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:	289-293 Beauchamp Rd, Matraville
Project LGA:	Randwick Council
Job Number:	BGXPQ

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 / ~~prohibited~~ within the R2 zone under Randwick Local Environmental Plan 2012	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	Max. 8.4m above existing ground level	Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	10 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	Randwick Council was requested to nominate who should be notified of the development in LAHCs letter dated #####	Randwick Council advised LAHC on #### of the persons who should be notified	LAHC to advise
(b) give written notice of the intention to carry out the development to— (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated #### notified the development in accordance with 108C(1)(b)	LAHC to advise
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	### submissions were received	LAHC to advise
(d) take into account the *Seniors Living Policy: Urban Design Guidelines for Infill Development*, 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 *Good Design for Social Housing* and the *Land and Housing Corporation Dwelling Requirements*, 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 *Good Design for Social Housing* and the *Land & Housing Corporation Dwelling Requirements.*	The *Good Design for Social Housing* and the *Land & Housing Corporation Dwelling Requirements* considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Randwick 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.		2-storeys proposed	Y
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
(2).An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-
88Restrictions on occupation of seniors housing	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	Not in business zone	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 Randwick LEP FSR is 0.5:1	0.56:1	N Note that all other aspects of the development are compliant and without any adverse impacts

108(d)for a development application made by a social housing provider—at least 35m^2 of landscaped area per dwelling,	35m^2 x 10 dwellings = 350m^2	445m^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,	15% x 1330.2m^2 = 199.53m^2	341m^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	8/10 units comply	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		20 – 70m^2 per dwelling, min 3 x 3m	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 8m² for 1 bedroom units	1-bed: 8 – 12m^2, min 3 x 3m 2-bed: 13m^2, min 3 x 3m	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	5 spaces incl. 2 accessible spaces 1 turning bay	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**
16 Consultation with public authorities other than councils (1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Policy provides may be carried out without consent unless the authority or person has— (a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. (2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development— (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage, (b) development on land in Zone E1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone—the Office of Environment and Heritage, (c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014—the Department of Industry, (d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW, (f) development for the purposes of a health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service, Note— 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. Note— 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. (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,	N/A

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development	
Note— The dark sky region is land within 200 kilometres of the Siding Spring Observatory. (h) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument—the Secretary of the Commonwealth Department of Defence, Note— Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011. (i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board. (3) In this clause— dark sky region map means the map marked "Dark Sky Region Map" held in the head office of the Department of Planning and Environment. Note— Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.	
17 Exceptions (1) Clauses 13–16 do not apply with respect to development to the extent that— (a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or (b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or (c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or (d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or (e) the development comprises emergency works, or	N/A

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development	
(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. (2) In this clause— approval means any licence, permission or any form of authorisation, other than development consent, under any other law. consultation protocol means an arrangement that— (a) is about when and how the parties to the arrangement will consult one another about proposed development, and (b) is recorded in writing, and (c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.	

LAHC Required to CONSIDER the 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 *Schedule 4* of the *Housing SEPP*.		☑
Clause / Required	Proposed	Complies (Y/N)
1 Application of standards in this Part The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
2 Siting standards (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10— (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note— For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	(1) All ground floor dwellings are proposed to have a continuous accessible path of travel to AS1428.1 to adjoining road (2) N/A (3) All common areas are proposed to be accessible to AS1428.1	Y
3 Security Pathway lighting— (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Pathway lighting is proposed to provide min 10 lux at ground level without glare	Y
4 Letterboxes Letterboxes— (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.	Lockable letterboxes are proposed to be located at entry to site, accessible from AS1428.1 compliant hardstand area	Y

Clause / Required	Proposed	Complies (Y/N)
5 Private car accommodation If car parking (not being car parking for employees) is provided— (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Note LAHC policy: (a) 1 in 5 units to have a disabled space including associated shared space (b) 3.8m spaces to be provided where appropriate. The proposed car spaces are designed to comply with the requirements for parking for persons with a disability as per AS2890. 2 of the 5 spaces are shown as accessible spaces. No garages are proposed.	Y
6 Accessible entry 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.	Both front and rear entries have a roof over, a low threshold at the door and a landing with 1:50 fall. All unit entries are from the internal lobby.	Y
7 Interior: general (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	Internal corridors and circulation at all doorways has been designed to comply with AS1428.1, circulation areas are shown on plans.	Y
8 Bedroom At least one bedroom within each dwelling must have— (a) an area sufficient to accommodate a wardrobe and a bed sized as follows— (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of an independent living unit—a queen-size bed, and (b) a clear area for the bed of at least— (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and (f) wiring to allow a potential illumination level of at least 300 lux.	Bed, wardrobe and circulation areas around the bed have been designed to comply and are shown with dimensions on the plans. Power outlets will be specified to comply with the requirements. Lighting will be specified to comply with or exceed required illumination levels.	Y

Clause / Required	Proposed	Complies (Y/N)
9 Bathroom (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1— (a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future— (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	All units in the development are on a single level and have one bathroom each. The bathrooms have been designed to comply with the requirements in AS1428.1. Circulation spaces are shown on plans. Slip-resistant flooring will be specified as required. Power outlets will be specified to comply with the requirements. Lighting will be specified to comply with the requirements.	Y
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.	All units in the development have one bathroom on the same level as the remainder of the unit. The bathrooms have been designed to comply with the requirements in AS4299. Circulation spaces are shown on plans.	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.	Slip-resistant surfaces to external paved areas will be specified to comply as required.	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.	Door handles and hardware will be specified to meet AS4299.	Y
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Switches and power points will be specified to comply with AS4299	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.	Noted.	Y

Clause / Required	Proposed	Complies (Y/N)
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.	The proposed living rooms have been designed to have a circulation space in accordance with AS4299. Circulation spaces are shown on plans. Power outlets will be specified to comply with the requirements. Light fittings will be specified to exceed the required illumination levels.	Y
16 Kitchen A kitchen in an independent living unit must have— (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299— (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets— (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	(a) The proposed kitchens have been designed to have a circulation space in accordance with AS4299. Circulation spaces are shown on plans. (b) Circulation at all doorways has been designed to comply with AS1428.1, circulation areas are shown on plans. (c) Benches and required dimensions are shown on plan. Tap set, cooktop, wall oven, all compliant with the relevant clauses in AS4299 are shown on plan. (d) D pull cupboard handles will be specified as required. (e) Power outlets will be specified to comply with the requirements.	Y
17 Access to kitchen, main bedroom, bathroom and toilet In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	All units are on a single level.	Y
18 Lifts in multi-storey buildings 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.	The proposal includes a lift.	Y

Clause / Required	Proposed	Complies (Y/N)
19 Laundry An independent living unit must have a laundry that has— (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.	The proposed laundries have been designed to (a) have a circulation space in accordance with AS4299. Circulation spaces are shown on plans, (b) have space and provision for a washing machine and dryer (above) with a laundry tub beside it, (c) have a clear space of min 1300mm in front of the laundry, (d) have a floor compliant with the required slip-resistance (e) have an accessible path of travel to the clothes line on the terrace or balcony of the unit.	Y
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.	The proposed linen cupboards have been designed to AS4299 and are shown on the plans.	Y
21 Garbage A garbage storage area must be provided in an accessible location.	A bin storage enclosure is proposed to be located to the rear of the proposed building. Paths have been designed to provide accessible pathways between the building entries, garbage storage area and car park.	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 *Seniors Living Policy-Urban guidelines for infill development* document.		☑
Design Issues / Design Principles and Better Practices	**Addressed in Design (strike through)**	**Design Response / Comment**
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 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~~	The scale and bulk of the proposed building is consistent with the surrounding streetscape. The proposed building is articulated to the street and broken down into several smaller forms. The front setback has been designed to follow the adjoining setbacks. Proposed building height is consistent with surrounding buildings.
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~~	The surrounding lots vary in size. There are other lots in the vicinity that have been combined to create a larger lot for residential flat development. The lots in the close proximity are generally oriented North-South. This has been maintained with the subject lot and proposed development.
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 neighbourhood's built form consists of a mix of single and 2-storey dwellings and some multi-residential buildings. The proposal is consistent with the existing built form.
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~~	There are a number of small and medium street trees in the vicinity of the subject site. Front and rear yards in the area vary considerably in size, layout and tree / planting type. The proposal shows a generous amount of planting in common and private open spaces to the front, sides and rea of the proposed building. 3 large trees are able to be retained, the trees to be removed are mostly smaller.
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 subject site is not located in a heritage conservation area and has no character description in the Randwick DCP.

		The proposal responds to the character and built form of the neighbourhood in a contemporary form.
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~~	The proposed development is consistent with the pattern of surrounding developments.
1.07 Patterns of driveways and vehicular crossings	Yes / ~~No or N/A~~	The proposal retains one of the 2 existing driveways, no additional crossings proposed. The pattern of driveways and vehicular crossings is consistent with the pattern of the surrounding.
1.08 Existing vegetation and natural features on the site	Yes / ~~No or N/A~~	Existing vegetation is shown on the site analysis. The proposal retains the existing trees visible from the street and street trees.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes / ~~No or N/A~~	The proposed pattern of buildings and open space is consistent with the pattern of surrounding developments.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes / ~~No or N/A~~	Potential impact on privacy to adjoining windows and POS has been identified and addressed by the proposal.
2. Site Planning and Design		
General		
Does the site planning and design: **2.01** Optimise internal amenity and minimise impacts on neighbours?	Yes / ~~No or N/A~~	Good solar access to 80% of units (units 1, 3, 4, 5, 6, 8, 9, 10). Impact onto neighbours has been minimised by locating POS away from neighbours
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / ~~No or N/A~~	4 x 2-bedroom units, 6 x 1-bedroom units 5 car parking spaces incl 2 accessible spaces
2.03 Provide variety in massing and scale of build form within the development?	Yes / ~~No or N/A~~	The proposed building has been configured into 2 distinct built elements of slightly different sizes, providing similar massing and scale to adjoining developments.
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~~	6 units face the street, 4 units face the rear
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~~	Generous rear setback allows for significant landscaped areas and minimal impact to southern 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?	Yes / ~~No or N/A~~	Early solar studies have led to maximisation of solar access to units. See sun angle diagrams. Good street setback and landscaping provides for separation from street noise for front facing units.
Trees, landscaping and deep soil zones		

Does the site planning and design: **2.07** Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes / ~~No or N/A~~	Street trees and trees in front setback are being retained. A generous landscape buffer is proposed for the 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~~	2 significant trees can be retained towards the rear of the site. The existing planting will be improved with new planting.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / ~~No or N/A~~	The development has been carefully designed to retain a maximum number of existing trees.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / ~~No or N/A~~	A landscape plan has been provided to show proposed new trees and planting.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / ~~No or N/A~~	The proposal includes landscape buffers along the driveway and along the sides of the building.
2.12 Provide pedestrian paths?	Yes / ~~No or N/A~~	The proposal includes pedestrian walkways compliant with AS1428.1
2.13 Reduce the width of driveways?	Yes / ~~No or N/A~~	The proposed driveway is shown as 3.0m wide.
2.14 Provide additional private open space above the minimum requirements?	Yes / ~~No or N/A~~	Proposed POS is shown greater than minimum requirements.
2.15 Provide communal open space?	Yes / ~~No or N/A~~	Communal open space was advised to not be appropriate for this type of development.
2.16 Increase front, rear and/or side setbacks?	Yes / ~~No or N/A~~	The proposed setback to the front is consistent with adjoining setbacks, eastern side and rear setbacks are greater than the requirement.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / ~~No or N/A~~	Landscaped strips are provided to create a buffer along the paths and driveway.
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?	Yes / ~~No or N/A~~	A deep soil area of approx. 12% of the total site area is provided to the rear of the site. Further planted landscape areas are provided to the rear, sides and front of the site, combined deep soil areas are approx. 26% of the site and landscape areas approx. 33% of the site area.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / ~~No or N/A~~	There is no strict existing pattern of front landscaped areas. Generous landscaping is being provided to the front setback area, similar to the existing sites and directly adjoining neighbours.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	~~Yes~~ / No ~~or N/A~~	Semi-pervious materials are not recommended for Seniors Living. However, paving has been minimised on the site.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes / ~~No or N/A~~	See hydraulic engineer's documentation.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes / ~~No or N/A~~	Whilst it is not centrally located, the proposed car parking area has been minimised as far as possible.

2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?		
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / ~~No or N/A~~	One of the 2 existing crossings is proposed to be re-used for the proposal.
3. Impacts on Streetscape		
General		
Does the site planning and design: **3.01** Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes / ~~No or N/A~~	The scale and bulk of the proposed building is consistent with the surrounding streetscape. The proposed building is articulated to the street and broken down into several smaller forms. Proposed building height is consistent with surrounding buildings.
3.02 Provide a front setback that relates to adjoining development?	Yes / ~~No or N/A~~	The front setback has been designed to follow the adjoining setbacks.
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 proposed building is articulated to the street and broken down into several smaller forms.
3.04 Allow breaks in rows of attached dwellings?	~~Yes / No or~~ N/A	
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~~	Different colour bricks emphasise the further setback planes of the building façade.
3.06 Set back upper levels behind the front building façade?	~~Yes~~ / No ~~or N/A~~	This would not be consistent with the streetscape.
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	This is not 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	The proposed roof areas are not dominating and hardly visible from public areas.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / ~~No or N/A~~	Roof pitch is similar to other roofs in the street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes / ~~No or N/A~~	Render is not proposed for this building. Large façade areas are broken down.
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	Existing trees are retained.
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	Front fences are low masonry with planting directly behind.

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?	Yes / ~~No or N/A~~	Communal landscaped areas are located directly against the front boundary with private open space located closer to the units.
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~~	A low masonry front fence runs along the front boundary with planting directly behind.
3.15 Design dwellings at the front of the site to address the street?	Yes / ~~No or N/A~~	The main entry is clearly visible from the street and 6 units face the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes ~~/ No or N/A~~	Pedestrian entry is central on the site and directly off the footpath.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	~~Yes / No or~~ N/A	All residential units are accessed through a central corridor & entry.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / ~~No or N/A~~	Low fences are proposed to the front with a range of planting, allowing surveillance of the street whilst providing filtered privacy.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / ~~No or N/A~~	The street has no consistent fences. Fences are kept low and in character with the development and streetscape.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / ~~No or N/A~~	Letterboxes are positioned at the pedestrian entry to the site and perpendicular to the front boundary. See plans.
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~~	The proposed garbage area is located at the rear of the site and is not visible from the 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~~	Existing crossing and driveway location is being retained. The proposal is consistent with the pattern of crossings and driveways in the street.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	~~Yes / No or~~ N/A	No garages are proposed
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / ~~No or N/A~~	Alternative designs have been considered. The current proposal has the most benefit to the buildings and streetscape and least impact on future residents and adjoining neighbours.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / ~~No or N/A~~	Whilst the car park is at the end of the driveway, it is kept small and the area is well landscaped. See landscape plan for details.
3.26 Use planting to soften driveway edges?	Yes / ~~No or N/A~~	A landscape strip is proposed along both sides of the driveway.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	~~Yes / No or~~ N/A	Breaking up the driveway material is not appropriate for this development. The driveway is kept to a minimum and is flanked with landscaping.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / ~~No or N/A~~	Only single driveway width is required for size of project and parking.

3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	~~Yes / No or~~ N/A	A gate could be provided past the parking bay. However, this would be considered unpractical
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 car park
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 car park
3.32 Recess the driveway entry to basement car parking from the main building façade?	~~Yes / No or~~ N/A	No basement car park
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 secondary street frontage
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 car park
3.35 Return façade material into the visible area of the basement car park entry?	~~Yes / No or~~ N/A	No basement car park
3.36 Locate or screen all parking to minimise visibility from the street?	Yes / ~~No or N/A~~	Parking is located to the rear of the site and hence hardly visible 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'?	Yes / ~~No or N/A~~	The existing pattern of front and back is maintained in the proposal.
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~~	The 2 units with POS / balcony oriented towards the eastern side boundary have a significant setback of >6m to the edge of the balcony.
4.03 Set upper storeys back behind the side or rear building line?	~~Yes / No or~~ N/A	This would not be consistent with the streetscape.
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	The proposed roof areas are not dominating and hardly visible from public areas.
4.05 Incorporate second stories within the roof space and provide dormer windows?	~~Yes / No or~~ N/A	This would not be consistent with the streetscape.
4.06 Offset openings from existing neighbouring windows or doors?	Yes / ~~No or N/A~~	Locations of openings have been designed with neighbouring windows in mind.
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~~	Length of walls has been limited. Longer side walls will be articulated with sections of set in walls featuring a different material.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes / ~~No or N/A~~	Generous side setbacks provide space for planting between proposed building and neighbouring dwellings. High planting is

4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?		specified for along the boundaries to create an additional buffer to neighbouring dwellings.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / ~~No or N/A~~	Deep soil areas are located along the western side and southern rear boundary providing a landscaped buffer to the adjacent dwellings.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / ~~No or N/A~~	Planting will be provided in generous landscaped areas located in side and rear setbacks.
4.11 Use species that are characteristic to the local area for new planting?	Yes / ~~No or N/A~~	Local native species are included in the landscape specification, as per LAHC's requirements.
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~~	Setback to western side boundary is 3m, setback to eastern side boundary is min 6.230m. Building separation to western side is 5.750m, building separation to eastern side is min 8.240m.
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~~	Main outlook from Units 1, 3, 4, 6, 8, 9 is facing North. Main outlook from Units 2, 5, 6, 10 is facing South. Additionally, Units 5 and 10 will have a privacy screen to the eastern side of the balcony to avoid overlooking of the neighbours' private open space.
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 are located in front and rear setbacks. Rear-facing POS has a significant separation from adjacent dwellings.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes / ~~No or N/A~~	We are unsure where bedrooms are located in neighbouring buildings. However, private open spaces have been located to the front and rear of the proposed building, with a substantial setback to neighbours and screening around.
4.16 Design dwellings around internal courtyards?	~~Yes / No or~~ N/A	Courtyards not suitable for 2-storey design.
4.17 Provide adequate screening for private open space areas?	Yes / ~~No or N/A~~	Landscaped screening is proposed around all POS
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~~	Setback to western side boundary is 3m. Building separation to western side is 5.750m. Both side setbacks are landscaped with screen planting.
Parking, garaging and vehicular circulation		
Does the site planning and design: **4.19** Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes / ~~No or N/A~~	Landscaped screening is proposed along the eastern side of the driveway where possible.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / ~~No or N/A~~	The driveway is located along the eastern side boundary and will act as a buffer between the proposed building and the existing neighbouring dwelling to the east.
5. Internal Site Amenity		

Built form		
Does the site planning and design: **5.01** Maximise solar access to living areas and private open space areas of the dwelling?	Yes / ~~No or N/A~~	The proposed building has been designed to maximise direct sunlight access in midwinter. 8 of the 10 units (80%) will achieve min 3 hrs solar access to their living areas and POS at midwinter.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / ~~No or N/A~~	The proposed building is well articulated with a separation between the 2 parts of the building.
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~~	A landscaped buffer of at least 1m has been provided between driveway / paths and dwellings.
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	
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / ~~No or N/A~~	The entry is clearly identifiable, as it is in the recess between the two building masses and has a clear path from the boundary leading to it. This is enhanced with the proposed landscape design.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes / ~~No or N/A~~	At the front of the site, common landscaping provides a buffer between public spaces and POS. All POS are surrounded by a landscaped screen providing a buffer between POS and lawn area / driveway / car park / entry path.
5.07 Provide a sense of address for each dwelling?	Yes / ~~No or N/A~~	The main entry leads to a common foyer. The unit entry doors have space around that can be personalised if desired.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / ~~No or N/A~~	Generally, doors have been located to avoid opposite unit entries.
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~~	Where possible, habitable rooms have been located away from driveways, car park and paths. Around units 4 and 5, the buffer zone has been increased and is well landscaped.
5.10 Avoid large uninterrupted areas of hard surface?	Yes / ~~No or N/A~~	Hard surface areas have been minimised, as can be seen from the high percentage of landscaped area.
5.11 Screen parking from views and outlooks from dwellings?	Yes / ~~No or N/A~~	The parking area is visible from units 2, 5, 7 and 10. The landscape plan shows screen planting around the POS and living area windows.
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 lane driveway is provided with a passing bay at the entry to the site.
5.13 Use communal car courts rather than individual garages?	Yes / ~~No or N/A~~	On-grade car park provided, no garages.

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
5.15 Communal car courts rather than individual garages?	Yes / ~~No or N/A~~	On-grade car park provided, no garages.
5.16 Tandem parking or a single garage with single car port in tandem?	~~Yes / No or~~ N/A	Tandem parking would not be appropriate. Car parking has been minimised.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes / ~~No or N/A~~	5 car spaces provided for 10 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~~	Pedestrian entry and walkways are kept separate from vehicular entry and circulation.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes / ~~No or N/A~~	Pedestrian paths provided to all 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~~	Entry into the building for all units is clear and unambiguous. POS will be clearly delineated from common areas.
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~~	CPTED principles have been incorporated into the design. Paths are direct, clear and well-lit. Building entry is visible from the street. No indoor car park is provided.
5.22 Clearly define thresholds between public and private spaces?	Yes / ~~No or N/A~~	Entry into the building is secure and a single foyer serves all units. POS will be clearly delineated from common 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~~	All POS exceed the minimum requirements. Ground floor POS is generous with additional landscaped 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~~	POS to units 1, 3, 4, 5, 6, 8, 9, 10 are oriented to the north or east and receive the required 3hrs solar access at midwinter.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / ~~No or N/A~~	Units 1 and 2 are 2-bedroom units and provide large POS with different spaces.
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~~	All ground floor POS have screen planting around the POS, which will allow good privacy whilst allowing some casual surveillance.
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 POS have a combination of a min 3 x 3m terrace with some landscaped areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / ~~No or N/A~~	Existing vegetation will be retained where possible. There is minimal existing vegetation in the areas of the POS.`

		Existing trees are shown on the documentation.
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 not recommended for seniors housing. A large amount of soft landscaped areas and deep soil areas is provided for this development.
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~~	Communal open space is minimised on this project, as required by LAHC. Some lawn area is located at the rear of the property and step-free access is provided from the new pedestrian walkway.
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~~	The garbage bin area is well-screened with landscaping between the public footpath / pedestrian path and garbage enclosure.

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 *Good Design for Social Housing* document.	☑
Principles	**Design Response / Comment**
WELLBEING **The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants**	
Healthy Environments Our housing supports the physical and mental health and safety of our tenants	• Well landscaped surroundings provide a positive outlook • Good ventilation & daylight to all units • Generous private open spaces to all units • Ensure privacy to residents whilst providing passive surveillance • Space for solar panels on roof, provision can easily be made • Incorporation of future air-conditioning has been considered
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 design responds to the neighbourhood character, which is a mix of 1- and 2-storey buildings of various scales. The predominant material is brick with some contemporary forms. The proposed 2-storey building has been designed with a contemporary form using traditional materials in non-traditional ways, e.g. bricks with large openings, laid on the rake etc. It also has some bold forms and incorporates metal window surrounds and louvres, all contributing to a contemporary feel.
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.	Longevity has been considered during the design phase. Proposed materials are durable and low maintenance. Energy efficiency was considered throughout the design phase and by all disciplines. The landscaping has been designed to be low maintenance and with a high percentage of low water use species. The most efficient use of the site was explored early on. As a result, 10 units are now proposed instead of the originally anticipated 8 units.
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.	The project was developed in conjunction with input from LAHC as our client. Close collaboration between the project manager and architect ensured the best of many options was selected and developed. All specialist consultants were independent and impartial engineers and consultants. Most consultants were involved in the project from the very beginning of the project, hence their valuable input helped form the design.
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 *LAHC Dwelling Requirements* document.	☑

Universal Design Principles

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:

Liveability rating	**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**	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)

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

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 Apply ADG for two storey dwellings	2700 mm
	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 prefinished 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.

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 under-ground 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 × 1800 mm), other bedrooms (600 × 1200 mm).
General storage	Linen cupboard (600 × 450 mm with shelves) and broom cupboard (600 × 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 condition -ing (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.

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 tress 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	
Seniors housing should be designed to— (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and (b) recognise the desirable elements of— (i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and (c) complement heritage conservation areas and heritage items in the area, and (d) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (e) set back the front building on the site generally in line with the existing building line, and (f) include plants reasonably similar to other plants in the street, and (g) retain, wherever reasonable, significant trees, and (h) prevent the construction of a building in a riparian zone.	(a) All units have been designed to be independent accessible units. However, care was taken to not design the building to look like a facility specifically for old people. (b) The proposed design responds to the neighbourhood character, which is a mix of 1- and 2-storey brick buildings of various scales with some contemporary forms. The proposed 2-storey building has been designed with a contemporary form using traditional materials in non-traditional ways, e.g. bricks with large openings, laid on the rake etc. It also has some bold forms and incorporates metal window surrounds and louvres, all contributing to a contemporary feel. (c) N/A (d) The scale and bulk of the proposed building is consistent with the surrounding streetscape. The proposed building is articulated to the street and broken down into several smaller forms. The setbacks have been designed to follow the building pattern in the street and provide privacy to the subject and adjacent dwellings. Proposed building height is consistent with surrounding buildings. (e) The front setback has been designed to follow the adjoining setbacks. (f) The proposal shows a generous amount of planting in common and private open spaces to the front, sides and rea of the proposed building. 3 large trees are able to be retained, the trees to be removed are mostly smaller.

100 Visual and acoustic privacy	
Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by— (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	(a) Impact onto neighbours has been minimised by locating POS away from neighbours. Screens have been incorporated to the sides of balconies to prevent overlooking of adjacent private open spaces. (b) Good street setback and landscaping provides for separation from street noise for front facing units. Landscaped strips are provided to create a buffer along all paths, driveway and parking area.
101 Solar access and design for climate	
The design of seniors housing should— (a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	(a) The proposed building has been designed to maximise direct sunlight access in midwinter. 8 of the 10 units (80%) will achieve min 3 hrs solar access to their living areas and POS at midwinter. Early solar studies have led to maximisation of solar access to units. See sun angle diagrams. Shadow diagrams have been provided demonstrating minimal impact onto adjacent properties. (b) Good natural ventilation is provided to all units and cross-ventilation is maximised, where possible. With 6 of 10 units facing north, the number of dwelling with a northerly aspect has been maximised. Early solar studies have led to maximisation of solar access to units.
102 Stormwater	
The design of seniors housing should aim to— (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	(a) Semi-pervious materials are not recommended for senior living. However, paving has been minimised on the site. The amount of landscaped and deep soil areas has been maximised and is significantly larger than required. (b) A 10,000L below-ground rainwater tank is proposed as well as a stormwater absorption trench. See hydraulic engineer's documentation.
103 Crime prevention	
Seniors housing should— (a) be designed in accordance with environmental design principles relating to crime prevention, and (b) provide personal property security for residents and visitors, and (c) encourage crime prevention by— (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and	(a) CPTED principles have been considered and incorporated into the design. Paths are direct, clear and well-lit. Building entry is visible from the street. (b) Entry into the building is secure and a single central foyer serves all residential units. (c) The main entry is clearly visible from the street and 6 units face the street. Pedestrian entry is central on the site and directly off the footpath. Low fences are proposed to the front with a range of planting, allowing surveillance of the street whilst providing filtered privacy.

(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
104 Accessibility	
Seniors housing should— (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport and generally be in compliance with clause 93 of Housing SEPP (a) All ground floor dwellings are proposed to have a continuous accessible path of travel to AS1428.1 to the adjoining road. All common areas are proposed to be accessible to AS1428.1. The site is within 400m of a bus stop. Pedestrian links from the subject site to the nominated bus stops have been provided via kerb ramps at dedicated crossings. A detailed longitudinal grade survey has been provided that indicate grades of the pathways. (b) The proposal retains one of the 2 existing crossings and driveways, no additional crossings are proposed. The proposal is consistent with the pattern of crossings and driveways in the street. Pedestrian entry is central on the site and directly off the footpath. The proposal includes pedestrian walkways compliant with AS1428.1. A total of 5 car parking spaces (incl. 2 accessible) is proposed to the rear of the site.
105 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	The proposed garbage area provides space for 12 bins, which includes general waste, recycling and green waste bins. It is located at the rear of the site and is not visible from the public domain. The garbage bin area has a 1.2m high screen and is within the landscaped area, which will allow for some screening of the actual bins whilst allowing passive surveillance of users. Being outdoors, it is well ventilated, a tap allows for cleaning and all paths leading to the enclosure are compliant with AS1428.1.

Declaration by LAHC Development Manager	
I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.	
Name:	Sean Meyler
Capacity/Qualifications:	Development Manager
Firm:	Land and Housing Corporation
Signature:	Sean Meyler
Date:	08 March 2023