

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:	15-17 Cecily Street, Belfield Lot 18, in Deposited Plan 35173 (15 Cecily St) Lot 17 in Deposited Plan 35173 (17 Cecily St)
Project LGA:	Strathfield Council
Job Number:	BGXU4

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, <u>or</u>	Permissible within the zone	Prohibited within the R2 zone under Strathfield Local Environmental Plan 2012	Yes
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	Listed within the prescribed zone, and is therefore a permitted use.	
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	###	Yes
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	8 dwellings proposed	Yes
2) State Environmental Planning Policy (Infrastructure) 2007, clauses 16 and 17 apply to the development and, in the application of the clauses —			
(a) a reference in clause 16 to “this Policy” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the clauses to a public authority is taken to be a reference to the Land and Housing Corporation.	Refer to tables below	Refer to tables below	See separate table below
108C – Requirements for carrying out seniors housing			
Clause	Required	Proposed	Complies (Y/N)
(1) Before carrying out development to which this Division applies, the Land and Housing Corporation must -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	### 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 & Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below

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

LAHC Required to CONSIDER the following:

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

108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Considered in the context of any local control LEP is 0.5:1	The density and scale of the buildings when expressed as a floor space ratio is 0.43:1	Y
108(d) for a development application made by a social housing provider – at least 35m ² of landscaped area per dwelling,	35 x 8 = 280m ²	349m ² of landscape provided	Y
108(e) if paragraph (d) does not apply – at least 30% of the site area is landscaped,			
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 = 202 m ² 65% at rear = 131m ²	294m ² of deep soil provided 151.65m ² of deep soil provided at the rear	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 8 Units x 70% = 6	8 unit will receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces	Y
108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building – (i) at least 15m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor, Note – The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one – see Schedule 4, section 2		34 to 51m ² provided with a minimum dimension of 3m	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 ² , or (ii) for each dwelling containing 1 bedroom – an area of at least 6m ² ,	Note: LAHC dwelling requirements require 8m ² for 1 bedroom units	8 and 10m ² provided with a minimum dimension of 2m	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 $4 \times 1b \times 0.4 = 1.6$ $4 \times 2b \times 0.5 = 4$ = 4	4 car spaces provided	Y
108(k) if paragraph (j) does not apply — at least 0.5 parking spaces for each bedroom.			

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
16 Consultation with public authorities other than councils (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 — (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 (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. (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 — (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, (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, (c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014 — the Department of Industry, (d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998 — the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable waters — Transport for NSW,	

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

(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,

Note –

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.

Note –

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.

(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

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

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
- (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 type="checkbox"/>
Clause / Required	Proposed	Complies (Y/N)
<p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.</p>		
<p>2 <u>Siting standards</u></p> <p>(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.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10 —</p> <p>(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</p> <p>(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.</p> <p>Note —</p> <p>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.</p> <p>(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.</p>	100% of ground floor dwellings have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road	Y
<p>3 <u>Security</u></p> <p>Pathway lighting —</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	Pathway lighting to be designed and located to avoid glare and to provide minimum 10 lux at ground level to be specified at tender documentation	Y

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 to be lockable and located in central positions adjacent to street entry on a hard standing area and have wheelchair access and circulation by a continuous path of travel (as per AS 1428.1)</p>	Y
<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>2 Disabled car parking spaces have been provided that comply with AS2890.6.</p> <p>Both spaces can be increased to 3.8m.</p>	Y
<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 entries are accessible and comply with the requirements under clause 4.3.1 & 4.3.2 of AS 4299.</p>	Y
<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 have been designed to have a minimum clear opening that complies with AS 1428.1.</p> <p>All Internal corridors have been designing to a minimum unobstructed width of 1,000 millimetres</p> <p>All circulation spaces at approaches to internal doorways have been designed to comply with AS 1428.1.</p>	Y

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>Each ground and first floor unit have a bedroom of an area sufficient to comply with item (a-ii) and (b).</p> <p>Items (c), (d), (e) and (f) are to be specified to comply with each requirement at tender documentation.</p>	Y
<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>Each ground and first floor unit have a bathroom of an area sufficient to comply with item (b) and (c).</p> <p>Items (a), (d), and (e) are to be specified to comply with each requirement at tender documentation.</p>	Y

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>	<p>All ground and first floor units have a toilet that complies with the requirements for sanitary facilities of AS 4299 for a visitable toilet.</p>	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>	<p>Slip-resistant tiles and concrete to be specified at tender documentation.</p>	Y
<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>	<p>Door handles and hardware for all doors (including entry doors and other external doors) in accordance with AS 4299 to be specified at tender documentation.</p>	Y
<p>13 <u>Ancillary items</u></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	<p>Switches and power points to be provided in accordance with AS 4299To and specified at tender documentation.</p>	Y
<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>		
<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>All ground and first floor units have a living room that complies with the circulation space in accordance with clause 4.7.1 of AS 4299.</p> <p>Item (b) and illumination level to be specified to comply with each requirement at 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>All ground and first floor units have a kitchen that complies with the circulation space in accordance with clause 4.5.2 of AS 4299) and a width at door approaches complying with clause 7 under Schedule 3 of Seniors Living SEPP.</p> <p>Items (c), (d) and (e) to be detailed and specified to comply with each requirement at tender documentation</p>	Y
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	N/A	
<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>A lift complying with clause E3.6 of the Building Code of Australia has been provided in the design.</p>	Y

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>All ground floor and first floor units have a laundry area that has a circulation space at door approaches that complies with AS 1428.1.</p> <p>Each laundry has provision for the installation of an automatic washing machine and clothes dryer, a clear space in front of appliances of at least 1,300 millimetres, and slip-resistant floor tiles to be specified at tender documentation.</p> <p>An accessible path to a clothesline is provided in each ground floor dwelling private open space and for each first floor dwellings balcony.</p>	Y
<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>Each unit is provided with a linen storage in accordance with clause 4.11.5 of AS 4299</p>	Y
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>A Garbage area with a circulation space that complies with AS 1428.1. has been provided in an accessible area</p>	Y

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.		<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		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The character of surrounding developments along Cecily Street consists mostly of single storey brick cottages build by the Housing Commission of New South Wels approximately in 1956. There is a recent build single storey dwelling on the west side of Cecily St and a 2 storey apartment development on the east side build approximately 2009 The two storey buildings with recessed glazed common entry between blocks and mixed roof forms is intended to create a sense of separated dwellings compatible with the existing and future neighbourhood build form and character.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	A Block Analysis shows a development compatible with the surrounding buildings
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	The proposed development is consistent with the neighbourhoods existing and future built form by adequate breaking up of building massing with recessed glazed entry to common stairs and separated porticos type balconies to each unit facing the street. All units facing the street have an active frontage to public street with individual porticos to ground floor units and a balcony to the first floor unit.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The site is extensively landscaped including new trees to reinforce the residential character of the area and provide adequate privacy

1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	<p>Strathfield Council LEP & DCP have been reviewed regarding heights and setbacks.</p> <p>The proposed development responds by having a height and complying setback to the street frontages within Council's requirement and specific site conditions.</p>
Site analysis		
Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	<p>The proposed development retains the existing streetscape elements and the existing pattern of development by providing similar front and side setbacks and adequate breaking up of the building massing to be seen as two buildings from the street frontage</p>
1.07 Patterns of driveways and vehicular crossings	Yes	<p>The site analysis shows 2 existing driveways proposed to be demolished and replaced with 1 new vehicular crossings and driveways.</p>
1.08 Existing vegetation and natural features on the site	Yes	<p>An arborist assessment was undertaken that recommends retaining 1 large tree within the site and the removal of remaining trees considered of low to medium significance or exempt species according to the report</p>
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	<p>The design responds to the existing pattern by breaking up the building massing with recessed glazed entry between blocks and mixed roof forms intended to create a sense of separated dwellings and providing adequate setbacks to the street frontage, side and rear boundaries.</p>
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	<p>The orientation of the proposed building will have no adverse impact on privacy or overshadowing of existing adjacent dwellings by allowing generous side setbacks. All balconies are placed facing the street frontage or a rear common area.</p>
2. Site Planning and Design		
General		
Does the site planning and design? 2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	<p>The building is proposed along the street frontages of the site minimizing impacts on adjoining neighbours providing a generous internal common area.</p> <p>First Floor balconies are facing the street frontage, or the rear common area screened by a large tree with no impact on neighbours.</p>
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	<p>Mix of 1 and 2 bed dwellings (4 x 2 bed & 4 x 1 bed). 4 car spaces located in common area.</p>
2.03 Provide variety in massing and scale of build form within the development?	Yes	<p>Scale and built form are adequately resolved by breaking up the building massing and articulating building facades (the 2 storey sides of the building are</p>

		<p>separated by a recessed glazed common stair lobby and lower roofs)</p> <p>Front balconies and porches provide a domestic scale to the front facade.</p> <p>Roof line is designed as a series of small and mixed roofs to follow the scale of neighbourhood.</p>
Built form		
<p>Does the site planning and design:</p> <p>2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?</p>	Yes	6 of the 8 proposed units have a frontage to the street frontage.
<p>2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?</p>	Yes	All buildings are proposed along the street frontage of the site to limit impacts on adjoining neighbours.
<p>2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?</p>	Yes	All living areas, private open spaces and balconies are design to maximise solar access.
Trees, landscaping and deep soil zones		
<p>Does the site planning and design:</p> <p>2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?</p>	Yes	The development retains a large existing tree on the street and propose to replace another in poor condition.
<p>2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?</p>	Yes	An arborist assessment was undertaken that recommends retaining a large tree within the site and the removal of remaining trees considered of low to medium significance or exempt species according to the report. However, extensive planting is proposed to the front and rear of the site to minimise any impact on neighbouring properties
<p>2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?</p>	Yes	As above
<p>2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?</p>	Yes	In addition to the 1 large tree to be retained, the landscape proposes 5 new trees along the front setback and 2 new trees to the rear. Refer to landscape drawing.
<p>2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?</p>	Yes	A landscape strip of 1m is proposed between the common driveway and the north boundary on Cecily St.
<p>2.12 Provide pedestrian paths?</p>	Yes	Pedestrian pathways from the site boundary are provided to the common stair lobby and from the lobby to the common car park.

		In addition, each ground is also connected from each Private Open Space to the common pathways.
2.13 Reduce the width of driveways?	Yes	The common driveways width is reduced to a minimum of 3m.
2.14 Provide additional private open space above the minimum requirements?	Yes	All ground floor units have a private open space of 34m ² and over, that's well above the minimum requirement of 15m ² under Seniors Living SEPP
2.15 Provide communal open space?	Yes	A communal open space is proposed around the existing large tree to be retained at the rear.
2.16 Increase front, rear and/or side setbacks?	Yes	Front setback to Cecily Street and side and rear setbacks to neighbouring properties are within Council's requirement except for the side setback to the south side which is of only 3m.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Adequate landscaping is provided between car park, dwellings entries, pedestrian paths, driveways etc. Refer to landscape drawing.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Covered by clause 108(f) of Housing SEPP	
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	There is an average setback of 7.5m at each front of the site which has substantial landscaping consistent with surrounding properties
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Semi-pervious pavers are proposed near a large at the rear of the site to minimize any impact on the root system. The remaining paved areas are of concrete to meet long term maintenance and durability requirements
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	An on-site detention of 22.2m ³ to retain stormwater and 6000Lts of rainwater tank for re-use have been proposed (refer to hydraulic drawings) .
Parking, garaging and vehicular circulation		
Does the site planning and design: 2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?		A centralised car parking is located at the rear of the site with 3 and 1 space serviced by a single common driveway
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	No	The existing 2 crossings and driveways will be removed. A new single driveway is proposed along the north boundary.
3. Impacts on Streetscape		
General		

Does the site planning and design: 3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	The scale and built form are adequately resolved by breaking up the building massing and articulating building facades. Roof line is designed as a series of small roofs to follow the scale of neighbourhood.
3.02 Provide a front setback that relates to adjoining development?	Yes	The proposed front setback relates to the adjoining dwellings.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	The building facing the street is divided by a recessed glazed common stair lobby. The proposed combined porch and balconies add further to the articulation of the facade.
3.04 Allow breaks in rows of attached dwellings?	Yes	The building facing the street are split by a common glazed entry with a lower roof.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	The building uses a variation in materials, colours, openings, and heights to respond to the current local residential context of brick cottages
3.06 Set back upper levels behind the front building façade?	No	For buildability purpose the first floors are not set back behind the front building façade. However, the projection of balconies and entry awnings provides different setback planes.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	Not a practice in the neighbouring streetscape.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The scale and built form are adequately resolved by breaking up the building massing and articulating building facades. Roof line is designed as a series of small roofs in order to follow the scale of neighbourhood.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roof pitch is in keeping with new developments along the street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Front balconies with painted cement render, metal screens and pre-painted balustrades frames are used to provide contrast with areas of face brick.
Trees, landscaping and deep soil zones		
Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New trees and extensive planting are proposed along the front setback on Cecily Street.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	A 1m garden bed with planting is proposed in lieu of a front fence on Cecily Street.

Residential amenity		
Does the site planning and design:	Yes	The open space in the front setback is clearly defined as communal or private space with the use of planting and low fencing.
3.13 Clearly design open space in the front setback as either private or communal open space?		
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	All private front spaces of each dwelling are clearly defined and bounded by planting and low fencing. All rear private spaces are defined by fencing.
3.15 Design dwellings at the front of the site to address the street?	Yes	All ground floor dwellings at the front of the site address the street by having individual sliding doors facing the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	All ground floor units and common stair lobby facing the street have a combined entry directly from the street frontage
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Access to the rear unit is provided through the common lobby
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Up to 600mm high garden beds with planting and 900mm high picket fence along the Private Open Space will provide privacy where required, but also will allow for surveillance of the street.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	The front garden beds have been designed to complement and enhance the character of the area.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	All mailboxes are positioned obliquely to the street integrated to the front garden beds to reduce visual clutter and the perception of multiple dwellings.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	A common garbage storage area is located behind the buildings to the side of the common car parking adequately screened to minimise visual impact. Switchboard is to be located along the common driveway, behind the building line.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes	The driveway to the common car park runs along the northern boundary with a turn at the end towards the car park area at the rear. The paved surface is to be broken up by different finishes to minimize the 'gun barrel' effect.
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?		
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	No garages proposed
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	The driveway to the common car park runs along the northern boundary with a turn at the end towards the car park area at the rear.

3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Vista to the common driveway terminates in a landscaped area towards the boundary with trees and planting
3.26 Use planting to soften driveway edges?	Yes	A landscape strip of 1m is proposed between the common driveway and the north side boundary.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Yes	The main driveway is proposed to be broken up by different finishes.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The width of the proposed driveway is limited to 3 metres.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Providing gates at communal driveways is considered not practical
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement parking proposed
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement parking proposed
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement parking proposed
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement parking proposed
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement parking proposed
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement parking proposed
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	The main car parking located to the rear, behind the proposed new buildings
4. Impacts on Neighbours		
Built form		
Does the site planning and design:	Yes	All dwellings are oriented towards the street or to the rear to maintain the pattern of 'fronts' and 'backs' existing along the street.
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	All front dwellings are oriented towards the street. The dwellings to the rear are well setback from the rear boundaries to minimize privacy impacts.
4.03 Set upper storeys back behind the side or rear building line?	No	The upper storeys follow the building line of the lower level that has a setback of 3m to the side. Similar, to the rear with a large setback of 8.8m

4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	Roof line is designed as a series of smaller elements
4.05 Incorporate second stories within the roof space and provide dormer windows?	No	This is not in keeping with the existing building forms in the area.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Locations of windows and sliding doors are well setback from neighbouring properties.
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	Walls are kept to short length and articulated by a recessed front lobby and ether projecting or recessed side walls.
Trees, landscaping and deep soil zones		
Does the site planning and design: 4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	The proposed landscape provides adequate vegetation and mature planting to create a buffer towards neighbouring properties.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones are located to the rear of the site where they provide privacy and shade to adjacent dwellings.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Side and rear setback planting is used to provide privacy and shade for adjoining dwellings
4.11 Use species that are characteristic to the local area for new planting?	Yes	Species nominated in Landscape Plan are mostly compatible to the local area.
Residential amenity		
Does the site planning and design: 4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	The location of the proposed buildings along the street frontage with adequate setbacks to the side and rear boundaries to neighbouring properties ensures that the new development will have a minimal impact on sun access and ventilation to living areas and private open space of neighbouring properties. The above is demonstrated on attached shadow diagrams.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	The location of proposed living areas towards the street frontage and rear side with adequate setbacks to the side and rear boundaries to neighbouring properties ensures that dwelling do not directly overlook neighbours' private open space or look into existing dwellings.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Private open spaces are located at the front setback in the form of courtyards and balconies above.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private open space for each unit is well set back from neighbouring properties with landscape as a buffer for privacy.

4.16 Design dwellings around internal courtyards?	No	The front dwellings are facing the street with the rear dwellings design towards common internal rear area
4.17 Provide adequate screening for private open space areas?	Yes	The proposed landscape will provide adequate screening to all front private areas. The rear yards are all screened by landscape and 1600mm high slatted metal fences.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Side setbacks are large enough to provide usable private open space with screen planting along the boundary for privacy.
Parking, garaging and vehicular circulation		
Does the site planning and design: 4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	The common driveway has a 1meter wide landscaped strip to screen noise and reduce visual impacts towards the neighbouring property.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The common driveway is located along the side boundary as a buffer between the proposed development and existing adjacent dwellings.
5. Internal Site Amenity		
Built form		
Does the site planning and design: 5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	100% of living areas and 100% of private open space including balconies will have 3 hours of sunlight between 9am and 3pm (21 June)
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The identity of each dwelling is expressed through the choice of materials and colours, the articulation of the common entry, balconies, and roof form.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	N/A	Unit style development
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	Unit style development
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	The common entry is clearly defined as a recessed glazed hall with a lower roof.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Landscaping and garden beds are used to provide a buffer between communal areas and dwellings.
5.07 Provide a sense of address for each dwelling?	Yes	A sense of address is provided for each dwelling using front covered areas to ground floor units in the form of balconies.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Entry points to each dwelling do not look directly into other dwellings.

Parking, garaging and vehicular circulation		
Does the site planning and design: 5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	The majority of habitable rooms are located away from the common driveway and parking areas. Where they face these areas, they are screened by landscape or fencing
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Hard surfaces are limited to the common driveway and parking area.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Fencing and landscape provides screening to the common parking from views and outlooks from dwellings.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	There is only one proposed driveway reduced to a single width of 3m each.
5.13 Use communal car courts rather than individual garages?	Yes	A centralised car parking is located at the rear of the site with 4 spaces (2 for people with disability in accordance with AS 2890.6).
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/a	
5.15 Communal car courts rather than individual garages?	Yes	Refer to 5.13
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	Parking as required by the ARH SEPP for an accessible site (4 spaces for 8 dwellings).
Residential amenity		
Does the site planning and design: 5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	A separated pedestrian access from the vehicular access is proposed to all dwellings
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Access to public and semi-public areas is provided by a central pedestrian path
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Public and private entries are clearly defined to avoid ambiguous spaces.
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	All spaces have clear sight lines within the site avoiding blind or dark spaces around the building.

5.22 Clearly define thresholds between public and private spaces?	Yes	Landscaping and fencing clearly define the thresholds between 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	Private open space to ground floor units and balconies to first floor units are provided adjacent to each living area in accordance or above the requirements under ARH SEPP and LAHC Dwelling Requirements.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All private open space and principal balconies are oriented to the north-east or north-west to provide solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	All proposed units are of 1 and 2 bedrooms.
5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Private open spaces are defined by landscape, low fencing and slatted screening for privacy but also allows casual surveillance.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	All ground floor units have private open space areas that are both paved and planted.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	An Arboricultural Impact Assessment was undertaken that recommends the removal of existing trees and vegetation within the site and the retention of a large tree located towards the rear of the site.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	Yes	Private open space areas are of concrete to meet long term maintenance and durability requirements.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	A communal open space is proposed around an existing large tree to be retained at the rear.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	A small garbage storage area is located at the rear of the site next to the car park adequately screened to minimise visual impact. Switchboard is to be located along the common driveway, behind the building line.

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.	
Principles	Design Response / Comment
WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The proposed dwellings are being design with a good internal layout, good solar access, cross ventilation, open spaces, privacy and common surveillance that will contribute to a positive physical and mental health and safety, low running costs, flexible to adopt to future requirements and create a sense of pride and dignity that tenants may be proud to call their home.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The proposed development is consistent with the neighbourhoods existing and future built form by adequate breaking up of building massing with recessed glazed entry to common stairs and separated porticos type balconies to each unit facing the street. All units facing the street have an active frontage to public street with individual porticos to ground floor units and a balcony to the first floor unit
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The design incorporated quality materials within a low cost construction and maintenance by efficiencies in the design of a compact building with a maximum number of units By assessing the site conditions; the surrounding environment we determine how the building can be placed and designed to make best use of the site's assets while working within any constraints. Site conditions such as setbacks, orientation, neighbouring dwellings, easements, and view corridors are all considered. We believe it is essential to get elements of the sustainability and resilience right before focusing on the form of the building. We learned that steadfast dedication to providing the best possible design and innovation while promoting "Out of Maintenance" is the formula to create thoughtful homes that allow communities to thrive and support further engagement, connection, and community benefit.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
COLLABORATION	

Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	We have incorporated in the design our more than 30 years of designing housing projects. We learned that steadfast dedication to providing the best possible design and innovation while promoting "Out of Maintenance" is the formula to create thoughtful homes that allow communities to thrive and support further engagement, connection, and community benefit.
<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		
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 #003366; width: 40px; height: 40px; margin: 0 auto;"></div>
Universal Design Principles To support diverse tenants, LAHC aims for best practice in access and liveability to all new supply programs. The development brief defines the mix of liveable and adaptable dwellings (AS4299). Unless otherwise stated, apply the following:		
Liveability rating	Silver standard – baseline Gold standard – project specific	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.
Adaptable Dwellings	Gold standard – future adaptation	LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.
Reference Dimensions (Minimum) These dimensions and room combinations are a minimum. Projects should balance spatial efficiency with best practice for tenant comfort and flexible furniture layout. For boarding house projects refer to the ARH SEPP and consider that rooms will accommodate long term tenancies so should be sized above the minimum where possible		

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

Performance Targets

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

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

Passive Design Principles

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

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

Utilities + Operational Targets

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

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

Exterior Finishes

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

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

Site Access and Entry

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

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

Common Gardens

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

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

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

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

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

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

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

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

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

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

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

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

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

Electrical and Utilities

Operational components of 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.

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

Strata Requirements

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

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

Wayfinding + Security

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

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

Shared Circulation

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

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

Common Rooms

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

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

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

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

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

Part 5 - Division 6 – design principles for seniors housing	
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.	
Design Principle	Design Response / Comment
99. Neighbourhood amenity and streetscape	
<p>Seniors housing should be designed to—</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by—</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The design incorporates all the requirements of space and facilities typical for Seniors Housing within a building shape that do not necessary is different from other residential accommodation</p> <p>The proposed development is consistent with the neighbourhoods existing and future built form by adequate breaking up of building massing with recessed glazed entry to common stairs and separated porticos type balconies to each unit facing the street.</p> <p>Although the development is not in a heritage conservation area the proposed building incorporates element within the area of face brick, proportion of openings and roof forms.</p> <p>The proposed development retains the existing streetscape elements and the existing pattern of development by providing similar front and side setbacks and adequate breaking up of the building massing to be seen as two buildings from the street frontage</p> <p>An arborist assessment was undertaken that recommends retaining a large tree within the site and the removal of remaining trees considered of low to medium significance or exempt species according to the report. However, extensive planting is proposed to the front and rear of the site to minimise any impact on neighbouring properties</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>Windows and balconies have been allocated mainly to the front boundary and away from neighbouring properties</p> <p>Bedrooms are located where possible away from driveways, parking areas and paths.</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 proposed design provides adequate daylight to all units without adversely impact the amount of daylight in neighbouring buildings as demonstrated in Shadow diagrams</p> <p>All units have adequate cross ventilation and 100% of living areas and 100% of private open space including balconies will have 3 hours of sunlight between 9am and 3pm (21 June)</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 proposed stormwater design incorporates the runoff from adjoining properties. Pathways, paving and driveways have been designed to the minimum required dimension under access under AS1428.1</p> <p>On-site stormwater detention and re-use of rain water uses has been included in the design</p>
103 Crime prevention	
<p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p>	<p>The design incorporated principles relating to crime prevention by having direct access from the street to common lobby, open space in the front setback that is clearly defined as communal or private space with the use of planting and low fencing.</p> <p>Personal property security for residents and visitors is provided by a secure lobby and visual intercom system</p> <p>The site planning allows observation of the approaches to main entry from inside of each dwelling and general observation of public areas and street frontage</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	Entries are designed to allow residents to see through door peephole who approaches their dwellings in common lobby and by large sliding doors and windows who approaches their Private open Space
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.	The site is within 400m of public transport and generally 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.	The proposal incorporates the number of waste and recycling bins required by Council