

# 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:	1-5 BROWN STREET NORTH PARRAMATTA NSW & 8 JEFFREY AVENUE NORTH PARRAMATTA
Project LGA:	Parramatta Council
Job Number:	BGXWY

## 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, <b>or</b>	Permissible within the zone	Permitted / prohibited 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 / not 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	8.5m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	12 dwellings	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
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, the Land and Housing Corporation <b>must</b> -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	### Council was requested to nominate who should be notified of the development in LAHCs letter dated #####	#### Council advised LAHC on #### of the persons who should be notified	
(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 #### notified the development in accordance with 108C(1)(b)	
(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	### submissions were received	
(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 &amp; Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; 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	Parramatta Council is the relevant council	-
<b>108D Exempt development</b>			
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	-
<b>108E Subdivision of seniors housing not permitted</b>			
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.	2 storeys	2 storeys	Y
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"> <li>(a) seniors or people who have a disability,</li> <li>(b) people who live in the same household with seniors or people who have a disability,</li> <li>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</li> </ul> <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	-	-

108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Considered in the context of any local control  Parramatta LEP is 0.5:1	0.5:1	Y
108(d) for a development application made by a social housing provider – at least 35m <sup>2</sup> of landscaped area per dwelling,	420m <sup>2</sup>	458m <sup>2</sup>	Y
<del>108(e) if paragraph (d) does not apply – at least 30% of the site area is landscaped,</del>	<del>—</del>	<del>—</del>	<del>—</del>
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,	261.8m <sup>2</sup>	277.4m <sup>2</sup>	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 dwellings have 3 hours of solar access.	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 <sup>2</sup> 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	15m <sup>2</sup> per dwelling  3m	15.9 to 21.7m <sup>2</sup>  3m	Y  Y
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 <sup>2</sup> , or (ii) for each dwelling containing 1 bedroom – an area of at least 6m <sup>2</sup> ,	Note: LAHC dwelling requirements require 8m <sup>2</sup> for 1 bedroom units  Two bedroom Units 10m <sup>2</sup>	One bedroom Units range 8.8 to 9m <sup>2</sup> .  Two bedroom Units 10m <sup>2</sup>	Y  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	1 Bed 6x0.5 = 3 2 Bed 6x1 = 6 Total 9 spaces provided	Y
<del>108(k) if paragraph (j) does not apply — at least 0.5 parking spaces for each bedroom.</del>			

The following applies to LAHC applications:

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

[illegible]



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Department of Planning and Environment | <CM9 Reference> 9

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

<p>has an agreed consultation protocol that applies to the development, or</p> <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> <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>	
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## Schedule 4 Standards concerning accessibility and usability for hostels and independent living units

[illegible]

Clause / Required	Proposed	Complies (Y/N)
<p>4 <u>Letterboxes</u></p> <p>Letterboxes—</p> <p>(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</p> <p>(b) must be lockable, and</p> <p>(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.</p>	<p>All letterboxes are accessible by wheel chair in accordance with AS 1428.1, are lockable and are located in central areas adjacent the street entry.</p>	<p>Y</p>
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided—</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(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</p> <p>(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.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have a disabled space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</p>	<p>Y</p> <p>Y</p>
<p>6 <u>Accessible entry</u></p> <p>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.</p>	<p>All building entries comply with AS 1428.1</p>	<p>Y</p>
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>All internal doorways comply with AS 1428.1</p> <p>1123mm</p> <p>Circulation spaces comply with AS 1428.1</p>	<p>Y</p> <p>Y</p> <p>Y</p>

Clause / Required	Proposed	Complies (Y/N)
<p>8 <u>Bedroom</u></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>N/A</p> <p>Queen size bed for all dwellings.</p> <p>1200mm provided at the foot of the bed.</p> <p>Minimum 1000mm provided between bed and any obstruction.</p> <p>To be provided in Tender documentation.</p> <p>To be provided in Tender documentation.</p> <p>To be provided in Tender documentation.</p> <p>To be provided in Tender documentation.</p>	<p>N/A</p> <p>Y</p> <p>Y</p> <p>Y</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p>9 <u>Bathroom</u></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 dwellings have bathrooms that comply with AS 1428.1</p>	<p>Y</p>

Clause / Required	Proposed	Complies (Y/N)
<p>10 <u>Toilet</u></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>	All dwellings have toilets that comply with AS 1428.1	Y
<p>11 <u>Surface finishes</u></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note—</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	All internal and external paving / tiles will be specified in Tender documentation which comply with AS 1428.1 and slip resistance.	N/A
<p>12 <u>Door hardware</u></p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	All door hardware and handles to be specified in Tender documentation.	N/A
<p>13 <u>Ancillary items</u></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	All switches and GPO's to be specified in Tender documentation.	N/A
<p>14 <u>Application of standards in this Part</u></p> <p>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.</p>	Standards in this Part are applied to the design.	Y
<p>15 <u>Living room and dining room</u></p> <p>(1) A living room in an independent living unit must have —</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	<p>Circulation spaces comply with AS 1428.1</p> <p>Compliant power points, switches, telephone outlets &amp; wiring will be nominated in Tender documentation</p>	Y

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>Circulation spaces comply with AS 4299 &amp; AS 1428.1</p> <p>Compliant fittings to be nominated in Tender documentation.</p> <p>Work surfaces to benches comply with clause 4.5.5(a)</p> <p>Tapsets to be nominated in Tender documentation.</p> <p>Cooktops &amp; isolating switches to be detailed in Tender documentation.</p> <p>To be nominated in Tender documentation.</p> <p>To be nominated in tender documentation.</p> <p>To be nominated in Tender documentation.</p> <p>To be nominated in Tender documentation.</p>	<p>Y</p> <p>N/A</p> <p>Y</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</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>	<p>Located on entry level for all units.</p>	<p>Y</p>
<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>	<p>Not required if development by Housing Provider.</p>	<p>N/A</p>

Clause / Required	Proposed	Complies (Y/N)
<p>19 Laundry</p> <p>An independent living unit must have a laundry that has —</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>Circulation &amp; door approaches comply with AS 1428.1.</p> <p>Space for washing machine &amp; dryer provided.</p> <p>Clear space in front of appliances is in excess of 1300mm.</p> <p>To be nominated in tender documentation</p> <p>Accessible paths provided.</p>	<p>Y</p> <p>Y</p> <p>Y</p> <p>Y</p>
<p>20 Storage for linen</p> <p>An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	<p>Compliant Linen storage provided.</p>	<p>Y</p>
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Garbage area is located in an accessible area.</p>	<p>Y</p>



## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
<b>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.</b>		<input style="width: 40px; height: 20px; border: 1px solid red;" type="checkbox"/>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
<b>Analysis of neighbourhood character</b> The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
<b>1.01 Street layout and hierarchy</b> – 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	The subject site is located within the “Jeffrey Street Character Precinct” as defined by Parramatta Council DCP. Hierarchy of existing streets consists of 1930’s single storey brick cottages. New redevelopments in the precinct include two-storey freestanding houses with some Duplex developments with sub-divisions. The proposed development is of two storey with street setback matching the existing neighbouring dwellings. Building height is 8.5 metres well within the permissible building height of 9.5 metres. Proposed planting for the streetscape is one of layered planting with some feature trees.
<b>1.02 Block and lots</b> – 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 subject site is made up of 3 existing lots which are amalgamated to enable Seniors Living development. Although the amalgamation process will produce a larger site the lot shape and orientation remain consistent with the streetscape. “Jeffrey Street Character Precinct” as defined by Parramatta Council DCP does not describe a Future Character for redevelopment. However the precinct seems to already have an amalgamated site; 69-71 Bourke Street, which is also within the Jeffrey Avenue Character Precinct.
<b>1.03 Built environment</b> – 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 proposed design is of a two-storey scale well within the permissible building height. The proposal is designed such that each dwelling is expressed within the streetscape by keeping the width of individual dwellings small and pronounced. This is achieved by articulation and dwellings are broken by the common entries that are set back with a steeply sloping roof line towards the

		front, reducing the height and making a clear break in scale between the individual dwellings.
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Existing street landscape is one of large street trees and smaller trees and shrubs within the private yards. The proposed design generally reflects the scale of existing planting in the streetscape.
<b>1.05 Policy environment</b> – 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	<p>Councils LEP &amp; DCP identify the following as key elements that contribute to the areas character, these being:</p> <ul style="list-style-type: none"> <li>• Facades on existing dwellings is broken into 3 prominent segments by placement of entries &amp; articulation.</li> <li>• The prominent materials &amp; colours are; Reddish-brown mottled face brick, White painted fibre cement/weatherboard gables, 6-7 metre setbacks, low brick and palisade fences or no fences, large street trees &amp; small to medium shrubs and lawn in private yards.</li> </ul> <p>The proposed design presents an articulated façade to the street where it has a street appearance of 4 buildings joined by the common entries. The design borrows the colour scheme from the existing context; Reddish brick &amp; white gables. Front fences are small segments of brick walls with palisade fencing that is set back from footpath to allow for streetscape planting.</p>
<b>Site analysis</b>		
Does the site analysis include:	Yes	Refer description in 1.05 above.
<b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street		
<b>1.07</b> Patterns of driveways and vehicular crossings	Yes	Two driveways are proposed that are of a domestic scale width matching those in the street.
<b>1.08</b> Existing vegetation and natural features on the site	Yes	The arboricultural report identifies a lot of existing trees on site as insignificant. Existing street trees on council verge are retained. Where possible replacement trees are proposed within the site.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes	Naturally the existing cottages have large front yards as they are freestanding houses on large suburban lots. However, new redevelopments on Jeffrey Avenue have smaller yards by virtue of them being larger developments and some being Duplexes that have undergone subdivision. The proposal matches the front setback with the existing dwellings, retaining same depth of open space within the streetscape.
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.		Existing cottages to the East & West (side boundaries) are well set back from the common side boundaries. This setback provides for a driveway with garages. Therefore there are no Private Open Spaces in this area. The proposed development has limited number of windows

		to East & West elevations. The windows shown are of small size and are generally bathroom windows with obscure glass. The first floor balconies interfacing with the side boundaries have privacy screens. The proposal has a building separation with the neighbouring dwellings to the South in excess of 25 metres. The proposal accommodates bedrooms to the South, which have low exposure to affect neighbours' privacy.
<b>2. Site Planning and Design</b>		
<b>General</b>		
Does the site planning and design: <b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?	Yes	The design sites the buildings to optimise exposure to solar access whilst minimising privacy / noise impact on the neighbours. This is achieved by locating the living/dining areas to the north which also optimises surveillance of the street. Bedrooms are positioned to the south (rear yard) minimising privacy impact on the rear neighbours whilst maintaining surveillance of the rear yard and carparking. Bathrooms are generally located towards the side boundaries, also minimising privacy impact on the neighbours.
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	A mixture of 1 bedroom and 2 bedroom designs are provided. Whilst there are 12 Units only 9 carparking spaces are provided, minimising traffic impact on the Street. The parking is made up of parking for able bodied people, disabled people and on space is provided with a carport, providing a good mixture.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes	Whilst the development is all two-storey, plan and elevational articulation breaks-up the building mass.
<b>Built form</b>		
Does the site planning and design: <b>2.04</b> Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	All dwellings are located to the front of the site and all address the street.
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	No	As all the dwellings were able to be located to the front of the site, it was not necessary to have dwellings to the rear of the site.
<b>2.06</b> 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?		All dwellings and private open spaces are located to the North and 100% of dwellings and POS have solar exposure.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>2.07</b> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	No	Most existing trees on the site are located in the north-west corner of the site. These trees have been identified of low quality and some a weed species. These have

		been designated for removal and replacement trees are proposed in the street frontage.
<b>2.08</b> Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	No	The two trees in the rear yard are of low quality and have been identified for removal. However, there are large mature trees in the neighbouring yard that retain the green belt. Replacement trees are planned adjacent the driveway.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	N/A	There are no large trees on the site.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Replacement trees are identified on the landscaping plan.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	1m wide landscaped belt is provided alongside the driveway at the eastern boundary, whilst along the west boundary the planting with varies from 1.1m to 1.35m.
<b>2.12</b> Provide pedestrian paths?	Yes	Pedestrian paths are provided from the street to front entries and from carpark to rear entries.
<b>2.13</b> Reduce the width of driveways?	Yes	Width of the driveways provided are of domestic scale.
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes	Ground floor POS are sized from 15.9m <sup>2</sup> to 21.7m <sup>2</sup> which is greater than 15m <sup>2</sup> .  Balconies for 1 bed Units are between 8.8m <sup>2</sup> to 9.0m <sup>2</sup> .  Balconies for 2 bed Units are 10m <sup>2</sup> .
<b>2.15</b> Provide communal open space?	No	Whilst there is common landscaped yard to the rear it is not fitted-out as communal space as there are only 12 dwellings.
<b>2.16</b> Increase front, rear and/or side setbacks?	Yes	Whilst the front setback is generally aligned with the neighbouring dwellings the side and rear setbacks are increased from that required.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Planting is provided adjacent the carport and along the driveways.
<b>2.18</b> 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?	Covered by clause 108(f) of Housing SEPP	Site Area = 1,745.2m <sup>2</sup>  10% of site = 174.5m <sup>2</sup> (min DSZ in rear yard)  Available DSZ at rear = 205.7m <sup>2</sup>
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	yes	Replacement trees proposed to front of the site.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	No	LAHC policy is concrete for maintenance reasons.
<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes	In-ground Rain Water Tank provided for reuse of rainwater.
<b>Parking, garaging and vehicular circulation</b>		

Does the site planning and design: <b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Proposed parking is centralised to the rear of the site.
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	No	New location for driveways proposed. Additional existing driveways not required are to be removed, kerb & gutter and footpaths reinstated.
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design: <b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	Building siting is to the front and in line with the existing setbacks in the street. Building height is two-store and is compliant with the Parramatta Council LEP/DCP and Seniors SEPP. Location of proposed driveways is generally in place of the existing. The development maintains the existing number of pedestrian entries, which is 3 entries.
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes	Front setback is in line with the adjoining dwellings.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes	The proposed development articulates buildings in plan and elevation to achieve the appearance of 4 individual dwellings with recessed entries.
<b>3.04</b> Allow breaks in rows of attached dwellings?	No	Refer above description.
<b>3.05</b> Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Parramatta Council LEP and DCP do not have a desired future character. However, the development adopts the colours and material types similar to existing dwellings in the streetscape.
<b>3.06</b> Set back upper levels behind the front building façade?	No	Whilst the second storey is not setback from the main building façade the design has balconies/verandahs projecting forward from the building façade. The balconies/verandahs are substantial roofed structures giving the appearance that the upper storey is set back.
<b>3.07</b> 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	There are no such examples in the existing streetscape.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	Roofs are broken up to give the appearance of 4 individual dwellings with smaller roofs over common entries and private balconies.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	Roof pitches are similar to those in the streetscape.

<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes	The building is articulated and displays various material types with minimum painted render.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:		
<b>3.11</b> Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	It is proposed to provide generous planting in the front setback. Front fences are set back from front boundary to enable planting strip between the fence and footpath.
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Planting in front of front fence is proposed.
<b>Residential amenity</b>		
Does the site planning and design:		
<b>3.13</b> Clearly design open space in the front setback as either private or communal open space?	Yes	Spaces in front setback are designed to be private open spaces.
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	The design delineates public and private space by fences, planting and material changes.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes	All dwellings address the street.
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes	All front entries are accessed directly off the council footpath.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	N/A	There are no detached dwellings in the rear yard.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences consist of partial low brick walls and open steel palisade fences with planting. The design allows for street surveillance.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes	Proposed fence types and heights are consistent with fences in the existing streetscape.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mail boxes are orientated oblique to the street.
<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Garbage areas are not open to the street. Electrical switchboard is located in the rear yard.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:		
<b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?	No	The driveways are short and usually provided with planting to sides and rear.

<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	The proposed carport is set back from building alignment.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes	Driveway at western boundary is short. Driveway along the eastern boundary is relatively short, and both driveways have a planting strip both sides.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Common parking area minimises the number of parking areas being exposed to the street. Bulk of the parking spaces are located behind the buildings. Planting is proposed to sides and at the head of driveways.
<b>3.26</b> Use planting to soften driveway edges?	Yes	Planting proposed to sides & at the head of driveways.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	Number of driveways is minimised.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Proposed driveway are single carriage with.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	LAHC policy is not to provide gates for maintenance and security reasons.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	Development does not propose a basement.
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	N/A
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	N/A	N/A
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	There is no secondary street and no basement.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	N/A
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	N/A	N/A
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes	Battle-axe design of common parking minimises exposure to the street.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:		The proposal orients all the buildings to street front.
<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90	N/A	N/A

degrees to the existing pattern of development?		
<b>4.03</b> Set upper storeys back behind the side or rear building line?	Yes	All upper storeys are well within the required setbacks.
<b>4.04</b> Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	The design breaks-up the roof lines.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	No	The precinct has no such developments.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes	Number of windows to east and west aspects are minimised and offset where possible. Where not possible such windows have obscure glass and present no privacy issues.
<b>4.07</b> Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	To avoid unrelieved walls the building walls are articulated and change of materials are introduced.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:		The development has no existing buildings.
<b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?	N/A	
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil planting areas are provided in the south-west portion of the site, and along the northern (street) part of the site.
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	South-west part of the site has planting that can provide privacy and shading to the neighbours.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes	Local water-wise species are proposed.
<b>Residential amenity</b>		
Does the site planning and design:		
<b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	The proposal has good separation from the neighbouring buildings.
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Number of windows to east and west aspects are minimised and offset where possible. Where not possible such windows have obscure glass and present no privacy issues.
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	All private open spaces are located in the front of the site, no privacy impact on the neighbours.
<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private open spaces are well separated by the driveways on the subject site, plus the neighbouring driveways



		located along the east and west boundaries. There is no privacy impact on the neighbours.
<b>4.16</b> Design dwellings around internal courtyards?	No	Topography of the site does not permit a courtyard design.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes	All private open spaces have adequate screening.
<b>4.18</b> 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	Side setbacks have ample separation from the neighbouring dwellings. Planting & hard screens are proposed to screen and separate the private open spaces.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:		
<b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Planting is provided along the proposed driveways.
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Proposed driveways are located along the east and west boundaries, providing separation.
<b>5. Internal Site Amenity</b>		
<b>Built form</b>		
Does the site planning and design:		
<b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?	Yes	The design allows solar access to all dwellings and private open spaces.
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The building is articulated in plan and elevation with distinct main entries, giving the appearance of smaller individual dwellings along the streetscape.
<b>5.03</b> Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Driveways are located along the east & west boundaries having planted buffer zone & fencing.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	The design clearly defines curtilages for each dwelling using planting and fences.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Entries are well defined along the street frontage. Rear entries from the carpark are equally well defined by paths and planting.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes	There is a landscaped buffer between common open spaces and the dwellings.
<b>5.07</b> Provide a sense of address for each dwelling?	Yes	The dwellings with their entries are well defined.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes	All entries, front and rear look away from the dwellings.

Parking, garaging and vehicular circulation		
Does the site planning and design:		
<b>5.09</b> 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	Placing bedrooms overlooking the parking area was unavoidable. However private yards at ground level have planting and screening.
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes	Hard surfaces such as paths are kept short and are well flanked by planting. Communal parking is unavoidable, but is also provided with landscaped edges.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	No	There is some screening for ground level dwellings, but the outlook from first floor dwellings is unavoidable. LAHC client also requires surveillance of the carpark.
Reduce the dominance of areas for vehicular circulation and parking by:	Yes	Driveways are single width. Size of parking area is kept to a minimum.
<b>5.12</b> Considering single rather than double width driveways?		
<b>5.13</b> Use communal car courts rather than individual garages?	Yes	Although on dwelling has a carport all other parking is contained within a car court.
Reduce the dominance of areas for vehicular circulation and parking by considering:	Yes	Unit 10 has a single carport. No other garaging is provided.
<b>5.14</b> Single rather than double garages?		
<b>5.15</b> Communal car courts rather than individual garages?	Yes	Although on dwelling has a carport all other parking is contained within a car court.
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	Yes	Unit 10 has a single carport with the ability for tandem parking on the driveway.
<b>5.17</b> Providing some dwellings without any car parking for residents without cars?	Yes	The development ha 12 units but only 9 parking spaces.
Residential amenity		
Does the site planning and design:		
<b>5.18</b> 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	Pedestrian paths are well defined. Access to the carpark is separate but the carpark itself is shared space with sufficient room for a car & wheelchair.
<b>5.19</b> Provide pedestrian routes to all public and semi-public areas?	Yes	Pedestrian paths are provided.
<b>5.20</b> Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	The design clearly defines public and private spaces.
<b>5.21</b> 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	The design minimises blind spaces as much as possible. The common lobbies and approach paths will be well lit.

<b>5.22</b> Clearly define thresholds between public and private spaces?	Yes	Clearly defined.
<b>5.23</b> Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open spaces are accessed via living areas, are usually larger than the minimum requirement and are well landscaped.
<b>5.24</b> Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All private open spaces are oriented north.
<b>5.25</b> Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Ground floor dwellings all have two private open spaces.
<b>5.26</b> Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	All private open spaces are screened with a combination of planting and low fences, allowing for surveillance whilst preserving privacy.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes	Private open spaces at ground level have planting and hard surfaces.
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	No	No existing vegetation is located within the private open spaces.
<b>5.29</b> 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?	No	LAHC policy is for hard surface for maintenance reason.
<b>5.30</b> 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	Although there is a common area to the rear there is no requirement to furnish this with facilities. The development only has 12 dwellings.
<b>5.31</b> 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	Garbage areas are small in scale contained by low walls, and electrical main switch board is located in the rear yard and is well screened.

## LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
<b>Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.</b>	
<b>Principles</b>	<b>Design Response / Comment</b>
<b>WELLBEING</b> <b>The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants</b>	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The design endeavours to provide contained dwellings and their yards with good solar access to living areas and natural light to all bedrooms.
<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.	
<b>BELONGING</b> <b>The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing</b>	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The design has 3 main entries servicing 3 and in some cases 4 dwellings that enables interaction between the neighbours.
<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.	
<b>VALUE</b> <b>Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.</b>	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The design proposes low maintenance materials is of solid construction, minimising maintenance and is insulated with living areas having solar access, ensuring operational efficiency. Kitchens and bathrooms are designed for future adaptability where required.
<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.	
<b>COLLABORATION</b> <b>Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</b>	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	Through client's participation the design has considered and applied the lessons learned from previous projects.
<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 requirements of Schedule 4 of the Housing SEPP:

LAHC Dwelling Requirements		
<b>Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Dwelling Requirements</i> document.</b>		<div style="border: 1px solid #cc0000; width: 40px; height: 40px; margin: 0 auto;"></div>
<b>Universal Design Principles</b>  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:		
<b>Liveability rating</b>	<b>Silver standard – baseline</b>	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.
	<b>Gold standard – project specific</b>	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.
<b>Adaptable Dwellings</b>	<b>Gold standard – future adaptation</b>	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.
<b>Reference Dimensions (Minimum)</b>  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.

<b>NatHERS targets</b>	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.
<b>Healthy Home targets</b>	LAHC dwellings should provide long-term healthy homes for tenants. <b>Targets include:</b> low-allergy materials, adequate air flow to limit mould, waterproofing and damp reduction, natural outlook, noise attenuation.
<b>Acoustic targets</b>	Attenuate noise from: <b>exterior sources</b> (heavy traffic, trains), <b>interior transfer</b> (bed/bath partitions), <b>between multi-residential dwellings</b> (walls, ceilings/floors). Refer National Construction Code and Australian Building Codes Board (ABCB) Sound Transmission & Insulation in Buildings.
<b>Daylighting targets</b>	<b>Interiors:</b> 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. <b>For common areas:</b> 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).

<b>Passive design principles</b>	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.				
<b>Climate specific principles to achieve thermal comfort</b>	Adapt tactics for thermal comfort to specific climate zones to consider these principles:				
	<b>NSW climate zones:</b>	<b>2. Warm humid summer, mild winter</b>	<b>4. Hot dry summer cool winter</b>	<b>5. Warm temperate 6. Mild temperate</b>	<b>7. Cool temperate 8. Alpine</b>
	<b>Summer comfort:</b>	Natural ventilation high priority	Thermal mass and night purging	Ventilation, controlled shading	–
	<b>Winter comfort:</b>	–	Orientation for passive heating	Orientation for passive heating	Passive design, add supplementary heat
	<b>Natural ventilation:</b>	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
	<b>Insulation:</b>	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.

<b>Solar panels</b>	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.
<b>Utilities</b>	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.
<b>Waste management</b>	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.
<b>Water management</b>	<b>Stormwater retention:</b> where required by LEP allow for underground stormwater detention within the development. <b>Rainwater tanks:</b> Refer to development brief for direction and consider maintenance concerns. <b>Garden taps:</b> 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.



<b>Roof finishes</b>	Permitted roof falls range from 3-25 degrees and depend on dwelling type, local character and technical specification of the roofing material. <b>For pitched roofs:</b> 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). <b>For flat roofs:</b> 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.
<b>Exterior wall finishes</b>	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.

<b>Topography and ramps</b>	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.
<b>Entry</b>	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.
<b>Fences and boundaries</b>	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.
<b>Letterbox</b>	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.

<b>Planting strategy</b>	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.



<b>Parking</b>	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.
<b>Driveways</b>	Minimise the length of on-site driveways. Separate pedestrian access from the driveway.
<b>Open parking</b>	Integrate landscape design into on site open car parking. Where possible provide landscaped break(s) between parking spaces or rows.
<b>Carports, garages and under-ground carparks</b>	<b>For single dwellings and townhouses:</b> 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. <b>For apartments:</b> Underground carparking is dependent on cost and viability. Refer development brief for site specific requirements.
<b>Scooter parking</b>	Covered space for parking mobility scooters may be incorporated into balcony or entry areas of ground floor dwellings when feasible. Refer development brief.

  

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

  

<b>Private outdoor space</b>	For ground floor dwellings provide second maintenance access to private open space. Landscaping in private space should equal common garden areas unless otherwise specified.
<b>Balconies</b>	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.
<b>Clothesline</b>	Add individual clotheslines on balcony or in private outdoor space; common clotheslines not permitted.

  

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

  

<b>Interior finishes</b>	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.
<b>Interior floor finishes</b>	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.

  

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

  

<b>Water ratings</b>	BASIX: % savings as per region, WELS: 5 star (Tapware), 4 star (Toilet), 4 star (Showerhead).
<b>Bathrooms wet areas</b>	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.
<b>Laundry</b>	Add floor waste; allow space and taps for tenant to add front loaded washing machine and dryer.
<b>Kitchen wet area</b>	Ensure waterproofing is full height behind splashback.

  

<b>Joinery</b>	
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.	

<b>Kitchen benchtops</b>	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.
<b>Kitchen cupboards</b>	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.
<b>Bathroom</b>	Provide vanity units with leg support (no cantilevers). Provide bathroom storage in vanity or behind mirror.
<b>Laundry</b>	For concealed laundries, double swing doors are preferred to bi-fold doors.
<b>Wardrobes</b>	Built in wardrobes in all bedrooms: main bedroom (600 × 1800 mm), other bedrooms (600 × 1200 mm).
<b>General storage</b>	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 LAHC's Key Window Lock Policy.

<b>Doors and windows</b>	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.
<b>Window furnishings</b>	Allow for durable horizontal blinds on living and bedroom windows, and vertical blinds on glazed doors. Bathroom windows to provide appropriate levels of privacy.
<b>Locks and keys</b>	Use dead latches with key operation and release feature for external doors (including garage). Key all windows alike.

### Electrical and Utilities

Operational components of LAHC 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.

<b>Bells &amp; alarms</b>	Provide front entry door bell. All required smoke detectors to be hardwired.
<b>Light fittings and general power outlets</b>	<b>Light fittings:</b> 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. <b>General power outlets:</b> Provide 2 x double general-purpose outlets per room; ensure additional outlets in kitchen for all appliances. <b>All:</b> RCD for all circuits. Setout of all electrical to account for typical furniture layout.
<b>Phone, data, and TV</b>	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.
<b>Appliances</b>	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.
<b>Hot water</b>	Provide instantaneous gas or heat pump for hot water. Solar hot water is only permitted if it is grant-funded.
<b>Air conditioning (AC)</b>	<b>In cool temperate climate zones only:</b> Install flued gas or split system AC in living and bedrooms. <b>For all multi-residential:</b> Allow space, services and drainage for future AC installation as per brief.

### Strata Requirements

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



<b>Single dwellings</b>	No future strata – whole building operator
<b>Multi-residential</b>	Assume full strata – prepare all documents but confirm if lodgement is required. Refer to the development brief for project specific direction.
<b>Dual key apartments</b>	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.

<b>Wayfinding + signage</b>	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.
<b>Common security</b>	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.

<b>Vertical transportation</b>	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.
<b>Foyers + corridors</b>	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.
<b>Maintenance access</b>	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.

<b>Common Rooms</b>	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.

<b>Irrigation</b>	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).
<b>Seating</b>	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.
<b>Trees</b>	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.
<b>Community gardens</b>	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	
<b>Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.</b>	<input style="width: 40px; height: 20px; border: 1px solid red;" type="checkbox"/>
Design Principle	Design Response / Comment
<b>99. Neighbourhood amenity and streetscape</b>	
<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="margin-left: 20px;">(i) the location's current character, or</p> <p style="margin-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="margin-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="margin-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="margin-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="margin-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>In the absence of prescribed Future Character in the Parramatta Council's DCP the design has taken into consideration and applied major characteristics prescribed by Councils DCP. These include;</p> <ul style="list-style-type: none"> <li>that the dwellings street frontages are broken-up (articulated) into smaller segments with clearly defined entries with porches.</li> <li>That existing materials and colour pallet which include reddish mottled face brick and white painted gable ends and entry porches.</li> <li>That fences in the streetscape are of low brickwork with open palisade panels, or low mesh fences.</li> <li>That mature street trees are retained with smaller scale planting in the private yards.</li> </ul> <p>The proposal has adopted these principles in the development of the design.</p> <p>The proposed front building setbacks closely resemble those within the streetscape. Side setbacks are increased from the minimum required. Building height is below the maxim prescribed by the DCP and SEPP.</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>The design considers visual and acoustic privacy for the neighbours by minimising windows to east and west elevations, maintaining or in some cases increasing building setbacks. Screens are provided to front balconies to ensure privacy to the neighbours.</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>The design minimises the impact on neighbours access to daylight and ventilation by locating driveways at side boundaries, increasing the building setbacks. The design achieves 3 hours solar access to living areas and private open spaces for 100% of the dwellings.</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>The site is below the street. The design manages to capture the stormwater from 90% of the site and the remaining 10% is collected by the proposed absorption pits located in the south-west corner of the site. Stormwater is delivered to Jeffrey Avenue by creating an easement through the LAHC property at No 8 Jeffrey Avenue. An inground OSD and Rain Water Tanks are provided. RWT is used for watering gardens.</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>The design provides shared entries, a car court that is able to be supervised, placement of living areas towards the street for surveillance.</p>

(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and  (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
104 Accessibility	
Seniors housing should—  (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and  (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport and generally be in compliance with clause 93 of Housing SEPP
105 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Recycling bins will be provided for the development.  A compost area or compost bins can be provided in the common rear yard if desired.