

# 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	
<b>Project Address:</b>	97-99 Punchbowl Road, Belfield
<b>Project LGA:</b>	Strathfield Council
<b>Job Number:</b>	BGXU6

## 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	Seniors housing is prohibited within the R2 Low Density Residential zone under Strathfield Local Environmental Plan 2012.	Y
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	R2 Low Density Residential zone is listed within the prescribed zones.	
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	Maximum 8.42m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	8 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	[To be completed by LAHC] <a href="#">Refer to section 6 of REF</a>
(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)	[To be completed by LAHC] <a href="#">Refer to section 6 of REF</a>
(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	[To be completed by LAHC] <a href="#">Refer to section 6 of REF</a>
(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	Strathfield 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.	Additional storeys exceeding 2 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, as proposed development is 2 storey	-
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.	-
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	N/A, as land is zoned R2 Low Density Residential	-
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>FSR under Strathfield LEP 2012 is 0.5:1</p>	0.52 : 1	No change

108(d) for a development application made by a social housing provider—at least 35m <sup>2</sup> of landscaped area per dwelling,	35m <sup>2</sup> x 8 dwellings = 280m <sup>2</sup>	412m <sup>2</sup>	Yes
<del>108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,</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,	15% site area = 166m <sup>2</sup> , Minimum dimensions of 3m 65% at rear, if practicable = 107.9m <sup>2</sup>	Total = 304 m <sup>2</sup> Rear = 188 m <sup>2</sup>	Yes
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	2 hours – 100% (Living) 100% (POS)	Yes
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		On Ground Level -  Minimum 15 m <sup>2</sup> has been proposed per dwelling;  One area of 3m x 3m accessible from living area has been proposed.	Yes
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	On First Level –  1 bedroom: minimum 8m <sup>2</sup> with minimum 2m has been proposed;  2 bedroom: minimum 10m <sup>2</sup> with minimum 2m has been proposed.	Yes
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	Total of 4 car spaces have been proposed for 8 units	Yes
<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	
Clause	Compliance
<p><b>16 Consultation with public authorities other than councils</b></p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without consent unless the authority or person has—</p> <ul style="list-style-type: none"> <li>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</li> <li>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</li> </ul> <p>(2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <ul style="list-style-type: none"> <li>(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage,</li> <li>(b) development on land in Zone E1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone—the Office of Environment and Heritage,</li> <li>(c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014—the Department of Industry,</li> <li>(d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority,</li> <li>(e) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW,</li> <li>(f) development for the purposes of a health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service,</li> </ul> <p>Note—</p> <p>The Act defines bush fire prone land, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 10.3(2) of the Act.</p> <p>Note—</p> <p>When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service Planning for Bush Fire Protection 2019.</p>	<p>[LAHC to complete]</p>

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

(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,

Note—

The dark sky region is land within 200 kilometres of the Siding Spring Observatory.

(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,

Note—

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.

(i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.

(3) In this clause—

dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.

Note—

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.

**17 Exceptions**

(1) Clauses 13–16 do not apply with respect to development to the extent that—

(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

(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

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

- (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
- (d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or
- (e) the development comprises emergency works, or
- (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.

(2) In this clause—

approval means any licence, permission or any form of authorisation, other than development consent, under any other law.

consultation protocol means an arrangement that—

- (a) is about when and how the parties to the arrangement will consult one another about proposed development, and
- (b) is recorded in writing, and

(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.



## LAHC Required to CONSIDER the requirements of Schedule 4 of the Housing SEPP:

Schedule 4 Standards concerning accessibility and usability for hostels and independent living units		
Design Certification must be provided by the Architect that the project has considered the requirements of <i>Schedule 4 of the Housing SEPP</i> .		<input checked="" type="checkbox"/>
Clause / Required	Proposed	Complies (Y/N)
<b>1 Application of standards in this Part</b>  The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
<b>2 <u>Siting standards</u></b> (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10— (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note— For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Proposed Ground floor is fully accessible.  N/A  All usable communal open space and other common areas such as on ground carpark and pathways leading to Entry, bin enclosure, letter boxes etc. have wheelchair access as per 1428.1	Yes  N/A  Yes
<b>3 <u>Security</u></b> Pathway lighting— (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	General notation has been added. Further details to be provide at CC stage documentation.	Yes
<b>4 <u>Letterboxes</u></b> 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	Letter boxes have been proposed at main entry from Punchbowl Road on hard standing area and have wheelchair access and circulation by continuous path of travel complying with AS1428.1	Yes

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Clause / Required	Proposed	Complies (Y/N)
<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><b>9 Bathroom</b></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 bathrooms have been designed to comply with general requirements.</p> <p>Details to be documented at CC stage.</p>	Yes (Capable)
<p><b>10 Toilet</b></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>	Toilet has been provided for all units.	Yes
<p><b>11 Surface finishes</b></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>	<p>General notation has been added.</p> <p>Details to be documented at CC stage.</p>	Yes (Capable)
<p><b>12 Door hardware</b></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>	<p>General notation has been added.</p> <p>Details to be documented at CC stage.</p>	Yes (Capable)

Clause / Required	Proposed	Complies (Y/N)
<b>13 Ancillary items</b> Switches and power points must be provided in accordance with AS 4299.	General notation has been added. Details to be documented at CC stage.	Yes (Capable)
<b>14 Application of standards in this Part</b> 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.		N/A
<b>15 Living room and dining room</b> (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.	Circulation space of 2250mm has been achieved in each living space of the dwellings.  General notation has been added. Details to be documented at CC stage.	Yes   Yes (Capable)
<b>16 Kitchen</b> A kitchen in an independent living unit must have— (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299— (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets— (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	1550mm circulation has been provided  No doors are proposed in the kitchen. All kitchens are open planned attached to living/dining area.  Min of 800mm work surface next to the cooktop has been provided to each kitchen. Tap set, Cooktop and oven compliance will be detailed out during CC stage documentation  General notation has been added. Details to be documented at CC stage.  General notation has been added. Details to be documented at CC stage.	Yes  N/A  Yes (Capable)  Yes (Capable)  Yes (Capable)
<b>17 Access to kitchen, main bedroom, bathroom and toilet</b> In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Kitchen, main bedroom and bathrooms have been proposed on the same entry level within each unit.	Yes

Clause / Required	Proposed	Complies (Y/N)
<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>	Lift has been proposed with 1540x2070mm circulation space provided in front of the lift.	Yes
<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>Laundry forms as part of bathroom and has no separate door.</p> <p>Location of washing machine has been provided in each bathroom.</p> <p>Clear space has been provided.</p> <p>General notation has been added. Details to be documented at CC stage.</p> <p>Proposed design complies with this requirement.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes (Capable)</p> <p>Yes</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>	Provided as per requirement.	Yes
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Proposed garbage store area is at the rear of the side with accessible compliance footpath from building back entry.	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; padding: 2px; display: inline-block;">✓</div>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
<b>1. Responding to Context</b>		
<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	Developments within the Street within the close context to the proposed site are single or double storey residential dwellings and have frontage to the street.  Proposed two storey senior housing is consistent with the surrounding character with consistent setbacks from the street. Selected material Palette for the development blend well with the surrounding character of the area.
<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	Outcome of the analysis has been considered into the proposed development. Proposed development responds well with the surrounding by having generous setback at rear with landscaped area along the boundary. Privacy and overshadowing concerns have been considered while proposing the design. Proposed development does not impact the neighbouring lots.
<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	Proposed development's-built form and massing is consistent with the neighbouring character.
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Majority of proposed trees/planting are indigenous species and in line with Council's requirements.
<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	The Strathfield DCP setbacks have been considered for the proposed development. Front setback to 5.25m as per planner advice.
<b>Site analysis</b>		

Does the site analysis include: <b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Streetscape has been prepared to show the relationship of the development to the neighbouring buildings. Current streetscape has mixture of single and double storey dwellings. However, the area is undergoing transition as majority of new developments are double storey.
<b>1.07</b> Patterns of driveways and vehicular crossings	Yes	Development provides one central driveway to the rear on grade parking area. Separate driveway and footpath will contribute to reduced cross over on footpath increasing public safety.
<b>1.08</b> Existing vegetation and natural features on the site	Yes	Existing vegetations has been proposed to retain where possible. All neighbouring trees have been proposed to be retained.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes	Proposed development aligns with the building pattern. Primary open space for each dwelling is located on sides to increase the visual surveillance and to reduce any privacy conflicts.
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Proposed development does not create any overshadowing issues for the neighbouring lots. Privacy measures has been considered into the design, eg. Privacy screens or frosted windows etc. to minimise any impacts from the development.
<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	Proposed development has been sufficiently set backed and surrounded by generous landscape to eliminate the impact on the neighbouring lots.
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	Mixture of 1 and 2 bedroom units have been provided with mixture of standard and accessible parking facilities.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes	Building elevations are well articulated with mixture of forms and materials to provide variety in massing.
<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	
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	
<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?	Yes	100% of the dwellings and associated POS receives minimum 2-hour solar access at mid winter. Sufficient front setback and common open space with planting have provided to reduce noise sources from Punchbowl Road.
<b>Trees, landscaping and deep soil zones</b>		

Does the site planning and design: <b>2.07</b> Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	All existing street trees in front of the development have been retained. Significant trees within the site boundary have been proposed to be retained. Development has been proposed with plenty of trees within front setback area to soften the streetscape.
<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?	Yes	Trees at the rear of the site have been proposed to be retained and new green buffer with planting will be provided.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Significant trees in the rear have been proposed to be retained.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	No significant trees have been proposed to be removed.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Sufficient buffer has been provided between driveway and dwellings, capable of planting.
<b>2.12</b> Provide pedestrian paths?	Yes	Pedestrian paths have been provided directly from the street to the both entrances which are away from vehicular entries to ensure safety of residents.
<b>2.13</b> Reduce the width of driveways?	Yes	Driveway width has been kept at minimum as required by the Australian Standards.
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes	All ground floor dwellings have private open space which is excess to the minimum requirements. Upper floor units have been proposed with sufficient size balconies.
<b>2.15</b> Provide communal open space?	Yes	As per LAHC requirements, communal open space has been utilised for landscaping.
<b>2.16</b> Increase front, rear and/or side setbacks?	Yes	Proposed setback does not align with the DCP requirements. Front setback to 5.1m as per LAHC planner advice to provide buffer at the rear site. Front setback to the proposal property is greater than front setback to neighbouring properties.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Pedestrian/ driveway entries are buffered with landscape from any dwellings or courtyards.
<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  Yes	Proposed deep soil area at exceed the requirement.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil zones have been provided at the front capable of planting big trees.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Permeable surface has been proposed for driveway and carpark to retain trees at the rear site.



<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes	Below ground OSD tank has been incorporated into the design as per Council requirements.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	
<b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?		
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Considering ideal location and public safety, existing crossing on Punchbowl Road has been proposed to be removed and replaced by landscaping.
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design:	Yes	Proposed two storey senior housing is consistent with the surrounding character with consistent setbacks from the street. Selected material Palette for the development blend well with the surrounding character of the area. Driveway located at the rear site is buffered with landscape.
<b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)		
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes	Front setback to the proposal property is greater than front setback to neighbouring properties.
<b>Built form</b>		
Does the site planning and design:	Yes	Building massing has been broken up by main entry lobby and facades are well articulated with mixture of forms and materials to provide variety in massing.
<b>3.03</b> Break up the building massing and articulate building facades?		
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes	Regular break has been achieved via main entry between the dwellings.
<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	Variety of materials and colours have been used to articulate the building to respond to the surrounding. Different form and openings provided variety into the streetscape.
<b>3.06</b> Set back upper levels behind the front building façade?	No	Integrated design responds appropriately.
<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?	No	Second storey configuration matches adjacent properties.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	Proposed roof has been broken down in small segment with different roof pitch to improve bulk and scale of the development.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	Proposed roof pitch is sympathetic to surrounding developments within the street.

<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes	Proposed development does not have any uninterrupted façade.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:	Yes	New planting has been proposed within the front setback and front boundary.
<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?		
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Proposed front fencing allows the planting in front of it to reduce impact.
<b>Residential amenity</b>		
Does the site planning and design:	Yes	Front setback has been utilised for common open space with planting surrounded for privacy.
<b>3.13</b> Clearly design open space in the front setback as either private or communal open space?		
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Public and private open space is well defined by the fencing and landscape hedges.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes	
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes	All main pedestrian entries are directly off the street.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Rear units are accessible from pedestrian path separate from driveway and central lobby for safety and security.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Courtyard fences are mixture of solid and see through vertical slates to provide privacy and the same time visual surveillance.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes	Proposed front fences are mixture of face brick and see through vertical slates. Recessed fencing with dense shrub planting are proposed on the front and side boundaries to minimize any impact to the street character.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are proposed at perpendicular to the street footpath at accessible front entry to reduce visual clutter.
<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 storage areas are located at the end of driveway and behind the solid wall and surrounded by the landscape to reduce visual impact from the public domain.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	Driveway length is short and bounded by the landscape.
<b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?		

<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	No enclosed garages have been proposed within the development. Open carport are surrounded by landscaping to minimise the visibility from the street.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes	Driveway is short and not running to total length of the site.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Driveway vistas are terminated by vegetation and there are no directly parking space in front of it.
<b>3.26</b> Use planting to soften driveway edges?	Yes	Both sides of the driveway have been proposed with planting.
<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	The driveway is relatively short so single surface is appropriate.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	No	Only 4 car spaces are required and traffic can safely travel in either direction.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	No gates are proposed.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement is proposed.
<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	No basement is proposed.
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement is proposed.
<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	No basement is proposed. No secondary vehicular access.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement is proposed.
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	N/A	No basement is proposed.
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes	Landscaping have been proposed around the carparking and not visible from the street.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	Orientation to the primary street Punchbowl Road has been maintained.
<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Privacy measures have been considered throughout the design e.g. Privacy screens, frosted glasses, landscaping etc to minimise the overlooking concerns.

<b>4.03</b> Set upper storeys back behind the side or rear building line?	No	This is only a two storey development. The proposed development is set back further than the existing neighbouring properties.
<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	Proposed roof has been broken down in small segment with different roof pitch to improve bulk and scale of the development.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	No	
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes	Proposed window locations do not look directly into the neighbouring windows or openings.
<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	Façade treatment is proposed on all walls to break the continuity.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:	Yes	Careful planting is proposed to provide buffer between new development and existing dwellings (neighbours) on sides and rear.
<b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?		
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Proposed deep soil locations allow for the planting along the side to achieve privacy and shading.
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Proposed deep soil locations allow for the planting along the side to achieve privacy and shading.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes	Majority of proposed trees/planting are indigenous species and match with local character of the area and council requirements.
<b>Residential amenity</b>		
Does the site planning and design:	Yes	Proposed development does not block the sun access to their living or private open spaces.
<b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?		
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Privacy measures have been considered throughout the design e.g. Privacy screens, frosted glasses, landscaping etc to minimise the overlooking concerns.
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	No	All ground floor units have their private open space.
<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	All primary area of the private open space is kept away from the neighbouring properties by landscaping.
<b>4.16</b> Design dwellings around internal courtyards?	No	Each dwelling has external spaces that can be enjoyed.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes	All private open spaces have been proposed with fences to achieve 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 are utilised as part of private open space for the ground floor dwellings with screen planting to reduce any visual impact.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	Sufficient setbacks, common open space with landscaping and private courtyards with planting and fences have provided to reduce noise sources and visual impacts.
<b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?		
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Driveway and carparks at the rear site with landscaping have provided buffer between new and existing adjacent dwellings.
<b>5. Internal Site Amenity</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	All dwellings have living areas and private open spaces facing East, North and West to receive solar access.
<b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?		
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Variety of materials and colours, segmented roofs and fences have provided dwellings with identity.
<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	Sufficient landscaping has been provided.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscaping and fences have been provided to establish townhouse style developments.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Main entry is facing to the street and clearly visible.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes	Landscape buffer has been proposed between private open space/dwellings and common areas.
<b>5.07</b> Provide a sense of address for each dwelling?	Yes	Central entry to create break on the front façade could provide the sense of address to the development.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes	Dwelling entries does not look directly into other dwellings.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	Units with habitable rooms near carpark have been separated by landscape buffer to reduce the impact.
<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?		
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes	

5.11 Screen parking from views and outlooks from dwellings?	Yes	Landscape buffer is proposed throughout the development to provide screening between units and parking.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	No	Double width driveway has been proposed for ease of access. The driveway is relatively short.
5.13 Use communal car courts rather than individual garages?	Yes	Communal carpark is proposed for all dwellings.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	No Garages are proposed.
5.15 Communal car courts rather than individual garages?	Yes	Communal carpark has been proposed for all dwellings.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	
<b>Residential amenity</b>		
Does the site planning and design: 5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	Pedestrian and Vehicular entries are separated from each other.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Pedestrian and Vehicular entries are separated from each other.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	All spaces are clearly identifiable.
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	No concealed or dark spaces are proposed.
5.22 Clearly define thresholds between public and private spaces?	Yes	Fences, screening and landscaping have been provided to design public and private spaces.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open spaces are proposed as required an accessible directly from the main living areas.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All dwellings have private open spaces facing East, North and West to receive solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Majority of ground floor dwellings have been proposed private open spaces with soft landscaping.

<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	Proposed fences with mixture of face brick and see through vertical slates can provide privacy but casual surveillance.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes	Provided in the design.
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	Yes	Significant existing tree falls in common area.
<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	Sufficient deep soil/landscape areas have been proposed within common and private open spaces. No requirement for permeable surfaces for hard stand private open area.
<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?	Yes	Share space is provided with landscape areas and is easily accessible.
<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 collection area is located at the rear site and behind the solid wall with surrounded by the landscape to reduce visual impact to the street or open spaces.

## **LAHC 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.		<input checked="checked" type="checkbox"/>
Principles	Design Response / Comment	
<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	Yes	
<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	Yes	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	Yes	
<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	Yes	
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	Yes	
<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.	Yes	
<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.	Yes	
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	Yes	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	Yes	
<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.	Yes	
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	Yes	
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	Yes	

## LAHC Required to CONSIDER the requirements of Schedule 4 of the Housing SEPP:

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.		<div style="border: 1px solid red; width: 30px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">✓</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>  <b>Gold standard – project specific</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.  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).

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.

<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 prefabricated 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		
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.		<div>✓</div>
Design Principle	Design Response / Comment	
99. Neighbourhood amenity and streetscape		
Seniors housing should be designed to—		
(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and	Yes	
(b) recognise the desirable elements of—	Yes - Developments within the street within the close context to the proposed site are single or double storey residential dwellings and have frontage to the street. Proposed two storey senior housing is consistent with the surrounding character with consistent setbacks from the street.	
(i) the location’s current character, or	Yes	
(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	Yes – Proposed development’s built form and massing is consistent with the surrounding character with consistent setbacks from the street.	
(c) complement heritage conservation areas and heritage items in the area, and	Yes – Proposed front setback is greater than the front setback to neighbouring properties.	
(d) maintain reasonable neighbourhood amenity and appropriate residential character by—	Yes – Majority of proposed trees/planting are indigenous species and match with local character of the area and council requirements.	
(i) providing building setbacks to reduce bulk and overshadowing, and	Yes - Significant trees within the site boundary have been proposed to be retained.	
(ii) using building form and siting that relates to the site’s land form, and	N/A	
(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and		
(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and		
(e) set back the front building on the site generally in line with the existing building line, and		
(f) include plants reasonably similar to other plants in the street, and		
(g) retain, wherever reasonable, significant trees, and		
(h) prevent the construction of a building in a riparian zone.		

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>Yes - Privacy screens, frosted glasses and landscaping have been provided to minimum privacy concerns.</p> <p>Yes - Sufficient setbacks, common open space with planting and landscaping have provided to reduce noise sources.</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>Yes - 100% of the dwellings and associated POS receives minimum 2-hour direct solar access at mid winter without creating overshadowing issue for the neighbouring lots.</p> <p>Yes – Majority of the dwelling have living and dining areas facing north and west to receive solar access. Various forms of windows have been proposed to provide natural ventilation.</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>Yes – Driveway has been proposed with permeable materials with green buffer surrounded to minimise stormwater runoff.</p> <p>Yes – OSD tank has been proposed at the rear site.</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</p>	<p>Yes</p> <p>Yes</p> <p>Yes – Central lobby connecting all dwellings has been proposed.</p>

<p>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>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	
<b>104 Accessibility</b>	
<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>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 the Housing SEPP</p> <p>Yes – The distance to the bus stop from the development site is less than 400m.</p> <p>Yes – The pedestrian paths, separate from vehicular path, have been provided directly from the streets to both entrances and accessible to the carpark.</p>
<b>105 Waste management</b>	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	Yes