

Housing for Seniors - Checklist

This checklist is to be used to ensure compliance with the design requirements for independent living units under State Environmental Planning Policy (Housing) 2021, specifically Chapter 3, Part 5, Division 8.

Project Details	
Project Address:	16-22 Funda Crescent
Project LGA:	Blacktown City Council
Job Number:	BGYMP

Division 8 - Seniors housing – Land and Housing Corporation

108A Development to which Division Applies			
Clause	Required	Proposed	Complies (Y/N)
This Division applies to development for the purposes of seniors housing involving the erection of a building on land —			
(a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, <u>or</u>	Permissible within the zone	Permitted within the R2 zone under Blacktown Local Environmental Plan 2015	
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	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 a relevant authority without development consent if —			
(a) the relevant authority 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 – (i) 9.5m, or	Maximum 9.5m	8.6m	Yes

(ii) if the roof of the building contains servicing equipment complies with section 84(3)-11.5m, and			
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	18	Yes
2) State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17 apply to the development and, in the application of the clauses –			
(a) a reference in section 2.15 to “this Chapter” 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 sections to a public authority is taken to be a reference to the relevant authority.	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, a relevant authority must -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Blacktown Council was requested to nominate who should be notified of the development in LAHCs letter dated 11/10/22	Blacktown Council advised LAHC on 12/10/2022 of the persons who should be notified	
(b) give written notice of the intention to carry out the development to – (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated 4 July 2023 notified the development in accordance with 108C(1)(b)	
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	Blacktown City council responded with their submission on 7 August 2023. Three submissions were received by adjoining occupiers.	
(d) take into account the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , published by the Department in March 2004, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below
(d1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the <i>Aboriginal Housing Design Guidelines</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable to Land and Housing Corporation	n/a	n/a
(e) if the relevant authority is the Land and Housing Corporation – consider the relevant provisions of –	Consider the <i>Good Design for Social Housing</i> and the <i>Land &</i>	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling</i>	See separate table below

(i) <i>Good Design for Social Housing</i> , published by the Land and Housing Corporation in September 2020, and (ii) <i>Land and Housing Corporation Dwelling Requirements</i> , published by the Land and Housing Corporation in September 2020, and	<i>Housing Corporation Dwelling Requirements.</i>	Requirements considered in the table below	
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Blacktown City Council is the relevant council	-
108D Exempt development			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority 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) For development on land in a residential zone where residential flat buildings are not permitted – (c) (iii) if the development results in a building with more than 2 storeys – the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.		Not applicable	NA
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		
108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Considered in the context of any local control Blacktown LEP 2015 is 0.5:1	The proposed FSR is 0.58:1	No (Minor variation) Addressed in the REF
108(d) for a development application made by a social housing provider – at least 35m ² of landscaped area per dwelling,	Minimum 35m ² per dwelling (18 x 35m ² = 630m ²)	A Landscaped area of 719 m ² provided.	Yes
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,	Minimum 15% of area of site (15% x 2294m ² = 344.1m ²) Minimum 65% to be preferably located at rear of site (65% x 432m ² = 280.8m ²)	Total deep soil provided = 432 m ² (18.8% of site) At Rear = 220m ² (50.9%)	Yes
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	78% of units (Living & POS) receive 3hrs solar access between 9am -3pm 89% receive 2hrs	Yes
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		Minimum 15 m ² has been proposed per dwelling. One area of 3m X 3m accessible from living area has been proposed.	Yes
108(i) for a dwelling in a multi-storey building not located on the ground floor – a balcony accessible from a living area with minimum dimensions of 2m and – (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom – an area of at least 6m ² ,	Note: LAHC dwelling requirements require 8m ² for 1 bedroom units	Upper level 1 bedroom units are Provided with minimum 6m ² balconies with a minimum dimension of 2m Upper level 2 bedroom units are Provided with minimum 10m ² balconies with a minimum dimension of 2m	Yes

108(j) for a development application made by, or made by a person jointly with, a social housing provider — at least 1 parking space for every 5 dwellings,	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space	8 spaces required Total of 8 car spaces have been proposed for 88 units (10x 1bed + 8x2bed)	Yes
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 sections 2.15 & 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to the development	
Clause	Compliance
<p>2.15 Consultation with public authorities other than councils</p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has —</p> <ul style="list-style-type: none"> (a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. <p>(2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development —</p> <ul style="list-style-type: none"> (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act — the Office of Environment and Heritage, (b) development on land in Zone C1 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 comprising a fixed or floating structure in or over navigable waters – Transport for NSW, (d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map – the Director of the Observatory, (e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument – the Secretary of the Commonwealth Department of Defence, (f) development on land in a mine subsidence district within the meaning of the <i>Mine Subsidence Compensation Act 1961</i> – the Mine Subsidence Board., <p>(3) In this section –</p> <p><i>Dark sky region map</i> means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.</p> <p>Note —</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory..</p> <p>Note —</p>	Not applicable

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

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.

Note —

Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.

2.17 Exceptions

(1) Sections 2.10-2.15 do not apply with respect to development to the extent that —

- (a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or
- (b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or
- (c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or
- (d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or
- (e) the development comprises emergency works, or
- (f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.

(2) In this 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

Not applicable

Clause 108B(2) states that sections 2.15 & 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to the development	
(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 <i>Schedule 4 of the Housing SEPP</i> .		<input checked="" type="checkbox"/>
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 <u>Siting standards</u> (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.	The Proposed Ground floor is fully accessible. (9 out of 18 Units = 50%) All common areas including Lobbies, carpark and pathways leading to Entry, bin enclosure, post boxes etc. have wheelchair access as per 1428.1	No (LAHC Exemption) Yes
3 <u>Security</u> 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.	Details to be documented at CC stage	Yes (capable of compliance)

Clause / Required	Proposed	Complies (Y/N)
<p>4 <u>Letterboxes</u></p> <p>Letterboxes –</p> <p>(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p>	<p>Letter boxes have been proposed adjacent to the street at each main entry on hard standing area and have wheelchair access and circulation by continuous path of travel complying with AS1428.1</p>	Yes
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided –</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have a disabled space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</p> <p>Out of total 8 car spaces, 4 spaces have been proposed as accessible spaces. Each Space has been designed to comply with AS 2890 requirements.</p> <p>No garages are proposed</p>	Yes
<p>6 <u>Accessible entry</u></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Accessible entry to Lobbies and each ground floor unit is provided in accordance with AS 4299 and AS 1428.1</p> <p>No lift is supplied to Level 1, however all circulation spaces are compliant.</p>	No (LAHC Exemption)
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>Width of all internal doorways, corridors and circulation spaces comply with AS 1428.1</p>	Yes

Clause / Required	Proposed	Complies (Y/N)
<p>8 <u>Bedroom</u></p> <p>At least one bedroom within each dwelling must have —</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows —</p> <p>(i) in the case of a dwelling in a hostel — a single-size bed,</p> <p>(ii) in the case of an independent living unit — a queen-size bed, and</p> <p>(b) a clear area for the bed of at least —</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	<p>Each Bedroom have been proposed with Wardrobe.</p> <p>Main bedrooms have been proposed with queen size bed with minimum dimension of 1200mm at foot of the bed and 1000mm at side of the bed to any obstruction</p> <p>Power outlets, telephone outlets and wiring details to be documented at CC stage</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>(capable of compliance)</p>
<p>9 <u>Bathroom</u></p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1 —</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future —</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>All bathrooms have been designed to comply with requirements and AS1428.1.</p> <p>Details to be documented at CC stage.</p>	<p>Yes</p> <p>Yes</p> <p>(capable of compliance)</p>

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Clause / Required	Proposed	Complies (Y/N)
<p>16 Kitchen</p> <p>A kitchen in an independent living unit must have —</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299 —</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets —</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>	<p>1550mm circulation (compliant with AS 4299) has been achieved in each kitchen space of the dwellings.</p> <p>No doors are proposed in the kitchen. All kitchens are open planned attached to living/dining area.</p> <p>Min of 800mm work surface next to the cooktop has been provided to each kitchen.</p> <p>Kitchen fixtures, appliances, joinery and power outlet details to be documented at CC stage</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>(capable of compliance)</p>
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	N/A All units are single level.	N/A
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.</p>	<p>Lifts have not been provided</p> <p>Provisional space for a future lift installation has been nominated on the plans.</p>	No (LAHC exemption)

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.	Laundry forms as part of bathroom and has no separate door Location of washing machine has been provided in each bathroom 1300mm clear space in front of appliances is provided Slip resistance details to be documented at CC stage. Accessible path of travel to clothes lines provided.	Yes Yes Yes (capable of compliance) Yes
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.	Provided as per requirement	Yes
21 Garbage A garbage storage area must be provided in an accessible location.	Garbage storage areas are accessible.	Yes

LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.		<input checked="" type="checkbox"/>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
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	Developments within the Street within the close context to the proposed site are single or double storey residential dwellings and have frontage to the street. Proposed two storey senior housing is consistent with the surrounding character with consistent setbacks from the street. Selected natural materials for the development blend well with the surrounding character of the area.
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	Outcome of the analysis has been considered into the proposed development. Proposed development responds well with the surrounding by having generous setback at rear with landscaped area along the boundary. Privacy and overshadowing concerns have been considered while proposing the design. Proposed development does not impact the neighbouring lots.
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	Proposed development's built form and massing is consistent with the neighbouring character.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Majority of proposed trees/planting are indigenous species and match with local character of the area.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The DCP setbacks are considered for the proposed development.
Site analysis		

Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Streetscape has been prepared to show the relationship of the development to the neighbouring buildings. Current streetscape has mixture of single and double storey dwellings. However, the area is undergoing transition as majority of new developments are double storey.
1.07 Patterns of driveways and vehicular crossings	Yes	Development provides a single driveway and the width of vehicular crossing is consistent with the neighbouring properties. Proposed location and configuration increase the safety of the user and pedestrians around.
1.08 Existing vegetation and natural features on the site	Yes	Existing vegetation and trees on the site have been proposed to be retained. All neighbouring trees have been proposed to be retained and protected.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Proposed development aligns with the building pattern. Primary open space for each dwelling is located either at front or rear to increase the visual surveillance and to reduce any privacy conflicts.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Proposed development does not create any overshadowing issues for the neighbouring lots. Privacy measures has been considered into the design, eg. Privacy screens, high level or frosted windows etc. to minimise any impacts from the development.
2. Site Planning and Design		
General		
Does the site planning and design: 2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	Proposed development has been sufficiently set back and surrounded by generous landscape to eliminate the impact on the neighbouring lots.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	Mixture of 1 and 2 bedroom units have been provided with common on grade parking area.
2.03 Provide variety in massing and scale of build form within the development?	Yes	Building elevations are well articulated with mixture of forms and materials to provide variety in massing.
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	Out of 18 dwellings, 8 dwellings are fronting to the street & 4 dwellings are facing rear providing opportunities for visual surveillance.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	Rear of the development has generous setback to detach from the adjoining rear neighbours. Proposed development does not impact of the neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open	Yes	78% of the dwellings and associated POS receive a minimum of 3-hours solar access (at winter solstice).

space, and locate dwellings to buffer quiet areas within the development from noise?		Development is not impacted by any noise sources around the area.
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	Two existing trees on the street are all retained. One small street tree and one privet within the front setback are proposed for removal. Ample new tree planting is proposed within the front setback area to soften the streetscape.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	All trees on adjacent properties which are in good health will be protected.. Additional trees have been proposed in the rear setback as part of new development.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	No significant trees have been proposed to be removed. All significant trees retained
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	No significant trees have been proposed to be removed
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Sufficient buffer has been provided between driveway and dwellings with proposed planting.
2.12 Provide pedestrian paths?	Yes	Pedestrian paths have been provided directly from the street to the main entrances and between carpark and rear entrances.
2.13 Reduce the width of driveways?	Yes	Driveway width has been kept at minimum as required by the Australian Standards.
2.14 Provide additional private open space above the minimum requirements?	Yes	All ground floor dwellings have private open space which is in excess to the minimum requirements.
2.15 Provide communal open space?	Yes	Communal open space areas have been provided
2.16 Increase front, rear and/or side setbacks?	Yes	Proposed setbacks align with the DCP requirements and surrounding area. Additional setback has been considered at rear and side to provide buffer with neighbouring lots.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Pedestrian/ driveway entries are buffered with landscape from any dwellings or courtyards.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Covered by clause 108(f) of Housing SEPP Yes	Proposed deep soil area at rear meets the requirement.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil zones have been provided at the front capable of planting big trees.

2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Due to requirement of wheelchair access to all ground floor area semi-pervious materials are not suitable.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	Below ground retention has been incorporated into the design.
Parking, garaging and vehicular circulation		
Does the site planning and design: 2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Common on grade parking has been proposed with a single driveway.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Existing 3 driveway crossings have been proposed to be removed and to be replaced with one single cross over.
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	Refer to previous responses.
3.02 Provide a front setback that relates to adjoining development?	Yes	Refer to previous responses.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	Refer to previous responses.
3.04 Allow breaks in rows of attached dwellings?	Yes	Regular breaks have been achieved via main entries between the dwellings.
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	Variety of materials and colours have been used to articulate the building to respond to the surrounding. Different form and openings provided variety into the streetscape.
3.06 Set back upper levels behind the front building façade?	No	Upper levels align with ground floor with projecting balconies to achieve the character within the street. Setbacks comply with DCP requirements.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	No	The two-storey character aligns with the existing developments in the street. Second storeys within roof space and dormer windows are not common in the street nor practical for the development.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	Proposed roof has been broken down into smaller segments with different roof pitch to improve bulk and scale of the development.

3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	Increased roof pitches have been considered to blend the development into the street character.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Proposed development does not have any extended, uninterrupted façades and does not propose painted render.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Existing trees in the front setback and road reserve have been maintained. Additional planting in this area has also been proposed
3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?		
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Planting has been proposed in front of front fencing to reduce impact and improve the quality of the public domain.
Residential amenity		
Does the site planning and design:	Yes	Front setback has been utilised for private open space for the dwellings and common planting along the courtyards for privacy.
3.13 Clearly design open space in the front setback as either private or communal open space?		
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Public and private open space is well defined by the fencing and landscaping.
3.15 Design dwellings at the front of the site to address the street?	Yes	8 dwellings are fronting the street. These dwellings are designed to address the street with courtyards and balconies.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	All main pedestrian entries are directly off the street.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Rear units are accessible from central lobby for safety and security. Entry paths are separated from Vehicular entry.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Courtyard fences are horizontal slats with vegetation to provide privacy whilst also allowing visual surveillance.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	There is no consistency with existing adjacent front fences within the street. The proposed provides an improvement to the current street character.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are proposed at different locations perpendicular to the footpath at each main entry to reduce visual clutter.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Garbage storage areas are behind a solid wall and surrounded by landscaping to reduce visual impact 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	The driveway is bounded by landscaping on both sides and planting at rear (with offset parking) to reduce the visual impact from the street.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	No Garages have been proposed within the development.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	The driveway is bounded by landscaping on both sides and planting at rear (with offset parking) to reduce the visual impact from the street.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Driveway vistas are terminated by trees and vegetation Parking spaces have been offset.
3.26 Use planting to soften driveway edges?	Yes	Both sides of the driveway have been proposed with dense planting.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	On-grade carpark has been proposed with a single driveway.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Single lane driveway has been proposed complying with Australian Standards. A passing bay has been provided behind the front setback line.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	No gate has been proposed.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement is proposed. Driveway is single width.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement is proposed. Driveway is located centrally.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement is proposed.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement is proposed. No secondary access available.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement is proposed.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement is proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	All parking spaces are behind the buildings and not 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	Dwellings are orientated to front and back where possible.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Dwellings are orientated 90 degrees have been provided with additional setbacks, privacy screens and planting to maintain privacy.
4.03 Set upper storeys back behind the side or rear building line?	Yes	Refer to previous responses.
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	Refer to previous responses.
4.05 Incorporate second stories within the roof space and provide dormer windows?	No	The two-storey character aligns with the existing developments in the street. Second storeys within roof space and dormer windows are not common in the street nor practical for the development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Primary openings, balcony doors and large bedroom windows face the front and rear of the site where possible. Windows facing side boundaries have employed suitable strategies to maintain privacy such as high level windows/ translucent glass/ screening and vegetation.
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	Façade articulation and varied material treatments are proposed on side and rear walls to break the continuity.
Trees, landscaping and deep soil zones		
Does the site planning and design: 4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Careful planting is proposed to provide buffet between new development and existing dwellings on sides and rear.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Proposed deep soil locations allow for the plating along the side and rear to achieve privacy and shading.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Proposed deep soil locations allow for the plating along the side and rear to achieve privacy and shading.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Majority of proposed trees/planting are indigenous species and match with local character of the area.
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	Solar access and adequate ventilation is maintained to adjacent dwellings through appropriate building separation.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Privacy measures have been considered throughout the design eg. Privacy screens, frosted glasses, landscaping etc to minimise the overlooking concerns.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Units have their private open space within the front setback where possible, the remainder are located at the rear and sides with large setbacks and privacy screening to minimise negative impacts to neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Primary areas of the private open space are kept away from the neighbouring properties where possible.
4.16 Design dwellings around internal courtyards?	Yes	The dwellings are designed around central lobby areas with adjacent landscaped areas and pathways.
4.17 Provide adequate screening for private open space areas?	Yes	All private open spaces have been proposed with fences to achieve screening.
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	Side setbacks are utilised as part of private open space for the ground floor dwellings with screen planting to reduce any visual impact.
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	Planting and trees have been provided. Refer to previous responses.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	No	The development provides a single driveway and the width of vehicular crossing is consistent with neighbouring properties. The proposed location and configuration increase the safety of pedestrians.
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	The majority of units are orientated to the north maximising solar access to living areas and POS. 78% of the dwellings and associated POS receive a minimum of 3-hours solar access (at winter solstice).
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Varied materials, building articulation and roof forms provide separate identity and define individual units within the development
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or	Yes	Landscaped buffer spaces have been provided between dwellings and driveways or communal areas.

between dwellings and communal areas for villa or townhouse style developments?		
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Vegetation, fences and screening elements have been employed to define individual dwelling POS on ground floor units.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	All the main entries are facing to the street and clearly visible.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Landscape buffer has been proposed between private open space/dwellings and common areas.
5.07 Provide a sense of address for each dwelling?	Yes	Common central entries provide a sense of address to the development. Individual units are identifiable.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Dwelling entries have been offset to not look directly into other dwellings where possible.
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	Habitable rooms have been located and orientated away from parking areas and pathways where possible. Where it has not been possible to locate habitable rooms away from driveways or paths, these areas have been separated by landscape buffers and screening.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Large hard surface area of car park has been minimised as much as possible.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Parking areas are hidden from street. Landscape buffers are proposed throughout the development to provide screening between units and parking.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	Single width driveway has been proposed with a passing bay.
5.13 Use communal car courts rather than individual garages?	Yes	On-grade communal carpark is proposed. No garages are proposed
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	No Garages are proposed.
5.15 Communal car courts rather than individual garages?	Yes	Communal on-grade carpark is proposed.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	No tandem parking is proposed
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	8 car spaces are provided for 18 units.

Residential amenity		
Does the site planning and design:	Yes	Pedestrian and Vehicular entries are separated from each other.
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?		
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Provided in the design.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	All spaces are clearly identifiable.
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 concealed or dark spaces are proposed.
5.22 Clearly define thresholds between public and private spaces?	Yes	Clearly identified through fencing, screens and vegetation separation. Refer to previous responses.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open spaces are proposed as required and accessible directly from the main living areas.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Majority dwelling have private open spaces facing North to receive solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Primary and secondary POS spaces are provided to ground floor units. No 3bed units are proposed.
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	Courtyard fences and balcony screening are horizontal slats with vegetation to provide privacy whilst also allowing casual visual surveillance.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Provided.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	Existing trees and vegetation have been retained where possible.
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	Proposed as part of landscape proposal.
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	All communal open space is clearly identifiable and accessible.
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	All have been screened appropriately. Refer to previous responses.

LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.	
<input checked="" type="checkbox"/>	
Principles	Design Response / Comment
WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The proposed design has considered the ‘wellbeing’ principals and goals of the ‘Good Design for Social Housing’ document and incorporated strategies and design principals to deliver quality homes and healthy environments. Flexibility for adaption and low running costs that are good for tenants have been provided.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The proposed design has considered the ‘belonging’ principals and goals of the ‘Good Design for Social Housing’ document and incorporated strategies and design principals to deliver housing which is well integrated, indistinguishable from private housing, welcoming and safe public and common spaces and that contributes to the local character of the area.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The proposed design has considered the ‘value’ principals and goals of the ‘Good Design for Social Housing’ document and incorporated strategies and design principals to deliver efficient, cost effective housing that considers ongoing operational and maintenance costs employing environmentally and economically sustainable systems, materials and fixtures.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	The proposed design has considered the ‘collaboration’ principals and goals of the ‘Good Design for Social Housing’ document and incorporated strategies to communicate effectively with all stakeholders and partners. To continue to continually build-upon and improve outcomes, striving for better environments for communities.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

LAHC Required to CONSIDER the LAHC Design Requirements 2023:

LAHC Design Requirements	
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Design Requirements</i> document.	<input checked="" type="checkbox"/>

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

Part 5 - Division 6 – design principles for seniors housing	
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.	<input checked="" type="checkbox"/>
Design Principle	Design Response / Comment
99. Neighbourhood amenity and streetscape	
<p>Seniors housing should be designed to –</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of –</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by –</p>	<p>Current streetscape has mixture of single and double storey dwellings. However, the area is undergoing transition as majority of new developments are double storey.</p> <p>The proposed development's built form and massing is consistent with the neighbouring character.</p> <p>Proposed two storey senior housing is consistent with the surrounding character with consistent setbacks from the street. Selected natural materials for the development blend well with the surrounding character of the area.</p>

<ul style="list-style-type: none"> (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 <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>Majority of proposed trees/planting are indigenous species and match with local character of the area.</p> <p>All existing significant trees are retained and protected.</p>
100 Visual and acoustic privacy	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by –</p> <ul style="list-style-type: none"> (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. 	<p>Visual and acoustic privacy have been addressed in the design through orientation of dwellings, location of balconies, habitable rooms and windows, appropriate setbacks, use of screening devices, high level windows and translucent glazing.</p>
101 Solar access and design for climate	
<p>The design of seniors housing should –</p> <ul style="list-style-type: none"> (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. 	<p>Adequate solar access to living and private open space has been provided to proposed dwellings.</p> <p>78% of the dwellings and associated POS receive a minimum of 3-hours solar access (at winter solstice).</p> <p>Solar access and adequate ventilation is maintained to adjacent dwellings through appropriate building separation.</p> <p>The majority of units are orientated to the north maximising solar access to living areas and POS.</p>
102 Stormwater	
<p>The design of seniors housing should aim to –</p> <ul style="list-style-type: none"> (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 	<p>Driveway, paths and other hard surfaces have been minimised.</p> <p>Pervious pavers are utilised in the landscape design, however are not feasible for driveways.</p>

<p>material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Below ground on-site detention has been incorporated into the design.</p>
103 Crime prevention	
<p>Seniors housing should —</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by —</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>Courtyard fences and balcony screening are horizontal slats with vegetation to provide privacy whilst also allowing casual visual surveillance.</p> <p>Multiple shared entries serve a small number of dwellings.</p> <p>Primary open space for each dwelling is located either at front or rear to increase the visual surveillance and to reduce any privacy conflicts.</p>
104 Accessibility	
<p>Seniors housing should —</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport and generally be in compliance with clause 93 of Housing SEPP</p> <p>Proposed development is within the 400m of the nearest bus stop which is located on Freeman Street.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>A waste management plan has been prepared that maximises recycling. Appropriate facilities have been provided in the proposal.</p>