

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)	Lot 17 & 18 Winbourne Street, Mudgee, DP230349
Street Address	1 Winbourne Street & 6 Mulgoa Way
Suburb / Postcode	Mudgee / 2850

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Seniors housing	<input type="checkbox"/>
Dual occupancy	<input checked="" type="checkbox"/>	Demolition	<input checked="" 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 checked="" type="checkbox"/>

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

Activity Description (please provide summary description):

Demolition of existing dwellings and associated structures, Subdivision of 2 lots into 4 Torrens Title lots and construction of 4 x single storey dual occupancies, consisting of 7 x 2 bedroom and 1 x 1 bedroom dwellings, with integral garages and associated landscaping and construction of sewer main extension and easement over Lots 19&20 DP230349, No.s 1A and 3 Winbourne St.

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	Existing street, no new streets. Building setbacks consistent with surrounding building setbacks. Tree planting consistent. Building heights are consistent with neighbourhood, being single storey.
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	Proposed lot layout is consistent with neighbouring lots, being rectangular, orientated to the street and range in size from 600-1000m ² . All surrounding buildings are for the purpose of residential buildings. See Block Analysis Plan
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	Similar scale, size and streetscape as surrounding residential buildings. Similar FSR and site coverage to surrounding buildings, including being single storey
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Four trees to be retained with medium to high retention value that are consistent with surrounding trees.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 Mid Western Regional Council LEP and DCP have been considered. In particular, minimum lot size, building height, site coverage, setbacks, and Private Open Space.

Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	See Site Analysis Plan
1.07 Patterns of driveways and vehicular crossings	Yes	See Site Analysis Plan
1.08 Existing vegetation and natural features on the site	Yes	See Site Analysis Plan
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	See Site Analysis Plan
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	See Shadow Diagrams

2. Site Planning and Design**General**

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	Meets LHA Silver certification, min 6 star NatHERS, consistent built form with neighbourhood being single storey, and considering FSR and site coverage
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	No	Not part of scope. Mix of 1-bed and 2-bed, all with garages.
2.03 Provide variety in massing and scale of build form within the development?	No	Not part of scope. 8 units only

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	See Site Analysis Plan. Building fronting to street with POS at the rear.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	N/A	Small site with only 8 units (4 x dual occupancies) fronting street. Moderate depth of site with POS at the rear.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	See solar access diagrams
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	Four trees with moderate to high retention value have been retained. All four trees present to the street. See Site Analysis Plan
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	Not possible due to location of buildings and location of moderate to high retention trees. Additional mature trees will be planted at the rear POS to soften the built form and impact on neighbours. See Site Analysis Plan
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Four trees with moderate to high retention value have been retained. These trees are outside of building and service areas. See Site Analysis Plan
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	See Arborist Report & Landscape Plan. Additional landscaping to soften the built form
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Significant landscape areas between driveways and boundaries. See Landscape Plan
2.12 Provide pedestrian paths?	No	Pedestrian access via Driveway. Dual Occupancies. See Site Analysis Plan
2.13 Reduce the width of driveways?	Yes	Driveway width reduced, where possible kept to 4m width. See Site Plan
2.14 Provide additional private open space above the minimum requirements?	Yes	All units have >80m ² of POS, compared with minimum 8-10m ² (LAHC Dwelling Requirements) and min 80m ² (MWRC DCP)
2.15 Provide communal open space?	N/A	
2.16 Increase front, rear and/or side setbacks?	Yes	Exceeds MWRC DCP minimum front, side, and rear setback requirements. See Compliance Table and Site Analysis Plan
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	See Landscape Plan

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	59% of deep soil zone across site. See Compliance Table and Site Analysis Plan
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil zone patterns are consistent with neighbouring front deep soil patterns. See Site Analysis Plan
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	N/A	As stated above, significant deep soil zones. See Site Analysis Plan and Compliance Table.
2.21 Use on-site detention to retain stormwater on site for re-use?	N/A	Significant deep soil zones. See Site Analysis Plan

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	Dual Occupancy development
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	N/A	Different location of new buildings compared to existing building to be demolished.

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	Proposed development is aligned with neighbouring properties including single storey, lot and building patterns, and driveway locations. See Site Analysis Plan and Block Analysis Plan
3.02 Provide a front setback that relates to adjoining development?	Yes	Similar front setbacks to neighbouring residential buildings. See Site Analysis Plan

Built form

Does the site planning and design:

3.03 Break up the building massing and articulate building facades?	Yes	Dual Occupancy buildings have varied street facing facades including design, materials, landscaping. See Elevations.
3.04 Allow breaks in rows of attached dwellings?	Yes	Dual Occupancies

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Mixed use of materials including brick veneer, cladding, and render. See Floor Plan
3.06 Set back upper levels behind the front building façade?	N/A	Single storey development
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	Single storey development
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	See Roof Plan
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	Varied roof pitches to complement surrounding buildings
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Dual Occupancies with varied facades breaks up the streetscape

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	Additional landscaping to soften built form along streetscape. See Landscape Plan
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Additional landscaping in front of front fence at Unit 7 addressing corner of Winbourne Street & Mulgoa Way. The other units do not have a front fence, which is consistent with streetscape. Additional planting in front of each unit entrance. See Landscape Plan

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	Private. See Site Analysis Plan
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	N/A	Dual Occupancy development
3.15 Design dwellings at the front of the site to address the street?	Yes	Dwellings at front of site. See Site Analysis Plan

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	Pedestrian entries are off driveways, which is directly off the street. Dual Occupancy development
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	N/A	No rear residents
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	NA	No front fences, apart for corner unit # 7. This is consistent with character of surrounding streets, as other neighbouring lots do not have a front fence.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	NA	As above
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	N/A	Each unit has their own letter box. Dual Occupancy development.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Each unit has it's own private bin storage down side of property behind colorbond fence and gate. Dual Occupancy development

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	Where possible. See Site Analysis Plan
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	See Site Analysis Plan
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	Dwellings at front of site
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	N/A	No vistas
3.26 Use planting to soften driveway edges?	Yes	See Landscape Plan
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes	Use of different driveway finished
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Kept to minimum 4m width, where, possible, for each combined dual occupancy driveway. Driveway widths between 22% and 26% of site coverage for each lot.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	N/A	Single Storey Dual Occupancy development with garages

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?	N/A	Single Storey Dual Occupancy development with garages
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	Single Storey Dual Occupancy development garages
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	Single Storey Dual Occupancy development with garages
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	Single Storey Dual Occupancy development with single street frontage
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	Single Storey Dual Occupancy development with garages
3.35 Return façade material into the visible area of the basement car park entry?	N/A	Single Storey Dual Occupancy development with garages
3.36 Locate or screen all parking to minimise visibility from the street?	N/A	Single Storey Dual Occupancy development with garages
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 are orientated to street
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Corner lot is orientated 90 degrees to the adjoining lot. Boundary fencing is 1.8m colorbond.
4.03 Set upper storeys back behind the side or rear building line?	N/A	Single storey development
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	Dual Occupancy development. See Roof Plan
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Single storey development
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Dual Occupancy development, 1.8m high colorbond boundary fencing. See Site Plan

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	See Site Plan
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	Additional planting to reduce visual impact of built form. Mature plating of new trees. See Landscape Plan
4.09 Locate deep soil zones where they will provide privacy and shade for adjacent dwellings?	Yes	See Site Analysis Plan
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	N/A	See Landscape Plan
4.11 Use species that are characteristic to the local area for new planting?	Yes	See Landscape Plan developed by local Landscape Architect
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	Dual Occupancy development with living spaces oriented to gain maximum solar access. See Site Analysis Plan and Solar Access Diagram.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Single storey development. Dwellings orientated to the street. 1.8m high colorbond fencing along boundaries
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	N/A	See Site Analysis Plan and Site Plans. POS is at rear of dwellings.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	See Site Analysis Plan and Site Plans. POS is located at rear of dwellings.
4.16 Design dwellings around internal courtyards?	N/A	Dual Occupancy development with POS
4.17 Provide adequate screening for private open space areas?	N/A	Dual Occupancy development with POS with 1.8m high boundary fencing
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?	N/A	Dual Occupancy development with POS at the rear
Parking, garaging and vehicular circulation		


Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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 between driveways and fences. See Landscape Plan and Site Plans
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	N/A	See Site Plans
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	Dual Occupancy development with living spaces oriented to gain maximum solar access. See Site Analysis Plan and Solar Access Diagram.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Each Dual Occupancy building has it's own unique façade including: mix of gabled and hipped roof structures, mix of materials including feature brick, render and cladding; mix of material colour selections; different letter boxes; different driveway finishes; different window number, shape and size facing the street.
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	Single storey 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	Single storey Dual Occupancy development
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Each Dual Occupancy unit front door faces the street and are clearly identifiable. See Streetscape Elevations
5.06 Provide a buffer between public/communal open space and private dwellings?	N/A	Single storey Dual Occupancy development
5.07 Provide a sense of address for each dwelling?	Yes	Each dual occupancy unit has it's own street number and letter box. See Streetscape Elevations
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Each dual occupancy unit entry faces the street. See Site Plan
Parking, garaging and vehicular circulation		

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Dual Occupancy development. Habitable rooms located away from communal parking areas and communal areas. See Floor Plans
5.10 Avoid large uninterrupted areas of hard surface?	Yes	There are no large hard surface areas. See Site Plan
5.11 Screen parking from views and outlooks from dwellings?	Yes	Each unit has a garage
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes	Each 4m wide driveway provides access to 2 x units / garages. Dual Occupancy development.
5.13 Use communal car courts rather than individual garages?	N/A	Dual Occupancy development
Reduce the dominance of areas for vehicular circulation and parking by considering:		
5.14 Single rather than double garages?	Yes	Single garage for each Dual Occupancy unit
5.15 Communal car courts rather than individual garages?	N/A	Single garage for each Dual Occupancy unit facing the street. No space for communal car courts
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	As above
5.17 Providing some dwellings without any car parking for residents without cars?	N/A	Regional location Housing Plus recommends 1 x car space for each unit
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	Driveways provide pedestrian access from street with path to entry from driveway. See Site Plans
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes/No or N/A	Footpath along Mulgoa Way is 1km to CBD and Supermarkets and 1km to bus stop
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	N/A	Dual Occupancy development. All spaces are private

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?	N/A	Dual Occupancy development.
5.22 Clearly define thresholds between public and private spaces?	N/A	Dual Occupancy development. All spaces are private
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All units have >80m ² of POS, compared with minimum 8-10m ² (LAHC Dwelling Requirements and min 80m ² (MWRC DCP)
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All units have significant POS (>80m ²), which provides sufficient solar access, even though they are orientated east and west. See Solar Access Diagram
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	Development includes 1-bed and 2-bed units only
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	All POS has a 1.8m high colorbond fence for privacy. Adjacent dwellings / lots are private. See Site Analysis Plan
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Concrete floor for alfresco and portico areas, and landscaped areas for the remaining POS.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	Four medium to high value retention trees are to be retained. Additional landscaping to soften the built form. See Landscape Plan, Site Analysis Plan and Arborist Report.
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	Very little hard surface in POS (concrete floor for alfresco and portico areas only)
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	Single Storey Dual Occupancy development
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?	N/A	Single Storey Dual Occupancy development

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:	Calum Cassidy
Capacity/Qualifications:	Design Manager, Certificate IV – Residential Drafting
Firm:	Housing Plus
Signature:	
Date:	14/11/2022