

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:	35-39 West Street, 5 Leo Avenue, Lurnea NSW 2170
Project LGA:	Liverpool City Council
Job Number:	BGYDY


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 Low Density Residential zone under Liverpool Local Environmental Plan 2008	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	8.96m	Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	12	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
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	### Council was requested to nominate who should be notified of the development in LAHCs letter dated #####	#### Council advised LAHC on #### of the persons who should be notified	
(b) give written notice of the intention to carry out the development to— (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated #### notified the development in accordance with 108C(1)(b)	
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	### submissions were received	
(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 Design Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & 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	Liverpool City Council is the relevant council	-
108D Exempt development			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted	Noted	-
108E Subdivision of seniors housing not permitted			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

LAHC Required to CONSIDER the 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) The proposal is designed to maximise amenity for its residents. All units are accessible, and maximise opportunities for solar access and cross-ventilation. They engage with the neighbourhood and enjoy outlooks to the street where possible, while maintaining appropriate levels of privacy.</p> <p>b) The character of surrounding developments is a mix of primarily single storey Housing Commission dwellings, which are over 50 years old, and more recent two storey developments. Being two storeys, the new development is consistent with this more recent surrounding development.</p> <p>With its recessed shared entries, the proposed building footprint and massing is articulated to express individual units as separate dwellings, with sunshading and balconies, including balcony roofs, articulated to further break down the scale of the new building.</p> <p>The design also employs a variety of building materials and opening sizes to respond to the desired future character of the area.</p> <p>c) The site is not in a heritage conservation area or in the vicinity of a heritage item.</p> <p>d) i) The front and side setbacks exceed the minimum requirements set out in Council's DCP for most of their length. The rear setback is substantially greater than required by Council's DCP.</p> <p>ii) The building form relates to the site's land form through the use of a mono-pitch roof which matches the natural fall across the site.</p> <p>iii) The proposed building is two storeys, which is consistent with more development in the area.</p> <p>iv) The proposed buildings are not located on the boundary.</p>

	<p>e) The proposed front setback is generally in line with the existing building line at its closest point to the street (i.e. the corner of the existing building footprint).</p> <p>f) Plant species have generally been obtained from Liverpool City Council's Tree Management Policy (2013) and Native Garden fact Sheet.</p> <p>g) The proposal does not include any existing trees to be retained on the site. An existing large tree on a neighbouring property (5 Leo Avenue), and in close proximity to the boundary with the subject site, will be retained through the careful alignment of the proposed stormwater easement associated with the proposed development.</p> <p>h) The site 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>a) Site planning maximises residents' privacy while balancing it against other planning considerations such as outlook and solar access.</p> <p>The majority of units (8 of 12) are located away from neighbouring properties, and have outlooks to the street and / or parking / landscaped areas. There are four units (01, 03, 07, 10) that are closer to the adjacent property at 19 Jedda Road. The POS's to these units are provided with screening to minimise opportunities for overlooking the adjacent property.</p> <p>b) Bedrooms are located away from driveways, parking areas and paths where possible.</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) Appropriate setbacks minimise the overshadowing of neighbouring buildings.</p> <p>b) The site layout has been configured to maximise solar access to units, with 11 of the 12 units (92%) having 2 hours of midwinter solar access to Living and POS areas, and 9 units (75%) having 3 hours. 8 of the 12 units are configured to enable cross-ventilation.</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>a) Paved areas are minimised as far as practicable, with one carparking court proposed, accessed by a single width driveway. .</p> <p>b) An on-site stormwater detention system is proposed for reuse in irrigation and laundries.</p>

(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.	
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) Although the building footprint is articulated to provide solar access to all units, opportunities for concealment within the resultant external spaces are minimised as they have passive surveillance from the street, carpark, or the living areas of units within the building.</p> <p>b) The front door to all units is accessed from within the building, past one of the shared entry doors. Ground floor windows and external doors are generally accessible only from Private Open Space, with the exception of two windows to Unit 06, which would have passive surveillance from the street.</p> <p>c) i) General observation of public areas, driveways and the two street frontages is afforded from certain dwellings within the proposed development, however various site and design constraints did not allow all dwellings to be able to observe all approaches from within the dwelling. ii) The three shared entries , each serving all 12 dwellings, are lockable. iii) The design does not allow residents to see who is approaching their dwelling without opening the front door.</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>A bus stop is located immediately adjacent to the site, on Jedda Road, with a second bus stop located on the opposite side of Jedda Road.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Recycling facilities are provided with general waste, in accordance with Council's requirements.</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.	The development is not more than two storeys.	NA
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
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.	
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	NA	NA
~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,	~	~

	<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> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p>	~	~
	<p>108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p>	<p>Considered in the context of any local control</p> <p>### LEP is).0:###</p>	~
	<p>108(d) for a development application made by a social housing provider—at least 35m² of landscaped area per dwelling,</p>	~	~
	<p>108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,</p>	~	~
	<p>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,</p>	~	~
	<p>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,</p>	<p>Note: LAHC design requirement is 3 hours and this should be the aim</p>	~
	<p>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—</p> <p>(i) at least 15m² of private open space per dwelling, and</p> <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>	~	~

	108(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and— (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ² ,	Note: LAHC design requirements require 8m ² for 1 bedroom units and 15m ² for ground floor units.	~
	108(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space	~
	108(k) 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 <i>Schedule 4</i> of the <i>Housing SEPP</i> .		✓
Clause / Required	Proposed	Complies (Y/N)
<p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.</p>		
<p>2 <u>Siting standards</u></p> <p>(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.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10—</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p>(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.</p>	<p>The proposed design provides for units to have access to public roadways via a combination of internal passenger lift and continuous accessway not steeper than 1:20.</p>	Y
<p>3 <u>Security</u></p> <p>Pathway lighting—</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	<p>Compliance is readily achievable.</p>	Y
<p>4 <u>Letterboxes</u></p> <p>Letterboxes—</p> <p>(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p>	<p>The proposed letterboxes are provided adjacent to a hard stand area on the Jedda Road frontage.</p> <p>Compliance with the requirement to be lockable is readily achievable.</p>	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> <p>Six (6) on-grade car parking spaces are provided at the northern end of the site, and include three (3) nominated accessible car parking bays with shared spaces.</p> <p>The parking space at the western end of the aisle will be able to accommodate future modification to increase the width to 3.8m.</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>	<p>The entry to each dwelling will 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>	<p>1) Internal doorways will have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways will 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>	<p>(a) Each unit contains one (1) bedroom with a queen size bed and wardrobe space.</p> <p>(b) Each bedroom containing a queen size bed has the minimum clearances at the foot and sides of the bed.</p> <p>(c) – (f) Compliance with these requirements is readily achievable.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
9 Bathroom (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1— (a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future— (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	Compliance with these requirements is readily achievable.	Y
10 Toilet A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	Compliance with this requirement is readily achievable.	Y
11 Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note— Advise regarding finishes may be obtained from AS 1428.1.	Compliance with this requirement is readily achievable.	Y
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Compliance with this requirement is readily achievable.	Y
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Compliance with this requirement is readily achievable.	Y
14 Application of standards in this Part The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.	~	~
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.	Compliance with these requirements is readily achievable.	Y
16 Kitchen A kitchen in an independent living unit must have—	Compliance with these requirements is readily achievable.	Y

Clause / Required	Proposed	Complies (Y/N)
(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.		
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.	Not applicable – all single storey units.	Y
18 Lifts in multi-storey buildings In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.	Compliance with this requirement is readily achievable.	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.	Compliance with this requirement is readily achievable.	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.	Compliance with this requirement is readily achievable.	Y
21 Garbage A garbage storage area must be provided in an accessible location.	The design provides for garbage enclosures: <ul style="list-style-type: none"> • in the south-west corner of the site, accessible from the main entry off Jedda Road, and • in the north east corner of the site, accessible from the carpark 	Y

LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.		✓
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	<p>The character of surrounding developments is a mix of primarily single storey Housing Commission dwellings, which are over 50 years old, and more recent two storey developments. Being two storeys, the new development is consistent with this more recent surrounding development.</p> <p>With its recessed shared entries, the proposed building footprint and massing is articulated to express individual units as separate dwellings, with sunshading and balconies, including balcony roofs, articulated to further break down the scale of the new building.</p> <p>Front and side setbacks are consistent with Liverpool City Council's planning controls, and as such are consistent with the future character of the surrounding development.</p>
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	<p>Block Analysis shows the new development to be consistent with surrounding development, in particular through the articulation of the building footprint and massing as described above.</p>
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	<p>The scale and massing of the proposed development is consistent with the surrounding development, which is made up of predominantly 1 or 2-storey single dwellings, duplexes and multi-residential development.</p>
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	<p>Proposed planting species are generally derived from Liverpool City Council's Tree Management Policy – Suggested Tree Species List. Relatively small trees (Water Gums) are generally used throughout the proposed development to provide shade, privacy and outlook for residents, and to enhance the presentation of the development to the street. Two larger trees (Brushbox) are proposed for the rear of the site, in the northwest corner, and will complement the existing large tree on the neighbouring property (5 Leo Avenue) to augment the existing pattern of mid-block deep soil planting.</p>

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 requirements of Council's LEP and DCP have been addressed in the design – e.g. FSR and setbacks
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 aerial photographs forming the base of the Site Analysis, and the Block Analysis, show the block pattern in the surrounding area, with the type and scale of adjacent developments identified. The local area is characterised by a range of single and double storey (mainly brick) dwellings. The proposed development is not out of place in the local area.
1.07 Patterns of driveways and vehicular crossings	Yes	Driveway crossings are shown on the Site Analysis. The existing three crossings are being replaced with one crossing as part of the proposed development.
1.08 Existing vegetation and natural features on the site	Yes	Existing trees to be removed and retained on the site are included on the site analysis.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Existing pattern of buildings and open space on adjoining lots is shown on the Block Analysis Plan.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Existing windows and open space on neighbouring properties are indicated on the Site Analysis, with overshadowing by the proposed development shown on the Shadow Diagrams. The effect of the proposed development in terms of privacy and overshadowing is minimal. The majority of units (8 of 12) are located away from neighbouring properties, and have outlooks to the street and / or parking / landscaped areas. There are four units (01, 03, 07, 10) that are closer to the adjacent property at 19 Jedda Road. The POS's to these units are provided with screening to minimise opportunities for overlooking the adjacent property.
2. Site Planning and Design		
General		
Does the site planning and design: 2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	The proposed site planning optimises solar access, cross-ventilation and privacy for the proposed dwelling, while minimising privacy and overshadowing impacts on neighbouring properties as described above.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	The proposed development provides a total of 12 units, with 6 x 1 bed and 6 x 2 bed units. There are 6 parking spaces to serve 12 units.

2.03 Provide variety in massing and scale of build form within the development?	Yes	Variety in massing and scale of the proposed development is provided by the articulation of wall planes and roof forms, and variation in materials and opening sizes.
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 proposed site planning optimises internal amenity for the units, as described above, balancing it with other considerations such as street address. 6 of the 12 units directly overlook the street, with a further 4 having an oblique view to West Street over the landscaped / parking areas.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	The proposed building footprint has been located towards the two street frontages, and is setback from the rear of the site to limit its impact on adjoining neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	The site layout has been configured to maximise solar access to units, with 11 of the 12 units (92%) having 2 hours of midwinter solar access to Living and POS areas, and 9 units (75%) having 3 hours. Quiet areas such as bedrooms are located away from driveways, parking areas and paths where possible.
Trees, landscaping and deep soil zones		
Does the site planning and design: 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	No existing trees in the front setback are being retained. There are two existing trees in the setback which will be removed, however they are identified as "Not worthy of being a constraint"
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	The Deep Soil Zone for the proposed development has been located at the rear of the site, in the northwest corner. This strategy will limit impact on the existing large tree on the neighbouring property (5 Leo Avenue) and will maintain the existing pattern of mid-block deep soil planting.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	N/A	No existing trees are being retained. There are two existing trees which are being removed, however they are identified as "Not worthy of being a constraint"
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	NA	No existing trees are being retained. There are two existing trees which are being removed, however they are identified as "Not worthy of being a constraint"
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Screen planting is provided between the driveway / carpark circulation and the boundary fence. Screen planting is also provided between the carpark and new dwellings, and comprises both common area planting as well as planting within Private Open Space.

2.12 Provide pedestrian paths?	Yes	Pedestrian paths to lobbies have been provided from the street frontages and the carpark. They have also been provided to garbage areas.
2.13 Reduce the width of driveways?	Yes	A single carriage width driveway is proposed.
2.14 Provide additional private open space above the minimum requirements?	Yes	5 of the 6 ground floor units have POS exceeding the 15m ² required by the Housing SEPP.
2.15 Provide communal open space?	Yes	There was no opportunity to provide a usable Communal Open Space due to the requirements to satisfy other planning controls (e.g. setbacks, solar access) and to provide on-grade parking.
2.16 Increase front, rear and/or side setbacks?	Yes	The front and side setbacks exceed the minimum requirements setout in Council's DCP for most of their length. The rear setback is substantially greater than that required by Council's DCP.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Small landscaped areas are provided between or adjacent to pedestrian paths, driveway and carpark areas, garbage bays and external plant.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes	At 190.2 m ² , the Deep Soil Zone at the rear of the site is approximately 11% of the site area.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Part of the front setback is identified as Deep Soil Zone, however some landscaped areas within the front setback do not qualify as Deep Soil Zone due to the need to balance setback controls, fence locations, and pedestrian path locations.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	No	Semi-pervious material has not been proposed for the driveway.
2.21 Use on-site detention to retain stormwater on site for re-use	Yes	An on-site stormwater detention system is proposed for reuse in irrigation and laundries.
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	One carparking court is proposed, with access by a single driveway.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	The new driveway will be located in the same location as one of the three existing driveways.

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	<p>The proposal is sympathetic with the building and existing streetscape patterns, e.g:</p> <ul style="list-style-type: none"> a) The proposal has two shared entry points – one on each street frontage – with building massing articulated to express individual units as separate dwellings b) Proposed building heights are within building height controls, and are limited to two-storeys as per surrounding developments <p>There is only one driveway crossing, proposed in the same location as one of three existing driveways</p>
3.02 Provide a front setback that relates to adjoining development?	Yes	Setbacks comply with Council's DCP.
Built form		
Does the site planning and design:		
3.03 Break up the building massing and articulate building facades?	Yes	With its recessed shared entries, the proposed building footprint and massing is articulated to express individual units as separate dwellings, with sunshading and balconies, including balcony roofs, articulated to further break down the scale of the new building.
3.04 Allow breaks in rows of attached dwellings?	Yes	The proposal has two shared entry points – one on each street frontage – with building massing articulated to express individual units as separate dwellings
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	The design employs a variety of building materials (two types of face brick, prefinished compressed fibre cement, aluminium batten screens) and openings (smaller “punched” opening; larger, recessed openings from living areas to balconies) to respond to the existing and future character.
3.06 Set back upper levels behind the front building façade?	Yes	As the development is only two storeys in height it was not considered essential that the upper level was setback behind the front facade, however the street elevations are articulated in response to their context as described above.
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	Second storeys within the roof space are not common practice in the streetscape.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The roof is broken down into smaller elements through the articulation of the facade, with the apparent bulk further addressed by dropping the roof over the first floor balconies.

3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roof pitch is sympathetic to that of other buildings in the street and local area, which are a mix of hipped and gable roofs, particularly to older single storey dwellings, as well as low monopitches and parapets to more recent development.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	The facade is articulated as described above, and there is no painted render in the proposal.
Trees, landscaping and deep soil zones		
Does the site planning and design: 3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New planting is proposed for the front setback. No existing trees in the front setback are being retained. There are two existing trees in the setback which will be removed, however they are identified as "Not worthy of being a constraint".
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Front fence setbacks are varied. Mass planting beds are proposed in front of fences where they are set further back from the street. Where the fences are closer to the street, turf and tree planting is proposed for the space between the fence and the public footpath, with mass planting behind the fence growing through it and softening its appearance.
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	Open space in the front setback is Private Open Space, with the exception of entry paths, letterboxes and garbage / recycling bays.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	The threshold between public and private space is defined by fences and screen planting.
3.15 Design dwellings at the front of the site to address the street?	Yes	All dwellings share the two street entrances. Six of the twelve dwellings address one of the two streets, and have balconies that provide a transitional public / private space with a direct street outlook.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	All dwellings share the two street entrances which lead to the common foyer.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	NA	There are no separate dwellings located at the rear of the site. All dwellings have a street address.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences are generally 1200mm high to allow for surveillance of the street, but where required (e.g. adjacent to entrance paths) are higher to ensure resident's privacy.

3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Front fences take the form of an aluminium batten fence on a brick base, with brick bin and letterbox enclosures. This design approach is consistent with other fences in the street and neighbourhood, in particular those to more recent dwellings (e.g. 32 and 38 West Street)
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are located in one group at the Jemma Road entry, and are perpendicular to the street.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Garbage areas are screened by brick walls. The main switch is located inside the building.
Parking, garaging and vehicular circulation		
Does the site planning and design:		
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	N/A	There is only one short driveway proposed for the development.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	There are no garages proposed for the development.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	The single proposed driveway is relatively short.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Parking spaces are screened from the street by walls, fences and planting.
3.26 Use planting to soften driveway edges?	Yes	Screen planting is proposed for the driveway and much of the parking area.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	The driveway is relatively short.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway is a single carriage width.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Gates are not proposed for the driveway entry.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	There is no basement carparking
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	There is no basement carparking
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	There is no basement carparking
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	There is no basement carparking
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	There is no basement carparking
3.35 Return façade material into the visible area of the basement car park entry?	N/A	There is no basement carparking
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Parking spaces are screened from the street by walls, fences and planting.

4. Impacts on Neighbours		
Built form		
Does the site planning and design:		
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	No	Due to the orientation of the site, its corner setting, and the planning requirements in relation to solar access, it was difficult, if not impossible, to provide all dwellings with a 'front' and 'back'.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	The 8 dwellings overlooking the proposed carpark are oriented at 90 degrees to the existing pattern of development. The potential privacy impacts of this orientation are mitigated by increasing the setback from the boundary to 33 West Street, and introducing screen planting along the boundary.
4.03 Set upper storeys back behind the side or rear building line?	No	As the proposed development is only two storeys it was not felt necessary to setback the first floor behind the line of the building footprint. Council's setback controls have been complied with, and as noted in Item 4.02, the proposed setback to 33 West Street is substantially greater than the setback control.
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 roof is broken down into smaller elements through the articulation of the facade, with the apparent bulk further addressed by dropping the roof over the first floor balconies.
4.05 Incorporate second stories within the roof space and provide dormer windows?	No	Second storeys within the roof space are not common practice in the streetscape.
4.06 Offset openings from existing neighbouring windows or doors?	N/A	The proposal observes substantial setbacks at the side and rear boundaries, and as a result the offsetting of openings from the alignment of existing neighbouring windows or doors is not felt to be necessary.
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?	N/A	The proposal does not have any narrow side or rear setbacks.
Trees, landscaping and deep soil zones		
Does the site planning and design:		
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Screen planting and trees are used in the side and rear setbacks to create a buffer between the new dwellings and existing dwellings on neighbouring properties. Existing mature planting in the rear corner of 3 Leo Avenue is very close to the boundary shared with the proposed development. It already acts as a buffer to the new development, and will be retained to continue performing this function.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones are located along the western boundary of the proposed development, and will provide shade and privacy for the adjacent dwellings.


4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Planting within side and rear setbacks provides shade and privacy screening to adjoining dwellings.
4.11 Use species that are characteristic to the local area for new planting?	Yes	Plant species have generally been obtained from Liverpool City Council's Tree Management Policy (2013) and Native Garden fact Sheet.
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	Side setbacks provide adequate separation, thus protecting solar access to adjacent dwellings.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Dwellings are designed so they do not directly overlook neighbouring properties. Where required the design incorporates screening to balconies, as well as screen planting (e.g. along the western boundary).
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Where possible, ground floor dwellings are provided with private open space within the front setback.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private open space to Units 01 and 04 is located adjacent to boundaries shared with dwellings at 19 Jedda Road and 3 Leo Avenue respectively. The windows in the existing dwellings will be screened by the proposed boundary fence and screen planting, thus reducing the impact of the proposed location for the private open space.
4.16 Design dwellings around internal courtyards?	Yes	Internal courtyards were not investigated due to site constraints.
4.17 Provide adequate screening for private open space areas?	Yes	Screening is provided by fences and screen planting.
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	Generous side setbacks provide usable private open space.
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	A solid steel fence and screen planting are proposed for the northern boundary, between the proposed carpark driveway and neighbouring property.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The driveway is positioned along the new dwelling, between the proposed and existing adjacent dwelling.

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	Over 70% of the dwellings receive more than 3 hours solar access to living areas and Private Open Space areas.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	With its recessed shared entries, the proposed building footprint and massing is articulated to express individual units as separate dwellings.
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	Unit style development.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	Unit style development.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	The proposal has two shared entry points – one on each street frontage – with building massing articulated to define the entries.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	The proposal does not include a communal open space, however the planted private open spaces to street facing ground floor units provide a buffer between the dwellings and the public street frontages, as well as the carpark and shared entries.
5.07 Provide a sense of address for each dwelling?	Yes	With its recessed shared entries, the proposed building footprint and massing is articulated to express individual units as separate dwellings. 6 of the 12 units directly overlook and engage with the street.
5.08 Orientate dwelling entries to not look directly into other dwellings?	N/A	Unit style development - dwelling entries from the street are shared, not individual.
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	Some bedrooms overlook the carpark or pedestrian paths, but where this occurs are screened by planted private open space.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Hard surfaces are limited to the common driveway and parking area.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Screen planting is used to screen parking from views of the carpark from adjacent ground floor dwellings.
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes	The driveway is single width.
5.13 Use communal car courts rather than individual garages?	Yes	Carparking is provided in a single car court.

Reduce the dominance of areas for vehicular circulation and parking by considering:		
5.14 Single rather than double garages?	N/A	There are no garages proposed.
5.15 Communal car courts rather than individual garages?	Yes	A communal car court is proposed.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	There are no garages proposed.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	12 dwellings are proposed, whereas there are only 6 parking spaces.
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?	No	Separate pedestrian and vehicular circulation were not provided in and around the carpark due to site constraints. The carparking aisle is wide enough to be shared by a wheelchair and vehicle. The shared zone between two of the accessible parking spaces serves as the pedestrian link between the entry foyer and the carpark.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Pedestrian paths link the two street frontages, entry foyers and the carpark.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Building entries are clearly defined by articulation of the facade, pedestrian routes and landscaping.
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	The building footprint is articulated to provide solar access to all units. The resultant external spaces between different parts of the building have passive surveillance from the street, carpark, or the living areas of units within the building.
5.22 Clearly define thresholds between public and private spaces?	Yes	Landscaping and fencing clearly define public and private spaces.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All dwellings meet the minimum requirements for private open space, with ground floor units enjoying larger private gardens in addition to the minimum requirements.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Private open space is generally provided to the north, east or west of units. Where a private open space is provided to the south of a unit, it is provided in addition to a primary POS with a more favourable orientation.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	On the ground floor the 3 x 2-bed units and 1 of the 3 x 1-bed units have private open spaces that either wrap around the unit on two sides (Units 01 and 02) or have two separate spaces (Units 03 and 04).
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 Space areas generally have 1200mm high fences to balance privacy and passive surveillance.

5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Ground level POS areas are generally paved where covered, and planted elsewhere.
5.28 Provide private open space areas that retain existing vegetation where practical?	N/A	The proposal does not include any existing trees to be retained on the site.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	N/A	Paving within private open spaces is generally limited to covered areas.
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?	N/A	The proposal does not include a communal open space.
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	Garbage areas are screened by brick walls. The main switch is located inside the building.

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 design proposal for 35-39 West Street will support residents’ wellbeing by focussing on design considerations that have a positive effect on their amenity (solar access, cross ventilation, outlook, privacy, accessibility, safety), while creating a comfortable setting that responds to the local neighbourhood character.
<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	In responding to the site’s opportunities and constraints, and the local built character, the design proposal will sit happily within its context, forming an integral part of the community.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The design employs robust materials, and passive design principles, such as solar access and natural cross-ventilation, to maximise efficiency , sustainability and resilience.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	The design process has been a respectful and collaborative one, where ideas are tested and enriched through learning from others.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

LAHC Required to CONSIDER the LAHC Design Requirements 2023:

LAHC Design Requirements	
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Design Requirements 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, (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, 	

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

(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.

(3) In this section—

dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.

Willandra Lakes Region World Heritage Property means the land identified as the Willandra Lakes Region World Heritage Property on—

- (a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or
- (b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.

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.