

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 Chapter 3, Part 5, Division 8.

Project Details	
Project Address:	17 – 21 Kimberley Street, Merrylands, NSW
Project LGA:	Cumberland Council
Job Number:	BGYF2

Division 8 - Seniors housing – Land and Housing Corporation

108A Development to which Division Applies			
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, <u>or</u>	Permissible within the zone	Permitted / prohibited within the R2 zone under Cumberland Local Environmental Plan 2021	Y
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	Listed / not 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 the Land and Housing Corporation without development consent if—			
(a) the Land and Housing Corporation 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 9.5m, and	Maximum 9.5m	7.5m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	16 dwellings	Y
2) State Environmental Planning Policy (Infrastructure) 2007, clauses 16 and 17 apply to the development and, in the application of the clauses—			
(a) a reference in clause 16 to “this Policy” 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 clauses to a public authority is taken to be a reference to the Land and Housing Corporation.	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, the Land and Housing Corporation must -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Cumberland Council was requested to nominate who should be notified of the development in LAHCs letter dated #####	Cumberland Council advised LAHC on ##### of the persons who should be notified	
(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)	
(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	
(d) take into account the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , March 2004, published on the Department’s website, to the extent to which it is not inconsistent with this Division, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below
(e) consider the <i>Good Design for Social Housing</i> and the <i>Land and Housing Corporation Dwelling Requirements</i> , September 2020, published on the website of the Land and Housing Corporation, to the extent to which it is not inconsistent with this Division, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> 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	Cumberland 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 the Land and Housing Corporation 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 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:			
Clause	Required	Proposed	Complies (Y/N)
84 (2) (c) (iii) if the building resulting from the development exceeds 2 storeys—the additional storeys are set back within a plane that projects at an angle of 45 degrees from the side and rear boundaries of the site.		Proposed development is 2 storeys only	Y
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	-
(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	<p>This section limits the occupation of Seniors Housing to:</p> <ul style="list-style-type: none"> (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. <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	N/A	
108(c)the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	<p>Considered in the context of any local control</p> <p>Cumberland LEP is 0.5:1</p>	0.56:1 – Minor variation to be addressed by planning report	N

108(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,		35 x 16 units = 525m ² min, 840m ² provided	Y
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,		15% of site = 320.2m ² min total 416m ² provided Min 208.1m ² to be at rear 252m ² provided	Y
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 aim	70% of dwelling receive 2 hours of direct solar mid-winter in accordance with the Housing SEPP for metropolitan Sydney region	Y
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 15m ² 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	Ground level: Minimum 15 m ² per dwelling. One area minimum 3 m x 3 m, accessible from living area.	All Ground floor units have greater than 15m ² POS All Ground floor units have POS min dimension 3x3m	Y
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 10m ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ² ,	Note: LAHC dwelling requirements require 8m ² for 1 bedroom units	All First Floor 1 bed units have balconies with min 8m ² and 2 bed units min 10m ² All balconies min depth 2m	Y
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 accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space	4 accessible spaces for 16 units	Y
108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.			



The following applies to LAHC applications:

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development	
Clause	Compliance
<p>16 Consultation with public authorities other than councils</p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without consent unless the authority or person has—</p> <ul style="list-style-type: none"> (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. <p>(2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <ul style="list-style-type: none"> (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 E1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone—the Office of Environment and Heritage, (c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014—the Department of Industry, (d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW, (f) development for the purposes of a health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service, <p>Note—</p> <p>The Act defines bush fire prone land, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 10.3(2) of the Act.</p> <p>Note—</p> <p>When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service Planning for Bush Fire Protection 2019.</p>	

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

(g) 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.

(h) 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.

(i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.

(3) In this clause—

dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.

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.

17 Exceptions

(1) Clauses 13–16 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

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

<p>(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</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette.</p> <p>(2) In this clause—</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p>consultation protocol means an arrangement that—</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(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.</p>	
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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		
Design Certification must be provided by the Architect that the project has considered the requirements of <i>Schedule 4 of the Housing SEPP</i> .		<input checked="" type="checkbox"/>
Clause / Required	Proposed	Complies (Y/N)
<p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.</p>		
<p>2 <u>Siting standards</u></p> <p>(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.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10—</p> <p>(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</p> <p>(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.</p> <p>Note—</p> <p>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.</p> <p>(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.</p>	Accessible path to all Ground Floor units	Y
<p>3 <u>Security</u></p> <p>Pathway lighting—</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	Compliant exterior lighting will be provided	Y

Clause / Required	Proposed	Complies (Y/N)
<p>4 <u>Letterboxes</u></p> <p>Letterboxes—</p> <p>(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</p> <p>(b) must be lockable, and</p> <p>(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.</p>	Compliant letterboxes and circulation area provided	Y
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided—</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(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</p> <p>(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.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have a disabled space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</p>	Y
<p>6 <u>Accessible entry</u></p> <p>Every 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.</p>	All Ground Floor entries comply with the standards	Y
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	Circulation space provided at all corridors and doorways to Ground Floor units in accordance with the standard.	Y


Clause / Required	Proposed	Complies (Y/N)
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have—</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of an independent living unit—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least—</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(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</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	<p>One bedroom to each Ground Floor unit complies with all relevant requirements</p>	Y
<p>9 Bathroom</p> <p>(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—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>One bathroom to each Ground Floor unit complies with all relevant requirements</p>	Y
<p>10 Toilet</p> <p>A 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.</p>	<p>One toilet to each Ground Floor unit complies with all relevant requirements</p>	Y


Clause / Required	Proposed	Complies (Y/N)
<p>11 <u>Surface finishes</u></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note—</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	Slip resistant tiles	Y
<p>12 Door hardware</p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	Door hardware will be provided in accordance with AS4299 and all relevant standards	Y
<p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Switches & powerpoints will be provided in accordance with AS4299	Y
<p>14 Application of standards in this Part</p> <p>The 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.</p>	All applicable standards are met	Y
<p>15 Living room and dining room</p> <p>(1) A living room in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	The living room to each Ground Floor unit complies with all relevant requirements	Y

Clause / Required	Proposed	Complies (Y/N)
<p>16 Kitchen</p> <p>A kitchen in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets—</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>	<p>The kitchen to each Ground Floor unit complies with all relevant requirements</p>	Y
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	<p>All Ground Floor units are single level</p>	Y
<p>18 Lifts in multi-storey buildings</p> <p>In 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.</p>	<p>No Lifts proposed.</p> <p>Clause 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.</p>	N/A

Clause / Required	Proposed	Complies (Y/N)
<p>19 Laundry</p> <p>An independent living unit must have a laundry that has—</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>The laundry to each Ground Floor unit complies with all relevant requirements</p>	Y
<p>20 Storage for linen</p> <p>An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	<p>A linen storage is provided in accordance with AS4299</p>	Y
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Accessible pathway and circulation provided to garbage area</p>	Y

LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.		<input checked="" type="checkbox"/>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context: Demolition of 3 no. existing dwellings and tree removal and construction of a new two storey seniors housing development with 16 units (8 x 2 bed and 8 x 1 bed), at grade parking for eight cars and associated landscaping.		
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? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	<p>The scale of the buildings is consistent with the recent residential development observed in broader area. The building massing is expressed as a series of smaller pitched skillion roof forms, which together with the chosen materials of brick, metal cladding and metal roofing reflect the existing residential nature of the street. The roof height is reduced as far as practicable to recede in the streetscape.</p> <p>The set-backs are consistent with the existing neighbouring development, with 6.5m to the primary Kimberley Street frontage.</p> <div style="text-align: center;">  </div> <p style="text-align: center;">^ 9-11 Kimberley St, Merrylands</p>

		 LAHC Housing Brussels St, South Granville
1.02 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 proposed development combines 3 lots in the middle of the block. Surrounding lots include single dwellings, duplexes (notably along Earl St directly to rear of site) and also amalgamed lots such as the two-storey flat building at 9-11 Kimberley St.
1.03 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	Surrounding development consists of single and two storey residential development. This area is intended to undergo further RFB development and it is therefore consistent with the intended future trend in this area. The block shape is a regular rectangle and the northerly aspect is to the rear of site enabling solar access.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The existing high retention value Macadamia trees on site is retained, as well as the trees in Council frontage. The new planting will include screening to the front fences and bin areas, taller privacy planting along the side boundaries and more significant planting in deep soil zones at the rear. The landscaping will be predominantly native planting, compatible with the local area.
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 Council LEP and associated DCP guidelines in Part B 'Development in Residential Zones' were considered along with section 2.4 of the Low Rise Housing Diversity Design Guide. The site is zoned R2 low density residential under the LEP. The proposal is only two storeys height, within the LEP 9m ht limit, and designed to reflect the scale of the emerging surrounding development.
Site analysis		
Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Existing streetscape elements have been noted from aerial views and site inspections. The newer two-storey developments in the area reflect the future trends and the proposal complements this pattern. The newer two-storey developments in the area reflect the future trends and the proposal complements this pattern.
1.07 Patterns of driveways and vehicular crossings	Yes	The proposed driveways complement the existing pattern of driveways along property boundaries.

1.08 Existing vegetation and natural features on the site	Yes	Existing trees on site and surrounding properties have been assessed with an arborist's report and identification of the significant trees to be retained.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Existing adjoining lots have been analysed from aerial views and site inspection. Whilst the existing older single storey detached developments do not reflect the new two storey trends, the setbacks are consistent with neighbouring properties along with a deep soil area with larger planting proposed at the rear of site.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	<p>The main windows to living rooms comply with the setback at the rear. Bedroom windows closer to the boundary (along South side setback) have higher sill level or provided with screening/obscure glazing. Non-habitable bathroom windows are obscure glazed. For comparison, if standalone two-storey houses were built on the current single blocks, then the windows could be much closer to the boundaries.</p> <p>Shadow diagrams are provided to indicate extent of overshadowing to adjacent dwellings and generally this is minimal.</p>
2. Site Planning and Design		
General		
Does the site planning and design:	Yes	Careful analysis has been undertaken in the Concept and Sketch Design stages to balance these criteria. To ensure efficient planning, the units are compact to reduce bulk. Habitable windows look out to private open space or landscaped areas.
2.01 Optimise internal amenity and minimise impacts on neighbours?		Suitable privacy measures are provided between units and neighbouring properties via higher sill heights and screening as appropriate.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	8 x 1 Bedroom and 8 x 2 Bedroom units are proposed. 8 parking spaces with 4 of those accessible. This reflects the current statutory and LAHC requirements.
2.03 Provide variety in massing and scale of build form within the development?	Yes	The two-storey development is articulated to complement the more recent trend of two storey multi-dwellings in the area.
Built form		
Does the site planning and design:	Yes	The building is aligned to the front setback, with the rear area of the site an open space for car parking and landscaping. Access to the units is clearly established via the common stair lobbies and pathways, with individual access to most of the Ground Floor units off the exterior landings.
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?		
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	Although the development is all two storeys, this compactness allows for a significant amount of landscaped area to the rear of the site and along the boundaries providing screen planting. Minimum setbacks are met and

		privacy screening to rear windows and balconies as appropriate.
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	All rear units face north and receive almost 6 hours of direct sun in mid-winter to the living and POS. A further 4 units face west / east and receive at least 2 hours winter sun, giving a total of 75%. 2 Additional units have clerestory windows facing north plus some sun to POS. There are no substantial noise sources near the site and Kimberley St is low traffic.
Trees, landscaping and deep soil zones		
Does the site planning and design: 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	Existing street trees will be retained along with new planting in the front deep soil zones.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	The Macadamia tree #12 at the rear of site will be retained, along with new planting in the rear deep soil zones.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	The remaining trees have been assessed as low value and instead new native planting will be provided.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	New tree pot sizes will be suitable to allow for establishment and screening planting may be semi-mature where this is more critical.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	A 1m landscaped buffer has been provided between the main driveway and side boundary, 1.7m to the rear, plus deep soil zones in the rear corners of the site and landscape buffers provided between parking and all buildings and pathways.
2.12 Provide pedestrian paths?	Yes	Separate pedestrian access is provided to the units directly from the streets and suitable access is provided off the rear driveway/parking for ease of rear access to all units.
2.13 Reduce the width of driveways?	Yes	Minimum required driveway widths are provided with the main driveway single lane to minimise visual impact.
2.14 Provide additional private open space above the minimum requirements?	Yes	Yes, where practical additional POS provided for ground floor units.
2.15 Provide communal open space?	Yes	Communal Open Space is provided via the common pathway at rear of site (near existing tree #12).
2.16 Increase front, rear and/or side setbacks?	Yes	The setback of buildings is greatly increased at rear, with the driveway along side boundary providing increased buffer on east side.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Landscaping buffers are provided wherever possible. Refer to Landscape Architect's documentation for details.

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?	Covered by clause 108(f) of Housing SEPP	The design ensures that 10% of the site area is provided as a deep soil zone at the rear of the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Front setback will include deep soil zones and be planted with trees.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Generally LAHC does not prefer to have pavers, but a long term stable and durable surface (i.e coloured concrete). Paved areas will be minimised.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	On site detention is provided underneath the driveway, along with a rainwater reuse tank.
Parking, garaging and vehicular circulation		
Does the site planning and design: 2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Central rear parking consisting of 8 car spaces including 4 accessible spaces is located at the rear of buildings.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	New driveway crossing to be provided at similar location to existing at east boundary, maintaining existing pattern in street.
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	Careful analysis was undertaken through the Concept and Sketch Design to fit the development into the streetscape in terms of setbacks, driveways, entries and the expression of the building massing and materials. The two-storey development is in keeping with recent redevelopments in the street and will comply with the height limit.
3.02 Provide a front setback that relates to adjoining development?	Yes	The front setback is the average of the existing neighbouring developments at 6.5m.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	Careful analysis was undertaken through the Concept and Sketch Design Stages to provide the best balanced development of the building forms on site. The single building form has been articulated with varied setbacks, articulation of stair lobbies and balconies in different materials, privacy screens and integrated landscaping features. The other elevations, notably the side elevations reflect a complementary articulation of the main front facade.
3.04 Allow breaks in rows of attached dwellings?	Yes	The stair lobbies provide a well-defined break to the buildings from the front and the rear.

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	Brick construction with metal cladding and colorbond metal roofs along with screening elements is sympathetic to both the existing and the more recent developments in the area. The stepping of the façade and articulation of stair lobbies and balconies reference the scale of existing development and the desired contextual character.
3.06 Set back upper levels behind the front building façade?	Yes	Compliance with setbacks for habitable room windows is achieved without further upper level setback.
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?	No	No dormer windows proposed.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining identity of each unit for the residents with skillion and pitched roofs. Refer to elevations.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The low pitched roofs reflect the future emerging character of the area, and help to reduce the overall height of the two-storey building forms and comply with the building ht limit.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries. Refer to elevation drawings. Generally the materials are pre-finished and not render.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	New landscaping and trees are proposed in the front setback. Existing trees at front not considered worth retention.
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?		
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Where front fences are provided near the boundary line, new landscaping and trees are proposed to provide a buffer between the building and the street.
Residential amenity		
Does the site planning and design:	Yes	Landscaping, fencing and planting is used to clearly define the division between common and private space in the front setbacks. Each ground floor unit has its own clearly defined Private Open Space (POS). The designated pathways and landscaping provide identity for the respective ground floor units facing the street or to the main stair lobby.
3.13 Clearly design open space in the front setback as either private or communal open space?		
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	New landscaping provides a buffer between the building and the street, along with screening and different paving to clearly define the threshold between public and private spaces.
3.15 Design dwellings at the front of the site to address the street?	Yes	The units on the Kimberley street frontage directly address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Generally each group of dwellings has a common access pathway from the street from which there are pathways to

		each individual Ground Floor P.O.S, giving an access 'from the street' without going into the stair lobby.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Units can be accessed from the common walk-through lobbies allowing access from both street and carpark.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences are kept low in ht generally 1.2m to define the private spaces while still allowing surveillance, and consideration of sightlines with landscaping to maintain surveillance also.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Front fences generally of a post and slatted type, with corner masonry piers, consistent with residential fences in the area.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	The mailboxes are orientated perpendicular to the street, near the boundary. The mail boxes are also integrated with the landscaping and fencing
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Screening and landscaping are provided to the garbage storage areas and gas/ water meters.
Parking, garaging and vehicular circulation		
Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	The main driveway is articulated with a passing bay at front to a single width driveway to the parking area and wide landscaping areas along the sides and at end of the parking area reduces the 'gun barrel' effect.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	There are no garages provided. All the parking is behind the predominant building line.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	Reviewed at Concept and Sketch Design Stages. Minimum width driveways and landscaping used to mitigate this issue.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Yes planting proposed in deep soil zones in rear corners of the site, at the end of the driveway.
3.26 Use planting to soften driveway edges?	Yes	Landscaping is included to both sides along the driveway.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Yes	Not considered for the main driveway as there is a single shared parking area. The driveway colour is differentiated from the pedestrian path colour. Parking is located to suit client requirements.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway has been kept to a single carriageway where possible with a passing point at the boundary.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes	No gates, as required by client.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes	No basement parking provided.

3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes	No basement parking provided.
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes	No basement parking provided.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes	No basement parking provided.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes	No basement parking provided.
3.35 Return façade material into the visible area of the basement car park entry?	Yes	No basement parking provided.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	The central parking area is behind the buildings which screens it from the street.
4. Impacts on Neighbours		
Built form		
Does the site planning and design:	Yes	The front units of the proposed development are orientated towards the streets in the same way as the existing dwellings.
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Careful analysis undertaken through the Concept and Sketch Design Stages. Either highlight windows or privacy screens are provided where windows are facing any adjoining development.
4.03 Set upper storeys back behind the side or rear building line?	Yes	Compliance with setbacks for habitable room windows is achieved without further upper level setback.
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries, with painted elements limited in size. Refer to elevation drawings.
4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes	No dormer windows proposed.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Where applicable this has been implemented. Also windows with higher sills are provided for privacy.
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	The massing from the sides steps in and out to relief the elevation.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Existing tree 12 at rear to be retained and other existing trees where possible along with new landscaping along all boundaries to provide buffers.
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?		


4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones provided at rear corners of site and west setback.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Planting in the setbacks is provided.
4.11 Use species that are characteristic to the local area for new planting?	Yes	All new planting will be native species. Refer to landscape architect's documentation
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	Some minor new overshadowing to the existing dwellings to the east and west, however this is minimal and not over the main rear POS. A minimum 3 hours of sunlight access at mid-winter is maintained to neighbouring dwellings. Refer to shadow diagrams.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Suitable rear screening will be provided along with setbacks to negate any overlooking.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	POS is provided to the front setbacks
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Yes bedrooms are not directly adjacent to neighbouring patios / balconies.
4.16 Design dwellings around internal courtyards?	Yes	Adequate external private open space (POS) has been provided.
4.17 Provide adequate screening for private open space areas?	Yes	Suitable fencing and landscaping is provided.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	West side setback provides secondary POS for the units on this side.
Parking, garaging and vehicular circulation		
Does the site planning and design: 4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Landscape buffer zone is provided between the driveway and boundary.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Driveway is along side setback to act as a buffer to dwellings.
5. Internal Site Amenity		
Built form		
Does the site planning and design: 5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	All 8 rear units are north facing achieving almost 6hrs midwinter sun. A further 4 units have living windows to the west / east and receive at least 2 hours, giving 75% solar

		access. Clerestories are provided to middle units to minimise units without direct sun.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining the identity of each unit for the residents. Refer to elevations.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible. Refer landscaping documentation.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	All entries are clearly identifiable with separate external access provided from the street and carpark area where possible, and the first floor units accessed from 2 storey stair lobbies.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	New landscaping and fencing provides a buffer between the private and communal spaces, along with screening and different paving to clearly define the threshold between public and private spaces.
5.07 Provide a sense of address for each dwelling?	Yes	The Ground floor units have external access through their P.O.S via common pathways to the street. Roof and wall elements have been broken down and recessed to articulate the entry points.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Internal dwelling entries are offset wherever possible – including all external entries do not face other dwellings and have appropriate screening.
Parking, garaging and vehicular circulation		
Does the site planning and design: 5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Where habitable rooms are near the parking area and pathways, privacy fencing and landscaping is provided.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	The driveway and parking is the largest hard surface area and the minimum compliance widths have been incorporated to minimise the impact and also landscaping is provided all around.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Landscaping buffers are provided all around the driveway and parking to screen dwellings.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	The main driveway is articulated to single width where possible to minimise impact.

5.13 Use communal car courts rather than individual garages?	Yes	All car parking spaces are in a communal area.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	Yes	No garages are provided.
5.15 Communal car courts rather than individual garages?	Yes	Communal car parking has been provided.
5.16 Tandem parking or a single garage with single car port in tandem?	Yes	Communal car parking has been provided.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	8 parking spaces (including 4 accessible) are provided for the 16 units.
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	Refer documentation – a separate accessible pedestrian pathway is provided from the road to the parking area and front entries.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	These are provided with pathways.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements. The two storey stair lobbies are well defined.
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	Overall planning is open with clear sightlines to building entries and straight walls in lobbies to avoid blind spots.
5.22 Clearly define thresholds between public and private spaces?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All POS are adjacent to the main living areas of the dwelling. Refer and drawings and calculations on the cover sheet.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All rear POS areas are orientated north, and side units have provision for east / west solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Where practical, side setbacks have been incorporated into the POS, providing a secondary area to the main front /rear facing POS.
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	Refer to overall layout and this has been provided practical slatted vertical screening to achieve this.

5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Refer to overall layout. The landscaping and hard surfaces in POS areas are balanced and designed to suit client's needs for low maintenance.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	POS areas do not impact on the existing tree #12 to be retained and landscaping will be provided to all Ground Floor POS.
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?	No	Generally, the Client preference is not to have pavers to minimise uneven settlement /trip hazards in the future. The size of hard paved areas is balanced against soft planting areas.
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?	No	Communal landscape area is provided in the form of landscaping around the existing large tree at the rear of site easily accessible from the common pathways, providing a pleasant outlook while using the common areas.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Garbage areas are located off the common pathway entries from the street, screened with 1.5m ht walls and landscaping. Services are screened and electrical boards located within stair lobbies.

LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.	
	
Principles	Design Response / Comment
WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The Wellbeing principles have been considered and incorporated into the design - through providing flexible floor plan, good-quality finishes, balance of privacy and casual surveillance.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create 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	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The Belonging principles have been considered and incorporated into the design – through designing the scale, proportions and rhythms of the form to fit in with the townhouse pattern of development in the area. Entries are clearly defined and welcoming. Common space is provided in a suitable location.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our 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.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The Value principles have been considered and incorporated into the design – through selection of pre-finished low-maintenance materials, robust design details, meeting sustainability requirements.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create 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.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	The Collaboration principles have been considered and incorporated into the design – through design discussions with the LAHC design and planning team and lessons learnt from previous projects implemented.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u> To 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	
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Design Requirements 2023</i> document.	<input checked="" type="checkbox"/>

The following applies to LAHC applications:

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
<p>2.15 Consultation with public authorities other than councils</p> <p>(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—</p> <ul style="list-style-type: none"> (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. <p>(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—</p> <ul style="list-style-type: none"> (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, <p>Note—</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <ul style="list-style-type: none"> (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, <p>Note—</p> <p>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.</p>	

Clause 108B(2) states that Sections 2.15 & 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to the development

- (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.

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

Part 5 - Division 6 – design principles for seniors housing	
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	
<p>Seniors housing should be designed to—</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(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</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by—</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The proposal is for self-care infill housing, not a care facility. The proposed building is designed to blend in with the streetscape as in-fill housing, reflecting the emerging and future character of the area.</p> <p>Planning principles of neighbourhood amenity, setbacks, overshadowing, tree retention etc are considered in the design.</p>

100 Visual and acoustic privacy	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The proposal ensures suitable privacy screening between dwellings and along side boundaries.</p>
101 Solar access and design for climate	
<p>The design of seniors housing should—</p> <p>(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</p> <p>(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.</p>	<p>The proposed design ensures good daylight to all units through solar access, appropriate room depths and window sizes and balanced privacy screening.</p>
102 Stormwater	
<p>The design of seniors housing should aim to—</p> <p>(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</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>The proposed design will ensure that all stormwater within the site is collected and managed including OSD, and will not run-off through adjacent sites</p>
103 Crime prevention	
<p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(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</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p>	<p>The proposed site planning considers crime prevention principles, including passive surveillance of common areas, access lobbies and entries etc. Secure unit entries serve a small no. of dwellings.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
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
105 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Recycling is provided in accordance with the Council DCP