

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:	62-66 Pank Parade, Blacktown
Project LGA:	Blacktown
Job Number:	BGYPX

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, or	Permissible within the zone	Permitted within the R2 zone under Blacktown Local Environmental Plan	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	8.4m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	12 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	Blacktown Council was requested to nominate who should be notified of the development in LAHCs letter dated 11 August 2022.	Blacktown Council advised LAHC on 12 August 2022 that the extent of notification was considered satisfactory.	Y
(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 23 November 2022 notified the development in accordance with 108C(1)(b) to Blacktown council and occupiers of adjoining lands.	Y
(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	No submissions were received from occupiers of adjoining land. Blacktown City council by their letter dated 16 December 2022. (See section 7.1 & 7.2 of REF)	Y
(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	Blacktown City 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.	N/A	N/A	N/A
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		

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 control Blacktown LEP is 0:50 (0.5:1 = 0.5 x 1,669.2 = 834.60m ²)	Proposed: Total FSR = 874.51m ² (Excess of 39.91m ²) Proposed FSR = 0.52:1	N – justification required by planners
108(d) for a development application made by a social housing provider – at least 35m ² of landscaped area per dwelling,	35m ² x 12 dwellings = 420m ²	Proposed: 627.65m ²	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,	Min. 15% of site 15% x 1,669.2m ² = 250.38m ² Min 3m dimension. Min. 65% of DSZ to be located at the rear of the site (65% x 250.38m ² = 162.75m ²)	Proposed: Total DSZ = 417.79m ² Min. 3m dimension Rear DSZ = 307.65m ²	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	Proposed: Living Rooms = 75% (9/12 units) POS = 100% (12/12 units)	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		Complies: Refer development data table on A100 – Site & External Works Plan	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	Complies: Refer development data table on A100 – Site & External Works Plan Refer floor plans for minimum dimensions.	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	Proposed: 1 bed x 0.4 x 6 units = 2.4 space 2 bed x 0.5 x 6 units = 3 spaces Required = 5.4 spaces 6 Parking spaces provided (3 x Accessible Spaces)	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> <p>(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</p> <p>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</p> <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> <p>(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,</p> <p>(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,</p> <p>(c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014 — the Department of Industry,</p> <p>(d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998 — the Sydney Harbour Foreshore Authority,</p> <p>(e) development comprising a fixed or floating structure in or over navigable waters — Transport for NSW,</p> <p>(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> <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>	<p>NA</p> <p>NA</p>

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

<p>(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,</p> <p>Note —</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <p>(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,</p> <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> <p>(i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961 — the Mine Subsidence Board.</p> <p>(3) In this clause —</p> <p>dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.</p> <p>Note —</p> <p>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.</p>	NA
<p>17 Exceptions</p> <p>(1) Clauses 13–16 do not apply with respect to development to the extent that —</p> <p>(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</p> <p>(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,</p>	Noted.

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

<p>has an agreed consultation protocol that applies to the development, or</p> <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>	<p>Noted.</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>	Complies – Refer Access Report	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>	Can Comply	Y – Details to be provided at Tender Documentation Stage.

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>	Refer Access Report	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>	Refer Access Report	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>	Refer Access Report	Y


Clause / Required	Proposed	Complies (Y/N)
<p>8 <u>Bedroom</u></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>	Refer Access Report	Y
<p>9 <u>Bathroom</u></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>	Refer Access Report	Y

Clause / Required	Proposed	Complies (Y/N)
10 Toilet 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.	Refer Access Report	Y
11 Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note — Advise regarding finishes may be obtained from AS 1428.1.	Refer Access Report	Y
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Refer Access Report	Y
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Refer Access Report	Y
14 Application of standards in this Part 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.	Refer Access Report	Y
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.	Refer Access Report	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>	Refer Access Report	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>	Refer Access Report	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>	N/A	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>	Refer Access Report	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>	Refer Access Report	Y
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Refer Access Report	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.		
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Y	The proposed development has complimented the existing street pattern by proposing 2 building forms which in turn are further articulated to represent smaller dwellings. All dwellings are orientated to face the street which is sympathetic to the existing street pattern.
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)	Y	Yes – the proposed development has included a site analysis plan and has identified potential overlooking & privacy concerns. These have been address in the design by way of highlight windows and/or screens to balconies.
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?	Y	The proposed development is consistent with the surrounding area by way of building scale, roof forms and number of storeys.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Y	Refer Landscape Plans.
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?	Y	Yes – the proposed development has considered Council's LEP & DCP regarding all setbacks for the development.
Site analysis		
Does the site analysis include:	Y	Yes – Refer Site Analysis Plan

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street		
1.07 Patterns of driveways and vehicular crossings	Y	The proposed development has consolidated 3 existing allotments therefore reducing the number of crossovers to the street by (1). Two crossovers are proposed.
1.08 Existing vegetation and natural features on the site	Y	Yes – where possible, all existing vegetation has been retained. Refer Arborist Report for details.
1.09 Existing pattern of buildings and open space on adjoining lots	Y	Yes – The proposed development has kept the same pattern of buildings for the area (front to back orientation).
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Y	Yes – All privacy/overlooking concerns have been addressed in the design by way of highlight windows + balcony screening being introduced.
2. Site Planning and Design		
General		
Does the site planning and design:	Y	Yes – All outdoor areas adjacent to neighbouring properties have been dedicated as private unit POS areas. All communal areas have been provided at the centre of the site to the rear.
2.01 Optimise internal amenity and minimise impacts on neighbours?		
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Y	Yes – Parking has been required as per SEPP.
2.03 Provide variety in massing and scale of build form within the development?	Y	Yes – the proposed development has articulated the buildings into smaller forms allowing a variety of roof forms to occur in the façade design.
Built form		
Does the site planning and design:	Y	Yes – The development has orientated 8 of 12 dwellings to face the street and therefore achieves the intent of this control.
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?	Y	Yes – The development has proposed two L-shaped buildings with the narrowest portion of the building adjacent to the rear boundary to reduce impact on neighbours.
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?	Y	Yes – The development has tried to orientate all dwellings to face north to achieve maximum solar access.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Y	Yes – where possible (and subject to health of existing trees) all existing high retention trees have been retained and incorporated into the proposed landscape design.

2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?		
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?	Y	Yes – where possible (and subject to health of existing trees) all existing high retention trees have been retained and incorporated into the proposed landscape design.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Y	Yes – where possible (and subject to health of existing trees) all existing high retention trees have been retained and incorporated into the proposed landscape design.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Y	Yes – Refer Landscape Plans for proposed mature trees.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Y	Yes – where possible the landscape verges have been maximised to both sides of the main driveway and also driveway to Unit 08.
2.12 Provide pedestrian paths?	Y	Yes – The development has proposed (2) pedestrian pathways leading into both Block A and B as well as including private pedestrian pathways to the ground floor units facing the street.
2.13 Reduce the width of driveways?	Y	Yes – all proposed driveways have been designed to minimum widths as outlined in AS2890 – Off-street Car Parking code.
2.14 Provide additional private open space above the minimum requirements?	Y	Yes – where possible, most ground floor units have larger than the minimum POS areas for use of outdoor dining + landscape areas.
2.15 Provide communal open space?	Y	Yes – A communal open space has been provided to the centre of the site at the rear and adjacent to communal car parking area.
2.16 Increase front, rear and/or side setbacks?	Y	Yes – The proposed development complies with required 6.0m setback and has increased side (3.0m) and rear setbacks (6.6m).
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Y	Yes – The proposed development (where possible) has proposed landscape verges against pedestrian pathways, vehicular driveways.
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	Yes – Refer development data table on Site & External Works Plans. In summary the proposed development exceeds the minimum requires for deep soil planting.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Y	Yes – The development where possible has increased the deep soil opportunities within the front of the site to allow for proposed mature planting.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Y	No – LAHC maintenance prefers no semi-pervious materials to be used within their developments.
2.21 Use on-site detention to retain stormwater on site for re-use	Y	Yes – The development proposed an underground OSD beneath the central car parking area at the rear.

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	Yes – The development proposes a central car parking court to reduce the amount of hardstand areas to the site.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Y	Yes – Where possible the existing crossovers have been maintained and even reduced where possible.
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.)	Y	Yes – The development proposed a two-storey form with two separate buildings as viewed from the street. The siting, heights and orientations are consistent with surround neighbourhood.
3.02 Provide a front setback that relates to adjoining development?	N	No – The proposed development has been setback in accordance with Blacktown City Council's front setback requirements for new developments of 6.0m.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Y	Yes – The development proposed a two-storey form with two separate buildings as viewed from the street.
3.04 Allow breaks in rows of attached dwellings?	Y	The development proposed a two-storey form with two separate buildings as viewed from the street.
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?	Y	Yes – The development proposes a variety of building materials including, face brickwork, pre-finished metal cladding and small rendered & painted sections.
3.06 Set back upper levels behind the front building façade?	N	No – The development has not setback the first floor from the front setback due to the requirement of providing balcony areas to the first-floor units.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	This is not a characteristic of the surrounding area.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Y	Yes – The development proposes two separate buildings in which the facades have been further broken down into small unit widths. This allows the building façade to have a series of small gables when viewed from the street. This is sympathetic to building masses in the surround area.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Y	Yes – The development proposes a 25-degree roof pitch which is consistent with the homes in the surrounding area.

3.10 Avoid uninterrupted building facades including large areas of painted render?	Y	Yes – The development façade has been well articulated from no sections of blank walls.
Trees, landscaping and deep soil zones		
Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Y	Yes – The front setback allows for several mature trees to be planted within the front setback. Refer landscape plans for details.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	N	No – The development does not propose any landscaping outside the building boundaries. The front fence has been located on the front boundary to maximise POS areas to the ground floor units facing the street. The front fence design also is a mixture of solid masonry and open style fencing.
Residential amenity		
Does the site planning and design: 3.13 Clearly design open space in the front setback as either private or communal open space?	Y	Yes – all open space within the front setback has been utilised as private POS areas for the ground floor units facing the street.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Y	Yes – the threshold between public and private spaces have been delineated using fencing, both solid masonry and open style fencing. Soft landscaping has also been proposed to provide softening of the fencing whilst providing privacy.
3.15 Design dwellings at the front of the site to address the street?	Y	Yes – Where possible, all dwellings have been designed to address the street with either, front facing entry doors and individual pedestrian pathways.
3.16 Design pedestrian entries, where possible, directly off the street?	Y	Yes – All proposed pedestrian entrances have direct access to the front boundary.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Y	Yes – All residents with units located towards the rear of the site have entry via the central lobbies and designated pathways leading to the communal car parking areas.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Y	Yes – The proposed front fence proposes a mixture of solid masonry and open style picket fencing, providing privacy to the ground floor POS areas.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Y	Yes – The proposed fences are consistent in height and material selection for fences being used in the surrounding area.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Y	Yes – All letterboxes are located in the angled masonry walls to the front fence to reduce the visual impact to the street.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Y	Yes – The development proposes integrated garbage storage areas which have been carefully designed as part of the front fence design. The garbage bins are located behind screened gates and can be accessed by residents from the top. The gates are then used on collection days to wheel the bins to the kerb for collection.

Parking, garaging and vehicular circulation		
Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Y	Yes – The main driveway tapers in shape to allow increased landscaping to either side. The driveway is also terminated with the communal area and providing a 'green outlook' when viewed from the street.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	N/A – No Garages are proposed within this development.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Y	Yes – 3 x Concept Options were provided to LAHC for consideration which explored different options for the orientation of the driveway and parking areas.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Y	Yes – The main driveway tapers in shape to allow increased landscaping to either side. The driveway is also terminated with the communal area and providing a 'green outlook' when viewed from the street.
3.26 Use planting to soften driveway edges?	Y	The main driveway tapers in shape to allow increased landscaping to either side.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	N	N – The proposed driveway has been proposed in a single material to save costs for the development.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Y	Yes – The development proposes a 6.0m wide passing bay at front of the site to allow the passing of two vehicles.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	N	No – LAHC does not support gates to driveways for communal parking areas.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	N/A – Basement parking is not proposed on this site.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	N/A – Basement parking is not proposed on this site.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	N/A – Basement parking is not proposed on this site.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	N/A – This site does not have a secondary street.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	N/A – Basement parking is not proposed on this site.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	N/A – Basement parking is not proposed on this site.
3.36 Locate or screen all parking to minimise visibility from the street?	Y	Yes – All communal parking has been located at the rear of the property and cannot be viewed from the street.
4. Impacts on Neighbours		

Built form		
Does the site planning and design: 4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Y	Yes – The development proposes all dwellings to face the street (front) with the sides being used for services areas and POS areas.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Y	Yes – All privacy and overlooking issues have been addressed by using highlight windows and screens to balconies as required.
4.03 Set upper storeys back behind the side or rear building line?	N	No – The development does not setback the upper storeys from the front or rear setbacks. This is not required under LEP & DCP.
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?	Y	Yes – The development proposes two buildings on the site to which each building has been broken down into (4) smaller roof shapes, therefore reducing the impacts of a larger building.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N	No – Attic Style development has not been considered for this site as it's not a characteristic of the area nor does LAHC support this type of architecture for their dwellings.
4.06 Offset openings from existing neighbouring windows or doors?	Y	Yes – Where possible all adjoining windows and doors have been offset or made highlights to reduce impact to the neighbours.
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?	Y	Yes – The buildings adjacent to side boundaries have been well articulated and include a variety of building materials including masonry and prefinished cladding to provide interest to the façade design.
Trees, landscaping and deep soil zones		
Does the site planning and design: 4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Y	Yes – Screen planting and mature trees have been proposed alongside and rear boundaries to provide a vegetation
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Y	Yes – The development proposed increased side and rear setbacks allowing for mature planting to provide shade within the development and to its neighbours.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Y	Yes – The development proposed increased side and rear setbacks allowing for mature planting to assist in providing privacy screening within the development and to its neighbours.
4.11 Use species that are characteristic to the local area for new planting?	Y	Yes – The proposed landscape plan is proposing the use of local native species plantings including feature trees.
Residential amenity		
Does the site planning and design: 4.12 Protect sun access and ventilation to living areas and private open space of	Y	Yes – The development proposes increased side setbacks to reduce the overshadowing impacts of the proposed development.

neighbouring dwellings by ensuring adequate building separation?		
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Y	Yes – All dwellings have been designed to face either the street or the internal communal parking/communal area.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Y	Yes – all areas within the front setback have been designated as POS areas to the ground floor units facing the street.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Y	Yes – Where possible most POS areas have been oriented towards the street and/or internally to the development therefore not impacting neighbouring bedrooms and quiet spaces.
4.16 Design dwellings around internal courtyards?	Y	Yes – The development has been design with a central car parking area and communal area to the rear.
4.17 Provide adequate screening for private open space areas?	Y	Yes – All POS areas have been adequately screened using solid masonry / open style fencing. Landscape screening has also been used to assist in privacy to these spaces.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Y	Yes – All proposed side setbacks have been proposed at 3m wide or more therefore providing adequate space for usable POS areas.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Y	Yes – Proposed landscape screening has been proposed adjacent to all new driveways.
4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?		
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Y	Yes – Unit 08 has its driveway located to the east buffering the neighbouring dwelling.
5. Internal Site Amenity		
Built form		
Does the site planning and design:	Y	Yes – The development has tried to orientate all dwellings to face north (8/12 units) to maximise the solar access of the dwellings.
5.01 Maximise solar access to living areas and private open space areas of the dwelling?		
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Y	Yes – All dwellings have been identified with separate 'gable roof forms' to provide separated identity. The front fence design also contributes to identifying separate dwellings.
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?	Y	Yes – Where possible, landscape buffers have been provided between the main driveway and parking areas to ensure that visual and acoustic privacy have been retained for the adjacent units.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for	N/A	N/A – This development is not a villa/townhouse style.

individual dwellings in villa or townhouse style developments?		
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Y	Yes – All ground floor street facing dwellings have clear identifiable entries from the street and/or the main lobbies.
5.06 Provide a buffer between public/communal open space and private dwellings?	Y	Yes – The communal open space has been oriented towards the rear of the site and therefore only adjoins (2) units on the ground floor and has minimal impacts to these dwellings.
5.07 Provide a sense of address for each dwelling?	Y	Yes – All ground floor street facing dwellings have clear identifiable entries from the street and/or the main lobbies.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Y	Yes – All dwellings have been orientated to achieve a ‘front-back’ orientation and do not face one another.
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?	Y	Yes – Where possible bedrooms have been located away from the driveway, however this is restricted by the orientation of north.
5.10 Avoid large uninterrupted areas of hard surface?	Y	Yes – The development proposes a compact parking area and therefore reducing the amount of proposed hardstand areas.
5.11 Screen parking from views and outlooks from dwellings?	Y	Yes – All dwellings typically do not face the communal parking areas and/or driveways. If views are taken, windows have been limited to tall narrow windows and/or highlight windows.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	N	No – Despite AS1428 Off-Street Car Parking allowing a single entry/exit, LAHC have requested a passing bay to the development.
5.13 Use communal car courts rather than individual garages?	Y	Yes – The development proposed a central parking area.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	N/A – No garages are proposed.
5.15 Communal car courts rather than individual garages?	Y	Yes – The development proposed a central parking area.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	N/A – No tandem parking has been proposed.
5.17 Providing some dwellings without any car parking for residents without cars?	Y	Yes – The development proposes parking calculations in accordance with the SEPP and therefore assumes a reduced parking allowance.
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?	Y	Yes – The development proposes separate paths of travel for vehicles and pedestrians.
5.19 Provide pedestrian routes to all public and semi-public areas?	Y	Yes – accessible pathways have been provided to all communal areas within the site.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Y	Yes – All spaces have been clearly identified as POS or public communal spaces. These have been delineated by fencing and/or landscaping.
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?	Y	Yes – All spaces have been considered surrounding lobby entry/exits and have no concealed spaces.
5.22 Clearly define thresholds between public and private spaces?	Y	Yes – All spaces have been clearly identified as POS or public communal spaces. These have been delineated by fencing and/or landscaping.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Y	Yes – All proposed POS to ground floor POS areas are adjacent to the living areas.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Y	Yes – The development proposes 8/12 dwellings to have POS areas with a northern orientation.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Y	Yes – All ground floor dwellings have been provided with larger than the minimum POS areas.
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?	Y	Yes – All ground floor dwellings facing the street have a fence design that allows privacy + casual surveillance of the street.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Y	Yes – All ground floor POS areas have hardstand paved areas of 3m x 3m to allow for outdoor dining and landscape areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Y	Yes – Where possible all POS areas have retained existing vegetation that has been incorporated into the proposed landscape designs.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	N	No – The proposed landscape design does not propose any permeable paving within the design.
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 barbecues to permit resident interaction?	Y	Yes – Blocks A & B both have designated pedestrian pathways leading to the communal areas to allow for resident interaction.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual	Y	Yes – Garbage storage areas have been carefully designed to be incorporated into the front fence design, whilst

prominence to the street or to any private or communal open space?		communication boards have bene concealed in the main lobbies as required.
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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	
Healthy Environments Our housing supports the physical and mental health and safety of our tenants	The development proposes a modern style architecture with open plan living/dining areas with a light and bright northern aspect. The passive designs will reduce energy costs for the residents and provide a market-equivalent accommodate for a resident to be proud of occupying.
Good for Tenants Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
Quality Homes 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	
Mixed Tenure Our housing is indistinguishable from private housing and is well integrated within diverse communities	The proposed development contributes to the surrounding area a new high-quality development in replace of ageing dwellings in the street. The development provides warm welcoming and safe spaces for the residents. The development cannot be recognised as a 'social housing' development.
Good Shared and Public Spaces Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
Contribute to Local Character 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.	
Whole of lifecycle approach New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The development proposes the use of low-maintenance materials assisting LAHC in on-going maintenance costs and contributing to the whole-of-life costs to the design.
Sustainability and Resilience Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
Make Every Dollar count 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.	
A Good Partner Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	Stanton Dahl Architects has had a working relationship with LAHC for over 35+ years and we strive to provide "Architecture in the Service of People" as our company values. We are committed to making a difference in someone's life for the space we are designing.
Place Making Our housing is well integrated with other investments and initiatives in a place.	
Continuous Improvement 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 Dwelling requirements 2020:

LAHC Dwelling Requirements												
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Dwelling Requirements</i> document.		<div style="border: 1px solid #c00000; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> ✓ </div>										
Universal Design Principles <p>To support diverse tenants, LAHC aims for best practice in access and liveability to all new supply programs. The development brief defines the mix of liveable and adaptable dwellings (AS4299). Unless otherwise stated, apply the following:</p>												
Liveability rating	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Silver standard – baseline</td> <td style="padding: 5px;">Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.</td> </tr> <tr> <td style="padding: 5px;">Gold standard – project specific</td> <td style="padding: 5px;">Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.</td> </tr> <tr> <td style="padding: 5px;">Adaptable Dwellings</td> <td style="padding: 5px;">Gold standard – future adaptation</td> </tr> </table>	Silver standard – baseline	Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.	Gold standard – project specific	Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.	Adaptable Dwellings	Gold standard – future adaptation	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.</td> <td style="padding: 5px;">Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.</td> </tr> <tr> <td style="padding: 5px;">LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.</td> <td style="padding: 5px;"></td> </tr> </table>	Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior.	Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware.	LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.	
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LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.												
Reference Dimensions (Minimum) <p>These dimensions and room combinations are a minimum. Projects should balance spatial efficiency with best practice for tenant comfort and flexible furniture layout. For boarding house projects refer to the ARH SEPP and consider that rooms will accommodate long term tenancies so should be sized above the minimum where possible</p>												

HOUSE TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED
Internal area	35 sqm	50 sqm	70 sqm	90 sqm	110 sqm
Liveable and dual key areas	For liveable dwellings allow additional area as required for improved mobility.				
	For dual key dwellings floor area should be the sum of standard areas plus any shared entry area.				
Room combination	Combo din/liv/bed Galley Kitchen Single bathroom including laundry	Combo kit/din/liv Single bathroom including laundry	Combo kit/din/liv Single bathroom including laundry	Combo kit/din Separate living Full bathroom, WC Separate laundry	Combo kit/din Separate living Full bathroom, WC Separate laundry
Corridor (skirting to skirting)	1000 mm clear	1000 mm clear	1000 mm clear	1000 mm clear	1000 mm clear
Door opening width	850 mm clear	850 mm clear	850 mm clear	850 mm clear	850 mm clear
Minimum ceiling height (bed, kitchen, living)	2700 mm	2700 mm	2700 mm	2700 mm	2700 mm
	Apply ADG for two storey dwellings Specified ceiling heights enable ceiling fans to be installed in living rooms and bedrooms.				
Room widths	Minimum room widths to support flexible furniture layout: 3.6m (living) and 3m (bedroom) excl robe.				
Minimum balcony space or minimum Private Open Space	8 sqm	8 sqm	10 sqm	12 sqm	14 sqm
	Balcony must fit patio furniture (min 2m deep). Two balconies preferred for 2-3 bed dwellings. For ground level dwellings, an enclosed yard would exceed these minimum dimensions.				

Performance Targets

These targets acknowledge that many LAHC tenants are frequently at home during the day and so benefit from well lit, healthy interiors.

NatHERS targets	All new dwellings should target a minimum 6 star NatHERS rating. Higher NatHERS ratings are encouraged where cost effective. BASIX and best practice Apartment Design Guide (ADG) daylighting continue to apply.
Healthy Home targets	LAHC dwellings should provide long-term healthy homes for tenants. Targets include: low-allergy materials, adequate air flow to limit mould, waterproofing and damp reduction, natural outlook, noise attenuation.
Acoustic targets	Attenuate noise from: exterior sources (heavy traffic, trains), interior transfer (bed/bath partitions), between multi-residential dwellings (walls, ceilings/floors). Refer National Construction Code and Australian Building Codes Board (ABCB) Sound Transmission & Insulation in Buildings.
Daylighting targets	Interiors: Varied, quality daylighting is essential in all dwellings as LAHC tenants spend significant time at home during the day. Target three hours solar access in mid-winter and exceed best practice ADG guidelines where possible. Refer solar targets in Seniors Living Urban Design Guidelines. For common areas: Ensure adequate daylighting to eliminate costs of artificial lighting during the day.

Passive Design Principles

Passive design principles significantly impact overall thermal comfort and reduce artificial heating and cooling loads. This section outlines passive design principles for LAHC dwellings and aligns these to the six climate zones occurring in NSW (zones 2, 4, 5, 6, 7, 8).

Passive design principles	Tactics include: maximise northern orientation to living spaces, calibrate eaves and shading on eastern, western and northern facades, relate glazing specification to orientation, deciduous trees as shading devices, position windows to improve airflow and capture prevailing breezes.				
Climate specific principles to achieve thermal comfort	Adapt tactics for thermal comfort to specific climate zones to consider these principles:				
	NSW climate zones:	2. Warm humid summer, mild winter	4. Hot dry summer cool winter	5. Warm temperate 6. Mild temperate	7. Cool temperate 8. Alpine
	Summer comfort:	Natural ventilation high priority	Thermal mass and night purging	Ventilation, controlled shading	–
	Winter comfort:	–	Orientation for passive heating	Orientation for passive heating	Passive design, add supplementary heat
	Natural ventilation:	Cross ventilate all dwellings, ceiling fans throughout	High level vents for night purging, ceiling fans	Cross ventilate min 75% dwellings, ceiling fans – all	Cross ventilate but seal openings to prevent heat loss
	Insulation:	Take extra care for mould reduction	High-performance for summer coolth	Seal openings to prevent heat loss	High-performance for winter warmth

Utilities + Operational Targets

This section describes utilities and operations required for LAHC dwellings, with an aim to providing systems that anticipate future maintenance, reduce operational costs for LAHC tenants and support clean, sustainable and operational dwellings.

Solar panels	LAHC solar initiatives are subject to funding and dwelling location and include powering common areas to reduce operating costs and grant-funded solar panels to reduce tenant electricity bills. The development brief will confirm the following: if solar will be used; if batteries are required; the method for utility refunds; metering technology; grid connection.
Utilities	Refer development brief for site specific utility requirements. Generally, ensure discrete locations and integrated appearance for substations, power poles, distribution boxes, sewer vents and other utilities. Externally mounted fittings that require service access should be tamper proof. Electricity and potable water to be individually metered.
Waste management	Ensure waste provisions meet council requirements, minimise visual impact to street, control odour, and reduce distance to kerbside (for tenants with mobility issues). Use garbage rooms when required by code, otherwise integrate bin store into fence or carport design. Separate recycling from waste. Enable organic waste recycling. Consider waste management for each floor in apartment buildings; waste chutes are discouraged.
Water management	Stormwater retention: where required by LEP allow for underground stormwater detention within the development. Rainwater tanks: Refer to development brief for direction and consider maintenance concerns. Garden taps: Provide garden tap(s) in both private and common garden areas.

Exterior Finishes

As LAHC retains assets for 20 years or more, exterior wall and roof finishes should strive for long-term durability and low maintenance, while contributing to a dignified, contemporary appearance.

Roof finishes	Permitted roof falls range from 3-25 degrees and depend on dwelling type, local character and technical specification of the roofing material. For pitched roofs: Use prefabricated metal roof sheeting, gutters (with leaf guard), rainwater heads and downpipes, unless a tiled roof is required for local character (refer development brief). For flat roofs: Provide roof planning, waterproofing and material details for review. Do not build roof gardens off the membrane. Box gutters are not permitted. Consider climbing and heavy object throwing deterrence strategies.
Exterior wall finishes	Hardwearing and low maintenance exterior finishes should be specified to ensure longevity. Use self-finishing materials such as face brick, integral finished metals or precast concrete. Minimise all painted or rendered finishes that would require scaffolding to maintain or repair in the future. Bird nesting, efflorescence, graffiti and other sources of staining should be designed out.

Site Access and Entry

External site and gardens should enable passive surveillance for security, while providing an accessible and safe outdoor environment. The front entry should be a well designed, welcoming arrival point.

Topography and ramps	Minimise retaining walls or steps; provide site benching with 1:10 slopes to turf + gardens. Any ramp should optimise topography to reduce visible rails; 1:20 gradient preferred to 1:14.
Entry	Provide minimum 1000mm wide concrete footpath from street to front door; ensure path is well-lit. Permeable paving is not permitted on access paths or above inground tanks. Provide rain protection to front and rear entry doors.
Fences and boundaries	Rear and side boundary fencing and rear gate to be within 1500–1800mm to ensure privacy. Use garden in lieu of front fencing unless otherwise specified.
Letterbox	Integrate a letterbox with keyed lock for each dwelling into front fence for low rise or in foyer for apartments.

Common Gardens

Integrate native gardens to create a peaceful environment, natural outlook for dwellings and improve bird habitat.

Planting strategy	All landscaping to be drought tolerant, low maintenance. Use native species to contribute to bird habitat and neighbourhood amenity. Allow 400mm minimum topsoil in new gardens and group together plants with similar water needs. Avoid placing garden beds against buildings as these may cause ongoing damp issues.
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Vehicle Access

Parking design should meet code and aim for best practice liveability, enhanced pedestrian safety and reduce parking related conflict. Best practice may differ by location, especially between regional towns and more dense urban areas.

Parking	Refer to the development brief for project specific parking requirements. Refer AS2890.1 2009 Parking Facilities Off Street Parking, any Council requirements and the relevant codes.
Driveways	Minimise the length of on-site driveways. Separate pedestrian access from the driveway.
Open parking	Integrate landscape design into on site open car parking. Where possible provide landscaped break(s) between parking spaces or rows.
Carports, garages and underground carparks	For single dwellings and townhouses: Use garage doors if contextually appropriate, with lightweight manual (not automatic) operating function. For multiple seniors living dwellings in the same development, 1:5 dwellings should have covered parking as per the Liveable Housing Guidelines. For apartments: Underground carparking is dependent on cost and viability. Refer development brief for site specific requirements.
Scooter parking	Covered space for parking mobility scooters may be incorporated into balcony or entry areas of ground floor dwellings when feasible. Refer development brief.

Private Outdoor Space

All LAHC dwellings should have a useable, sheltered balcony or private outdoor area with direct access by tenant.

Private outdoor space	For ground floor dwellings provide second maintenance access to private open space. Landscaping in private space should equal common garden areas unless otherwise specified.
Balconies	For balconies, ensure visual privacy, weather protection, drain away from interior, nominal grade 1:100. All balconies require full upturn bunding and a floor drain to prevent water overrun. Solid balustrades preferred, no pool fencing. Screen all visible utilities and clothes drying.
Clothesline	Add individual clotheslines on balcony or in private outdoor space; common clotheslines not permitted.

Finishes

Interior finishes to be contemporary, easy to clean, non-toxic and allowing safe access throughout.

Interior finishes	Paint all interior walls, ceiling and woodwork; apply semi-gloss paint to all non-wet areas and mould resistant gloss paint to all wet areas. Use low VOC and washable paint for all painted surfaces. Use timber (not Medium Density Fibreboard MDF) for reveals, architraves and skirtings.
Interior floor finishes	Ceramic tiles or resilient flooring to all living and wet areas; carpet in bedrooms unless otherwise specified. Eliminate all floor level changes at transition points including into bathrooms (use recessed slab to eliminate level change) and at sliding door tracks to balconies.

Wet Areas

Wet area requirements may differ to market practice to ensure waterproofing and reduce maintenance over time.

Water ratings	BASIX: % savings as per region, WELS: 5 star (Tapware), 4 star (Toilet), 4 star (Showerhead).
Bathrooms wet areas	Extend water-proofing and tiling up full wall height throughout bathroom. Showers to be hob-less with adequate fall and drainage to prevent flooding. Review waterproofing provisions with LAHC.
Laundry	Add floor waste; allow space and taps for tenant to add front loaded washing machine and dryer.
Kitchen wet area	Ensure waterproofing is full height behind splashback.

Joinery

Joinery should enable efficient and fit-for purpose storage that is durable, neat and integrated. Provide adequate storage suitable for long term tenancy and to support a tidy, functional interior.

Kitchen benchtops	Laminate or composite stone with 20 mm overhang. Minimum bench lengths: 2 m (studio), 2.2 m (1 bed), 2.4 m (2 bed), 2.7 m (3 bed). Provide minimum 1.5 kitchen sinks.
Kitchen cupboards	Provide standard 600mm deep cupboards under bench top. Extend any overhead cupboards to ceiling or bulkhead. Allow space for fridge of minimum 800mm wide (studio / 1 bed) and 900 mm wide (2 bed or more). Provide 600 mm wide space under bench (with cupboard door that can be easily removed) suitable for tenant to install dishwasher. Refer accessible kitchen requirements in Seniors Living Urban Design Guidelines as applicable.
Bathroom	Provide vanity units with leg support (no cantilevers). Provide bathroom storage in vanity or behind mirror.
Laundry	For concealed laundries, double swing doors are preferred to bi-fold doors.
Wardrobes	Built in wardrobes in all bedrooms: main bedroom (600 x 1800 mm), other bedrooms (600 x 1200 mm).
General storage	Linen cupboard (600 x 450 mm with shelves) and broom cupboard (600 x 450 mm) in all dwellings.

Doors and Windows

Doors and windows must be secure, weathertight, of quality construction and easy to maintain. Refer to LAHC's Key Window Lock Policy.

Doors and windows	Fit metal door frames for front and rear entry doors, with heavy duty screen doors - all keyed alike. Windows to be powder coated (20 year colour fastness) or anodised (20 microns) metal, able to lock open for ventilation, and be adjustable for internal cleaning access. Fit fly screens to all windows that can be removed from inside. Use siting and layout to minimise overlooking between units.
Window furnishings	Allow for durable horizontal blinds on living and bedroom windows, and vertical blinds on glazed doors. Bathroom windows to provide appropriate levels of privacy.
Locks and keys	Use dead latches with key operation and release feature for external doors (including garage). Key all windows alike.

Electrical and Utilities

Operational components of LAHC fit outs should provide high performance environments that are low maintenance and future proof. Preference electric systems to reduce variety of bills and ensure safety through Residual Current Device (RCD) circuit breakers.

Bells & alarms	Provide front entry door bell. All required smoke detectors to be hardwired.
Light fittings and general power outlets	Light fittings: Allow 1 x light point per room; switch height as per platinum liveability rating. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. General power outlets: Provide 2 x double general-purpose outlets per room; ensure additional outlets in kitchen for all appliances. All: RCD for all circuits. Setout of all electrical to account for typical furniture layout.
Phone, data, and TV	Allow 1 x phone /data point with aerial to living and main bed. Connect NBN; allow for future NBN if not available. Allow TV points in living area and main bed.
Appliances	Inset separated stovetop and oven, duct range hood to outside air, all mid-range quality and electric. Appliances provided by tenant (fridge, dishwasher, washing machine) cannot be used for BASIX.
Hot water	Provide instantaneous gas or heat pump for hot water. Solar hot water is only permitted if it is grant-funded.
Air conditioning (AC)	In cool temperate climate zones only: Install flued gas or split system AC in living and bedrooms. For all multi-residential: Allow space, services and drainage for future AC installation as per brief.

Strata Requirements

These typical strata requirements reflect LAHC's recent shift towards strata-ready developments that aim to mitigate the impact of future changes.

Single dwellings	No future strata – whole building operator
Multi-residential	Assume full strata – prepare all documents but confirm if lodgement is required. Refer to the development brief for project specific direction.
Dual key apartments	Where dual key apartments are developed, each apartment should be fully self contained and strata ready, ADG compliant and to a minimum silver standard. Typical combinations include studio/studio or 1 bed/studio or 2 bed/1 bed.

Wayfinding + Security

Wayfinding and security strategies should be integrated into the design at an early stage to include both passive and active measures.

Wayfinding + signage	Develop a comprehensive wayfinding strategy that includes spatial cues, lighting and signage. Allow for both statutory and general signage. Allow for A4 notices to be mounted in foyer. Refer to LAHC Component Requirements for material specifications.
Common security	Incorporate principles of Crime Prevention Through Environmental Design. Allow for passive surveillance of all secure entries and common gardens. Intercom required at building entries. Provide swipe access to enter apartment buildings and key and locks for town houses. Refer development brief for details.

Shared Circulation

Shared circulation should be well-lit, safe and inviting, with adequate width for moving tenant furniture.

Vertical transportation	All staircases must comply with the National Construction Code; ensure any external or breezeway stairs are covered for weather protection. When lifts are required by the development brief, assume minimum 2 commercial grade lifts.
Foyers + corridors	All foyers and corridors to have hard floor finish and be naturally ventilated. Maximise natural daylighting in common areas. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. Fit all artificial lighting with built in photo sensors to reduce ongoing operating costs. Ensure all common corridor dimensions are suitable for frequent moving of domestic furniture.
Maintenance access	Ensure provision of façade maintenance zones and procedures, as well as any service access to lifts or other maintenance zones.

Common Rooms

Common rooms should be welcoming and low maintenance to encourage positive social interaction.


Common Rooms	When a common room is required by the brief, allow for kitchenette, lounge, wall mounted TV unit, and adjacent WC. Use resilient floor finish. Ensure natural ventilation is available in all common rooms and orient the room to overlook and open onto a garden or deck area.
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Common Gardens

Common gardens in multi-residential dwellings should be native, accessible and sustained for all tenants to enjoy.

Irrigation	Provide garden maintenance strategy for review. Install drip irrigation system for multi residential dwellings only when specified in development brief. Where rainwater tanks can be reticulated for garden use, install quality pump (minimum 5-year warranty).
Seating	Provide robust outdoor seating in common garden areas for tenant use and amenity. Consider proximity of seating to other dwellings to ensure tenant privacy. Integrate seating layout with tree and planting strategies.
Trees	Trees that grow taller than 3m should be planted at least 3m from the building. Deciduous trees may assist with passive solar shading. Native and drought tolerant species preferred.
Community gardens	Community gardens may be considered for large scale developments.

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 proposed development has been design to comply with the Senior Living SEPP and the Liveable Housing Design Requirements (Silver Standard).</p> <p>These design requirements allow the units to be designed for a person to 'age-in-place' by providing larger circulation spaces, reinforced walls for future adaption should the resident require mobility aids.</p> <p>The development architecturally has considered the surrounding character of the area and proposes a sympathetic architecture to street.</p> <p>The landscape plan also has retained all existing vegetation where possible and has been incorporated into the new landscape 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 development has considered all placement of windows and balconies and has provided screen devices where appropriate to reduce impacts to neighbouring properties.</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 development has been orientated on the site to provide increased side and rear setbacks and therefore has limited impacts to overshadowing from the new development.</p> <p>The proposed landscape plan proposes the use of native plant species and low water use plants.</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 development includes a new stormwater design to capture all ground water and includes an underground OSD and rainwater tank.</p> <p>The site also maximises soft landscape areas to reduce stormwater runoff.</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 development proposes that all units are accessed via a secure central lobby, limits areas for concealment providing a safe-secure place for its residents.</p> <p>All lobbies are access directly from the street and have clear visual sights of the entry doors and the public domain.</p> <p>Yes.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
104 Accessibility	
<p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>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</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>The development includes (2) garbage storage areas adjacent to each lobby for residents to make use of recycling and general waste.</p>