

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 814-816 DP 36608 + 807 for easement only
Street Address	18- 22 Mundamatta Street + 82 Lowana St
Suburb / Postcode	Villawood

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Seniors housing	<input checked="" 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 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):

Medium density residential dwellings with some on-site parking. Occupants will be seniors capable of independent living, with a view to some assistance by way of wheelchair use and similar.

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 / No or N/A	
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 / No	

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 / No or N/A	
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes / No or N/A	
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 / No or N/A	

Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes / No or N/A	
1.07 Patterns of driveways and vehicular crossings	Yes / No or N/A	
1.08 Existing vegetation and natural features on the site	Yes / No or N/A	
1.09 Existing pattern of buildings and open space on adjoining lots	Yes / No or N/A	
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes / No or N/A	

2. Site Planning and Design

General

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes / No or N/A	
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / No or N/A	
2.03 Provide variety in massing and scale of build form within the development?	Yes / No or N/A	

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 / No or N/A	
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes / No or N/A	
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 / No or N/A	
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 / No or N/A	
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 / No or N/A	
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / No or N/A	
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / No or N/A	
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / No or N/A	
2.12 Provide pedestrian paths?	Yes / No or N/A	
2.13 Reduce the width of driveways?	Yes / No or N/A	
2.14 Provide additional private open space above the minimum requirements?	Yes / No or N/A	
2.15 Provide communal open space?	Yes / No or N/A	

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.16 Increase front, rear and/or side setbacks?	Yes / No or N/A	
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / No or N/A	
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?	Yes / No or N/A	
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / No or N/A	
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes / No or N/A	
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes / No or N/A	

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 / No or N/A	
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / No or N/A	Not possible due to TPZ impacts on site layout options

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 / No or N/A	
3.02 Provide a front setback that relates to adjoining development?	Yes / No or N/A	

Built form

Does the site planning and design:

3.03 Break up the building massing and articulate building facades?	Yes / No or N/A	
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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?	Yes / No or N/A	
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 / No or N/A	
3.06 Set back upper levels behind the front building façade?	Yes / No or N/A	
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?	Yes / No or N/A	
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / No or N/A	
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / No or N/A	
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes / No or N/A	

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 / No or N/A	
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes / No or N/A	

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 / No or N/A	
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / No or N/A	
3.15 Design dwellings at the front of the site to address the street?	Yes / No or N/A	

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.16 Design pedestrian entries, where possible, directly off the street?	Yes / No or N/A	
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / No or N/A	
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / No or N/A	
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / No or N/A	
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / No or N/A	
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / No or N/A	
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 / No or N/A	
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / No or N/A	
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / No or N/A	Not possible due to solar access and TPZ requirements
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / No or N/A	
3.26 Use planting to soften driveway edges?	Yes / No or N/A	
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes / No or N/A	Dwellings not located off driveway for delineation to occur
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / No or N/A	
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / No or N/A	Gates not preferred by LAHC

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes / No or N/A	no basement parking
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes / No or N/A	no basement parking
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes / No or N/A	no basement parking
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes / No or N/A	no secondary frontage
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes / No or N/A	no basement parking
3.35 Return façade material into the visible area of the basement car park entry?	Yes / No or N/A	no basement parking
3.36 Locate or screen all parking to minimise visibility from the street?	Yes / No or N/A	no basement parking

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 / No or N/A	
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / No or N/A	
4.03 Set upper storeys back behind the side or rear building line?	Yes / No or N/A	
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 / No or N/A	
4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes / No or N/A	
4.06 Offset openings from existing neighbouring windows or doors?	Yes / No or N/A	


Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 / No or N/A	
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 / No or N/A	
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / No or N/A	
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / No or N/A	
4.11 Use species that are characteristic to the local area for new planting?	Yes / No or N/A	
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 / No or N/A	
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes / No or N/A	
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / No or N/A	
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes / No or N/A	
4.16 Design dwellings around internal courtyards?	Yes / No or N/A	
4.17 Provide adequate screening for private open space areas?	Yes / No or N/A	
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 / No or N/A	

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:		
4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes / No or N/A	
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / No or N/A	
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 / No or N/A	
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / No or N/A	
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 / No or N/A	
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes / No or N/A	
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / No or N/A	
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes / No or N/A	
5.07 Provide a sense of address for each dwelling?	Yes / No or N/A	
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / No or N/A	

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 / No or N/A	
5.10 Avoid large uninterrupted areas of hard surface?	Yes / No or N/A	
5.11 Screen parking from views and outlooks from dwellings?	Yes / No or N/A	
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes / No or N/A	
5.13 Use communal car courts rather than individual garages?	Yes / No or N/A	
Reduce the dominance of areas for vehicular circulation and parking by considering:		No garages
5.14 Single rather than double garages?	Yes / No or N/A	
5.15 Communal car courts rather than individual garages?	Yes / No or N/A	No garages
5.16 Tandem parking or a single garage with single car port in tandem?	Yes / No or N/A	No garages
5.17 Providing some dwellings without any car parking for residents without cars?	Yes / No or N/A	Carparking provided to comply with allocation of 0.4/ 1 bed and 0.5/ 2 bed
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 / No or N/A	
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes / No or N/A	
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / No or N/A	

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes / No or N/A	
5.22 Clearly define thresholds between public and private spaces?	Yes / No or N/A	
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / No or N/A	
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes / No or N/A	
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / No or N/A	
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 / No or N/A	
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes / No or N/A	
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / No or N/A	
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 / No or N/A	
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 / No or N/A	
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 / No or N/A	

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:	Craig Shelsher
Capacity/Qualifications:	Managing Director
Firm:	Custance
Signature:	
Date:	26/10/22