

# 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:	36-38 Birdwood Avenue, Pagewood
Project LGA:	Bayside Council
Job Number:	BGYGN

## 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 Bayside Local Environmental Plan 2021	Y
(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  (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3) — 11.5m, and	Maximum 9.5m	8.5m	Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	10	Y
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
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, a relevant authority must —			
(a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Bayside Council was requested to nominate who should be notified of the development in LAHCs letter dated 3 August 2022	Bayside Council advised LAHC on 9 August 2022 of the persons who should be notified	Y
(b) give written notice of the intention to carry out the development to — (i) the council, and  (ii) the person or persons nominated by the council, and  (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated 13 March 2023 notified the development in accordance with 108C(1)(b)	Y
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	2 neighbour submissions were received. Council confirmed they had no comments on the proposal.	Submissions addressed in the REF
(d) take into account the relevant provisions of 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 –  (i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and  (ii) Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Bayside Council is the relevant council	-
<b>108D Exempt development</b>			
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	-
<b>108E Subdivision of seniors housing not permitted</b>			
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 design principles in Part 5 – Division 6 of the Housing SEPP:

Part 5 - Division 6 – design principles for seniors housing	
<b>Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.</b>	
Design Principle	Design Response / Comment
<b>99. Neighbourhood amenity and streetscape</b>	
<p>Seniors housing should be designed to –</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of –</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by –</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The existing street character is predominantly single and two storey residential development of the mid to late twentieth century. Face brick with pitched roofs is a prominent feature. Dispersed throughout the neighbourhood are more recent additions including larger, contemporary rendered dwellings with flat roofs.</p> <p>The local development controls reflect a future character of residential development with a 9m height limit.</p> <p>The proposal responds to the prevailing street setback. A minor encroachment to the street setback is the projection of a balcony which is in the centre of the proposal away from the neighbouring properties.</p> <p>The building has been designed as two distinct, but compatible forms as seen from the street responding to the local character and scale.</p> <p>The proposal requires the removal of a street tree and</p> <p>will be replaced with 2 street trees of the same species,</p> <p>Callistemon viminalis (weeping red bottlebrush). While</p> <p>Lophostemon confertus (brushbox) is the most prevailing</p> <p>street tree, the smaller Callistemon viminalis is selected</p> <p>to be more suitable for underneath powerlines.</p> <p>There are 6 replacement feature trees proposed in the rear which reflect the neighbourhood landscape character.</p>

	Overall, the development respects the current streetscape and is a positive contribution to the local area with impacts on the neighbourhood amenity being adequately addressed.
<b>100 Visual and acoustic privacy</b>	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by —</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The building is generally front/back orientated with the exception of one ground floor private open space to the west and one on the first floor.</p> <p>Where openings are located adequate boundary separation with landscaping and screening will be used.</p> <p>All units been arranged on-site to address the street or look internally. A formal front address has been provided with private open space to the front or rear depending on the solar orientation.</p> <p>The central dwellings have been orientated with rear private open space with adequate boundary separation.</p>
<b>101 Solar access and design for climate</b>	
<p>The design of seniors housing should —</p> <p>(a) for development involving the erection of a new building — provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>Living and Private areas are mainly located to the north, and west to achieve solar access. Where allowable, private open space will be located within the front setback to increase solar access.</p> <p>There are minimal impacts on the neighbouring buildings by the development.</p>
<b>102 Stormwater</b>	
<p>The design of seniors housing should aim to —</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Stormwater has been designed to manage all post development run-off on-site with most stormwater being managed on-site via infiltration trenches.</p> <p>Roof rainwater is stored and re-used within the development.</p>
<b>103 Crime prevention</b>	
<p>Seniors housing should —</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p>	<p>The principles of Crime Prevention Through Environmental Design have been applied to this design to manage the safety of the residents.</p>

(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 (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.	Site planning enforces territorial reinforcement by establishing clear entry points and boundaries through fencing and landscaping.  The dwellings provide natural surveillance of all public spaces while minimising areas for concealment.  The central entry points provides a secure progression from public to private spaces to create a safe environment for residents.
<b>104 Accessibility</b>	
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.	The site is within 450m of facilities and services and/or within 450m of transport and generally in compliance with clause 93 of Housing SEPP.  The site allows for safe access from the boundary and parking spaces to within the dwellings..
<b>105 Waste management</b>	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Waste storage spaces have been provided that meet the requirements for waste, recycling and composting.

## 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) for development on land in a residential zone where residential flat buildings are not permitted –	(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.	2 storeys	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	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-

unit complies with the relevant standards specified in Schedule 4.			
85(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	-
88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <ul style="list-style-type: none"> <li>(a) seniors or people who have a disability,</li> <li>(b) people who live in the same household with seniors or people who have a disability,</li> <li>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</li> </ul> <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	-
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	Not applicable.	-
108 (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—	108 (2) (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	The building height does not exceed 9.5m	Y
	<p>108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—</p> <ul style="list-style-type: none"> <li>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</li> <li>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</li> <li>(iii) does not result in the building having a height of more than 11.5m,</li> </ul>	Not applicable.	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 Bayside LEP is 0.55:1	Compliant with Bayside LEP 2021.
	108(d) for a development application made by a social housing provider – at least 35m <sup>2</sup> of landscaped area per dwelling,		Y
	<del>108(e) if paragraph (d) does not apply – at least 30% of the site area is landscaped,</del>		-
	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,		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 design requirement is 3 hours and this should be the aim	Y
	108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building – (i) at least 15m <sup>2</sup> of private open space per dwelling, and  (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,  Note – The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one – see Schedule 4, section 2		Y
	108(i) for a dwelling in a multi-storey building not located on the ground floor – a balcony accessible from a living area with minimum dimensions of 2m and – (i) an area of at least 10m <sup>2</sup> , or  (ii) for each dwelling containing 1 bedroom – an area of at least 6m <sup>2</sup> ,	Note: LAHC design requirements require 8m <sup>2</sup> for 1 bedroom units and 15m <sup>2</sup> for ground floor units.	Y
	108(j) for a development application made by, or made by a person jointly with, a social housing	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces	Y – Complies with Housing SEPP clause 108(j).



	provider – at least 1 parking space for every 5 dwellings,	3 bed – 1 space	4 parking spaces justifiable to LaHC requirements due to minor deficit of 0.2 spaces.
	<del>109(4)</del> if paragraph (j) does not apply – at least 0.5 parking spaces for each bedroom.		-

## 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.		<input 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.		Y
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.		Design capable of compliance
4 <u>Letterboxes</u> 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.		Y

Clause / Required	Proposed	Complies (Y/N)
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided —</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have a disabled space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</p>	Y
<p>6 <u>Accessible entry</u></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>		Y
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>		Y
<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>		Y
<p>9 <u>Bathroom</u></p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1 —</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future —</p>		Y

Clause / Required	Proposed	Complies (Y/N)
(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.		
<b>10 Toilet</b> 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.		Y
<b>11 Surface finishes</b> Balconies and external paved areas must have slip-resistant surfaces. Note — Advise regarding finishes may be obtained from AS 1428.1.		Y
<b>12 Door hardware</b> Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.		Y
<b>13 Ancillary items</b> Switches and power points must be provided in accordance with AS 4299.		Y
<b>14 Application of standards in this Part</b> 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
<b>15 Living room and dining room</b> (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.		Y
<b>16 Kitchen</b> 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,		Y

Clause / Required	Proposed	Complies (Y/N)
(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.		
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.		n/a
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.		Y
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.		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.		Y
21 Garbage A garbage storage area must be provided in an accessible location.		Y

## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
<b>Design Certification must be provided by the Architect that the project has considered the Seniors Living Policy-Urban guidelines for infill development document.</b>		<div style="border: 1px solid red; width: 40px; height: 20px; margin: 0 auto;"></div>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
<b>1. Responding to Context</b>		
<b>Analysis of neighbourhood character</b> The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
<b>1.01 Street layout and hierarchy</b> – 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	<p>The existing street character is predominantly single and two storey residential development of the mid to late twentieth century. Face brick with pitched roofs is a prominent feature. Dispersed throughout the neighbourhood are more recent additions including larger, contemporary rendered dwellings with flat roofs.</p> <p>The local development controls reflect a future character of higher density development with a 9m height limit.</p> <p>The proposal responds to the prevailing street setback. A minor encroachment to the street setback is the projection of a balcony which is in the centre of the proposal away from the neighbouring properties.</p> <p>The building has been designed as two distinct, but compatible forms as seen from the street responding to the local character and scale.</p>
<b>1.02 Block and lots</b> – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	<p>The proposal consolidates 2 lots. As noted above, the design of the building addresses this consolidation by reading as two separate compatible forms from the street. The Block Analysis Plan provided in the architectural documentation further demonstrates the consolidation is compatible with the surrounding area.</p>
<b>1.03 Built environment</b> – 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	<p>The proposal responds to the prevailing local residential character, face brick and pitched roofs.</p>
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	<p>There are 8 replacement trees in total to compensate for the 5 trees to be removed for the development as per the design statement from the landscape architect.</p>

		<p>The removal of the street tree will be replaced with 2 street trees of the same species, Callistemon viminalis (weeping red bottlebrush). While Lophostemon confertus (brushbox) is the most prevailing street tree, the smaller Callistemon viminalis is selected to be more suitable for underneath powerlines.</p> <p>There are 6 replacement trees proposed in the rear landscape zone have been selected to reflect the existing neighbourhood landscape character.</p>
<b>1.05 Policy environment</b> – 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	<p>As per the Botany Bay DCP 2013 'Character Precincts' the desired future character of Pagewood has been considered in the design of the proposal. These include:</p> <ul style="list-style-type: none"> <li>- Keeping the development to a two-storey height and permitted FSR to be in keeping with the predominate residential character of the area.</li> <li>- Parking has been located behind the building line to not dominate the streetscape.</li> <li>- Roof form and materials in keeping with the prevailing design within the street.</li> <li>- Landscaping has been used to soften the built form and maintain privacy between adjoining properties.</li> <li>- The street frontage setback, fencing and landscaping has been designed to integrate with the surrounding existing character.</li> <li>- The street tree being removed will be replaced with two trees that are in keeping with the local landscaping and more suitable to being under powerlines.</li> <li>- The proposal has been designed to minimise aircraft noise in accordance with AS2021.</li> <li>- The proposal has been designed to maximise solar access to residents and preserve neighbouring solar access.</li> </ul>
<b>Site analysis</b>		
<p>Does the site analysis include:</p> <p><b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street</p>		<p>The site analysis has identified the existing setback patterns of the street as well as the surrounding characteristic of the area.</p>
<p><b>1.07</b> Patterns of driveways and vehicular crossings</p>		<p>The existing driveways have been identified in the site analysis. The proposed driveway runs parallel to the western side boundary. This location responds to the site geometry. The western side has more area to provide carparking at the rear, concealed from the street. Additionally, this arrangement allows minimal</p>

		encroachment to the existing sewer main zone of influence.
<b>1.08</b> Existing vegetation and natural features on the site		There are several substantial trees on site identified in the Arborist Report prepared by Allied Tree Consultancy as 'medium significance'. These trees have been identified and rigorous efforts made to try and retain trees where possible.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots		The existing built form of the adjoining lots have been shown including any changing dwelling types and development
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.		Setbacks to adjacent boundaries and open spaces of neighbouring properties have been identified as well as potential overlooking.
<b>2. Site Planning and Design</b>		
<b>General</b>		
Does the site planning and design:		The orientation of the units prioritises solar access and internal amenity while minimising impacts on neighbouring properties to the east and west.
<b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?		
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?		The proposal contains 8 x 1 bed units, and 2 x 2 bed units. 4 car spaces are provided with 1 accessible covered space adjoining one of the 2 bed units.
<b>2.03</b> Provide variety in massing and scale of build form within the development?		The planning of the residential flat building allows for articulation using balconies and entries to break-up the two-storey massing. A recessive central corridor with lowered roof provides strong articulation, breaking the building in to two masses. The geometry and orientation of the gable roofs provides further articulation. The roof of the western massing rotates 90 degrees to that of the eastern massing to provide interest to the street and breaks up the roof line along the driveway.
<b>Built form</b>		
Does the site planning and design:		6 out of 10 dwellings are orientated to the street.
<b>2.04</b> Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?		
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?		Most of the units have been sited to address the street. Generous side setbacks, privacy screening and consideration of neighbouring development's private open space and windows address privacy to the side boundary.
<b>2.06</b> 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?		Most of the units are orientated to the north and there are no south only facing dwellings. All living areas have been located to provide good privacy between the units. The unit closest to the driveway



		has been located to optimise solar access and provide good acoustic separation from the carpark
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:		The scheme allows for the inclusion of trees to enhance the current street tree patterns. There is also significant deep soil
<b>2.07</b> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?		
<b>2.08</b> 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?		The scheme provides generous deep soil planting at the rear of the site and allows for the inclusion of replacement trees where existing trees are unable to be retained.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?		There are several substantial trees on site identified in the Arborist Report prepared by Allied Tree Consultancy as 'medium significance'. This proposal went through a rigorous design process and analysis in attempt to maintain the trees where possible. Due to the site constraints, in particular the existing sewer line and the stormwater requirements as outlined in the BBDCP all the trees are proposed to be removed.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?		The scheme allows for replacement of new mature or semi-mature trees.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?		Landscaped strips have been provided either side of the driveways as well as at the end of the driveway.
<b>2.12</b> Provide pedestrian paths?		Pedestrian paths are proposed from the street to the entry as well as between carparks and residences. A secondary rear entry is provided with a path proposed to common areas and car parks.
<b>2.13</b> Reduce the width of driveways?		The driveway has been designed to the minimum requirements as allowed for in the AS 2890.1 2004 Off Street Car Parking
<b>2.14</b> Provide additional private open space above the minimum requirements?		All private open space area exceeds the minimum requirements.
<b>2.15</b> Provide communal open space?		An external communal area is provided at the rear of the building
<b>2.16</b> Increase front, rear and/or side setbacks?		Side and rear setbacks exceed the requirements set by the BBDCP. The front setback is compatible with the surrounding development with the balconies softening the bulk to the street as well as providing casual street surveillance.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.		Landscaped areas to improve amenity have been provided adjacent main entry paths, driveways and paths.
<b>2.18</b> 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	The proposal exceeds the minimum deep soil requirement of 15% of the site area. For a site area of 1280sqm this is 192sqm required deep soil. At least two thirds is

		located at the rear of the site. Refer to the area calculations on A-4003.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?		Opportunity for deep soil planting is provided in the front setback.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?		Permeable paving is proposed to the driveway in accordance with the civil engineer's documents
<b>2.21</b> Use on-site detention to retain stormwater on site for re-use		Stormwater will be detained on-site with possible reuse for irrigation
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes / <del>No</del> or <del>N/A</del>	Single width driveways are proposed to both side boundaries. A carport behind the building line is proposed to the east boundary and the carpark to the west is concealed from the street behind the building.
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	Yes / <del>No</del> or <del>N/A</del>	The proposal considered the retention of the centralised driveway, but due to impacts on side setbacks and existing sewer line, driveways located on the side boundary were considered most appropriate
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design: <b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes / <del>No</del> or <del>N/A</del>	The proposed massing of building will be a greater scale than the immediate adjoining buildings however they will be designed to fit within the streetscape character and future evolution of development within the area
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes / <del>No</del> or <del>N/A</del>	The front setback has been set to reflect the dominate character of the surrounding area.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes / <del>No</del> or <del>N/A</del>	The central recessed corridor/entry and balcony articulation effectively breaks up the massing
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes / <del>No</del> or <del>N/A</del>	Varying roof forms, balconies and street entries provide opportunity to articulate the building form and facades.
<b>3.05</b> Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes / <del>No</del> or <del>N/A</del>	The material palette will be a mixture of face brick and lightweight cladding to reflect the predominate character of the area.
<b>3.06</b> Set back upper levels behind the front building façade?	Yes / <del>No</del> or <del>N/A</del>	Balcony roofs are minimised in height to reduce the impact on the building massing.
<b>3.07</b> Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer	Yes / <del>No</del> or <del>N/A</del>	There is no precedence in the streetscape for locating the second storey within the roof space.

windows to match the appearance of existing dwelling houses?		
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / <del>No</del> or <del>N/A</del>	The roof form will be broken down into smaller roof elements appropriate to the character of the surrounding context.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / <del>No</del> or <del>N/A</del>	The roof pitch will be in keeping with the surrounding development and desired future character of the area.
<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes / <del>No</del> or <del>N/A</del>	The building planning has provided opportunities to articulate the front facades. The eastern façade is articulated through the introduction of a carport, as well as glazing and feature bricks. The western façade is articulated using glazing, feature bricks, roof geometry. The private open space further breaks up the western facade.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:	Yes / <del>No</del> or <del>N/A</del>	New planting will be provided in the front setback.
<b>3.11</b> Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?		
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes / <del>No</del> or <del>N/A</del>	Where the front setback can be used as private spaces via fencing. This will be set-off from the boundary to allow planting to the public domain.
<b>Residential amenity</b>		
Does the site planning and design:	Yes / <del>No</del> or <del>N/A</del>	Where the front setback can be used as private spaces via fencing it will be utilised to increase solar access and amenity to dwellings.
<b>3.13</b> Clearly design open space in the front setback as either private or communal open space?		
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / <del>No</del> or <del>N/A</del>	Public and private spaces will be clearly defined by access pathways, landscaping, and fencing.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes / <del>No</del> or <del>N/A</del>	The majority of dwellings address the street
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes / <del>No</del> or <del>N/A</del>	Pedestrian entries are situated directly off the street.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / <del>No</del> or <del>N/A</del>	Where units are accessed via the rear of the site, clearly defined pathways separate to vehicular entries will allow for safe access.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / <del>No</del> or <del>N/A</del>	Front fencing will delineate private spaces while ensuring passive surveillance is still maintained.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes / <del>No</del> or <del>N/A</del>	Front fences will reflect the predominate character of the street.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	<del>Yes</del> / <del>No</del> or <del>N/A</del>	A 2 x 2m fire wall is required to separate the street hydrant from the building. To minimise the visual impact and surveillance obstruction of a second wall

		to house the letterboxes, the letterboxes and street numbers are proposed to be integrated in front of the fire wall.
<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / <del>No</del> or N/A	Bin storage will be located at the rear of the site and is appropriately screened to reduce visual impact while providing opportunities for casual surveillance.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes / <del>No</del> or N/A	The driveway widths have been kept to a minimum and adequate space between driveways has been allowed for landscaping.
<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / <del>No</del> or N/A	There are no garages proposed. A carport is proposed on the eastern boundary and is set back behind the building line to reduce the visibility from the street.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes / <del>No</del> or N/A	The driveway and carparking has been designed to conceal the carparking from the street to reduce visibility from the street.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / <del>No</del> or N/A	Landscaping has been located at the end of the driveway. A proposed tree has been located to be visible from the street to the vista on the eastern boundary.
<b>3.26</b> Use planting to soften driveway edges?	Yes / <del>No</del> or N/A	Adequate planting is allowed for on the driveway edges.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Yes / <del>No</del> or N/A	There is opportunity to vary the driveway material.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes / <del>No</del> or N/A	The access driveway to the central parking has been minimised to reduce visual impact and allow for additional landscaping.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / <del>No</del> or N/A	No gates are proposed; however a landscaping strip has been provided at the end of the driveway to minimise visual 'pull'.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	<del>Yes</del> / <del>No</del> or N/A	-
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	<del>Yes</del> / <del>No</del> or N/A	-
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	<del>Yes</del> / <del>No</del> or N/A	-
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	<del>Yes</del> / <del>No</del> or N/A	-
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	<del>Yes</del> / <del>No</del> or N/A	-

<b>3.35</b> Return façade material into the visible area of the basement car park entry?	Yes / <del>No</del> or N/A	-
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes / <del>No</del> or N/A	Parking is provided behind the building.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design: <b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes / <del>No</del> or N/A	<p>The building is generally front/back orientated with the exception of one ground floor private open space to the west and one on the first floor.</p> <p>All units been arranged on-site to address the street or look internally. A formal front address has been provided with private open space to the front or rear depending on the solar orientation.</p> <p>The central dwellings have been orientated with rear private open space with adequate boundary separation.</p>
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / <del>No</del> or N/A	Orientation to the side boundaries have been minimised. Where openings are located adequate boundary separation with landscaping and screening will be used.
<b>4.03</b> Set upper storeys back behind the side or rear building line?	Yes / <del>No</del> or N/A	The upper levels will be articulated to reduce scale and bulk where not setback from lower levels
<b>4.04</b> Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes / <del>No</del> or N/A	The roof form will be broken down into smaller roof elements appropriate to the character of the surrounding context.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	Yes / <del>No</del> or N/A	The second storey of the townhouses will be designed within the 8.5m height limit and in keeping with the existing and future desired character of the surrounding area.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes / <del>No</del> or N/A	<p>Orientation to the side boundaries have been minimised. Where openings are located landscaping and screening will be used.</p> <p>Windows will be offset from neighbouring windows.</p>
<b>4.07</b> Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes / <del>No</del> or N/A	Side walls have been setback at least 3m to allow significant landscaping.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes / <del>No</del> or N/A	Landscaping will be used to provide a buffer along the side boundaries and adjoining dwellings.
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / <del>No</del> or N/A	There is ample space throughout the site to provide deep soil planting, privacy and shade to both proposed and adjacent dwellings.

<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / <del>No</del> or <del>N/A</del>	Landscaping will be used to provide privacy and shade to adjoining dwellings along the side boundaries.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes / <del>No</del> or <del>N/A</del>	Species characteristic to the area will be used.
<b>Residential amenity</b>		
Does the site planning and design: <b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes / <del>No</del> or <del>N/A</del>	The side setback to adjoining properties have been maximised to avoid negative impacts on neighbours.
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes / <del>No</del> or <del>N/A</del>	Private open spaces have been oriented where possible to avoid overlooking of neighbouring private open spaces or habitable spaces. Landscaping has also been proposed to assist with privacy.
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / <del>No</del> or <del>N/A</del>	Where possible, private open spaces will be located within the front setbacks to increase solar access
<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes / <del>No</del> or <del>N/A</del>	Private open spaces have been oriented where possible to avoid overlooking of neighbouring private open spaces or habitable spaces.
<b>4.16</b> Design dwellings around internal courtyards?	Yes / <del>No</del> or <del>N/A</del>	Private open spaces have been maximised to the internal areas of the site
<b>4.17</b> Provide adequate screening for private open space areas?	Yes / <del>No</del> or <del>N/A</del>	Landscaped buffers will be utilised to provide privacy.
<b>4.18</b> 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 / <del>No</del> or <del>N/A</del>	Maximised side setbacks to neighbouring properties will be landscaped to provide privacy.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes / <del>No</del> or <del>N/A</del>	Landscaping is maximised around the car parking where possible
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / <del>No</del> or <del>N/A</del>	Maximised side setbacks to neighbouring properties will be landscaped to provide privacy.
<b>5. Internal Site Amenity</b>		
<b>Built form</b>		
Does the site planning and design: <b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?	Yes / <del>No</del> or <del>N/A</del>	Living and Private areas are mainly located to the north, and west to achieve solar access. Where allowable, private open space will be located within the front setback to increase solar access.
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / <del>No</del> or <del>N/A</del>	Living and Private areas are mainly located to the north, and west to achieve solar access. Where allowable, private open

		space will be located within the front setback to increase solar access.
<b>5.03</b> Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes / <del>No</del> or <del>N/A</del>	Living and Private areas are mainly located to the north, and west to achieve solar access. Where allowable, private open space will be located within the front setback to increase solar access.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes / <del>No</del> or <del>N/A</del>	Entries and private open spaces will be defined by fencing and landscaped buffers.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / <del>No</del> or <del>N/A</del>	Common residential flat building entry and lobbies are clearly defined.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes / <del>No</del> or <del>N/A</del>	Landscaping buffers will be used throughout the site to provide privacy.
<b>5.07</b> Provide a sense of address for each dwelling?	Yes / <del>No</del> or <del>N/A</del>	Each unit will address the street where possible
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes / <del>No</del> or <del>N/A</del>	Units have been arranged onsite to avoid direct overlooking. Where separation distances are not optimal, landscaping and screening elements will increase privacy.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>5.09</b> 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 / <del>No</del> or <del>N/A</del>	Bedroom windows have been located towards the front and rear private open spaces and away from driveways, and communal paths.
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes / <del>No</del> or <del>N/A</del>	The driveway and paths will have a varying material with use of permeable and hard stand to break up possible large areas of pavement.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	Yes / <del>No</del> or <del>N/A</del>	Landscaping around the car park will be used to screen its view from units.
Reduce the dominance of areas for vehicular circulation and parking by: <b>5.12</b> Considering single rather than double width driveways?	Yes / <del>No</del> or <del>N/A</del>	A single access driveway to the centre of the site has been used to minimise the dominance of the driveway
<b>5.13</b> Use communal car courts rather than individual garages?	Yes / <del>No</del> or <del>N/A</del>	Common parking has been provided for both options
Reduce the dominance of areas for vehicular circulation and parking by considering: <b>5.14</b> Single rather than double garages?	<del>Yes</del> / <del>No</del> or <del>N/A</del>	-
<b>5.15</b> Communal car courts rather than individual garages?	Yes / <del>No</del> or <del>N/A</del>	Common parking has been provided for both options
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	<del>Yes</del> / <del>No</del> or <del>N/A</del>	1 of the 4 carparks is a tandem single carport associated with one of the 2 bed units.

5.17 Providing some dwellings without any car parking for residents without cars?	Yes / <del>No</del> or <del>N/A</del>	A total of 4 car parks have been provided for the 10-unit residential flat building.
<b>Residential amenity</b>		
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 / <del>No</del> or <del>N/A</del>	Pedestrian and vehicular circulation within the site will be clearly separated through pavement type, kerbs, and landscaping.  Path widths allow for AS1428.1 compliance.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes / <del>No</del> or <del>N/A</del>	All public spaces and parking will have dedicated pedestrian routes
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / <del>No</del> or <del>N/A</del>	Ambiguous spaces are avoided using landscaping, paving and fencing to define spaces.
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 / <del>No</del> or <del>N/A</del>	Sight lines are maximised, and blind areas avoided with the introduction of semi open screens to reduce areas of concealment.
5.22 Clearly define thresholds between public and private spaces?	Yes / <del>No</del> or <del>N/A</del>	Private spaces will be defined by fencing and landscaping, access to private spaces will be minimised to either the front street or the rear.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / <del>No</del> or <del>N/A</del>	Private open space has been maximised where possible and located directly off 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 / <del>No</del> or <del>N/A</del>	The majority of private open space is orientated to the north. Secondary to this private open space is orientated to the east or west with only 1 private open space orientated south.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / <del>No</del> or <del>N/A</del>	All dwellings and units are provided with private open spaces off primary living areas. The larger 2 bed unit is provided with a larger private open space than the 1 bed units.
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 / <del>No</del> or <del>N/A</del>	Fencing types will be utilised to ensure passive surveillance of public spaces from private spaces. Additional privacy is achieved to the ground floor primary private open spaces by locating them to the side of the building away from public spaces.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes / <del>No</del> or <del>N/A</del>	The ground floor private open spaces is comprised of a mixture of hard and soft landscaping.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / <del>No</del> or <del>N/A</del>	Compensatory planting is proposed to replace the existing vegetation that is required to be removed
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 / <del>No</del> or <del>N/A</del>	Stormwater management has been designed by the civil engineers and is generally in accordance with the BDDCP. This includes permeable paving to the driveways



<b>5.30</b> Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbecues to permit resident interaction?	Yes / <del>No</del> or <del>N/A</del>	A small centrally located external open space has been provided at the rear of the building, easily accessible with furniture proposed for residents to sit and enjoy the lush, landscaped area.
<b>5.31</b> 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 / <del>No</del> or <del>N/A</del>	Services will be concealed within the building. A designated bin area is harmoniously integrated into the building design at the rear of the site and is easily accessible by all.

## LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
<b>Design Certification must be provided by the Architect that the project has considered the Good Design for Social Housing document.</b>	<input style="width: 40px; height: 20px; border: 1px solid #ccc;" type="checkbox"/>
Principles	Design Response / Comment
<b>WELLBEING</b> <b>The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants</b>	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The proposed development supports the wellbeing of the future tenants by; <ul style="list-style-type: none"> <li>- Providing safe and accessible housing.</li> <li>- Incorporating passive &amp; active sustainable design, durable &amp; low maintenance materials and appropriately sized units to reduce running costs.</li> <li>- Providing new housing that is of a quality design that responds to the local context and provides amenity to the occupants.</li> </ul>
<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.	
<b>BELONGING</b> <b>The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing</b>	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The proposed development has been designed to provide quality housing which is equal or greater than the adjacent private housing.  The entry, foyer and communal spaces have been designed to be a pleasant environment, while providing a safe transition from public to private spaces.
<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.	

	The form and materiality of the development has been selected to respond to the style of the local area while providing a positive contributing to the built environment.
<b>VALUE</b>	
<b>Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.</b>	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The building materials, construction method and services have been selected to ensure that the development is durable, minimises maintenance and contributes to the low on-going running costs of the dwellings.  All dwellings achieve a 7-star NatHERS rating, includes photovoltaic panels and rainwater re-use to minimise and reduce the use and cost of natural resources. Standard construction techniques and simple forms has been used within to ensure the development is value for money.
<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.	
<b>COLLABORATION</b>	
<b>Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</b>	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	We have undertaken a rigorous design process in collaboration with the social housing provider, design professionals and engineers to ensure that the development incorporates the current best practice in affordable housing design.  The development is in keeping with current government initiatives to deliver quality housing stock.
<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 LAHC Design Requirements 2023 document.	<input style="border: 1px solid red; width: 40px; height: 20px;" type="checkbox"/>

## The following applies to LABC 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><b>2.15 Consultation with public authorities other than councils</b></p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has –</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</li> </ul> <p>(2) For the purposes of subsection (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"> <li>(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,</li> <li>(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974 – the Office of Environment and Heritage,</li> <li>(c) development comprising a fixed or floating structure in or over navigable waters – Transport for NSW,</li> <li>(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,</li> </ul> <p>Note –</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <ul style="list-style-type: none"> <li>(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,</li> </ul> <p>Note –</p> <p>Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011.</p> <ul style="list-style-type: none"> <li>(f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961 – the Mine Subsidence Board,</li> <li>(g) development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property – the World Heritage Advisory Committee and Heritage NSW,</li> <li>(h) development within a Western City operational area specified in the Western Parkland City Authority Act 2018, Schedule 2 with a capital investment value of \$30 million or more – the Western Parkland City Authority constituted under that Act.</li> </ul> <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><i>Willandra Lakes Region World Heritage Property</i> means the land identified as the Willandra Lakes Region World Heritage Property on –</p> <ul style="list-style-type: none"> <li>(a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or</li> <li>(b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.</li> </ul>	<p>Sections 2.15 and 2.17 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> are not applicable to the site or development.</p>

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

*World Heritage Advisory Committee* means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.

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 section —

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.

As above.