

Seniors Living Policy: Urban design guidelines for infill development - Checklist

Checklist of design principles and better practices

Guide notes:

This checklist is to be used for:

- all Part 5 applications, excluding group homes and boarding houses
- Part 4 applications, where required by the Housing SEPP.

It has been prepared to ensure that the Seniors Living Policy: Urban Design Guidelines for Infill Development are taken into account as required by the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The checklist must be completed and the declaration at the end of the checklist signed by the consultant architect.

The checklist should be completed in conjunction with a review of the guideline document to ensure that a thorough understanding of the design issues, principles and better practices is achieved.

Please provide the appropriate response in the 'Addressed in Design' column. A written design response is required where the response is 'Yes' in relation to that design principle / better practice. A written comment justifying departure from the design principle / better practice is required where the response is 'No' or 'NA'.

PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	Lots 36, 37, 38, 39 / DP 35989
Street Address	67- 69 Pioneer Road and 28-30 Bramsen Street
Suburb / Postcode	Bellambi 2518

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Seniors housing	<input type="checkbox"/>
Dual occupancy	<input type="checkbox"/>	Demolition	<input type="checkbox"/>
Multi dwelling housing (villas/townhouses)	<input type="checkbox"/>	Tree removal	<input type="checkbox"/>
Multi dwelling housing (terraces)	<input type="checkbox"/>	Subdivision – Torrens title	<input type="checkbox"/>

Residential flat building	<input checked="" type="checkbox"/>	Subdivision – Strata title / Community title [Delete whichever is not applicable]	<input type="checkbox"/>
Manor houses	<input type="checkbox"/>		

Activity Description (please provide summary description):

- Demolition of existing site structures
- Construction of a two-storey residential flat building on behalf of LAHC comprising 18 units, specifically 8 x 1 bedroom units and 10 x 2 bedroom units
- Removal of 14 trees
- At grade parking accommodating 16 spaces
- Associated landscaping and civil works

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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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? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	All dwelling have a street address. The development is limited to 2 storeys and a maximum height of approximately 7.6m.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)	Yes	The proposed development continues the pattern set up by much of the existing surrounding development, with all dwellings having a street entry and a street address.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)	Yes	The built form is consistent with the existing and future built character of its surroundings, with an emphasis on hipped and monopitch roofs and articulated building massing. All dwellings have a street frontage, with shared entries directly off the street in line with other recent development in the area.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Plant species are generally endemic to the locality and are commonly found in the neighbourhood. They include Narrow Leafed Paperbark, Illawarra Flame Trees and Bangalow Palms. Examples of each of these species currently exist on site, and are augmented with additional planting of the same species.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The requirements of Council's LEP and DCP have been addressed in the design – e.g. building height, FSR, setbacks, and existing and future character.
Site analysis		
Does the site analysis include:		
1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	No	The existing pattern of development as perceived from the street is not specifically identified in the site analysis, however it has informed the design, with each unit having a street address, and articulated to read as an individual unit.
1.07 Patterns of driveways and vehicular crossings	Yes	Kerb crossings are identified on the site analysis. Four existing kerb crossings on the site are replaced with one new vehicular crossing.
1.08 Existing vegetation and natural features on the site	Yes	~
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	~
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	~

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2. Site Planning and Design		
General		
Does the site planning and design:		
2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	<p>With an arrangement of dwellings around the perimeter of the site, on the two street frontages, the site planning optimises internal amenity, including:</p> <ul style="list-style-type: none"> • solar access • cross ventilation • views to the street and surrounds, balanced by more private views to the Communal Open Space at the rear of the site. <p>The new dwellings do not overlook or overshadow neighbours and do not affect their existing views.</p>
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	<p>The proposed development has a combination of dwelling sizes, with 8 x 1-bed units and 10 x 2-bed units. There are 16 car parking spaces to serve 18 units.</p>
2.03 Provide variety in massing and scale of build form within the development?	Yes	<p>Variety in massing and scale of the proposed development is provided by the articulation of wall planes and roof forms, and variation in materials and opening sizes.</p>
Built form		
Does the site planning and design:		
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	<p>All dwellings have a street frontage, and are located on or close to the minimum setback.</p>
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	N/A	<p>There are no dwelling located towards the rear of the site.</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?	Yes	<p>Dwellings are orientated to take advantage of either northern or east-west aspects. Private open spaces located at the rear of the dwellings will be protected from traffic noise by the built form.</p>

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
Trees, landscaping and deep soil zones		
Does the site planning and design:		
2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	Two Paperbarks and one Bangalow Palm located in the street frontage are retained, and augmented with additional planting of the same species.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	The largest deep soil zone is located at the rear of the site, in the north-eastern corner. Proposed larger trees are located in this zone, and the adjacent carpark, to provide shade, outlook and screening from neighbours.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	An existing Illawarra Flame Tree is retained, and influenced the driveway configuration and choice of permeable paving material.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Proposed trees are semi-mature, and are scheduled with a pot size of either 100L or 200L.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	The landscape bed between the driveway and boundary is widened to retain the existing Illawarra Flame Tree, and to provide the opportunity for screen planting. Screen planting is also provided between the driveway and building.
2.12 Provide pedestrian paths?	Yes	A network of pedestrian paths provides access linking the street, foyers, carpark and Communal Open Space.
2.13 Reduce the width of driveways?	Yes	The driveway is narrowed to one car width for part of its length.
2.14 Provide additional private open space above the minimum requirements?	Yes	Front gardens provide additional Private Open Space, substantially above the minimum requirements.
2.15 Provide communal open space?	Yes	Communal Open Space is provided at the rear of the site, in the north-eastern corner.
2.16 Increase front, rear and/or side setbacks?	Yes	The front setback is increased in part to enable articulation to street elevations.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	~
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?	No	The combined area of the deep soil zone at the rear of the site is 201 m ² (7.5%). Most of the deep soil zone is located at the front of the site.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	The front gardens are primarily made up of deep soil zones, replicating the existing pattern within the neighbourhood.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	The driveway paving is permeable for most of its length.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	Rainwater will be collected in a combined OSD / rainwater tank, and reused for irrigation.

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?	Yes	The proposal is designed around a centralised carparking court, accessed by a single driveway.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	No	Site constraints did not allow for the reuse of any of the existing driveway crossings.

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	<p>The proposal is consistent with the streetscape patterns, e.g:</p> <ul style="list-style-type: none"> Buildings are sited with similar front setbacks to those within the existing neighbourhood, and all dwelling have a street address. Proposed building heights are within building height controls, and are limited to two-storeys as per surrounding developments The number and spacing of pedestrian entries is similar to that of surrounding development.
3.02 Provide a front setback that relates to adjoining development?	Yes	See Item 3.01

Built form

Does the site planning and design:

3.03 Break up the building massing and articulate building facades?	Yes	Building massing, including facades and roof forms, is modulated to allow separate dwellings to be read individually, therefore tying in with existing street patterns.
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Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.04 Allow breaks in rows of attached dwellings?	No	Site constraints did not allow physical breaks between dwellings, however the articulation of the shared foyers provides visual separation between dwellings.
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 design employs a variety of building materials (face brick, painted weatherboard) and openings (smaller “punched” opening; larger, recessed openings from living areas to balconies) to respond to the existing and future character.
3.06 Set back upper levels behind the front building façade?	No	As the development is only two storeys in height it was not considered essential that the upper level was setback behind the front facade, however the street elevations are articulated in response their context as described above.
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	Second storeys within the roof space are not common practice in the streetscape.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The roof is broken down into smaller hipped and monopitch roof elements to reduce the apparent bulk and visual impact, tie in with existing adjacent development, and assist in the legibility of individual dwellings.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roofscape is a mix of hipped and monopitch roof elements. The pitch of the hipped roofs matches that of the existing single dwellings in the neighbouring street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	The facade is articulated as described above, and there is no painted render in the proposal.

Trees, landscaping and deep soil zones

Does the site planning and design:

3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	Although some have been retained, some existing trees have been removed in the front setback, but have been replaced with new planting.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	On the corner of Pioneer Road and Bramsen Street the front fence has been setback from the boundary, with mass planting located in front of it to reduce its visual impact.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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Residential amenity

Does the site planning and design:

3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	Open space in the front setback is Private Open Space, with the exception of entry paths, letterboxes and garbage / recycling bays.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Public and private space is defined by paving, fences and screen planting.
3.15 Design dwellings at the front of the site to address the street?	Yes	All dwellings have a shared street entrance and a street address, with living areas and / or Private Open Space overlooking and activating the street frontage.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	All dwellings have a street entrance leading to a common foyer, shared with 3 or 4 other dwellings.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	N/A	There are no dwelling located at the rear of the site. All dwellings have a street address.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences are 1200mm high. Screen planting is proposed between Private Open Spaces to provide privacy, whereas planting on the street boundary is lower.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Front fences take the form of a picket fence on a brick base, with brick bin and letterbox enclosures acting as gateposts defining shared entries. This design approach is consistent with fences in the neighbourhood.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	No	Mailboxes are located in clusters, and orientated directly to the street, however there are only 4-5 mailboxes per cluster.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Garbage areas are screened by 1200mm high brick walls, and the front gate. The main switchboard is located towards the rear of the site, and is not visible from the street.

Parking, garaging and vehicular circulation

Does the site planning and design:

3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	The driveway narrows to a single lane width, with planting screening the point further into the site where it widens again to a double lane width.
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Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	~
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	The driveway does not run the full length of the site.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	The view along the driveway and into the site is terminated by planting. Carparking spaces are screened by the building.
3.26 Use planting to soften driveway edges?	Yes	There are planter beds on both sides of the driveway
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes	The driveway is surfaced with permeable paving between the threshold at the street and the carpark proper.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway narrows to a single lane carriage for part of its length.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Gates at driveway entry have not been provided.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	~
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	~
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	~
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	~
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	~
3.35 Return façade material into the visible area of the basement car park entry?	N/A	~
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Parking is screened from the street by the new building.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4. Impacts on Neighbours		
Built form		
Does the site planning and design:		
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	All dwellings have a "front" facing the street, and in most cases have as "back" facing the rear of the site.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	N/A	Dwelling are oriented parallel to the existing pattern of development.
4.03 Set upper storeys back behind the side or rear building line?	No	As the development is only two storeys in height it was not considered essential that the upper was setback behind the side or rear building line. Setback from the side and rear boundaries minimises impacts on neighbouring dwellings.
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	The roof is broken down into smaller hipped and monopitch roof elements to reduce the apparent bulk and visual impact, tie in with existing adjacent development, and assist in legibility of individual dwellings
4.05 Incorporate second stories within the roof space and provide dormer windows?	No	Second storeys within the roof space are not common practice in the streetscape.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	The few windows located in side elevations that have the potential to overlook neighbouring properties are offset from any existing windows or doors in neighbouring properties (e.g. Unit 10)
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?	N/A	Side and rear setbacks are generous.
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	Screen planting and trees are used in the side and setbacks and communal open space to create a buffer between the new dwellings and existing dwelling on neighbouring properties.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones at the rear of the site, and adjacent to the northern boundary, provide shade and privacy screening to adjacent dwellings.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Planting within side and rear setbacks provides shade and privacy screening to adjoining dwellings.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Plant species are generally endemic to the locality and are commonly found in the neighbourhood.

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	Side setbacks provide adequate separation, thus protecting solar access to adjacent dwellings.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	~
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	All ground floor dwellings are provided with ground floor Private Open Space within the front setback.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Private Open Space is generally located away from neighbouring properties.
4.16 Design dwellings around internal courtyards?	No	Internal courtyards were not investigated due to site constraints.
4.17 Provide adequate screening for private open space areas?	Yes	Screening is provided by fences and screen planting.
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	Unit 1 has a generous Private Open Space within the side setback.

Parking, garaging and vehicular circulation

Does the site planning and design:


4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Planting is provided between the driveway and side fence.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The driveway is located in the side setback along the eastern boundary, acting as a buffer.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Over 70% of the dwellings receive more than 3 hours solar access to living areas and Private Open Space areas.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The roof is broken down into smaller hipped and monopitch roof elements to assist in legibility of individual dwellings. Other building elements such as balconies help to identify individual dwellings.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Although not a villa or townhouse style development, the Private Open Spaces and associated fences and screen planting provide a buffer between the carpark and Communal Open Space beyond.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Although not a villa or townhouse style development, fences and screen planting are used to establish curtilages for individual dwellings, in particular Private Open Space.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Dwelling entries are clearly identified by: <ul style="list-style-type: none"> • Front fence design, with brick elements acting as “gateposts” and framing the front gate • Path alignment • Planting layout
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	The carpark and associated planting provides a buffer between the Communal Open Space and private dwellings.
5.07 Provide a sense of address for each dwelling?	Yes	Each dwelling has a street frontage, and is articulated as an identifiable individual dwelling through the massing and articulation of elements such as the roof and private balconies.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Dwellings generally have a “front to back” orientation, and as such do not directly overlook each other.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Some bedrooms and living areas overlook the carpark at the rear of the site, but are physically from it by Private Open Spaces and the adjacent pathway, and are screened by planting.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	The carpark is relieved by landscaped “blisters”, which are located to terminate views through the shared entries.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Planting is used to screen parking from the dwellings.
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes	The driveway narrows to a single lane width for much of its length.
5.13 Use communal car courts rather than individual garages?	Yes	~
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	~
5.16 Tandem parking or a single garage with single car port in tandem?	No	~
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	16 parking spaces have been provided. There are 18 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	<p>An accessible pathway is provided around 2 sides of the carpark, between the carpark and the dwellings.</p> <p>A separate pathway is not provided next to the driveway due to site constraints. Pedestrian access is available from the street to the carpark and the rear of the site through the shared entry foyers.</p>

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	A network of pedestrian pathways links the street, foyers, carpark and Communal Open Space.
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.
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	There are no spaces between separate buildings, and all shared entry foyers are visible from the street and from the carpark.
5.22 Clearly define thresholds between public and private spaces?	Yes	Landscaping and fencing clearly define public and private spaces.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All dwellings meet the minimum requirements for Private Open Space, with ground floor units enjoying larger front yards in addition to the minimum requirements.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	10 units have north facing POS. 6 units POS that faces both east and west. 2 units have west facing POS.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	8 ground floor dwellings have two Private Open Space areas, with one at the front of the dwelling and one at the rear.
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 Space areas have 1200mm high fences to balance privacy and passive surveillance. Between individual units screen planting is provide to screen the POS areas from each other.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Ground level POS areas are generally paved where covered, and planted elsewhere.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	3 of the 4 existing trees are retained in Private Open Space.
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?	N/A	Private Open Space is predominantly planted.
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	Communal Open Space is readily accessible to all residents , and includes a seating element

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	<p>Garbage areas are screened by 1200mm high brick walls, and the front gate.</p> <p>The main switchboard is located towards the rear of the site, and is not visible from the street.</p>

Declaration by consultant architect	
I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.	
Name:	William Phelps
Capacity/Qualifications:	Architect ARN 6675
Firm:	McIntosh & Phelps
Signature:	
Date:	23 May 2022