

APPENDIX X – LOW RISE HOUSING DIVERSITY DESIGN GUIDE ASSESSMENT

Compliance with the relevant provisions of the Low Rise Housing Diversity Design Guide for Development Applications (Design Guide).

Part 2.4 Multi Dwelling Housing		
Objectives	Design Criteria / Requirement	Proposed / Compliance
2.4A Building Envelopes		
Summary Development Standard: <i>The maximum building height as specified in the LEP - 11metres</i>		Complies. 8.33metres
Objective 2.4A-1 <i>The building height is consistent with the desired scale and character of the street and locality and provides an acceptable impact on the amenity of adjoining properties.</i>	1. Where the LEP or DCP does not include a maximum building height, that height of buildings is: 8.5m.	N/A – Cumberland LEP 2021 specifies a maximum height of buildings for the site.
	2. The maximum number of storeys excluding basements is: 2	Complies. 2 storeys proposed.
	3. N/A	N/A
Objective 2.4A-2 <i>The development provides a setback from the front boundary or public space that:</i> <ul style="list-style-type: none"> • defines the street edge; • creates a clear threshold and transition from public to private space; • assists in achieving visual privacy to ground floor dwellings from the street; • contributes to the streetscape character and landscape; and • relates to the existing streetscape and setback pattern or the desired future streetscape pattern if different to the existing. 	4. Refer to the DCP for front setback or envelope controls.	Refer to Section 6.7.2 of the REF for details of DCP Controls.
	5. N/A	N/A
	6. Where the DCP does not contain front setback controls the following the setback to the primary road is 3.5m.	Complies – The Cumberland DCP contains front setback controls Refer to Section 6.7.2 of REF.
	7. N/A	N/A
	8. N/A	N/A
	9. N/A	N/A
Objective 2.4A-3 <i>The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings</i>	Where the DCP does not contain side setback controls the side setback is 1.5m. Development that is 10m behind the front building line and greater than 4.5m above ground level (existing) - $s = h - 3m$'s' is the minimum setback in metres 'h' is the height of the part of the building in metres.	The Cumberland DCP does not contain controls for side setbacks. The proposal complies with the 1.5m. In relation to development behind 10m of the front building line the proposal will not achieve the 5.22m control. However, it is considered that the proposal provides setbacks that are consistent with the objective and do reflect the character of emerging development in this location.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
Objective 2.4A-4 <i>The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.</i>	11. Refer to the DCP for rear boundary setbacks or envelope controls.	The Cumberland DCP does not provide a rear setback control.
	12. Where the DCP does not contain rear setback controls the rear setback is 6m.	Does not comply Proposed: 3m The development has been designed to enable the retention of a significant tree which is located towards the side, southern boundary. As a result of this, the development has been massed towards the northern boundary and towards the rear. To mitigate potential privacy impacts from the reduced rear setback, windows have been restricted to ground floor only for the west elevation of townhouse 06. The area along the west, rear boundary will be densely landscaped.
	13. N/A	N/A
2.4B Gross Floor Area / Floor Space Ratio		
Summary Development Standard: <i>The floor space ratio / gross floor area as specified in the LEP – 0.6:1</i>		Complies 0.44:1
Objective 2.4B-1 <i>To ensure that the bulk and scale is appropriate for the context, minimises impacts on surrounding properties and allows for articulation of the built form.</i>	14. N/A	N/A
2.4C Landscaped area		
Summary Development Standard: <i>The minimum landscaped area as specified in the LEP</i>		N/A. The Cumberland LEP 2021 does not specify minimum landscaped area requirements.
Objective 2.1C-1 <i>To provide adequate opportunities for the retention of existing and provision of new vegetation that:</i> - contributes to biodiversity; - enhances tree canopy; and - minimises urban runoff.	15. Where the LEP or DCP do not contain a minimum landscaped area the minimum landscaped area is: R3 Zoned land: 20%	Complies. The development proposes a landscaping area of 40%.
	16. The minimum dimension of any area included in the landscaped area calculation is 1.5m	Complies.
	17. At least 50% of the area of the lot forward of the building line must be landscaped.	Complies, approximately 50% landscaped area.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
Objective 2.4C-2 <i>Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.</i>	18. Landscape plan to include an ongoing maintenance plan.	Complies. Refer to Drawing L02 Rev 3 'Landscape Details, Specifications and Maintenance Plan' which includes a maintenance program (refer Appendix B).
	19. Minimum soil standards for plant sizes are provided in accordance with the Table in Guide.	Complies. Proposed tree plantings for the development are detailed on the submitted Landscape Plan, prepared by a suitably qualified Landscape Architect. Refer to Appendix B .
	20. If the DCP does not specify tree plantings of a particular size or species the following is to be provided: <ul style="list-style-type: none"> • Front: 1 tree with mature height of 5m if primary road setback is greater than 3m. • Rear: 1 tree with mature height of 8m. 	
Objective 2.4C-3 <i>Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.</i>	21. Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal).	Tree retention is as identified in the Arborist Report in Appendix J . Mature trees are retained at common boundaries.
	22. Existing landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.	A large mature tree (Tree 5) is proposed to be retained. T5 is located centrally within the site as there were no trees worthy of retention located in the rear setback area.
Objective 2.4C-4 <i>Landscape design contributes to a local sense of place and creates a micro climate.</i>	23. The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.	Complies. Refer to the Plant Schedule at Appendix B .
	24. The landscape plan indicates that at least 50% of the overall number of trees and shrubs are species native to the region.	Complies. A minimum 50% of the trees listed in the Plant Schedule are native species.
2.4D Local Character and Context		
Objective 2.4D-1 <i>The built form, articulation and scale relates to the local character of the area and the context.</i>	25. Provide a description in the Design Verification Statement on how the built form of the development contributes to the character of the local area, using the guidance in Section 3D Local Character and Context.	A Design Compliance Certificate relevant to housing developments proposed by LAHC has been provided (Appendix S) verifying compliance with relevant design requirements under clause 43(1)(d) and (f) of the Housing SEPP, confirming the development relates appropriately to the local character and context.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
2.4E Public domain interface		
Objective 2.4E-1 <i>Provide activation and passive surveillance to the public streets.</i>	26. The front door of each dwelling is directly visible from the street	Complies. Front doors are visible from the street for Units 1 and 2 and others are visible from the common driveway which has a direct line of sight to the street. The front door of the remaining units will be visible from the front boundary when looking down the driveway.
	27. Each dwelling has a habitable room that faces the street or public space.	Complies. Units 1 and 2 have habitable rooms that face the street.
Objective 2.4E-2 <i>Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets).</i>	28. Private courtyards within the front setback are only to be located within the articulation zones and / or behind the required front building line.	Does not comply Two townhouses face Gordon Avenue, Unit 1 and 2. The primary POS of Units 1 & 2 is located forward of the front building line. This location is preferred to the side setback areas to optimise solar access and minimise impacts on adjoining neighbours. Furthermore, the POS areas are set back behind a landscape buffer to provide privacy to the residents and landscape amenity to the street.
	29. Front fences: <ul style="list-style-type: none"> Are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal). Average height no greater than 1.2m. Have a consistent character with other front fences in the street. Are not to be constructed of solid metal panels or unfinished timber palings 	Does not comply Visually permeable angled slat metal fencing is proposed to the street boundary at a height of 1.5m, which is higher than the 1.2m required but is visually permeable. The proposed fencing is generally consistent with existing fencing along the streetscape on both sides of Gordon Avenue.
	30. High solid walls are only used to shield a dwelling from the noise of classified roads. The walls are to have a maximum height of 2.1m and be setback at least 1.5m from the property boundary. Landscape planting is to be provided between the wall and the boundary, with a mature height of at least 1.5m.	N/A. The site does not front a classified road.
	31. Retaining walls greater than 600mm within the front setback are to be	N/A. No retaining walls are proposed.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
	softened by planting for a minimum depth of 600mm on the low side of the retaining wall.	
Objective 2.4E-3 <i>The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment.</i>	32. N/A	N/A
2.4F Pedestrian and vehicle circulation		
Objective 2.4F-1 <i>Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway, and minimise impact on habitable spaces.</i>	33. Vehicle circulation and parking complies with AS2890.1.	Complies. Refer to Traffic Impact and Parking Assessment at Appendix N .
	34. Dwellings are to be connected by new internal streets and lanes which are overlooked by windows from habitable rooms and or private open space.	Complies. Each dwelling overlooks either public roads or internal driveway.
	35. N/A	N/A
	36. Where less than 20 car spaces are provided reduce carriageway width to 3.5m, with passing areas as required by AS 2890.1.	Complies. The driveway proposed is 5.5m to allow vehicle passing at the property boundary.
	37. Internal vehicle circulation must be: <ul style="list-style-type: none"> at least 1m setback from a fences; at least 1m setback from another dwelling; at least 2.5m setback from a window in a habitable room if the window exceeds 1m²; and the setbacks should contain plants to soften edges. 	Complies. One driveway proposed in a central position on site and with landscaped edges and setbacks to the proposed units.
	38. Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.	Complies. The rear dwelling is located at the end of the driveway, including a window an landscaped areas.
	39. Streets to be designed to accommodate appropriate service vehicles likely to access the site.	Complies. The driveway can accommodate light service vehicles that may visit the site for repairs and maintenance.
	40. Where on street parking is currently available in front of the development, the	Complies. The number of driveway crossings is being reduced from two to one.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
	proposed driveways are located so that at least one car space remains.	
	<p>41. Car parking not associated with a dwelling must be:</p> <ul style="list-style-type: none"> • setback from a fence is to be at least 1m • setback from another dwelling is to be at least 1m • setback from a habitable room window is to be at least 3m if the window exceeds 1m². • The setbacks should contain plants. 	<p>The parking spaces are not allocated to individual dwellings.</p> <p>The surface parking area is setback at least 1m from a fence and at least 1m from another dwelling. The parking space is located 2m from the bathroom window of townhouse 06 however this window does not exceed 1m², therefore consistent with clause 41.</p>
	42. N/A	N/A
Objective 2.4F-2 Provide safe, connected environment for pedestrians.	43. Provide safe shared spaces for vehicles, cyclists and pedestrians by including measures that reduce vehicle speeds such as changes in pavement texture at entries or key nodes, reduce demarcation between pedestrian and vehicle spaces.	<p>Appropriate shared access has been provided for the vehicles and pedestrians along the driveway.</p> <p>The small-scale nature of the site, driveway and parking areas will reduce speeds and the clear pedestrian access points will enable sufficient demarcation of areas.</p> <p>It is noted that the traffic impact assessment recommends the installation of "10km/hr SHARED ZONE" signs along the internal driveway. This has been included as identified requirement No. 63.</p>
	44. N/A	N/A
	45. Where pedestrian circulation is separated from vehicle circulation the paths are still to function like streets with pavement at least 1.5m wide, clearly identifiable dwelling entrances and clear lines of sight to create a legible and safe network.	N/A
	46. Roads and pedestrian spaces are to have lighting designed in accordance with A1158.3.1 that avoids light spill in to private spaces.	Appropriate lighting will be provided in accordance with AS for the communal driveway, parking, and open space areas.
Objective 2.4F-3 Visual and environmental impacts of car parking are minimised	47. N/A	N/A
	48. N/A	N/A
	49. N/A	N/A

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Objectives	Design Criteria / Requirement	Proposed / Compliance
	50. Where driveways are adjacent a tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.	Complies. The Arborist Report (Appendix J) identifies the critical root zone for trees to be retained and the Identified Requirements ensure that tree protection measures are utilised during construction.
2.4G Orientation, siting, and subdivision		
Summary Development Standard <i>Minimum lot size for carrying out multi dwelling housing(terraces) development</i>		Not applicable as the proposed is not for multi dwelling housing (terraces). Notwithstanding, the Cumberland LEP 2021 does not specify a minimum lot size for carrying out multi dwelling housing (terraces) development.
Objective 2.4G-1 <i>To ensure that the development site area will have sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area.</i>	51. The minimum lot size for carrying out multi dwelling housing is: <ul style="list-style-type: none"> the minimum dimensions for multi dwelling housing specified in a environmental planning instrument or DCP that applies to the land, or if an environmental planning instrument or DCP does not specify a minimum lot dimension - 600m² and width measured at the building line of 20m. 	Complies. Site area of 1599m ² and width measured at the building line of 31m.
Objective 2.4G-2 <i>The development responds to the streetscape and respect the privacy of adjoining single dwelling houses.</i>	52. Each dwelling is to have a frontage to an existing public street or new pedestrian or vehicle street or lane.	Partial compliance, Units 1 and 2 are oriented to the street, all other units are oriented to the internal driveway and communal open space. It should be noted that the proposal is not considered multi dwelling housing (terraces) so all dwellings would not be required to front the street.
	53. N/A	N/A
	54. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot or towards new internal streets.	Partial compliance. Units 1 and 2 are oriented to the street, all other units have primary orientation to the side boundary. The layout directly responds to the long linear shape of the site, however, respects the privacy of the adjoining residences by the provision of adequate setbacks and a landscape buffer.
Objective 2.4G 3 <i>Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.</i>	55. A window that is more than 3m from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21).	Complies. The View from Sun Diagrams (Appendix A) indicate the northern façade of the dwelling in 74 Gordon Avenue would maintain 3 hours of midwinter sunlight. It is however noted that the

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Objectives	Design Criteria / Requirement	Proposed / Compliance
	If the window currently receives less than 3hrs - direct sunlight is not reduced. Note: Direct sunlight is measured consistent with Design Criteria 63 and is only required to one window serving the living room.	northern side of the dwelling is currently generally shaded by existing dense vegetation.
	56. Where the location of the living room of an adjoining dwelling cannot be verified the proposed development is accommodated within a building envelope defined by a 35° plane springing from 3.6m above the boundary	N/A
Objective 2.4G-4 <i>The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimise the impacts of retaining walls.</i>	57. Unless a dwelling is over a basement, the ground floor is not more than 1.3m above ground level, and no more than 1m below ground level.	Complies. Maximum height above natural ground level is 843mm.
	58. Dwellings are located to step with the topography.	Complies. The site slopes toward Gordon Avenue and the development has been stepped to work with the slope.
Objective 2.4G-5 <i>Independent services and utilities are available to service each lot.</i>	59. All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.	Complies. The proposed development lots / units will all have access to these services and utilities.
Objective 2.4G-6 <i>To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.</i>	60. N/A	N/A
Objective 2.4G-7 <i>Provide adequate space between buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings.</i>	61. The minimum separation between two or more buildings containing dwelling on the same lot is 3m. Note: Greater separation may be required for privacy.	Complies. Townhouses 2-8 are all located within the one building form and Townhouse 1 is separate by more than 3m. Townhouses 2-8 are all oriented to maintain privacy.
	62. Provide a break of 3m between buildings more than 45m long.	N/A. No buildings are longer than 45m.
2.4H Solar and daylight access		
Objective 2.4H-1 <i>To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive</i>	63. The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between 9 am and 3pm on the winter solstice (June 21).	Complies. 87.5% units receive min. 3hrs between 9am – 3pm during winter.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
<i>solar heating in winter and provides a healthy indoor environment.</i>	Note: Direct sunlight is achieved when 1m ² of direct sunlight on the glass is achieved for at least 15 minutes. To satisfy 2 hours direct sunlight, 8 periods of 15 minutes will need to be achieved - however the periods do not need to be consecutive.	Complies. Units 2-8 comply and receive more than 3 hours to both open space and living areas. Unit 1 receives 1 hour to living area and 2.5 hours to private open space which complies.
Objective <i>To provide good access to daylight suited to the function of the room, minimise reliance on artificial lighting and improve amenity.</i>	64. Daylight may not be borrowed from other rooms, except where a room has a frontage to a classified road.	Complies. All rooms include windows and daylight.
	65. No part of a habitable room is to be more than 8m from a window.	Complies. No part of a habitable room is more than 8m from a window.
	66. No part of a kitchen work surface is to be more than 6m from a window or skylight.	Complies. All kitchen work surfaces are no more than 6m from a window.
	67. Courtyards are to be: <ul style="list-style-type: none"> • Be fully open to the sky; and • Have a minimum dimension of one third of the perimeter wall height, an area of 4m². 	Complies. Courtyards meet these dimensions and areas.
	68. A window is visible from 75% of the floor area of a habitable room.	Complies. All rooms have adequate windows and they are visible from at least 75% of the floor area.
2.4I Natural Ventilation		
Objective 2.4I-1 <i>All habitable rooms are naturally ventilated.</i>	69. All habitable rooms are naturally ventilated.	Complies. As noted above all habitable rooms have operable windows.
	70. Each dwelling is naturally cross ventilated.	Complies. Each dwelling has natural cross ventilation.
2.4O Visual privacy		
Objective 2.4O-1 <i>The separation of windows and terraces, decks and balconies within a site and to adjoining existing or future buildings provide a degree of visual privacy without the reliance on fixed screening.</i>	97. Orientate living room windows, primary private open space to the street or rear.	Does not comply Living and open space areas for townhouses 2 – 7 are oriented to the side boundaries. Appropriate setbacks and landscaping have been provided to maintain visual privacy.
	98. At least one window for each habitable room is provided without the need for a privacy screen.	Complies. Separation distances and landscaping are provided so windows to habitable rooms do not require the provision of a privacy screen.

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Objectives	Design Criteria / Requirement	Proposed / Compliance												
	<p>99. A privacy screen is required when:</p> <table><tr><th>Distance from Boundary</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><3m</td><td>1 - 3m</td></tr><tr><td><6m</td><td>>3m</td></tr></table> <table><tr><th>Distance from Windows in Dwelling on Same Lot</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><6m</td><td>1 - 3m</td></tr><tr><td><12m</td><td>>3m</td></tr></table> <p>Note: This does not apply to bedroom windows that have an area less than 2m² or windows that have a frontage to a road or public open space.</p>	Distance from Boundary	Finished Floor Level Above Ground Level (Existing)	<3m	1 - 3m	<6m	>3m	Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)	<6m	1 - 3m	<12m	>3m	Complies. Separation distances and window placements do not require the provision of privacy screens.
	Distance from Boundary	Finished Floor Level Above Ground Level (Existing)												
<3m	1 - 3m													
<6m	>3m													
Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)													
<6m	1 - 3m													
<12m	>3m													
	<p>100. A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary</p> <table><tr><th>Distance from Boundary</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><3m</td><td>1 - 3m</td></tr><tr><td><6m</td><td>>3m</td></tr></table> <table><tr><th>Distance from Windows in Dwelling on Same Lot</th><th>Finished Floor Level Above Ground Level (Existing)</th></tr><tr><td><6m</td><td>1 - 2m</td></tr><tr><td><12m</td><td>>2m</td></tr></table> <p>Note: This does not apply to a terrace, deck, balcony or patio that has an area less than 3m² or has a frontage to a road or public open space.</p>	Distance from Boundary	Finished Floor Level Above Ground Level (Existing)	<3m	1 - 3m	<6m	>3m	Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)	<6m	1 - 2m	<12m	>2m	<p>Complies. The patio and private open space areas for townhouses 2 – 8 are oriented towards the side, northern boundary.</p> <p>The maximum height above NGL from the raised patios is 672mm (townhouse 6). Given this is less than the action criteria specified under clause 100, being 1m above NGL, no privacy screening is required.</p> <p>However, to ensure potential privacy impacts are minimised a 2.4m high fence is proposed along the side, northern boundary. Hedge planting along this boundary will assist in softening the height of the fence.</p>
Distance from Boundary	Finished Floor Level Above Ground Level (Existing)													
<3m	1 - 3m													
<6m	>3m													
Distance from Windows in Dwelling on Same Lot	Finished Floor Level Above Ground Level (Existing)													
<6m	1 - 2m													
<12m	>2m													
Objective 2.40-2 Site and building design elements increase privacy without compromising access to light and air and	101. Where privacy screens are provided to windows, they must not cover part of the window required to meet the	N/A. Privacy screens to windows are not required or proposed.												

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Objectives	Design Criteria / Requirement	Proposed / Compliance
<i>balance outlook and views from habitable rooms and private open space.</i>	minimum daylight or solar access requirements or restrict ventilation.	
2.4P Acoustic privacy		
Objective 2.4P-1 <i>Noise transfer is minimised through the siting of buildings and building layout.</i>	102. Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the <i>Protection of the Environment Operations Act 1997</i> either within or at the boundaries of any property at any time of the day.	Capable of compliance. Further details provided at detailed design stage. Refer Appendix V for Acoustic Report.
2.4Q Noise and Pollution		
Objective 2.4Q-1 <i>Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.</i>	103. Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion.	N/A – The site is not within the 20 ANEF contour.
	104. N/A	N/A
2.4R Architectural form and roof design		
Objective 2.4R-1 <i>The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.</i>	105. Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and responds and provides a cohesive design response.	The development is required to be designed in accordance with the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> (SLUDG) pursuant to section 43(1)(d) of the Housing SEPP. An assessment against the design requirements contained in SLUDG is provided under Appendix R and the design compliance certificate provided under Appendix S verifies design compliance.
Objective 2.4R-2 <i>The roof treatments are integrated into the building design and positively respond to the street</i>	106. The roof design is integrated harmoniously with the overall building form.	Complies. The roof design articulates each dwelling and roof planes generally pitch away from boundaries so as to reduce the appearance of bulk and scale.
	107. Skylights and ventilation systems are integrated into the roof design.	N/A. No skylights are proposed as all dwellings have dual orientation with natural ventilation and adequate solar access.
2.4S Visual appearance and articulation		
Objective 2.4S-1 <i>To promote well designed buildings of high architectural quality that contribute to the local character.</i>	108. Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area.	The development is required to be designed in accordance with the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> (SLUDG) pursuant to section 43(1)(d) of the Housing SEPP.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
		An assessment against the design requirements contained in SLUDG is provided under Appendix R and the design compliance certificate provided under Appendix S verifies design compliance.
	<p>109. The development may have a primary road articulation zone that extends up to 1.5m forward of the minimum required setback from the primary road.</p> <p>The following elements can be located in the articulation zone:</p> <ul style="list-style-type: none"> • An entry feature or portico. • A balcony, deck, pergola, terrace or verandah. • A window box treatment. • A bay window or similar feature. • An awning or other feature over a window. • A sun shading feature. • An eave. 	Complies. Appropriate articulation elements have been provided to the Gordon Street elevation (Refer to Appendix A). These elements include an entry feature and porch, balcony, sunshade features and change in material types.
2.4V Water management and conservation		
<p>Objective 2.4V-1</p> <p><i>Urban stormwater is treated on site before being discharged to receiving waters.</i></p>	<p>121. A stormwater system must:</p> <ul style="list-style-type: none"> • Comply with requirements in the DCP that applies to the land. • Be approved (if required) under s.68 of the <i>Local Government Act 1993</i>. 	<p>Council staff were provided with a set of the stormwater plans during notification of the project. Initial matters raised by council regarding the proposed stormwater design have been resolved and updated stormwater plans have been provided under Appendix C.</p> <p>Section 69 of the <i>Local Government Act 1993</i> (Act) exempts LAHC, a Crown authority, from the requirements of Section 68 of the Act.</p>
<p>Objective 2.1V-2</p> <p><i>Flood management systems are integrated into site design.</i></p>	122. Detention tanks are located under paved areas, driveways or in basements.	Complies. OSD and rainwater tanks are located under the proposed driveway.
2.4W Waste Management		
<p>Objective 2.4W-1</p> <p><i>Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste.</i></p>	123. Provide storage space for the type and number of bins designated in council's waste policy.	Complies. Refer to WMP at Appendix O . Each townhouse has individual bin storage areas.
	124. Where waste storage is provided in a communal area, access to this waste area	N/A. All townhouses have their own waste storage areas.

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Objectives	Design Criteria / Requirement	Proposed / Compliance
	is to be provided for all residents without crossing a private lot.	
	125. N/A	N/A
	126. N/A	N/A
	127. On-site waste vehicle access is not required where there are less than 20 dwellings or the development is Torrens title subdivided.	Noted. No on-site waste vehicle access is required as the development contains 8 dwellings.
	128. Where vehicle access is not provided to the site, any communal on-site collection point is to be less than 10m from the street boundary, have a gradient less than 1:20, not require access through a security gate and have a path connecting to the street.	N/A. No communal on-site collection point is proposed. Bins will be collected from the kerbside.
	129. N/A	N/A
Objective 2.4W-2 <i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</i>	130. Storage areas for rubbish and recycling bins are to be provided: <ul style="list-style-type: none"> • Within garages; • In screened enclosure that is part of the overall building design; or • In the basement car park. 	Complies. Each townhouse has its own screened storage area for waste bins as shown on the plans in Appendix A .
	131. Communal waste areas are to be located at least 3m from any bedroom of living room window	N/A. No communal waste area is proposed, and waste receptacles have been allocated in storage areas for each individual townhouse.
2.4X Universal design		
Objective 2.4X-1 <i>Universal design features are included in dwelling design to promote flexible housing for all community members.</i>	132. All dwellings are to include Silver Level Housing Design Guidelines universal design features.	Complies. One unit (Unit 8) is adaptable, and all other units are Silver Level.
2.4Y Communal areas and open space		
Objective 2.4Y-1 <i>Adequate area for communal open space is provided that enhances residential amenity.</i>	133. N/A	N/A
	134. The active communal open space is at least 3m from a habitable room of a dwelling on the lot.	Complies. The active part of the central communal open space is greater than 3m from a habitable room.

Part 2.4 Multi Dwelling Housing

Objectives	Design Criteria / Requirement	Proposed / Compliance
	135. The active communal open space is to receive at least 2hrs of direct sunlight between 9am and 3pm at the winter solstice (June 21) to 50% of the required area.	Complies. The View from Sun Diagrams in Appendix A indicate the communal open space will receive more than 2 hours of midwinter sunlight, shaded in part by an existing tree.
Objective 2.4Y-2 <i>Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents.</i>	136. Communal areas and open space are visible from habitable rooms and private open space while maintaining visual privacy.	Complies. The communal areas and open space will be visible from a number of kitchen and living areas in the proposal, and also visible from the driveway and car park. All windows facing directly only common areas and open space will be screened by landscaping.
	137. Where communal open space is provided, it has a direct connection to the internal street along the longest edge.	N/A. There is no internal street.
	138. N/A	N/A
Objective 2.4Y-3 <i>Common circulation spaces achieve good amenity with access to daylight and ventilation.</i>	139. Daylight and natural ventilation is provided to all common circulation above ground.	N/A. There are no enclosed common circulation areas in this development.
	140. Provide lighting to common spaces.	Noted. Appropriate lighting to relevant Australian Standards will be provided as required to car parking and communal area.