# Housing for Seniors - Checklist

This checklist is to be used to ensure compliance with the design requirements for independent living units under State Environmental Planning Policy (Housing) 2021, specifically Chapter3, Part 5, Division 8.

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| Project Details |
| Project Address: | Lots 150, 151, 152 & 153 in DP 243997 3 Cooke Avenue and 1, 3 & 5 Deegan Drive, Alstonville, NSW 2477 |
| Project LGA: | Ballina |
| Job Number:  | BGZF9 |

Division 8 - Seniors housing – Land and Housing Corporation

| 108A Development to which Division Applies |
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| Clause | **Required** | **Proposed** | **Complies (Y/N)** |
| This Division applies to development for the purposes of seniors housing involving the erection of a building on land— |
| (a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, or | Permissible within the zone  | Prohibited within the R2 zone under Penrith Local Environmental Plan 2010 | Complies with (b) |
| (b) in a prescribed zone or an equivalent land use zone. | (prescribed zones are listed in clause 79 of Housing SEPP) | Listed within the prescribed zone |
| 108B Seniors housing permitted without consent |
| Clause | **Required** | **Proposed** | **Complies (Y/N)** |
| (1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if— |
| (a) the relevant authority has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and | Refer to tables below | Refer to tables below | See below |
| (b) the development will not result in a building with a height of more than—(i) 9.5m, or(ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3)—11.5m, and | Maximum 9.5m | 8.2m | Yes |
| (c) the seniors housing will not contain more than 40 dwellings on the site. | Maximum 40 dwellings | 8 x 1-bed units and 8 x 2-bed units. 16 units in total provided | Yes |
| 2) State Environmental Planning Policy (Transport and Infrastructure) 2021, Sections 2.15 and 2.17 apply to the development and, in the application of the clauses— |
| (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and | Refer to tables below | Refer to tables below | See separate table below |
| (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority. | Refer to tables below | Refer to tables below | See separate table below |
| 108C – Requirements for carrying out seniors housing |
| Clause | **Required** | **Proposed** | **Complies (Y/N)** |
| (1) Before carrying out development to which this Division applies, a relevant authority must— |
| (a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and | Ballina Council was requested to nominate who should be notified of the development in LAHCs letter dated ##### | Ballina Council advised LAHC on #### of the persons who should be notified | LAHC to provide |
| (b) give written notice of the intention to carry out the development to—(i) the council, and(ii) the person or persons nominated by the council, and(iii) the occupiers of adjoining land, and | LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land | LAHC in its letter dated #### notified the development in accordance with 108C(1)(b) | LAHC to provide |
| (c) take into account the responses to the notice that are received within 21 days after the notice is given, and | LAHC to consider submissions | ### submissions were received | LAHC to provide |
| (d) take into account the relevant provisions of the *Seniors Living Policy: Urban Design Guidelines for Infill Development*, published by the Department in March 2004, and | Take into account SLUDG | SLUDG taken into account separate table below | See separate table below |
| (d1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the *Aboriginal Housing Design Guidelines,* published by the Aboriginal Housing Office in January 2020, and | Not applicable to Land and Housing Corporation | n/a | n/a |
| (e) if the relevant authority is the Land and Housing Corporation—consider the relevant provisions of—(i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and(ii) Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023, and | Consider the *Good Design for Social Housing* and the *Land & Housing Corporation Dwelling Requirements.*  | The *Good Design for Social Housing* and the *Land & Housing Corporation Dwelling Requirements* considered in the table below | See separate table below |
| (f) consider the design principles set out in Division 6. | Consider the design principles set out in Division 6 | Design Principles from Division 6 considered below | See separate table below |
| (2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located. | Noted  | Ballina Council is the relevant council  |  |
| 108D Exempt development |
| Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing | Noted | Noted |  |
| 108E Subdivision of seniors housing not permitted |
| Development consent must not be granted for the subdivision of seniors housing. | No subdivision of seniors housing permitted  | Noted | Noted |

**LAHC Required to CONSIDER the design principles in Part 5 – Division 6 of the Housing SEPP:**

| Part 5 - Division 6 – design principles for seniors housing |
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| Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.  | ✓ |
| **Design Principle** | **Design Response / Comment** |
| **99. Neighbourhood amenity and streetscape** |
| Seniors housing should be designed to—(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and(b) recognise the desirable elements of—(i) the location’s current character, or(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and(c) complement heritage conservation areas and heritage items in the area, and(d) maintain reasonable neighbourhood amenity and appropriate residential character by—(i) providing building setbacks to reduce bulk and overshadowing, and(ii) using building form and siting that relates to the site’s land form, and(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and(e) set back the front building on the site generally in line with the existing building line, and(f) include plants reasonably similar to other plants in the street, and(g) retain, wherever reasonable, significant trees, and(h) prevent the construction of a building in a riparian zone. | (a)This is considered and implemented into the design.b(i)The locations current character is that of a single storey dwelling, in a clearly defined residential area. b(ii)Few Seniors Housing developments are evident through the neighbourhood, which shows a clear need for seniors housing in the area.(c)The proposed development does not impact on any heritage items in the immediate area.(d)This is considered and implemented into the design.(i)This is considered and implemented into the design.(ii)This is considered and implemented into the design.(iii)Design adopted a max. 2 storey element which is reflective of the scale of neighbouring residential character.(iv)Orientation and location of units and spaces within the development are designed to maximise privacy and solar access to the neighbours to minimise the proposed buildings impact on the neighbours.(e)Proposed Front setback is 6m(primary) & 4.6m(secondary) in line with DCP requirements. (f)Plants and trees to reflect local area, refer to Landscape plans.(g)Significant trees within the site and along street are retained, all other trees within the site are to be removed.(h)This development is not in a riparian Zone. |
| **100 Visual and acoustic privacy** |
| Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths. | This is considered and implemented into the design.(a)The development has designed and located balconies to face the street and to face internally overlooking car parking spaces, so as to reduce any issues with overlooking into neighbouring properties. Windows are also treated with high sills or obscure glazing to maintain privacy to the neighbours. Screens, planting and overhangs are also employed to aid in providing privacy to the neighbours and tenants alike. (b)Bedrooms, where possible, are located away from driveways, parking and paths to reduce noise levels from vehicle and pedestrian movements. |
| **101 Solar access and design for climate** |
| The design of seniors housing should—(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction. | (a)The units within the development are designed to maximise solar access to meet current SEPP requirements, whilst the bulk and scale of the development is designed to enable the neighbours to maintain as much of their existing solar access as possible, as well as meeting current requirements. (b)Dwellings are designed to maximise the use of natural light, thermal massing and ventilation. In general living areas are orientated north. Windows and doors are located in the design of the units to maximise cross ventilation to aid in cooling. Insulation is employed to improve thermal massing of the units. Planting, screens & overhangs are employed to provide shading for the units. |
| **102 Stormwater** |
| The design of seniors housing should aim to—(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses. | (a)Stormwater drainage and run off has been addressed and resolved by Civil engineer, refer to Civil Engineers stormwater concept plans.Paved areas on site have been minimised to maximise landscaping and DSZ requirements. Paving is only provided where required.(b)On site detention and rainwater tanks have been provided and incorporated into the design, refer to Civil Engineers stormwater concept plans. |
| **103 Crime prevention** |
| Seniors housing should—(a) be designed in accordance with environmental design principles relating to crime prevention, and(b) provide personal property security for residents and visitors, and(c) encourage crime prevention by—(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. | (a)The development is designed to minimise areas for people to hide, and provide maximum observation of all entry points as well as public areas.(b)All units are designed to be locked and secure through the use of selected hardware & security screens.c(i)All entry points to site and to units, are designed to have maximum casual surveillance over all approaches whilst not imposing on privacy, through windows and balconies etc.c(ii)Shared entry foyer is provided to Cooke Ave ground floor units and all first floor units. Unit entry doors are to be locked to provide security.c(iii)Unit entry doors are accessed from a shared foyer and provided with door viewers. |
| **104 Accessibility** |
| Seniors housing should—(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. | To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport and generally be in compliance with clause 93 of Housing SEPP(a)This development is not located along a path of travel within 400m of bus stops. As this is outside the Greater Sydney region, an on demand booking service is available servicing the Alstonville area.(b)Clearly defined pedestrian paths are provided throughout the site, with clear visual lines. Driveways and parking are clearly defined and are to be well lit for safety, with landscaping and varied forms of surface finishes to create a pleasing environment. |
| **105 Waste management** |
| Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities. | General waste and recycling to be collected by council. Tenants are provided with bins at front of site accessible from foyer entries.Ongoing green waste to be managed by NSW Land & Housing Corporation, most green waste from landscaping will removed by a nominated contractor. General green waste from tenants will be removed via green waste bins provided, located at front of site. |

**LAHC Required to CONSIDER the following:**

| Clause 108B(1)(a) requires that the Land and Housing Corporation must consider the applicable development standards specified in sections 84(2)(c)(iii), 85,88, 89 and 108 prior to undertaking Development without consent:  |
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| Clause | **Required** | **Proposed** | **Complies (Y/N)** |
| 84 (2) (c)for development on land in a residential zone where residential flat buildings are not permitted— | (iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site. |  | N/A – max 2-storeys proposed |
| 85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4. | Schedule 4 detailed separately below  | Schedule 4 detailed separately below |  |
| 85(2)An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider. | Noted - LAHC is a social housing provider | Noted - LAHC is a social housing provider |  |
| 88Restrictions on occupation of seniors housing | This section limits the occupation of Seniors Housing to: (a) seniors or people who have a disability,(b) people who live in the same household with seniors or people who have a disability,(c) staff employed to assist in the administration and provision of services to housing provided under this Part.The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.  | DCJ are responsible for allocation of tenants. | To be included as an Identified Requirement. |
| 89 Use of ground floor of seniors housing in business zones | This clause relates to seniors housing in business zones  |  | N/A – the land is not in a business zone. |
| 108 (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units— | 108 (2) (a)no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building, | 8.2m | Yes |
| 108 (2) (b)servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and(ii) is limited to an area of no more than 20% of the surface area of the roof, and(iii) does not result in the building having a height of more than 11.5m, |  | N/A – no servicing equipment on roof exceed max. building height. |
| 108(c)the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, | Considered in the context of any local controlThe FSR prescribed under the Housing SEPP is 0.5:1 (1343.68m2)Provided – 0.49:1 (1322.59m2) | Yes |
| 108(d)for a development application made by a social housing provider—at least 35m2 of landscaped area per dwelling, | Min. 35m2 per dwelling35m2 x 16 = 560m2Provided = 930.45m2 | Yes |
| ~~108(e)~~ ~~if paragraph (d) does not apply—at least 30% of the site area is landscaped,~~ |  |  |
| 108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site, | Total Provided - 621 m2 (23% of site) – 3m min dimension.At Rear - 122.15 m2 (30% of min deep soil area) | Yes |
| 108(g)at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces, | Note: LAHC dwelling requirement is 3 hours and this should be the aimLiving Rooms = 90% (15 Dwellings)POS = 90% (15 Dwellings) | Yes |
| 108(h)for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building—(i) at least 15m2 of private open space per dwelling, and(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,Note—The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2 | Unit 1 (2 bed) 76.88 m2 providedUnit 2 (1 bed) 56.85 m2 providedUnit 5 (1 bed) 61.65 m2 providedUnit 6 (2 bed) 76.24 m2 providedUnit 9 (2 bed) 75.39 m2 providedUnit 10 (1 bed) 55.73 m2 providedUnit 13 (1 bed) 55.73 m2 providedUnit 14 (2 bed) 77.20 m2 provided | Yes |
| 108(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and—(i) an area of at least 10m2, or(ii) for each dwelling containing 1 bedroom—an area of at least 6m2, | Unit 3 (2 bed) 11.32 m2 providedUnit 4 (1 bed) 8.35 m2 providedUnit 7 (1 bed) 8.61 m2 providedUnit 8 (2 bed) 11.32 m2 providedUnit 11 (2 bed) 10.29 m2 providedUnit 12 (1 bed) 10.52 m2 providedUnit 15 (1 bed) 11.16 m2 providedUnit 16 (2 bed) 10.11 m2 provided | Yes |
| 108(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings, | Note: LAHC requires parking in accordance with the non accessible area rate:1 bed – 0.5 spaces2 bed – 1 space1 Bed x 8 x 0.5 = 4 spaces2 Bed x 8 x 1 = 8 spaces12 spaces total (4 accessible spaces) | Yes |
| ~~108(k)~~~~if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.~~ |  |  |

**LAHC Required to CONSIDER the requirements of Schedule 4 of the Housing SEPP:**

| Schedule 4 Standards concerning accessibility and usability for hostels and independent living units |
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| Design Certification must be provided by the Architect that the project has considered the requirements of *Schedule 4* of the *Housing SEPP*.  | ✓ |

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| Clause / Required | Proposed | Complies (Y/N) |
| 1 Application of standards in this PartThe standards set out in this Part apply to any seniors housing that consists of hostels or independent living units. |
| 2 Siting standards(1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.(2) If the whole of the site does not have a gradient of less than 1:10—(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.Note—For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.(3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development. | (1)Max grade of site once cut shall not have any path of travel exceed a max.1:14 grades. As a result all ground floor units are designed to be wheelchair accessible as per 1428.1(2)All ground floor units are accessible.(a)The ground floor units have access of less than 1:10 grades, Total ground floor units amount to 50% of the total number of units.(b)All ground floor units have continuous accessible path of travel to street, i.e. 50% of units.(3)The common areas, being the car park area, bin store areas and common paths and common seating areas are graded no steeper than 1:14 grade to comply with AS1428.1. | YesYesYesYesYes |
| 3 SecurityPathway lighting—(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and(b) must provide at least 20 lux at ground level. | (a) To be provided, details at future stage.(b) To be provided, details at future stage. | Yes, details to be provided at future stage.Yes, details to be provided at future stage. |
| 4 LetterboxesLetterboxes—(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and(b) must be lockable, and(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry. | (a) Hard stand provided letter box location.(b) all letter boxes are to be lockable.(c)Letterboxes are located on a central path of travel at the front of foyer entries.  | YesYes, details to be provided at future stage.Yes |
| 5 Private car accommodationIf car parking (not being car parking for employees) is provided—(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. | Note LAHC policy:1. 1 in 5 units to have a disabled space including associated shared space
2. 2 spaces have been designed to enable 3.8m width.
 | YesYesN/A |
| 6 Accessible entryEvery entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299. | All entry doors to be accessible. | Yes |
| 7 Interior: general(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.(3) Circulation space at approaches to internal doorways must comply with AS 1428.1. | (1) All internal doorways to have a min required clearance as per AS1428.1.(2)All internal corridors to be a min of 1,000mm clear width.(3)All internal doors to have circulation spaces as per AS1428.1, see circulations spaces shown dotted on plans. | YesYesYes |
| 8 BedroomAt least one bedroom within each dwelling must have—(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—(i) in the case of a dwelling in a hostel—a single-size bed,(ii) in the case of an independent living unit—a queen-size bed, and(b) a clear area for the bed of at least—(i) 1,200 millimetres wide at the foot of the bed, and(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and(f) wiring to allow a potential illumination level of at least 300 lux. | a(i) N/Aa(ii)1550mm x 2050mm Queen sized beds provided to at least 1 bedroom per unit.b(i)1200mm wide clear space provide at base of bed, refer to plans.b(ii)1000mm wide clear space on each side of bed provided, refer to plans.(c) To be provided, details at future stage.(d) To be provided, details at future stage.(e) To be provided, details at future stage.(f) To be provided, details at future stage. | N/AYesYesYesYes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage. |
| 9 Bathroom(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—(a) a slip-resistant floor surface,(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—(i) a grab rail,(ii) portable shower head,(iii) folding seat,(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,(e) a double general power outlet beside the mirror.(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility. | (1) All bathrooms to comply with AS1428.1 (a) To be provided, details at future stage.(b) To be provided, details at future stage.(c) Shower to comply with AS1428.1c(i) To be provided, details at future stage.c(ii) To be provided, details at future stage.c(iii) To be provided, details at future stage.(d) To be provided, details at future stage.(e) To be provided, details at future stage. | YesYes, details to be provided at future stage.Yes, details to be provided at future stage.YesYes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage. |
| 10 ToiletA dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299. | All toilets are to comply with AS4299. | Yes |
| 11 Surface finishesBalconies and external paved areas must have slip-resistant surfaces.Note—Advise regarding finishes may be obtained from AS 1428.1. | To be provided, details at future stage. | Yes, details to be provided at future stage. |
| 12 Door hardwareDoor handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299. | To be provided, details at future stage. | Yes, details to be provided at future stage. |
| 13 Ancillary itemsSwitches and power points must be provided in accordance with AS 4299. | To be provided, details at future stage. | Yes, details to be provided at future stage. |
| 14 Application of standards in this PartThe standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units. | Provided | Yes |
| 15 Living room and dining room(1) A living room in an independent living unit must have—(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and(b) a telephone adjacent to a general power outlet.(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux. | 1(a) Circulation is provided as per AS4299, refer to plans1(b) To be provided, details at future stage.(2) To be provided, details at future stage. | YesYes, details to be provided at future stage.Yes, details to be provided at future stage. |
| 16 KitchenA kitchen in an independent living unit must have—(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and(b) a circulation space at door approaches that complies with AS 1428.1, and(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),(ii) a tap set (see clause 4.5.6),(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,(iv) an oven (see clause 4.5.8), and(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and(e) general power outlets—(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. | (a) Circulation is provided for as per AS4299.(b) Circulation is provided for as per AS1428.1.(c) To be provided, details at future stage.c(i)800mm work space allowed for on all ground floor units.c(ii) To be provided, details at future stage.c(iii) To be provided, details at future stage.c(iv) To be provided, details at future stage.(d) To be provided, details at future stage.(e) To be provided, details at future stage.e(i) To be provided, details at future stage.e(ii) To be provided, details at future stage. | YesYesYes, details to be provided at future stage.YesYes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage.Yes, details to be provided at future stage. |
| 17 Access to kitchen, main bedroom, bathroom and toiletIn a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level. | Provided, refer to plans. | Yes |
| 18 Lifts in multi-storey buildingsIn a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia. | N/A | N/A |
| 19 LaundryAn independent living unit must have a laundry that has—(a) a circulation space at door approaches that complies with AS 1428.1, and(b) provision for the installation of an automatic washing machine and a clothes dryer, and(c) a clear space in front of appliances of at least 1,300 millimetres, and(d) a slip-resistant floor surface, and(e) an accessible path of travel to any clothes line provided in relation to the dwelling. | (a)Circulation at door is provided where required as per AS1428.1.(b)Provisions are given for washing machine.(c)1300mm clear space is provided in front of washing machine.(d) To be provided, details at future stage.(e) Accessible path of travel to clothes line is provided. | YesYesYesYes, details to be provided at future stage.Yes |
| 20 Storage for linenAn independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299. | Linen provided as per AS4299. | Yes |
| 21 GarbageA garbage storage area must be provided in an accessible location. | Garbage store areas are located towards the front of site with connections to accessible paths of travel. | Yes |

**LAHC Required to CONSIDER the SLUDG:**

| Seniors Living Policy – Urban design guidelines for infill development (SLUDG) |
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| Design Certification must be provided by the Architect that the project has considered the *Seniors Living Policy-Urban guidelines for infill development* document.  | ✓ |
| **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. **Street layout and hierarchy** – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)
 | Yes | The developments along Cooke Ave & Deegan Drive are predominantly single storey dwellings with some multi-unit developments in the surrounding local area. This design has maintained a minimal impact on the existing streetscape by limiting the units to a maximum of two storeys, typical for a residential area. The development complies with Council’s requirements in regards to street setbacks and street character requirements. Good separation from neighbouring properties with significant rear setbacks is achieved. |
| * 1. **Block and lots** – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)
 | Yes | The development has 4 lots, which is not consistent with the immediate character of the area, however, some multi-unit developments area localed in close proximity to the site. The developments bulk is broken down by means of varying façade treatments, balcony projections and hip and gable roof forms to fit in with the streetscape. |
| * 1. **Built environment** – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?
 | Yes | Multi unit development should be encouraged in the area as the area is in great need of seniors housing & low cost housing developments. The dwellings on the site are aged and in need of re-development. The proposed development is consistent with the current character of the area and is designed to fit in with the streetscape.The development addresses its street frontage, with varied facade treatments and roof forms to break up the mass. This approach is more sympathetic to the streetscape. |
| * 1. **Trees** – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?
 | Yes | The landscaping consists of native species endemic to the area. Refer to Landscaping Plan for plant schedule. |
| * 1. **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 developments function and form satisfies the principles of relevant requirements as outlined in the H.SEPP and Council’s LEP & DCP. |
| Site analysis |
| Does the site analysis include:* 1. Existing streetscape elements and the existing pattern of development as perceived from the street
 | Yes | The development addresses the street frontage and complies with setback requirements, with varied facade treatments to break up the building mass. Access is provided to the units from the street. Paths, stairs and covered entries have also been included to address the street. |
| * 1. Patterns of driveways and vehicular crossings
 | Yes | Designed in accordance with Council specification.The access driveways are located to the side boundaries. Car parking is located to the rear behind the building form to reduce its visual impact. |
| * 1. Existing vegetation and natural features on the site
 | Yes | All vegetation on the site to be cleared except existing high retention and street trees.Natural contours have generally been maintained throughout the site and only altered where required for accessibility.Refer also to Landscape plan. |
| * 1. Existing pattern of buildings and open space on adjoining lots
 | Yes | Private open space is located to the front and rear of dwellings to comply with solar access requirements and accessibility. |
| * 1. Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.
 | Yes | Openings and private open space for each unit have been orientated in order to prevent overlooking out to neighbouring properties. Solid walls and privacy screens on balconies have been designed to assist in this.  |
| 2. Site Planning and Design |
| General |
| Does the site planning and design:* 1. Optimise internal amenity and minimise impacts on neighbours?
 | Yes | Vehicle access into the site is kept in character with the street with a common driveway accessing side of the site off separate street frontages.Pathways have been centralised within the site in order to prevent pedestrian traffic along neighbouring boundaries to minimise impact on surrounding dwellings. |
| * 1. Provide a mix of dwelling sizes and dwellings both with and without carparking?
 | Yes | A mix of 1-bed and 2-bed dwellings has been provided. Common parking has been provided to service the units located to the rear of the site in compliance with H.SEPP and LAHC requirements. |
| * 1. Provide variety in massing and scale of build form within the development?
 | Yes | A stepping of the double storey structure, along with balconies, roof forms and materials provides a variety of depth and variation to the structure. |
| Built form |
| Does the site planning and design:* 1. Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?
 | Yes | The development addresses Cooke Ave and Deegan Drive frontages with all dwellings located to address the street. |
| * 1. Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?
 | Yes | Common areas, Landscaped areas & car parking have been located toward the rear of the property which helps to minimise the impacts on adjoining neighbours in terms of privacy and overshadowing.  |
| * 1. 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 | The units and private open space have been orientated to gain sufficient solar access. |
| Trees, landscaping and deep soil zones |
| Does the site planning and design:* 1. Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?
 | Yes | 1 existing high retention tree within the front setback and 4 street trees will be retained. All other existing trees will be removed but replaced with suitable vegetation to enhance the streetscape. |
| * 1. 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 | All existing vegetation at the rear will be removed but replaced with suitable vegetation to screen and buffer neighbouring properties. |
| * 1. Retain large or otherwise significant trees on other parts of the site through sensitive site planning?
 | Yes | 1 existing high retention tree within the front setback will be retained. All other existing trees will be removed but replaced with suitable vegetation. |
| * 1. Where not possible to retain existing trees, replace with new mature or semi-mature trees?
 | Yes | 1 existing high retention tree within the front setback will be retained. All other existing trees will be removed but replaced with suitable trees and vegetation. |
| * 1. Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?
 | Yes | Sufficient space for new landscape has been allowed around driveway edges. |
| * 1. Provide pedestrian paths?
 | Yes | Pathway access from the front boundary has been provided throughout the site. |
| * 1. Reduce the width of driveways?
 | Yes | Driveway width has been reduced to a minimum to reduce the impact to the street. Minimum width provided to Australian Standards. |
| * 1. Provide additional private open space above the minimum requirements?
 | Yes | Provided to ground floor units and first floor balconies where possible. |
| * 1. Provide communal open space?
 | Yes | Communal open space has been provided central to the site with a seating and landscaped area. |
| * 1. Increase front, rear and/or side setbacks?
 | Yes | Minimum setback requirements comply and have been increased where possible. |
| * 1. Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.
 | Yes | Sufficient space for new landscape has been allowed around driveway, car park, footpath and dwelling entries. Refer to Landscape plan which has been provided. |
| * 1. 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?
 | Covered by clause 108(f) of Housing SEPPYes | 24% deep soil area has been provided to the front and rear of the site. 23% of the minimum required deep soil area has been provided to the rear. Refer to landscape plan. |
| * 1. Replicate an existing pattern of deep soil planting on the front of the site?
 | Yes | Deep soil area has been provided to the front of the site. |
| * 1. Use semi-pervious materials for driveways, paths and other paved areas?
 | No | Driveways and paths are concrete to meet LAHC maintenance and durability requirements. |
| * 1. Use on-site detention to retain stormwater on site for re-use
 | Yes | On site detention and rainwater tank has been provided. Refer to Civil Engineer’s plans which are provided. |
| Parking, garaging and vehicular circulation |
| Does the site planning and design:* 1. Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?
 | Yes | Common car parking to the rear has been provided. |
| * 1. Maintain, where possible, existing crossings and driveway locations on the street?
 | Yes | Existing driveway location has been utilised where possible but the existing driveway will need to be reconstructed. All new crossovers to comply with council’s specifications.  |
| 3. Impacts on Streetscape |
| General |
| Does the site planning and design:* 1. Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)
 | Yes | Existing driveway locations have been utilized where possible, and a maximum height of two storeys has been implemented to ensure the units do not dominate existing neighbouring dwellings.Access to the units provided from the street. Paths and covered entries have also been included to address the street. |
| * 1. Provide a front setback that relates to adjoining development?
 | Yes | The front setback to Cooke Ave & Deegan Drive is 6m and complies with DCP requirements.  |
| Built form |
| Does the site planning and design:* 1. Break up the building massing and articulate building facades?
 | Yes | Building facades are broken up through the use of various materials and by stepping the units and facades. |
| * 1. Allow breaks in rows of attached dwellings?
 | Yes | Building facades are broken up through the use of various materials and by stepping the units and facades. |
| * 1. Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?
 | Yes | Through the use of masonry and cladding combined with a series of windows and doors addressing the street we have achieved an acceptable sense of scale and place. |
| * 1. Set back upper levels behind the front building façade?
 | No | Upper levels are not setback further than the front building façade to simplify construction. A mix of materials and finishes allow for a varied façade that works well within the streetscape. |
| * 1. 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 applicable to this type of development. |
| * 1. Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?
 | Yes | The roof is a hip and gable design, consistent with current designs of existing buildings in the area. The building facades are broken up through the use of various materials and stepping. |
| * 1. Use a roof pitch sympathetic to that of existing buildings in the street?
 | Yes | The roof is a hip and gable design, consistent with current designs of existing buildings in the area. |
| * 1. Avoid uninterrupted building facades including large areas of painted render?
 | Yes | The units are stepped and varied to avoid large areas of walls. |
| Trees, landscaping and deep soil zones |
| Does the site planning and design:* 1. Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?
 | Yes | New plants and trees are used in the front setback in addition to trees retained. Refer to landscape plan. |
| * 1. Plant in front of front fences to reduce their impact and improve the quality of the public domain?
 | Yes | Refer to Landscape plan. Planting is generally in front and behind metal fences to minimise the fences visual impact. |
| Residential amenity |
| Does the site planning and design:* 1. Clearly design open space in the front setback as either private or communal open space?
 | Yes | Private open spaces are landscaped and fenced and clearly defined as communal or private spaces. |
| * 1. Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?
 | Yes | Fences, footpaths, retaining wall and landscaping are employed to define private and public spaces. |
| * 1. Design dwellings at the front of the site to address the street?
 | Yes | Dwellings have been designed to address the street. |
| * 1. Design pedestrian entries, where possible, directly off the street?
 | Yes | Pedestrian access is provided to the new footpath along the street. |
| * 1. Provide a pedestrian entry for rear residents that are separate from vehicular entries?
 | N/A | No separate rear dwellings. All dwellings accessed from common foyer. |
| * 1. Design front fences that provide privacy where necessary, but also allow for surveillance of the street?
 | Yes | Metal fencing and landscaping is employed to the front of all units addressing the street, allowing for privacy and surveillance. |
| * 1. Ensure that new front fences have a consistent character with front fences in the street?
 | Yes | Low height front fences have minimal impact and are generally concealed with landscaping. |
| * 1. Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?
 | Yes | Mailbox is orientated sideways to the street to appear less visible from the street. |
| * 1. Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?
 | Yes | The garbage storage areas are screened with masonry walls and landscaping to minimise visual impact. |
| Parking, garaging and vehicular circulation |
| Does the site planning and design:* 1. Vary the alignment of driveways to avoid a ‘gun barrel’ effect?
 | No | Landscape is employed to soften and reduce the visual impact of the driveway. Car parking spaces are located to the rear behind the building. Varied finishes to surface treatments are employed to break up the driveways impact. |
| * 1. Set back garages behind the predominant building line to reduce their visibility from the street?
 | N/A | No garages are used in this development. |
| * 1. Consider alternative site designs that avoid driveways running the length of the site?
 | No | Car parking spaces are located to the rear behind the building. The driveways are located along the side boundaries. Landscaping is provided on each side and rear of the driveway to reduce the visual impact.  |
| * 1. Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?
 | Yes | Landscaping has been provided to side and rear boundaries. |
| * 1. Use planting to soften driveway edges?
 | Yes | Sufficient space for new landscape has been allowed around driveway edges. Refer to Landscape plan. |
| * 1. Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)
 | No | Driveways and paths are concrete to meet LAHC maintenance and durability requirements. Parking is not allocated to individual units. |
| * 1. Limit driveway widths on narrow sites to single carriage with passing points?
 | Yes | The driveway is a single carriage width to reduce the amount of hard surface area on the site. |
| * 1. Provide gates at the head of driveways to minimise visual ‘pull’ of the driveway?
 | No | Driveway gates to common parking areas are not consistent with the LAHC Design Standards for maintenance reasons.  |
| * 1. Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?
 | N/A | No basement parking. |
| * 1. Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?
 | N/A | No basement parking. |
| * 1. Recess the driveway entry to basement car parking from the main building façade?
 | N/A | No basement parking. |
| * 1. Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?
 | N/A | No basement parking. |
| * 1. Provide security doors to basement carparking to avoid the appearance of a ‘black hole’ in the streetscape?
 | N/A | No basement parking. |
| * 1. Return façade material into the visible area of the basement car park entry?
 | N/A | No basement parking. |
| * 1. Locate or screen all parking to minimise visibility from the street?
 | Yes | Common car park area is located behind the building line with sufficient space for new landscape allowed around car park edges. Refer to Landscape plan. |
| 4. Impacts on Neighbours |
| Built form |
| Does the site planning and design:* 1. Where possible, maintain the existing orientation of dwelling ‘fronts’ and ‘backs’?
 | Yes | The development has been designed to address the street.  |
| * 1. Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?
 | Yes | Dwellings follow the existing patterns to address the street. |
| * 1. Set upper storeys back behind the side or rear building line?
 | No | Not required by DCP setbacks. To simplify construction upper floors have not been setback. |
| * 1. 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 elevation is broken down into a pattern of townhouse style dwellings by means of varying façade treatments, stepping and hip & gable roof forms to fit in with the streetscape. |
| * 1. Incorporate second stories within the roof space and provide dormer windows?
 | N/A | Not applicable to this development. |
| * 1. Offset openings from existing neighbouring windows or doors?
 | Yes | Windows and doors are offset or have high sills/obscure glass panels to maintain privacy. |
| * 1. Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?
 | Yes | The walls are broken, stepped or allow for material change to minimise impact to all elevations. |
| Trees, landscaping and deep soil zones |
| Does the site planning and design:* 1. Use vegetation and mature planting to provide a buffer between new and existing dwellings?
 | Yes | Sufficient space for new landscape has been allowed alongside and rear setbacks. Refer to Landscape plan. |
| * 1. Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?
 | Yes | Deep soil area has been provided to the rear setback to allow for new landscape to screen neighbouring properties. Refer to Landscape plan. |
| * 1. Plant in side and rear setbacks for privacy and shade for adjoining dwellings?
 | Yes | Landscape areas have been provided along side and rear setbacks to screen neighbouring properties. Refer to Landscape plan. |
| * 1. Use species that are characteristic to the local area for new planting?
 | Yes | The landscaping consists of native species endemic to the area. Refer to Landscaping Plan for plant schedule. |
| Residential amenity |
| Does the site planning and design:* 1. Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?
 | Yes | Solar access to living areas and private open space is maintained. |
| * 1. Design dwellings so that they do not directly overlook neighbours’ private open space or look into existing dwellings?
 | Yes | Second storey balconies are orientated towards the street or common car parking areas and have been fitted with fixed metal screens and masonry balustrades to reduce direct overlooking to neighbour’s private open space. |
| * 1. Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?
 | Yes | The primary private open spaces are to the front and rear of the units, depending on the layout and site suitability to maximise solar orientation. |
| * 1. Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?
 | Yes | Private open space is not located near the living rooms of the surrounding dwellings. |
| * 1. Design dwellings around internal courtyards?
 | N/A | Not applicable to this development. |
| * 1. Provide adequate screening for private open space areas?
 | Yes | Colorbond fences are utilised along the side & rear boundary and slat screen / metal fences internally of the site to separate each ground floor unit for privacy.The first floor balconies are orientated towards the street and have fixed metal louvre/batten screens to reduce direct overlooking. |
| * 1. 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?
 | No | The main driveways are located to the side boundary and screened with landscaping providing a buffer to existing dwellings. |
| Parking, garaging and vehicular circulation |
| Does the site planning and design:* 1. Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?
 | Yes | Planting is provided along driveways and side fences as screening. Refer to landscaping plan. |
| * 1. Position driveways so as to be a buffer between new and existing adjacent dwellings?
 | Yes | The main driveway is located to the side boundary and screened with landscaping providing a buffer to existing dwellings. |
| 5. Internal Site Amenity |
| Built form |
| Does the site planning and design:* 1. Maximise solar access to living areas and private open space areas of the dwelling?
 | Yes | The living areas are located adjacent to covered patios on the ground floor and balconies. |
| * 1. Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?
 | Yes | The facades of the units employ a variety of materials such as masonry, cladding and covered balconies to allow for a varying facade. |
| * 1. 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 | Not applicable to this development. |
| * 1. Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?
 | N/A | Not applicable to this development. |
| * 1. Have dwelling entries that are clear and identifiable from the street or driveway?
 | Yes | Architectural features such as covered entries and varying material finishes provide for a clearly identifiable foyer entry. |
| * 1. Provide a buffer between public/communal open space and private dwellings?
 | Yes | Landscape and fencing are utilized as buffers between public and communal. |
| * 1. Provide a sense of address for each dwelling?
 | Yes | Entry to dwellings is provided by the direct pathways to the common foyer area and street access to individual dwellings. |
| * 1. Orientate dwelling entries to not look directly into other dwellings?
 | Yes | Entries do not look directly into other dwellings. |
| Parking, garaging and vehicular circulation |
| Does the site planning and design:* 1. 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 | Most bedrooms have been located away from driveways and footpaths. |
| * 1. Avoid large uninterrupted areas of hard surface?
 | No | Driveways and paths are concrete to meet LAHC maintenance and durability requirements.  |
| * 1. Screen parking from views and outlooks from dwellings?
 | Yes | The parking is located at the rear of the site which is softened by the proposed landscaping. |
| Reduce the dominance of areas for vehicular circulation and parking by: * 1. Considering single rather than double width driveways?
 | Yes | Single width driveway provided. |
| * 1. Use communal car courts rather than individual garages?
 | Yes | Communal car court provided. |
| Reduce the dominance of areas for vehicular circulation and parking by considering:* 1. Single rather than double garages?
 | N/A | Not applicable to this development. |
| * 1. Communal car courts rather than individual garages?
 | Yes | Communal car court provided. |
| * 1. Tandem parking or a single garage with single car port in tandem?
 | N/A | Not applicable to this development. |
| * 1. Providing some dwellings without any car parking for residents without cars?
 | Yes | Some units are not provided with car parking spaces. 12 spaces for 16 dwellings to comply with H.SEPP and LAHC requirements. |
| Residential amenity |
| Does the site planning and design:* 1. 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 | Pedestrian areas are separate from the driveway and defined by concrete footpaths |
| * 1. Provide pedestrian routes to all public and semi-public areas?
 | Yes | Paths are provided to the street footpath to allow access to public areas. |
| * 1. Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?
 | Yes | Areas are clearly defined and utilised. |
| * 1. 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 | Foyer and dwelling entries as well as gates and side access points are either visible from the street or are provided with good surveillance from neighbouring units and communal areas. |
| * 1. Clearly define thresholds between public and private spaces?
 | Yes | These spaces are defined through the use of fences, screens and landscaping. |
| * 1. Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?
 | Yes | All private open spaces are located adjacent to the living areas of each unit. |
| * 1. Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?
 | Yes | Private open spaces are generally orientated to the north, east and west to maximise solar access. |
| * 1. Provide private open space areas that comprise multiple spaces for larger dwellings?
 | N/A | Not applicable for this development. |
| * 1. 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 Spaces and balconies are located next to Communal open space and car parking with screen fencing to aid in casual surveillance and provide privacy. |
| * 1. Provide private open space areas that are both paved and planted when located at ground level?
 | Yes | All ground floor POS areas have been provided with paved and landscaped areas. Refer to Landscape plan. |
| * 1. Provide private open space areas that retain existing vegetation where practical?
 | Yes | Refer to Landscape plan. Existing high retention trees have to be maintained. |
| * 1. 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 | Ground floor POS areas have been provided with landscaped areas to reduce hard surfaces. Refer to Landscape plan.  |
| * 1. 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 | Landscaped communal open space has been provided central to the site. |
| * 1. 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 | The garbage storage area is screened and landscaped. The electrical cupboard is located within the communal open spaces area. |

**LAHC Required to CONSIDER Good Design for Social Housing:**

| Good Design for Social Housing |
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| Design Certification must be provided by the Architect that the project has considered the *Good Design for Social Housing* document.  | ✓ |
| **Principles** | **Design Response / Comment** |
| **WELLBEING****The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants** |
| Healthy EnvironmentsOur housing supports the physical and mental health and safety of our tenants | The proposed development has been designed with the physical & mental Health and safety of future tenants in mind.All units are designed to be amended to meet future needs. This design has employed a number of Basix/Nathers elements to reduce running costs of units.By providing new and fresh construction and finishes, along with open planned design of units with quality and variety of modern finishes, along with an amount of flexibility in the layout to enable the tenant to make the space their own. Neutral colours to internal spaces to enable tenant to affect the character of the unit with their own furnishings. All of the above is done to instil a sense of pride of place for the tenant. |
| Good for TenantsOur housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements |
| Quality HomesCreate a sense of pride and dignity by providing housing that tenants are proud to call their home. |
| **BELONGING****The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing** |
| Mixed TenureOur housing is indistinguishable from private housing and is well integrated within diverse communities  | The design of this development was done to reduce bulk and scale, by means of varying façade treatments, balcony projections and hip & gable roof forms.Through the use of lighting, visual surveillance and fencing, we are able to provide a good sense of security. By providing good landscaping in common areas, we are able to provide a good welcoming space for tenants to interact.The design of this development draws on the existing usage, current usage and future use and needs of the area, like provisions of more seniors housing developments. |
| Good Shared and Public SpacesOur housing provides welcoming and safe public spaces and common areas, that support positive social interactions. |
| Contribute to Local CharacterOur housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.  |
| **VALUE****Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.**  |
| Whole of lifecycle approachNew homes are considered for their whole-of-life costs, including operation and maintenance efficiency.  | All materials used to construct the units are selected to be low maintenance and durable to minimise any future ongoing maintenance.This development is designed with modern design elements, but understated to minimise the developments ability to date. This design is done to maximise its sustainability initiatives to benefit its future usage.Selected products for construction along with methods of construction are stream lined as far as possible so as to not affect the function of the development, but reduce cost to enable efficient use of funds. |
| Sustainability and Resilience Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges |
| Make Every Dollar countCreate design efficiencies that generate savings which can be directed towards building more homes.  |
| **COLLABORATION****Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.**  |
| A Good PartnerDevelop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose. | This development is a good response to the ongoing need to provide more seniors housing in the immediate area.This development is well suited to fit into the current area with minimal to no impact on future growth and value, and will be able to integrate well with any future Seniors Housing development produced in the area in the near future.We are always exploring areas where we can improve our developments to provide a better place to live, interact and grow. |
| Place MakingOur housing is well integrated with other investments and initiatives in a place.  |
| Continuous ImprovementTo make the next project better than the last through learning from others, our experiences and incorporating new practices.  |

**LAHC Required to CONSIDER the LAHC Design Requirements 2023:**

| LAHC Design Requirements  |
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| Design Certification must be provided by the Architect that the project has been designed in accordance with the *LAHC Design Requirements 2023* document.  |  |

**The following applies to LAHC applications:**

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| Clause 108B(2) states that Sections 2.15 & 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to the development  |
| Clause | **Compliance** |
| 2.15 Consultation with public authorities other than councils(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has—(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.(2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development—(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage,(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974—the Office of Environment and Heritage,(c) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW,(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map—the Director of the Observatory,Note—The dark sky region is land within 200 kilometres of the Siding Spring Observatory.(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence,Note—Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011.(f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board,(g) development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property—the World Heritage Advisory Committee and Heritage NSW,(h) development within a Western City operational area specified in the Western Parkland City Authority Act 2018, Schedule 2 with a capital investment value of $30 million or more—the Western Parkland City Authority constituted under that Act.(3) In this section—*dark sky region map* means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.*Willandra Lakes Region World Heritage Property* means the land identified as the Willandra Lakes Region World Heritage Property on—(a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or(b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.*World Heritage Advisory Committee* means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.Note— Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy. | LAHC to provide |
| 2.17 Exceptions(1) Sections 2.10–2.15 do not apply with respect to development to the extent that—(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or(d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or(e) the development comprises emergency works, or(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.(2) In this section—approval means any licence, permission or any form of authorisation, other than development consent, under any other law. Consultation protocol means an arrangement that—(a) is about when and how the parties to the arrangement will consult one another about proposed development, and(b) is recorded in writing, and(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so. | LAHC to provide |