

LAHC Required to CONSIDER the SLUDG:

| Seniors Living Policy – Urban design guidelines for infill development (SLUDG) | | |
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| Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document. | | <div style="border: 1px solid red; width: 30px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> Y </div> |
| Design Issues / Design Principals 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) | Yes / No or N/A | Setbacks, form and spacing of the proposed buildings is in character with other dwellings in the street. |
| 1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation) | Yes / No or N/A | The proposed development is consistent and reinforces the surrounding block and lot layout. |
| 1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged? | Yes / No or N/A | The proposal is sympathetic to and presents a street appearance that adds character to the surrounding neighbourhood built form. Style reflects that of other new developments of a similar scale. |
| 1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street? | Yes / No or N/A | The development will provide a well-considered selection of new local natives. |
| 1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this? | Yes / No or N/A | The proposal complies with council's LEP and DCP. |
| Site analysis | | |
| Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street | Yes / No or N/A | Site analysis includes existing pattern of development and streetscape elements. |

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| 1.07 Patterns of driveways and vehicular crossings | Yes / No or N/A | At present there are 4 driveway crossings for the site along Glenn Ave. The proposal is to remove all existing and provide 1 driveway crossing along the site frontage. |
| 1.08 Existing vegetation and natural features on the site | Yes / No or N/A | The development will provide a well-considered selection of new local natives. |
| 1.09 Existing pattern of buildings and open space on adjoining lots | Yes / No or N/A | Yes, the site analysis includes existing patterns of buildings and open space on adjoining lots. |
| 1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings. | Yes / No or N/A | Privacy issues have been addressed responsibly. Overshadowing is minimised. |
| 2. Site Planning and Design | | |
| General | | |
| Does the site planning and design: | Yes / No or N/A | Impact on neighbours is minimised. Internal amenity for each dwelling is good. |
| 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? | Yes / No or N/A | There is a mix of dwelling sizes. There are car spaces to service 50% of the units. |
| 2.03 Provide variety in massing and scale of build form within the development? | Yes / No or N/A | Variety in massing of built form provided through two storey at the front and single storey to the rear. |
| Built form | | |
| Does the site planning and design: | | |
| 2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street? | Yes / No or N/A | Bulk of development is located towards the front of site. 3/4 of units are located towards front of site. |
| 2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours? | Yes / No or N/A | The dwellings towards rear of the site are single storey. |
| 2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise? | Yes / No or N/A | As far as possible, living areas and private open spaces in units are oriented to the north to maximise the solar aspect. Noise buffer is maximised. |
| Trees, landscaping and deep soil zones | | |
| Does the site planning and design: | Yes / No or N/A | |
| 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape? | | Significant existing trees on the street have been retained. New planting is proposed in front setback. |
| 2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting? | Yes / No or N/A | New planting is proposed generally to minimise the impact of new development. |
| 2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning? | Yes / No or N/A | Significant existing trees on the street have been retained. New planting is proposed throughout the development |

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| 2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees? | Yes / No or N/A | Yes refer to landscape plan. |
| 2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings? | Yes / No or N/A | Landscaping provided between driveways & boundary fences and between driveways and new dwellings. |
| 2.12 Provide pedestrian paths? | Yes / No or N/A | Pedestrian paths are provided around the development. |
| 2.13 Reduce the width of driveways? | Yes / No or N/A | Driveways have been proposed with minimum possible widths. |
| 2.14 Provide additional private open space above the minimum requirements? | Yes / No or N/A | Some of the proposed dwellings have greater private open spaces than the minimum required by DCP. |
| 2.15 Provide communal open space? | Yes / No or N/A | No designated communal open space is provided however there is ample opportunity for incidental socialising while navigating the shared zones. |
| 2.16 Increase front, rear and/or side setbacks? | Yes / No or N/A | Setbacks are consistent with councils DCP. |
| 2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc. | Yes / No or N/A | Yes refer to landscape plan. |
| 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 |
| 2.19 Replicate an existing pattern of deep soil planting on the front of the site? | Yes / No or N/A | Deep soil planting area is provided at the front of the site. |
| 2.20 Use semi-pervious materials for driveways, paths and other paved areas? | Yes / No or N/A | Paving has been minimised and only provided where accessibility is required. |
| 2.21 Use on-site detention to retain stormwater on site for re-use | Yes / No or N/A | Underground detention and rainwater tanks are provided to meet council requirements. |
| 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 / No or N/A | Centralised car court is proposed |
| 2.23 Maintain, where possible, existing crossings and driveway locations on the street? | Yes / No or N/A | At present there are 4 driveway crossings for the site. The proposal is to provide 1 driveway crossing . |
| 3. Impacts on Streetscape | | |
| General | | |

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| Does the site planning and design: 3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.) | Yes / No or N/A | Site layout follows the existing pattern of development. |
| 3.02 Provide a front setback that relates to adjoining development? | Yes / No or N/A | Front setbacks are comparable with existing developments in the street. |
| Built form | | |
| Does the site planning and design: 3.03 Break up the building massing and articulate building facades? | Yes / No or N/A | The project presents buildings with a good massing and articulated facades to reduce impact of development. |
| 3.04 Allow breaks in rows of attached dwellings? | Yes / No or N/A | The bulk of the joined units is broken with lower roofs to the entry foyers. Varied roof forms break up the mass. |
| 3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character? | Yes / No or N/A | More variety is proposed than currently is typical. |
| 3.06 Set back upper levels behind the front building façade? | Yes / No or N/A | Upper levels are not set back behind the front building façade. They are however broken up with different materials, balconies and varied roof forms. |
| 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? | Yes / No or N/A | Locating second storeys within roof space is not a common practice in the streetscape. |
| 3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements? | Yes / No or N/A | Roof profile has been broken down into smaller roof elements. |
| 3.09 Use a roof pitch sympathetic to that of existing buildings in the street? | Yes / No or N/A | The proposed dwellings have roof pitches sympathetic to existing dwellings in the street. |
| 3.10 Avoid uninterrupted building facades including large areas of painted render? | Yes / No or N/A | A variety of textures and finishes characterize the proposal. |
| Trees, landscaping and deep soil zones | | |
| Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting? | Yes / No or N/A | New planting in the front setback is proposed. |
| 3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain? | Yes / No or N/A | Proposed fencing is open style to allow the landscaping to be secure but visually part of the public domain. |
| Residential amenity | | |

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| Does the site planning and design: 3.13 Clearly design open space in the front setback as either private or communal open space? | Yes / No or N/A | Open spaces in the front setback are clearly designed as private or communal open spaces. |
| 3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage? | Yes / No or N/A | All dwellings to front of site are designed so that they address the street. Public and private spaces are defined by fencing, gates and planting |
| 3.15 Design dwellings at the front of the site to address the street? | Yes / No or N/A | The entries and POS of dwellings to front face the street. |
| 3.16 Design pedestrian entries, where possible, directly off the street? | Yes / No or N/A | Ground floor units to front of site are accessed from common entry foyers off the street to enable disabled access |
| 3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries? | Yes / No or N/A | Pedestrian entry for rear residents is separate to vehicular entry |
| 3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street? | Yes / No or N/A | Open style metal picket fences provide for street surveillance. |
| 3.19 Ensure that new front fences have a consistent character with front fences in the street? | Yes / No or N/A | Proposed front fence is sympathetic to the existing fences. |
| 3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings? | Yes / No or N/A | Mailboxes are distributed over 2 groups and do not appear as a visual clutter. |
| 3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised? | Yes / No or N/A | Recycle areas for units are discreetly located within an enclosure in common area. Landscape planting is proposed along the amenities to reduce their visual impact on public domain. |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect? | Yes / No or N/A | Driveway lengths are kept to a minimum. |
| 3.23 Set back garages behind the predominant building line to reduce their visibility from the street? | Yes / No or N/A | The bulk of carparking is well setback behind the building line. |
| 3.24 Consider alternative site designs that avoid driveways running the length of the site? | Yes / No or N/A | Driveways do not run along the length of site. Driveway lengths are kept to a minimum. |
| 3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking? | Yes / No or N/A | As far as possible, vistas terminate in landscaping, dwelling or open spaces. |
| 3.26 Use planting to soften driveway edges? | Yes / No or N/A | Planting has been proposed to soften driveway edges. |
| 3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings) | Yes / No or N/A | Driveway lengths are kept to a minimum. |

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| 3.28 Limit driveway widths on narrow sites to single carriage with passing points? | Yes / No or N/A | Driveway lengths are kept to a minimum. |
| 3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway? | Yes / No or N/A | No gates provided at the head of driveways. It is not a common building element within the locality and may pose long-term maintenance issues for LAHC. |
| 3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double? | Yes / No or N/A | No basement proposed. |
| 3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent? | Yes / No or N/A | No basement proposed. |
| 3.32 Recess the driveway entry to basement car parking from the main building façade? | Yes / No or N/A | No basement proposed. |
| 3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street? | Yes / No or N/A | No basement proposed. |
| 3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape? | Yes / No or N/A | No basement proposed. |
| 3.35 Return façade material into the visible area of the basement car park entry? | Yes / No or N/A | No basement proposed. |
| 3.36 Locate or screen all parking to minimise visibility from the street? | Yes / No or N/A | Parking in car court located well set back from the street at the centre of the site so that visibility is minimised. |
| 4. Impacts on Neighbours | | |
| Built form | | |
| Does the site planning and design: | | |
| 4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'? | Yes / No or N/A | Existing orientation of dwellings is maintained while designing new units. |
| 4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development? | Yes / No or N/A | Private open space provides privacy buffers where dwellings are orientated 90 degrees to existing patterns. |
| 4.03 Set upper storeys back behind the side or rear building line? | Yes / No or N/A | Single storey buildings are proposed at rear of site. |
| 4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure? | Yes / No or N/A | A variety of proposed roof planes provide sufficient diversity. |
| 4.05 Incorporate second stories within the roof space and provide dormer windows? | Yes / No or N/A | Locating second stories within roof space is not preferred in this development. |
| 4.06 Offset openings from existing neighbouring windows or doors? | Yes / No or N/A | Openings have been offset from existing neighbouring windows or doors and provided with obscure glazing where required |

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| 4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks? | Yes / No or N/A | The buildings are well setback with good landscaping. |
| Trees, landscaping and deep soil zones | | |
| Does the site planning and design: 4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings? | Yes / No or N/A | Significant planting is provided to form buffers with neighbours. |
| 4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings? | Yes / No or N/A | Deep soil landscaped areas will enable provision of privacy and shading. |
| 4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings? | Yes / No or N/A | Landscaped areas to the sides and rear will enable landscaping to provide privacy and shading to adjoining dwellings. |
| 4.11 Use species that are characteristic to the local area for new planting? | Yes / No or N/A | The landscape design incorporates species from the Council's recommended planting for the area. Refer to Landscape plan. |
| Residential amenity | | |
| Does the site planning and design: 4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation? | Yes / No or N/A | There is adequate building separation between existing neighbouring and new development. |
| 4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings? | Yes / No or N/A | Proposed dwellings do not overlook neighbouring dwellings or their private open spaces. Glazed elements are provided with obscure glazing where required |
| 4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours? | Yes / No or N/A | Private open spaces to some units are located within the front setbacks. Significant planting is provided to form buffers with neighbours. |
| 4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms? | Yes / No or N/A | Private open space is not near neighbours' bedrooms. |
| 4.16 Design dwellings around internal courtyards? | Yes / No or N/A | Dwellings have been designed so that they are all facing internally. |
| 4.17 Provide adequate screening for private open space areas? | Yes / No or N/A | Private open spaces are well screened. |
| 4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting? | Yes / No or N/A | Setbacks comply with council requirements |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: | Yes / No or N/A | Planting has been proposed so as to soften the driveway edges. |

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| 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? | Yes / No or N/A | Main driveway and car court has been proposed to the side of the site and provides a buffer for neighbours |
| 5. Internal Site Amenity | | |
| Built form | | |
| Does the site planning and design: | Yes / No or N/A | Solar access to private open spaces and living areas is maximised. |
| 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? | Yes / No or N/A | The buildings provide a good façade to the street. Variety of textures and finishes characterize the proposal. |
| 5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments? | Yes / No or N/A | Buffering is provided between the dwellings and public spaces |
| 5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments? | Yes / No or N/A | Landscape and fences are provided. |
| 5.05 Have dwelling entries that are clear and identifiable from the street or driveway? | Yes / No or N/A | Entries for all dwellings are clearly defined from driveways and pathways on site and from the street. |
| 5.06 Provide a buffer between public/communal open space and private dwellings? | Yes / No or N/A | Public areas are clearly separated from the private dwellings with the help of landscaping and fences. |
| 5.07 Provide a sense of address for each dwelling? | Yes / No or N/A | Each ground floor dwelling has been provided with a front porch and access from easily identifiable common entries |
| 5.08 Orientate dwelling entries to not look directly into other dwellings? | Yes / No or N/A | Dwelling entries have been oriented such that they do not look directly into other dwellings. |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: | | |
| 5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy? | Yes / No or N/A | As far as possible, bedrooms have been located away from the driveways and pathways. In cases where pathways, driveways and parking areas are closer to the bedrooms, planting and louvers provide adequate privacy to those areas. |
| 5.10 Avoid large uninterrupted areas of hard surface? | Yes / No or N/A | Hard surface areas are minimised. |

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| 5.11 Screen parking from views and outlooks from dwellings? | Yes / No or N/A | Parking is screened from views from dwellings by provision of landscape and with dwelling orientation. |
| Reduce the dominance of areas for vehicular circulation and parking by: | | |
| 5.12 Considering single rather than double width driveways? | Yes / No or N/A | A single width driveway is provided |
| 5.13 Use communal car courts rather than individual garages? | Yes / No or N/A | Centralised car court is proposed. |
| Reduce the dominance of areas for vehicular circulation and parking by considering: | | |
| 5.14 Single rather than double garages? | Yes / No or N/A | No garages are provided. Car parking area is well landscaped. |
| 5.15 Communal car courts rather than individual garages? | Yes / No or N/A | Centralised car court is proposed |
| 5.16 Tandem parking or a single garage with single car port in tandem? | Yes / No or N/A | Centralised car court is proposed. |
| 5.17 Providing some dwellings without any car parking for residents without cars? | Yes / No or N/A | Car spaces are provided to service 50% of units. |
| Residential amenity | | |
| Does the site planning and design: | | |
| 5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely? | Yes / No or N/A | Distinct and separate pedestrian and vehicular access is provided on site. Wherever essential, pathways are designed wide enough for safe travel by wheelchair. |
| 5.19 Provide pedestrian routes to all public and semi-public areas? | Yes / No or N/A | Pathways are provided around the site for access to all public and semi-public areas. |
| 5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private? | Yes / No or N/A | Spaces at all the building entries are clearly designated. |
| 5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks? | Yes / No or N/A | Spaces as designed so as to minimise opportunities for concealment around the site. |
| 5.22 Clearly define thresholds between public and private spaces? | Yes / No or N/A | Fencing, gates and landscaping clearly indicate the interface between private and public areas. |
| 5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling? | Yes / No or N/A | Private open spaces are greater than the minimum requirements in some units. All private open spaces are located directly off internal living areas. |
| 5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access? | Yes / No or N/A | Orientation of the private open spaces is predominantly to the west, north and south. |
| 5.25 Provide private open space areas that comprise multiple spaces for larger dwellings? | Yes / No or N/A | Private open spaces are greater than the minimum requirements in some units. |

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| 5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas? | Yes / No or N/A | Use of open style slatted fences and level changes allow overlooking from private open spaces to common areas. |
| 5.27 Provide private open space areas that are both paved and planted when located at ground level? | Yes / No or N/A | All ground floor private open spaces have ample level areas and have paved and planted areas. |
| 5.28 Provide private open space areas that retain existing vegetation where practical? | Yes / No or N/A | As far as possible, effort has been made to retain the existing vegetation on site. |
| 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? | Yes / No or N/A | Pervious paving is provided in private open spaces where accessibility isn't required. |
| 5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction? | Yes / No or N/A | No designated communal open space is provided however there is ample opportunity for incidental socialising while navigating the shared zones |
| 5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space? | Yes / No or N/A | Recycle area and switchboard do not dominate the streetscape. Recycle areas are discreetly located within an enclosure in common area. Landscape planting is proposed along the amenities to reduce their visual impact on public and private domain. |

LAHC Required to CONSIDER Good Design for Social Housing:

| Good Design for Social Housing | |
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| Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document. <div style="float: right; border: 1px solid #003366; width: 40px; height: 40px; margin-top: 10px;"></div> | |
| Principles | Design Response / Comment |
| WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants | |
| <u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants | The design provides accessible features to all ground floor units and provision to adapt to the tenants' changing needs over time. All units are provided with ample private open space with attractive gardens predominantly planted with low maintenance native species that attract birds and require minimal watering. Ample parking is provided and pedestrian movement throughout the site is accessible. The design achieves a high BASIX/NatHERS score so provides appropriate thermal comfort year round and solar panels are provided to reduce operating costs. The development presents well on the street and is an attractive place to call home. |
| <u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements | |
| <u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home. | |
| BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing | |
| <u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities | The design has good kerb appeal and is of comparable quality to private developments in the neighbourhood. Materials used are high quality and low maintenance and will hold their appeal over time. Ample landscaping is provided, including deep soil zones to enable the establishment of gardens of significant size and variety, that can be appreciated from both inside and outside the development. The mixed unit sizing caters to diverse accommodation needs of tenants. |
| <u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions. | |
| <u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities. | |
| VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits. | |
| <u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency. | The scheme incorporates sustainable features such as insulation, improved glazing, clothes lines, native planting, solar panels, ceiling fans and a design that can be modified to accommodate the tenants changing needs. Materials have been chosen for their long life and hard wearing character and are easy to source initially and for any required replacements, contributing to manageable operating costs. The site is well utilized to attain a high yield whilst providing a comfortable place to live and age in place. |
| <u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges | |
| <u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes. | |
| COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes. | |
| <u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose. | Our team works well together and with external consultants and the client, to share knowledge and skills to achieve the best outcome for tenants and the wider community. |
| <u>Place Making</u> 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.
