the provision of good opportunities for surveillance of the site and surrounds, minimising access points to the site, providing appropriate fencing to private areas, providing secure entry to buildings and side glazing panels to external entry doors to allow observation of outside without having to open the door.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
104 Accessibility	
<p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>The access report demonstrates compliance with the site being within 400m of facilities and services or within 400m of transport and generally is in compliance with clause 93 of Housing SEPP</p> <p>Easy to navigate paths provide access from the street, throughout the site and from the carparking area to each unit.</p> <p>Landscaping is provided between paths and homes to maintain privacy of residents.</p> <p>Ample parking is provided to service the number of residents and visitors to the development.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Garbage and recycling bays are provided to comply with the requirements of the regulating authorities. These are designed to be hard wearing and easy to maintain, while being somewhat unobtrusive within the scheme. Planting has been provided to help garbage/recycling areas have minimal visual impact.</p>