

# Housing for Seniors - Checklist

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

Project Details	
Project Address:	2 – 8 Glenn Avenue NORTHMEAD NSW 2152
Project LGA:	City Of Parramatta Council
Job Number:	BGX6Q

## 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, <b>or</b>	Permissible within the zone	Permitted / prohibited within the ## zone under ## Local Environmental Plan 20##	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	7.83m	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
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, the Land and Housing Corporation <b>must</b> -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	City of Parramatta Council was requested to nominate who should be notified of the development in LAHCs letter dated 17.03.2022	City of Parramatta Council advised LAHC on 18.03.2022 of the persons who should be notified	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 #### notified the development in accordance with 108C(1)(b)	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	### submissions were received	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 &amp; Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; 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	City of Parramatta Council is the relevant council	Y

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	This section limits the occupation of Seniors Housing to:  (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part.  The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.	DCJ are responsible for allocation of tenants.	-
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	N/A	N/A
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	0.42:1 FSR proposed	Y
108(d)for a development application made by a social housing provider—at least 35m <sup>2</sup> of landscaped area per dwelling,	35 x 16 dwellings = 560m <sup>2</sup>	1034m <sup>2</sup> proposed	Y

108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,	N/A	N/A	N/A
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% x 2813.7m <sup>2</sup> = 422m <sup>2</sup> 65% at rear = 274m <sup>2</sup>	454.8m <sup>2</sup> (16%) proposed with 260.5m <sup>2</sup> at rear (57%)	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	85% of living areas >2hrs 75% of living areas >3hrs 100% of POS areas >3hrs	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 <sup>2</sup> 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	At least 15m <sup>2</sup> of private open space per dwelling, and at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor	Ground floor units >15m <sup>2</sup> Min 3m dimension accessible from living areas	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 <sup>2</sup> , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m <sup>2</sup> ,	Note: LAHC dwelling requirements require 8m <sup>2</sup> for 1 bedroom units	First floor one bed units – one unit with 6m <sup>2</sup> and the remaining min 8m <sup>2</sup> with min 2m 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	8 spaces provided (including 4 accessible)	Y
108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.	N/A	N/A	N/A

**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><b>16 Consultation with public authorities other than councils</b></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>Y</p> <p>N/A</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>	<p>N/A</p>
<p><b>17 Exceptions</b></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, 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>	

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

<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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## Schedule 4 Standards concerning accessibility and usability for hostels and independent living units



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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>	<p>All letterboxes are located in a central location, situated on a hard standing area and have wheelchair accessibility as per AS 1428.1.</p> <p>Further specification will be provided at CC stage.</p>	Capable of compliance
<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>4 parking space for persons with a disability to comply with AS 2890 provided</p> <p>(b) 3.8m spaces to be provided where appropriate.</p> <p>No garages are proposed</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>		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>		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>	<p>(a) &amp; (b) provided</p> <p>(c) - (f) will be designed at CC Stage</p>	<p>Capable of compliance</p>
<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>	<p>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at CC Stage</p>	<p>Capable of compliance</p>
<p>10 <u>Toilet</u></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>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at CC Stage</p>	<p>Capable of compliance</p>

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>	Will specify at CC Stage.	Capable of compliance
<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>	Will specify at CC Stage.	Capable of compliance
<p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Will specify at CC Stage.	Capable of compliance
<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>		Capable of compliance
<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>	<p>1(a) Provided</p> <p>1(b) &amp; 2 Will be specified at CC Stage</p>	Capable of compliance

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>Kitchen are designed to comply with AS4299.</p> <p>Fittings, fixtures and appliances will be specified at tender stage</p> <p>1a &amp; b Provided</p> <p>1c - e Will be specified at CC Stage</p>	<p>Capable of compliance</p>
<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>N/A</p>	<p>N/A</p>
<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>N/A</p>	<p>N/A</p>
<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>Provided. Further detail will be specified at CC stage</p>	<p>Capable of compliance</p>

Clause / Required	Proposed	Complies (Y/N)
20 Storage for linen An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Details will be provided at tender stage	Capable of compliance
21 Garbage A garbage storage area must be provided in an accessible location.	Garbage storage areas are located at the front of the site, accessible from all dwellings.	Y

## 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.	<input style="width: 40px; height: 20px; border: 1px solid red;" type="checkbox"/>
Design Principle	Design Response / Comment
<b>99. Neighbourhood amenity and streetscape</b>	
<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="margin-left: 20px;">(i) the location's current character, or</p> <p style="margin-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="margin-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="margin-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="margin-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="margin-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 design applies the requirements of the Housing SEPP and client guidelines to address the operational, functional and economic requirements of the tenants.</p> <p>The design is contemporary in appearance to fit in with the changing character of the neighbourhood. High quality finishes and the well-considered design add to the identity of the locality.</p> <p>Amenity to neighbourhood is maintained and enhance by providing ample landscaping to street and front yards. Overshadowing and overlooking are minimised and the design sits well within the site and also the pattern of development in the area. Setbacks and massing fit well within the existing block and generally comply with the requirements of the regulating authorities.</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>Visual and acoustic privacy within the development and to adjacent neighbours is provided and maintained through the strategic use of privacy screens, obscure glazing, considered window locations and planting.</p> <p>Bedrooms are predominantly located away from paths and parking to maintain acceptable noise levels.</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>87.5% of units achieve at least 3hrs of sun to their living areas and 83% achieve at least 3hrs of sun to their private open spaces in mid winter.</p> <p>Solar access to the private open space of the majority of adjoining sites is maintained throughout most of the day in mid winter.</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>Stormwater catchment design, including on site stormwater detention, has been provided to achieve requirements of regulating authority.</p> <p>Hard surfaces have been minimised in private garden areas and landscaping and porous paving use has been maximised in these locations.</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 safety of the residents has been considered through the provision of good opportunities for surveillance of the site and surrounds, minimising access points to the site, providing appropriate fencing to private areas, providing secure entry to buildings and side glazing panels to external entry doors to allow observation of outside without having to open the door.</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> <p>Easy to navigate paths provide access from the street, throughout the site and from the carparking area to each unit.</p> <p>Landscaping is provided between paths and homes to maintain privacy of residents.</p> <p>Ample parking is provided to service the number of residents and visitors to the development.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Garbage and recycling bays are provided to comply with the requirements of the regulating authorities. These are designed to be hard wearing and easy to maintain, while being somewhat unobtrusive within the scheme. Planting has been provided to help garbage/recycling areas have minimal visual impact.</p>