

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

Checklist of design principles and better practices

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)	Lot 499 in DP 224374
Street Address	44 Cadaga Road
Suburb / Postcode	Gateshead NSW 2290

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Seniors housing	<input type="checkbox"/>
Dual occupancy	<input checked="" type="checkbox"/>	Demolition	<input type="checkbox"/>
Multi dwelling housing (villas/townhouses)	<input type="checkbox"/>	Tree removal	<input checked="" 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):

New Dual Occupancy development on a vacant site, comprising of 2 x 4 bedroom units. Removal of three trees and existing driveway & kerb crossing. New easement for drainage at rear.

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? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	<p>The site is surrounded with the single storey cottage houses. Site at the south side is vacant.</p> <p>Further to the north of the site is a series of new 2 storey houses..</p> <p>The proposed two storey dual occupancy is considered compatible with the current and future scale and character of the street.</p>
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	A Block Analysis has been prepared to show this development is compatible with the surrounding buildings and Council's Development Standards.
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 development is consistent in scale, massing and height to new neighbourhood built form along the street.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The generous setback is extensively landscaped 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>Lake Macquarie LEP & DCP have been reviewed in regards to heights and setbacks.</p> <p>The proposed development responds by having a height and setback within Council's requirement.</p>

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	The proposal retains the existing streetscape elements and the existing pattern by providing adequate setbacks and by breaking up the building massing and articulating building facades with separated entries to each dwelling with balconies above.
1.07 Patterns of driveways and vehicular crossings	Yes	The existing driveway along the northern boundary is proposed to be demolished and the new one to be installed. A second crossing and driveway is proposed along the southern side boundary. The two separated driveways and vehicular crossings will fit with the current pattern along the street.
1.08 Existing vegetation and natural features on the site	Yes	Arboricultural Impact Assessment Report was undertaken for the site. This report considers 7 trees, 5 trees within the site, 1 in the neighbouring property and 1 on the adjacent road reserve.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	With private open spaces at rear and generous front setback, the proposed development is consistent with the adjoining lot at no.42.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Shadow diagrams are showing no shadows on the house at no. 42. Lot at no. 46 is vacant. Potential overlooking of adjacent lots can be minimised with high windows in side facing living rooms.

2. Site Planning and Design

General

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	The site planning of each attached dwelling locates the living areas to the front and back at ground level to minimize impacts on neighbours.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	N/A	The proposed development maximized the number of bedrooms for each dwelling in responds to the demand of large dwellings in the area. Each dwelling has 2 car spaces (stacked) to comply with HSEPP and Council's DCP.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.03 Provide variety in massing and scale of build form within the development?	Yes	Scale and built form is adequately resolved by breaking up the building massing and articulating building facades with separated entries to each dwelling with balconies above.
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	Both dwellings clearly address the street frontage with individual access to each dwelling.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	N/A	Single attached dual occupancy proposed.
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	Living areas and private open spaces are designed to maximise solar access.
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?	No	<p>There are no existing street trees.</p> <p>Two new street trees have been proposed as part of the new development.</p> <p>Two trees in the front setback will be removed and replaced by compensatory trees.</p> <p>One tree that is a weed species is recommended for removal.</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?	No	<p>For the purpose of the new development one tree at rear is recommended for removal. It will be replaced by two new trees.</p> <p>The other tree in the rear yard is recommended for removal because of poor condition.</p>
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	N/A	Existing trees on site are located in the front setback or at the rear of the lot as described in 2.07 & 2.08.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Four new trees are proposed in the front and rear yard as a replacement for trees recommended for removal. Refer to landscape plans.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	A landscape strip of 1m between driveways and boundary fences and between driveways and access path to unit 2 has been proposed.
2.12 Provide pedestrian paths?	Yes	A separated pedestrian pathway from the site boundary to each dwelling is provided.
2.13 Reduce the width of driveways?	Yes	Driveway have been designed to minimum width allowed of 3.0m. Refer to Traffic report.
2.14 Provide additional private open space above the minimum requirements?	Yes	Each dwelling has over 50m ² of private open space in the rear setback, including paved area of 9.3m ² for Unit 1 and 10.5m ² for Unit 2.
2.15 Provide communal open space?	N/A	
2.16 Increase front, rear and/or side setbacks?	Yes	Front setback exceed Council's requirement for 4m minimum front setback. Side and rear setbacks are within council's requirement.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	A landscape strip of 1m is provided on each driveway and between driveways and boundary fences. A landscape strip of 430mm between driveways and access path to unit 2 has been proposed.
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	Proposed deep soil area of 62sqm at the rear of the site exceeds 10% of the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	There is 8.5m at the 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	<p>Porous paving is proposed for the areas within tree protection zones of existing front trees.</p> <p>Other areas of driveways and paths are concrete to meet LAHC maintenance and durability requirements.</p>
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	Rain water tanks are proposed for each dwelling.
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?	N/A	A single garage is provided for each dwelling with space for a car in the front setback.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Existing driveway at the northern side is not in good condition and will be demolished. Kerb crossing is non-compliant and is proposed for modification. New driveway will be built at the same location. Another driveway is proposed at the southern side.
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 development is below the maximum building height prescribed for the area.
3.02 Provide a front setback that relates to adjoining development?	Yes	Front setback is consistent with the adjoining house.
Built form		
Does the site planning and design:		
3.03 Break up the building massing and articulate building facades?	Yes	Scale and built form is adequately resolved by breaking up the building massing and articulating building facades with separated entries to each dwelling with balconies above
3.04 Allow breaks in rows of attached dwellings?	N/A	Only two attached dwellings are proposed.
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 local residential context.
3.06 Set back upper levels behind the front building façade?	No	For buildability purpose the first floor is not set back behind the front building façade. However, the projection of balconies and entrances 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 main roof has is designed in three parts with different fall directions. Balconies have separate roofs.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The 10° roof pitch is in keeping with that of neighbouring properties.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Building facades are articulated with openings and with different materials, face brick for ground floor and FC sheeting for upper level.

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	Two new street trees and two new trees & extensive planting is proposed along the front setback. All trees to be removed have been adequately assessed in the attached Arboricultural Impact Assessment Report.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Garden bed is provided along front fence where outside of the sight distances to pedestrians next to the driveways.

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	The open space in the front setback is clearly defined as private space.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	All open areas have been defined as private open space.
3.15 Design dwellings at the front of the site to address the street?	Yes	Both dwellings are facing the street with individual entries.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Both dwellings have an entry directly from the street frontage.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	N/A	Attached Dual Occupancy development facing the street.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	The design incorporates picket front fence 1.2m high, a layout of garden beds and direct pathways that provide privacy but also allow surveillance of the street.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	The front fence has been designed to complement and enhance the character of the area

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are positioned toward the street to match neighbouring properties.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Garbage bins will be stored in the rear yard
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 proposed driveway to each single garage follows the pattern of a single dwelling.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	Garages are set back 1m from the front building line with a balcony in front to reduce their visibility from the street.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	The proposed driveway to each single garage follows the pattern of a single dwelling.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	The proposed driveway to each single garage follows the pattern of a single dwelling.
3.26 Use planting to soften driveway edges?	Yes	A landscape strip of 1m between driveways and boundary fences and between driveways and access path to unit 2 has been proposed.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	No	Driveways are short in distance to justify a break of the surface material.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Each driveway is limited to 3.0 metres.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes	Separated driveways with gates are proposed.
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

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Single car garage provided for each dwelling.

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	Both dwellings are oriented towards the street with a private yard to the rear. This maintains the pattern of front and back and of semi private and private space established along the street.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Both dwellings are oriented towards the street.
4.03 Set upper storeys back behind the side or rear building line?	Yes	Upper storey setback is 1.5m while ground floor setback is 0.9m. Rear setback for upper storey is 7.8m behind the ground floor setback.
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 main roof has is designed in three parts with different fall directions. Balconies have separate roofs.
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	Proposed windows are offset from neighbouring windows.
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 with different finishes.

Trees, landscaping and deep soil zones

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 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 two storey part of the building is located towards the street frontage with the single storey part to the rear to minimize any negative impact on sun access and ventilation to living areas and private open space of neighbouring properties.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Both dwellings are designed with "front-back" orientation to minimize impacts on neighbouring properties
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	The private open space for each dwelling is located to the rear with a veranda well set back from boundaries to minimise negative impacts on neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Private open spaces are well set back from neighbouring properties with landscape as a buffer for privacy.
4.16 Design dwellings around internal courtyards?	No	Not applicable for this development.
4.17 Provide adequate screening for private open space areas?	Yes	The proposed planting and 1.8m side fences with 0.6m lattice screen will provide adequate screening to each private open space. Privacy screens will be added on the southern edges of the private open spaces.
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 increased at the rear side to allow for a usable space for each dwelling.
Parking, garaging and vehicular circulation		

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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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	A landscape strip of 1m between driveways and boundary fences and between driveways and access path to unit 2 has been proposed.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The driveway to each dwelling has been located to each side boundary as to be a buffer between new 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	All living areas and private open space will receive 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	Entry areas are designed to provide sense of identity for each dwelling.
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	Attached dual occupancy development
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	Attached dual occupancy development
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Entries are clearly defined by the use of front porch/balcony to each dwelling
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	All open areas are identified as private open space by landscape and fencing.
5.07 Provide a sense of address for each dwelling?	Yes	A sense of address is provided for each dwelling by the use of a front porch/balcony to each dwelling.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Entry points to each dwelling do not look directly into the other dwelling.

Parking, garaging and vehicular circulation

Does the site planning and design:

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Habitable rooms, in particular bedrooms are located away from each driveway and parking space.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Both driveways and hard stand surfaces have been design to the minimum allowable size restrictions.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Single garage and parking space have been provided for each dwelling towards each side boundary, away from views and outlooks from each dwelling.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	Driveway is reduced to a single width of 3.0m for each dwelling.
5.13 Use communal car courts rather than individual garages?	No	Single garage and parking space have been provided for each dwelling.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	Yes	No double garages are proposed.
5.15 Communal car courts rather than individual garages?	No	Single garage and parking space have been provided for each dwelling.
5.16 Tandem parking or a single garage with single car port in tandem?	Yes	Single garage and parking space have been provided for each dwelling.
5.17 Providing some dwellings without any car parking for residents without cars?	No	Parking is provided as required by HSEPP and per Lake Macquarie DCP

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	Separated pedestrian path from vehicular access is proposed to both dwellings.
5.19 Provide pedestrian routes to all public and semi-public areas?	N/A	Attached dual occupancy development
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Each dwelling entry is identified as private open space by landscape and fencing.

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	All spaces have clear sight lines within the site.
5.22 Clearly define thresholds between public and private spaces?	Yes	All open areas are identified as private open space by landscape and fencing.
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 for both dwellings are adjacent to living areas and consist of covered paved area and landscaped backyard.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Both private open spaces are oriented to receive adequate solar access. Private open space of unit 2 is proposed with translucent roof to maximise solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Private open space for both dwellings consist of covered paved area and landscaped backyard.
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	Side and rear fences that are 1.8m high with 0.6m lattice screen provide for privacy. Privacy screens will be added on the southern side of the private open spaces
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Private open space for both dwellings consist of covered paved area and landscaped backyard.
5.28 Provide private open space areas that retain existing vegetation where practical?	No	Rear trees are recommended for removal. Tree that will be removed for development purposes will be replaced by two trees.
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	The paved area to each private open space is proposed in concrete paving to a minimal and usable area with the remaining areas dedicated for planting
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?	N/A	No shared facilities are provided. Each dwelling has its own private area.
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	Garbage bins will be stored in the rear yard

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:	Marija Popovic
Capacity/Qualifications:	Director / Nominated Architect ARB No.8222
Firm:	ZMP Architects & Heritage Consultants
Signature:	
Date:	21/06/2023