

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:	Lots 346-350 in DP 31990 and Lot 305 in DP 30223 2-10 Birch Street and 20 Debrincat Ave, North St Mary's, NSW 2760
Project LGA:	Penrith
Job Number:	BGYVZ

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	Prohibited within the R2 zone under Penrith Local Environmental Plan 2010	Complies with (b)
(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	8.2m	Yes
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	10 x 1-bed units and 12 x 2-bed units. 22 units in total provided	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 to nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Penrith Council was requested to nominate who should be notified of the development in LAHCs email dated 17 November 2022.	Penrith Council advised LAHC on 22 November 2022 that the scope of notification was acceptable and consistent with councils Community Engagement Strategy.	Requirement satisfied.
(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 5 July 2023 notified the development in accordance with 108C(1)(b)	Requirement satisfied.
(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 and 1 council submission were received	The submissions received are considered 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 & Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Penrith 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 design principles in Part 5 – Division 6 of the Housing SEPP:

Part 5 - Division 6 – design principles for seniors housing	
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.	
Design Principle	Design Response / Comment
99. Neighbourhood amenity and streetscape	
<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>(a) This is considered and implemented into the design.</p> <p>b(i) The location's current character is that of a single 1 – 2 storey dwellings, in a clearly defined residential area.</p> <p>b(ii) No development of Seniors Housing is evident through the neighbourhood already, which shows a clear need for seniors housing in the area.</p> <p>(c) The proposed development does not impact on any heritage items in the immediate area.</p> <p>(d) This is considered and implemented into the design.</p> <p>(i) This is considered and implemented into the design.</p> <p>(ii) This is considered and implemented into the design.</p> <p>(iii) Design adopted a max. 2 storey element which is reflected from the scale of neighbouring dwellings.</p> <p>(iv) Design and location of units and spaces within the development are designed to maximise privacy and solar access to the neighbours to minimise the proposed buildings impact on the neighbours.</p> <p>(e) Proposed Front setback is the average of neighbouring dwellings in line with DCP requirements.</p> <p>(f) Plants and trees to reflect local area, refer to Landscape plans.</p> <p>(g) Significant trees to front and central of the site are retained, all other trees within the site are to be removed.</p> <p>(h) This development is not in a riparian Zone.</p>

100 Visual and acoustic privacy	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>This is considered and implemented into the design.</p> <p>(a)The development has designed and located balconies to face the street and to face internally, so as to reduce any issues with overlooking into neighbours properties. Windows are also treated with high sills or obscure glazing to maintain privacy to the neighbours. Screens, planting and overhangs are also employed to aid in providing privacy to the neighbours and tenants alike.</p> <p>(b)Bedrooms, where possible, are located away from driveways, parking and paths to reduce noise levels from vehicle and pedestrian movements.</p>
101 Solar access and design for climate	
<p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building— provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>(a)The units within the development are design to maximise solar access to meet current SEPP requirements, whilst the bulk and scale of the development is design to enable the neighbours to maintain as much of their existing solar access as possible, as well as meeting current requirements.</p> <p>(b)Each unit is design to maximise the use of natural light, thermal massing and ventilation. Most unit living areas face north, for the units that do not face directly north, these units are stepped or angled to maximise exposure to northern solar access as much as possible. Windows and doors are located in the design of the units to maximise cross ventilation of the units to aid in cooling of the units. Insulation is employed to improve thermal massing of the units. Planting, screens & overhangs are employed to provide shading for the units.</p>
102 Stormwater	
<p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>(a)Stormwater drainage and run off has been addressed and resolved by Civil engineer, refer to Civil Engineers stormwater concept plans.</p> <p>Paved areas on site have been minimised to maximise landscaping and DSZ requirements. Paving is only provided as required.</p> <p>(b)On site detention and rainwater tanks have been provide and incorporated into the design, refer to Civil Engineers stormwater concept plans & Architectural plans.</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>(a)The development is designed to minimise areas for people to hide, and provide maximum observation of all entry points as well as public areas.</p> <p>(b)All units are design to be locked and secure through the use of selected hardware, door security screens etc.</p> <p>c(i)All entry points to site and to units, are designed to have maximum observations over all approaches whilst not imposing on privacy, through windows and balconies etc.</p> <p>c(ii)For blocks of units facing the street, shared entry foyers and are able to be locked to provide security.</p> <p>c(iii)For units with individual external unit entries. Windows are employed to enable the tenants to view approaching pedestrians without opening the front doors.</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>(a)This development is located within 400m of bus stops located to the north of the site along Debrincat Ave. A concrete pedestrian footpath is available but will need to be extended from the site to Debrincat Ave intersection. Grade of path of travel is generally compliant with some areas requiring upgrades.</p> <p>(b)Clearly defined pedestrian paths of travel are provided, with clear visual lines defined with selected landscaping. Pedestrian crossing is provided for safety to cross the driveway. Driveways and parking are clearly defined and are to be well lit for safety, with landscaping and varied forms of surface finishes to create a pleasing environment.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>General waste and recycling to be collected by council. Tenants are provided with bins at front of site behind the building line.</p> <p>Ongoing green waste to be managed by NSW Land & Housing Corporation, most green waste from landscaping will removed by a nominated contractor. General green waste from tenants will be removed via provide green waste bins, located at front of site.</p>

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.		N/A – max 2-storeys proposed
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	-
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"> (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. <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.	To be included as an Identified Requirement.
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones		N/A – the land is not in a business zone.
108 (2)	108 (2) (a)	8.2m	Yes

The following are non-discretionary development standards in relation to development for the purposes of independent living units –	no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,		
	108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m – (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m,		N/A – no servicing equipment on roof exceed max. building height.
	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 There is no FSR prescribed under the Penrith LEP 2010.	LEP – not prescribed $0.5 \times 3630.69\text{m}^2 = 1815.35\text{m}^2$ 0.49 :1
	108(d) for a development application made by a social housing provider – at least 35m ² of landscaped area per dwelling,	Min. 35m ² per dwelling $35\text{m}^2 \times 22 = 770\text{m}^2$ Provided = 1472.9m ²	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,	552.6 m ² / 15.2% Min dimension = 3m min. 422.2 m ² / 76.4%	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 Living Rooms = 86% (19 Dwellings) POS = 86% (19 Dwellings)	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	Unit 1 (1 bed) 61.11 m ² provided Unit 2 (2 bed) 104.06 m ² provided Unit 5 (1 bed) 46.38 m ² provided	Yes

	<p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> <p>Note —</p> <p>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</p>	<p>Unit 6 (1 bed) 43.91 m² provided</p> <p>Unit 9 (2 bed) 158.14 m² provided</p> <p>Unit 10 (1 bed) 56.24 m² provided</p> <p>Unit 13 (1 bed) 56.71 m² provided</p> <p>Unit 14 (2 bed) 91.15 m² provided</p> <p>Unit 15 (2 bed) 207.12 m² provided</p> <p>Unit 19 (2 bed) 103.30 m² provided</p> <p>Unit 20 (2 bed) 151.71 m² provided</p>	
	<p>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 —</p> <p>(i) an area of at least 10m², or</p> <p>(ii) for each dwelling containing 1 bedroom — an area of at least 6m²,</p>	<p>Note: LAHC dwelling requirements require 8m² for 1 bedroom units and 15m² for ground floor units.</p> <p>Unit 3 (1 bed) 8.11 m² provided</p> <p>Unit 4 (2 bed) 10.24 m² provided</p> <p>Unit 7 (1 bed) 8.86m² provided</p> <p>Unit 8 (1 bed) 8.86 m² provided</p> <p>Unit 11 (2 bed) 10.48 m² provided</p> <p>Unit 12 (1 bed) 10.52 m² provided</p> <p>Unit 16 (1 bed) 8.44m² provided</p> <p>Unit 17 (2 bed) 10.1 m² provided</p> <p>Unit 18 (2 bed) 10.1 m² provided</p> <p>Unit 21 (2 bed) 10.48 m² provided</p> <p>Unit 22 (2 bed) 10.48 m² provided</p>	Yes
	<p>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,</p>	<p>Note: LAHC requires parking in accordance with the accessible area rate:</p> <p>1 bed – 0.4 spaces</p> <p>2 bed – 0.5 spaces</p> <p>3 bed – 1 space</p> <p>1 Bed x 10 x 0.4 = 4 spaces</p> <p>2 Bed x 12 x 0.5 = 6 spaces</p> <p>10 spaces total.</p>	Yes
	108(k)		

	if paragraph (i) does not apply — at least 0.5 parking spaces for each bedroom.		
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Schedule 4 Standards concerning accessibility and usability for hostels and independent living units



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Clause / Required	Proposed	Complies (Y/N)
(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.	(c) Letterboxes for units 9-12 & 19-22 are located on a central path of travel for those units, at the front of site. Letterboxes for units 1-4, 5-8, 13-18 are located on a central path of travel for those units, at the front of site.	Yes
5 Private car accommodation If car parking (not being car parking for employees) is provided — (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Note LAHC policy: (a) 1 in 5 units to have a disabled space including associated shared space (b) 3.8m spaces to be provided where appropriate.	Yes Yes N/A
6 Accessible entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	All ground level entry doors to be accessible.	Yes
7 Interior: general (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	(1) All internal doorways to have a min required clearance as per AS1428.1. (2) All internal corridors to be a min of 1,000mm clear width. (3) All internal doors to have circulation spaces as per AS1428.1, see circulations spaces shown dotted on plans.	Yes Yes Yes
8 Bedroom At least one bedroom within each dwelling must have — (a) an area sufficient to accommodate a wardrobe and a bed sized as follows — (i) in the case of a dwelling in a hostel — a single-size bed, (ii) in the case of an independent living unit — a queen-size bed, and (b) a clear area for the bed of at least — (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and	a(i) N/A a(ii) 1550mm x 2050mm Queen sized beds provided to at least 1 bedroom per unit. b(i) 1200mm wide clear space provide at base of bed, refer to plans. b(ii) 1000mm wide clear space on each side of bed provided, refer to plans. (c) To be provided, details at future stage. (d) To be provided, details at future stage.	N/A Yes Yes Yes Yes, details to be provided at future stage. Yes, details to be provided at future stage.

Clause / Required	Proposed	Complies (Y/N)
(f) wiring to allow a potential illumination level of at least 300 lux.	(e) To be provided, details at future stage. (f) To be provided, details at future stage.	Yes, details to be provided at future stage. Yes, details to be provided at future stage.
<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>(1) All bathrooms on ground floor to comply with AS1428.1</p> <p>(a) To be provided, details at future stage.</p> <p>(b) To be provided, details at future stage.</p> <p>(c) Shower to comply with AS1428.1</p> <p>c(i) To be provided, details at future stage.</p> <p>c(ii) To be provided, details at future stage.</p> <p>c(iii) To be provided, details at future stage.</p> <p>(d) To be provided, details at future stage.</p> <p>(e) To be provided, details at future stage.</p>	<p>Yes</p> <p>Yes, details to be provided at future stage.</p> <p>Yes, details to be provided at future stage.</p> <p>Yes</p> <p>Yes, details to be provided at future stage.</p> <p>Yes, details to be provided at future stage.</p> <p>Yes, details to be provided at future stage.</p> <p>Yes, details to be provided at future stage.</p> <p>Yes, details to be provided at future stage.</p>
<p>10 <u>Toilet</u></p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	All toilets on ground floor are to comply with AS4299.	Yes
<p>11 <u>Surface finishes</u></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note—</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	To be provided, details at future stage.	Yes, details to be provided at future stage.
<p>12 <u>Door hardware</u></p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	To be provided, details at future stage.	Yes, details to be provided at future stage.

Clause / Required	Proposed	Complies (Y/N)
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	To be provided, details at future stage.	Yes, details to be provided at future stage.
14 Application of standards in this Part The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.	Provided	Yes
15 Living room and dining room (1) A living room in an independent living unit must have — (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	1(a) Circulation is provided as per AS4299, refer to plans 1(b) To be provided, details at future stage. (2) To be provided, details at future stage.	Yes Yes, details to be provided at future stage. Yes, details to be provided at future stage.
16 Kitchen A kitchen in an independent living unit must have — (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299 — (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets — (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	(a) Circulation is provided for as per AS4299. (b) Circulation is provided for as per AS1428.1. (c) To be provided, details at future stage. c(i) 800mm work space allowed for on all ground floor units. c(ii) To be provided, details at future stage. c(iii) To be provided, details at future stage. c(iv) To be provided, details at future stage. (d) To be provided, details at future stage. (e) To be provided, details at future stage. e(i) To be provided, details at future stage. e(ii) To be provided, details at future stage.	Yes Yes Yes, details to be provided at future stage. Yes Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage. Yes, details to be provided at future stage.

Clause / Required	Proposed	Complies (Y/N)
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.	Provided, refer to plans.	Yes
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.	N/A	N/A
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.	(a) Circulation at door is provided where required as per AS1428.1. (b) Provisions are given for washing machine. (c) 1300mm clear space is provided in front of washing machine. (d) To be provided, details at future stage. (e) Accessible path of travel to clothes line is provided.	Yes Yes Yes Yes, details to be provided at future stage. 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.	Linen provided as per AS4299.	Yes
21 Garbage A garbage storage area must be provided in an accessible location.	Garbage store areas are located at front of site with connections to accessible paths of travel.	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 style="width: 40px; height: 20px; border: 1px solid red;" 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	The developments along Birch Street and its surrounding area include single and two storey dwellings. This design has maintained a minimal impact on the existing streetscape by limiting the units to a maximum of two storeys. The development complies with Council's requirements in regards to street setbacks and street character requirements. Good separation from neighbouring properties with significant setbacks is achieved by means of carefully organised landscaping. Balconies encroach the Birch Street 7.0 m setback, by 0.5m.
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	The development has 5 lots, which is inconsistent with the current character of the area with predominately single and two storey residences in close proximity to the site. The development is broken down into a pattern of townhouse style dwellings by means of varying façade treatments and roof forms to fit in with the streetscape.
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	Multi unit development should be encouraged in the area as the area is in great need of seniors housing & low cost housing developments. The dwellings on the site are aged and in need of re-development. The proposed development is inconsistent with the current character of the area but is designed to appear as a pattern of townhouses style dwellings to fit in with the streetscape. The development addresses its street frontage, with varied facade treatments to

		break up the mass. This approach is more sympathetic in our view to the streetscape.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The landscaping consists of native species endemic to the area. Refer to Landscaping Plan which has been provided.
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 developments function and form satisfies the principles of relevant requirements as outlined in the H.SEPP and Council's LEP & DCP.
Site analysis		
Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	The development addresses the street frontage and complies with setback requirements, with varied facade treatments to break up the building mass. Access is provided to the units from the street. Paths and covered entries have also been included to address the street.
1.07 Patterns of driveways and vehicular crossings	Yes	In accordance to Councils specification. The main access driveway is to the front boundary. Car parking is located to the rear behind the building forms to reduce its visual impact.
1.08 Existing vegetation and natural features on the site	Yes	All vegetation on the site to be cleared except existing high retention trees. Natural contours have generally been maintained throughout the site and only altered where required for accessibility. Refer also to Landscape plan which has been provided.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Private open space is located to the front and rear of dwellings to comply with solar access requirements and accessibility.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Openings and private open space for each unit have been orientated in order to prevent overlooking out to neighbouring properties. Solid walls and privacy screens on balconies have been designed to assist in this.
2. Site Planning and Design		
General		
Does the site planning and design: 2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	Vehicle access into the site is kept in character with the street with one common driveway and one private driveway accessing the site.

		Pathways have been centralised within the site in order to prevent pedestrian traffic along neighbouring boundaries to minimise impact on surrounding dwellings.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	A mix of 1-bed and 2-bed dwellings has been provided. Common parking has been provided to service the units located to the rear of the site in compliance with H.SEPP minimum requirements.
2.03 Provide variety in massing and scale of build form within the development?	Yes	A stepping of the double storey structure, along with balconies, roof forms and materials provides a variety of depth and variation to the structure.
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	The development addresses Birch Street frontage with all dwellings located to address that street.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	Common areas, Landscaped areas & car parking have been located toward the rear of the property which helps to minimise the impacts on adjoining neighbours in terms of privacy and overshadowing.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	The units and private open space have been orientated to gain sufficient solar access.
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	3 existing trees will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance 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?	No	All existing vegetation to the rear will be removed but replaced with suitable vegetation to minimise impact on neighbouring properties.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	3 existing trees will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance the streetscape.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	3 existing trees will be retained. All other existing vegetation will be removed but replaced with suitable vegetation to enhance the streetscape.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Sufficient space for new landscape has been allowed around driveway edges.

2.12 Provide pedestrian paths?	Yes	Pathway access from the front boundary has been provided throughout the site.
2.13 Reduce the width of driveways?	Yes	Driveway width has been reduced to a minimum to reduce the impact to the street. Minimum width as per Council's requirements.
2.14 Provide additional private open space above the minimum requirements?	Yes	Provided to ground floor and Units.
2.15 Provide communal open space?	Yes	Communal open space has been provided central to the property as landscaped area.
2.16 Increase front, rear and/or side setbacks?	Yes	Minimum setback requirements comply and have been increased where possible.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Refer to Landscape plan which has been provided.
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	Minimum 15% deep soil area has been provided to the front and rear of the site. 10% deep soil area to the rear has been provided. Refer to landscape plan.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil area has been provided to the front of the site.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	Refer to Civil Engineer's plans which are provided.
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 car parking to the rear has been provided.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Existing driveway locations have been utilised where possible but the existing driveway will need to be reconstructed. All modifications to comply with council's specifications.
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	Existing driveway locations have been utilized where possible, and a maximum height of two storeys has been implemented to ensure the units do not dominate existing neighbouring dwellings.

		Access to the units provided from the street. Paths and covered entries have also been included to address the street.
3.02 Provide a front setback that relates to adjoining development?	Yes	The front setback to Birch Street is the average of the neighbouring properties, and complies with of DCP requirements.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	Building facades are broken up through the use of various materials and by stepping the units and facades.
3.04 Allow breaks in rows of attached dwellings?	Yes	Building facades are broken up through the use of various materials and by stepping the units and facades.
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	Through the use of masonry and metal cladding combined with a series of windows and doors addressing the street we have achieved an acceptable sense of scale and place.
3.06 Set back upper levels behind the front building façade?	No	Upper levels are not setback further than the front building façade to simplify construction. A mix of materials and finishes allow for a varied façade that works well within the streetscape.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	Not applicable to this type of development.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	No	The roof is hip and gable to reduce the bulk and visual impact, and work with current designs of existing buildings. The building facades are broken up through the use of various materials and stepping.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roof has a hip and gable design to reduce the bulk and visual impact.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	The units are stepped and varied to avoid large areas of walls.
Trees, landscaping and deep soil zones		
Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New plants are used in the front setback. Refer to landscape plan.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Refer to Landscape plan. Planting is generally in front and behind metal fences to minimise the fences visual impact.

Residential amenity		
Does the site planning and design: 3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	Private open spaces are landscaped and fenced and clearly defined as communal or private spaces.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Fences, footpaths, retaining wall and landscaping are employed to define private and public spaces.
3.15 Design dwellings at the front of the site to address the street?	Yes	Dwellings have been designed to address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Pedestrian access is provided to a new council footpath.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Pedestrian access is adjacent to the driveway.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Metal fencing and landscaping is employed to the front of all units addressing the street, allowing for privacy and surveillance.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Low height front fences have minimal impact and are generally concealed with landscape.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are divided between 5 low face brick walls, and are all orientated sideways to the street to appear less visible from the street.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	The garbage storage areas are screened with masonry walls and landscaping to minimise visual impact.
Parking, garaging and vehicular circulation		
Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	No	Landscape is employed to soften and reduce the visual impact of the driveway. Car parking spaces are located to the rear behind the building. Varied finishes to surface treatments are employed to break up the driveways impact.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	No garages are used in this development.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	No	Car parking spaces are located to the rear behind the building. The main driveway is located centrally, with the second driveway located along the side boundary. Landscaping is provided on each side and rear of the driveway to reduce the visual impact.

3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Landscaping has been provided to side and rear boundaries.
3.26 Use planting to soften driveway edges?	Yes	Refer to Landscape plan provided.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements. Parking is not allocated to individual units.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway is a single carriage to reduce the amount of hard surface area on the site.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Driveway gates to common parking areas are not consistent with the LAHC Design Standards for maintenance reasons.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement parking.
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 parking.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement parking.
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 parking.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement parking.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement parking.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Refer to Landscape plan.
4. Impacts on Neighbours		
Built form		
Does the site planning and design:	Yes	The development has been designed to address the street and complies with DCP setbacks.
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Dwellings follow the existing patterns to address the street.
4.03 Set upper storeys back behind the side or rear building line?	No	Not required by DCP setbacks. To simplify construction upper floors have not been setback.

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	The elevation is broken down into a pattern of townhouse style dwellings by means of varying façade treatments, stepping and varied roof forms to fit in with the streetscape.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Not applicable to this development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Windows and doors are offset or have high sills/obscure glass panels to maintain privacy.
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	The walls are broken, stepped or allow for material change to minimise impact to all elevations.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Refer to Landscape plan.
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?		
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Refer to Landscape plan.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Refer to Landscape plan.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Refer to Landscape plan.
Residential amenity		
Does the site planning and design:		
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	Solar access to living areas and private open space is maintained.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Second storey balconies are orientated towards the street and have been fitted with fixed metal screens and masonry balustrades to reduce direct overlooking neighbour's private open space.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	The primary private open spaces are generally to the rear of the units, with balconies and 2 ground floor units to the front, depending on the layout and site suitability to maximise solar orientation.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private open space is not located near the living rooms of the surrounding dwellings.
4.16 Design dwellings around internal courtyards?	N/A	Not applicable to this development.
4.17 Provide adequate screening for private open space areas?	Yes	Colorbond fences are utilised along the side & rear boundary and slat screen

		<p>fences internally of the site to separate each ground floor unit for privacy.</p> <p>The first floor balconies to the front are orientated toward the street and the internal passage and have fixed metal louvre/batten screens to reduce direct overlooking.</p>
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	Where suitable for solar access, side setbacks have been used for POS. Planting is used to soften the 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 is employed as a screening device, refer to landscaping plan.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The main driveway is located centrally and screened with landscaping providing a buffer to existing dwellings.
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 living areas are located adjacent to covered patios on the ground floor and balconies.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The facades of the units employ a variety of materials such as masonry, cladding and covered balconies to allow for a varying facade.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	N/A	Not applicable to this development.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	Not applicable to this development.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Architectural features such as covered entries, columns and varying material finishes provide for a clearly identifiable foyer entry.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Landscape and fencing are utilized as buffers between public and communal.
5.07 Provide a sense of address for each dwelling?	No	Entry to dwellings is provided by the direct pathways to the common foyer area as opposed to street access to individual dwellings.

5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Entries do not look directly into other dwellings.
Parking, garaging and vehicular circulation		
Does the site planning and design: 5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Most bedrooms have been located away from driveways and footpaths.
5.10 Avoid large uninterrupted areas of hard surface?	No	Driveways and paths are concrete to meet LAHC maintenance and durability requirements.
5.11 Screen parking from views and outlooks from dwellings?	Yes	The parking is mostly located at the rear of the site which is screened by the proposed landscaping.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	Single width driveway provided.
5.13 Use communal car courts rather than individual garages?	Yes	Communal car court provided.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	Not applicable to this development.
5.15 Communal car courts rather than individual garages?	Yes	Communal car court provided.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	Not applicable to this development.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	Some units are not provided with car parking spaces. 10 spaces for 22 dwellings to comply with H.SEPP requirements.
Residential amenity		
Does the site planning and design: 5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	All pedestrian areas are separate from the driveway and defined by the concrete footpaths
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Paths are provided to the street footpath to allow access to public areas.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Areas are clearly defined and utilised.
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	Gates and side access point are either visible from the street or are provided with good surveillance from neighbouring units.

5.22 Clearly define thresholds between public and private spaces?	Yes	These spaces are defined through the use of fences, screens and landscaping.
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 located adjacent to the living areas of each unit.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Private open spaces are generally orientated to the north, east and west to maximise solar access.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	Not applicable for this development.
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	Private Open Spaces and balconies are located next to Communal open space and car parking with slat screen fencing to aid in casual surveillance and provide privacy.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Refer to Landscape plan.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	Refer to Landscape plan. Existing high value trees have to be retained.
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	Ground floor POS areas have been provided with landscaped areas to reduce hard surfaces. Refer to Landscape plan.
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	Communal areas provided to the rear of the site and are to be in a landscaped area.
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	The garbage storage areas area screened and landscaped. The electrical cupboard is located at the front of unit 5/6/ foyer entry.

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.	
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 development has been design with the physical, mental Health and safety of future tenants in mind All units are design to be amended to meet future needs. This design has employed a number of Basix/Nathers elements to reduce running costs of units. By providing new and fresh construction and finishes, along with open planned design of units with quality and variety of modern finishes, along with an amount of flexibility in the layout to enable the tenant to make the space their own. Neutral colours to internal spaces to enable tenant to affect the character of the unit with their own furniture. All of the above is done to instil a sense of pride of place for the tenant.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The design of this development was done to reduce bulk and scale, break up elevations to into a pattern of townhouse style dwellings by means of varying façade treatments and roof forms. Through the use of lighting, visual surveillance and fencing, we are able to provide a good sense of security. By providing good landscaping in common areas, we are able to provide a good welcoming space for tenants to interact. The design of this development draws on the existing usage, current usage and future use and needs of the area, like provisions of more housing for seniors developments.
<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>	

<p>New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.</p>	<p>All materials used to construct the units is selected to be low maintenance and durable to minimise any future ongoing maintenance.</p>
<p><u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges</p>	<p>This development is designed with the latest modern design, but understated to minimise the developments ability to date. This design is done to maximise its sustainability initiatives to benefit its future usage.</p>
<p><u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.</p>	<p>Selected products for construction along with methods of construction are stream lined as far as possible so as to not affect the function of the development, but reduce cost to enable efficient use of funds.</p>
<p>COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</p>	
<p><u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.</p>	<p>This development is a good response to the ongoing need to provide more housing for seniors in the immediate area.</p>
<p><u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.</p>	<p>This development is well suited to fit into the current area with minimal to no impact on future growth and value, and will be able to integrate well with any future Seniors Housing development produced in the area in the near future.</p>
<p><u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.</p>	<p>We are always exploring areas where we can improve our developments to provide a better place to live, interact and grow.</p>

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 2023</i> document.	✓

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 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"> (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, other than land reserved under the National Parks and Wildlife Act 1974 — 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, <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"> (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, <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"> (f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961 — the Mine Subsidence Board, 	<p>Written notice was provided on 29th June 2023 and submissions received were taken into account in the preparation of the REF.</p>

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

<p>(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,</p> <p>(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.</p> <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> <p>(a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or</p> <p>(b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.</p> <p><i>World Heritage Advisory Committee</i> means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.</p> <p>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.</p>	
<p>2.17 Exceptions</p> <p>(1) Sections 2.10–2.15 do not apply with respect to development to the extent that –</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or</p> <p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.</p> <p>(2) In this section –</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law. Consultation protocol means an arrangement that –</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.</p>	Noted