

# 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:	40-46 Eighteenth St Sawtell, NSW
Project LGA:	Coffs Harbour City Council
Job Number:	BGYVU

## 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, <b>or</b>	Permissible within the zone	Permitted / <del>prohibited</del> within the R2 zone under Coffs Harbour Local Environmental Plan 2013	Y
(b) in a prescribed zone or an equivalent land use zone.	(Prescribed zones are listed in clause 79 of Housing SEPP)	Listed / <del>not listed</del> 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	8m	Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	22 dwellings	Y
2) State Environmental Planning Policy (Transport and Infrastructure) 2021, Sections 2.15 and 2.17 apply to the development and, in the application of the clauses —			
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Refer to tables below	Refer to tables below	See separate table below
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, a relevant authority must —			
(a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Coffs Harbour City Council was requested to nominate who should be notified of the development in LAHCs email dated 23/01/2023.	Coffs Harbour City Council advised LAHC on 20/02/2023 that the scope of notification was considered appropriate. Owner details were provided by council on 01/03/2023.	Y
(b) give written notice of the intention to carry out the development to — (i) the council, and  (ii) the person or persons nominated by the council, and  (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated 17/10/23 notified the development in accordance with 108C(1)(b)	Y
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	6 submissions were received, plus 2 submissions from council.	Response to submissions provided in the Review of Environmental Factors.
(d) take into account the relevant provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , published by the Department in March 2004, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below

(d1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the <i>Aboriginal Housing Design Guidelines</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable to Land and Housing Corporation	n/a	n/a
(e) if the relevant authority is the Land and Housing Corporation— consider the relevant provisions of –  (i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and  (ii) Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; 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	Coffs Harbour City Council is the relevant council	-
<b>108D Exempt development</b>			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted	Noted	-
<b>108E Subdivision of seniors housing not permitted</b>			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

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

Part 5 - Division 6 – design principles for seniors housing	
<b>Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.</b>	
<input checked="" type="checkbox"/>	
Design Principle	Design Response / Comment
<b>99. Neighbourhood amenity and streetscape</b>	
<p>Seniors housing should be designed to –</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of –</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by –</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The proposal is for self-care infill housing, not a care facility. The proposed building is designed to blend in with the streetscape as in-fill housing, reflecting the emerging and future character of the area.</p> <p>Planning principles of neighbourhood amenity, setbacks, overshadowing, tree retention etc are considered in the design.</p>

<b>100 Visual and acoustic privacy</b>	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by –</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The proposal ensures suitable privacy screening between dwellings and alongside boundaries.</p>
<b>101 Solar access and design for climate</b>	
<p>The design of seniors housing should –</p> <p>(a) for development involving the erection of a new building – provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>The proposed design ensures good daylight to all units through solar access, appropriate room depths and window sizes and balanced privacy screening.</p>
<b>102 Stormwater</b>	
<p>The design of seniors housing should aim to –</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>The proposed design will ensure that stormwater within the site is collected and managed including OSD, and will not run-off through adjacent sites.</p>
<b>103 Crime prevention</b>	
<p>Seniors housing should –</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(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>The proposed site planning considers crime prevention principles, including passive surveillance of common areas, clear sight lines in access lobbies and entries, suitable lighting. Shared lobbies serve a small number of dwellings.</p>

(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and  (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
<b>104 Accessibility</b>	
Seniors housing should —  (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and  (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	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.  The bus stops and access to them is generally able to comply.
<b>105 Waste management</b>	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Recycling is provided in accordance with the Council DCP and EPA guidelines.

## 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.	Proposed development is 2 storeys only	Y
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
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	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-

made by, or by a person jointly with, a social housing provider.			
88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <p>(a) seniors or people who have a disability,</p> <p>(b) people who live in the same household with seniors or people who have a disability,</p> <p>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</p> <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.	Y
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	N/A	-
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,	Proposed building height is 8m	Y
	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>(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>	N/A	-
	108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	<p>Considered in the context of any local control</p> <p>Coffs Harbour LEP has not adopted FSR control.</p> <p>FSR has been calculated under the definition of the SEPP (Housing) 2021, which has a limit of 0.50:1.</p> <p>The proposed FSR is 0.53:1 – Minor variation to be addressed by planning report</p>	N

	108(d) for a development application made by a social housing provider — at least 35m <sup>2</sup> of landscaped area per dwelling,	35 x 22 units = 770m <sup>2</sup> min 1270m <sup>2</sup> provided	Y
	<del>108(e) if paragraph (d) does not apply — at least 30% of the site area is landscaped,</del>	-	
	108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	15% of site = 458.8m <sup>2</sup> min total 838m <sup>2</sup> provided Min 298.2m <sup>2</sup> at rear 487m <sup>2</sup> provided	Y
	108(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	Note: LAHC dwelling requirement is 3 hours and this should be the aim  100% of dwelling receive min 2 hours of direct solar mid-winter in accordance with the Housing SEPP for metropolitan Sydney region	Y
	108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building — (i) at least 15m <sup>2</sup> of private open space per dwelling, and  (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,  Note —  The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one — see Schedule 4, section 2	All Ground floor units have greater than 15m <sup>2</sup> POS  All Ground floor units have POS min dimension 3x3m	Y
	108(i) for a dwelling in a multi-storey building not located on the ground floor — a balcony accessible from a living area with minimum dimensions of 2m and — (i) an area of at least 10m <sup>2</sup> , or  (ii) for each dwelling containing 1 bedroom — an area of at least 6m <sup>2</sup> ,	Note: LAHC dwelling requirements require 8m <sup>2</sup> for 1 bedroom units and 15m <sup>2</sup> for ground floor units.  All First Floor 1 bed units have balconies with min 8m <sup>2</sup> and 2 bed units min 10m <sup>2</sup>  All balconies min depth 2m	Y
	108(j) for a development application made by, or made by a person jointly with, a social housing	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces	Y



	provider – at least 1 parking space for every 5 dwellings,	3 bed – 1 space 5 accessible spaces for 22 units	
	<del>108(k) if paragraph (j) does not apply – at least 0.5 parking spaces for each bedroom.</del>		

## LAHC Required to CONSIDER the requirements of Schedule 4 of the Housing SEPP:

Schedule 4 Standards concerning accessibility and usability for hostels and independent living units		
Design Certification must be provided by the Architect that the project has considered the requirements of <i>Schedule 4 of the Housing SEPP</i> .		<input checked="" type="checkbox"/>
Clause / Required	Proposed	Complies (Y/N)
<b>1 Application of standards in this Part</b> The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
<b>2 Siting standards</b> (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10 – (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note – For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Accessible path to all Ground Floor units	Y
<b>3 Security</b> Pathway lighting – (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Compliant exterior lighting will be provided	Y
<b>4 Letterboxes</b> Letterboxes – (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.	Compliant letterboxes and circulation area provided	Y

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

Clause / Required	Proposed	Complies (Y/N)
<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><b>10 Toilet</b></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>	One toilet to each Ground Floor unit complies with all relevant requirements	Y
<p><b>11 Surface finishes</b></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>	Slip resistant tiles	Y
<p><b>12 Door hardware</b></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>	Door hardware will be provided in accordance with AS4299 and all relevant standards	Y
<p><b>13 Ancillary items</b></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Switches & power points will be provided in accordance with AS4299	Y
<p><b>14 Application of standards in this Part</b></p> <p>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.</p>	All applicable standards are met	Y
<p><b>15 Living room and dining room</b></p> <p>(1) A living room in an independent living unit must have —</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	The living room to each Ground Floor unit complies with all relevant requirements	Y
<p><b>16 Kitchen</b></p> <p>A kitchen in an independent living unit must have —</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299 —</p>	The kitchen to each Ground Floor unit complies with all relevant requirements	Y

Clause / Required	Proposed	Complies (Y/N)
<ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> <li>(iv) an oven (see clause 4.5.8), and</li> <li>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</li> <li>(e) general power outlets — <ul style="list-style-type: none"> <li>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</li> <li>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul> </li> </ul>		
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	All Ground Floor units are single level	Y
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.</p>	<p>No Lifts proposed.</p> <p>Clause 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.</p>	N/A
<p>19 Laundry</p> <p>An independent living unit must have a laundry that has —</p> <ul style="list-style-type: none"> <li>(a) a circulation space at door approaches that complies with AS 1428.1, and</li> <li>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</li> <li>(c) a clear space in front of appliances of at least 1,300 millimetres, and</li> <li>(d) a slip-resistant floor surface, and</li> <li>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</li> </ul>	The laundry to each Ground Floor unit complies with all relevant requirements	Y
<p>20 Storage for linen</p> <p>An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	A linen storage is provided in accordance with AS4299	Y
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Accessible pathway and circulation provided to garbage area	Y

## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
<b>Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.</b>		<input checked="" type="checkbox"/>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
<b>1. Responding to Context</b> – Demolition of 4 existing dwellings and tree removal and construction of a new two storey seniors housing development with 22 units (10 x 1 Bed and 12 x 2 Bed), at grading parking for 11 cars and associated landscaping.		
<b>Analysis of neighbourhood character</b> The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
<b>1.01 Street layout and hierarchy</b> – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The proposed development maintains a consistent layout with the rest of the street in terms of the building setback from the street and local building character. The building massing is expressed as a series of smaller pitched skillion roof forms. The building height is reduced as far as practicable to recede in the streetscape.
<b>1.02 Block and lots</b> – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	The proposed development combines 4 lots in the middle of the block. Surrounding lots include single dwellings and amalgamed lots such as the single-storey units on 48-50 Eighteenth Avenue.
<b>1.03 Built environment</b> – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	The proposed two-storey RFB form reflects emerging development in the area and future character. Surrounding development consists of single and two storey residential development. The form of the skillion roofs and materials are complementary to the neighbourhood.
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Four existing medium retention value trees on site are retained. The new planting will include screening to the front fences and bin areas, taller privacy planting along the side boundaries and more significant planting in deep soil zones at the rear. The landscaping will be predominantly native planting, compatible with the local area.
<b>1.05 Policy environment</b> – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The Council LEP and associated DCP guidelines in Part D3 'Residential Development' were considered along with section 2.4 of the Low Rise Housing Diversity Design Guide. The site is zoned R2 low density residential under the LEP. The proposal is only two storeys in height, within the LEP 9m height limit, and designed to reflect the scale of the emerging surrounding development.

Site analysis		
Does the site analysis include: <b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Existing streetscape elements have been noted from aerial views and site inspections. Surrounding buildings were labelled with number of storeys and prominent building materials.
<b>1.07</b> Patterns of driveways and vehicular crossings	Yes	The proposed vehicular crossing is a single entry consistent with the existing pattern in the street
<b>1.08</b> Existing vegetation and natural features on the site	Yes	Existing trees on site and surrounding properties have been assessed with an arborist's report and identification of the significant trees to be retained.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes	Existing adjoining lots have been analysed from aerial views and site inspection. Whilst the existing older single storey detached developments do not reflect the new two storey trends, the setbacks are consistent with neighbouring properties along with a deep soil area with larger planting proposed at the sides and rear of site.
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Shadow diagrams are provided to indicate extent of overshadowing to adjacent dwellings and generally this is minimal.  Dwellings are designed to not overlook the side boundaries.
2. Site Planning and Design		
General		
Does the site planning and design: <b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?	Yes	Careful analysis has been undertaken in the Concept and Sketch Design stages to balance these criteria. To ensure efficient planning, the units are compact to reduce bulk. Habitable windows look out to private open space or landscaped areas.  Suitable privacy measures are provided between units and neighbouring properties via higher sill heights and screening as appropriate.
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	10 x 1 Bedroom and 12 x 2 Bedroom units are proposed. 11 parking spaces with 5 of those accessible. This reflects the current statutory and LAHC requirements.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes	The façade articulation and variety within the massing of each building reflects the pattern of massing in the context of the street.
Built form		
Does the site planning and design:		

<b>2.04</b> Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	The building is aligned to the front setback, with the front units addressing the street.
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	Although the development is all two storeys, the compactness allows for a significant amount of landscaped area to the rear of the site and along the boundaries providing screen planting. Minimum setbacks are met and privacy screening to rear windows and balconies as appropriate.
<b>2.06</b> Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	All units face north to maximise mid-winter direct solar.  There are no substantial noise sources near the site and Eighteenth Avenue is low traffic.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>2.07</b> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	Existing street trees will be retained (except for T22 as approved by Council) along with new planting in the front deep soil zones.
<b>2.08</b> Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	The Paperbark trees #1 and #2 and palm #16 at the rear of site will be retained, along with new planting in the side and rear deep soil zones (noting rear faces onto a reserve).
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Bottlebrush to be retained in frontage. The remaining trees have been assessed as low value and instead new native planting will be provided.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	New tree pot sizes will be suitable to allow for establishment and screening planting may be semi-mature where this is more critical.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	A landscaped buffer has been provided between the driveway and buildings, plus deep soil zones in the rear corners of the site and landscape buffers provided between parking and all buildings and pathways.
<b>2.12</b> Provide pedestrian paths?	Yes	Separate pedestrian access is provided to the units directly from the streets and suitable access is provided off the rear driveway/parking for ease of rear access to all units.
<b>2.13</b> Reduce the width of driveways?	Yes	Minimum required driveway widths are provided with the main driveway single lane to minimise visual impact.
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes	Where practical, additional POS provided for ground floor units.
<b>2.15</b> Provide communal open space?	Yes	Communal open space is provided via the common pathway to the east of the site.



<b>2.16</b> Increase front, rear and/or side setbacks?	Yes	The western side setback has been increased to 4m, allowing for greater buffer.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Landscaping buffers are provided wherever possible. Refer to Landscape Architect's documentation for details.
<b>2.18</b> Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Covered by clause 108(f) of Housing SEPP	The design ensures that at least 10% of the site area is provided as a deep soil zone at the rear of the site.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Front setback will include deep soil zones and be planted with trees.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Generally, LAHC does not prefer to have pavers, but a long term stable and durable surface (i.e., coloured concrete). Paved areas will be minimised.
<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes	On site detention is provided underneath the driveway, along with a rainwater reuse tank.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Central rear parking consisting of 11 car spaces including 5 accessible spaces.
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	Yes	New driveway crossing to be provided at similar location to existing in the centre of the site, maintaining existing pattern in street.
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design: <b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	Careful analysis was undertaken through the Concept and Sketch Design to fit the development into the streetscape in terms of setbacks, driveways, entries and the expression of the building massing and materials.  The two-storey development is in keeping with recent redevelopments in the street and will comply with the height limit.
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes	The front setback is 6m, consistent with the neighbouring buildings.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes	Careful analysis was undertaken through the Concept and Sketch Design Stages to provide the best-balanced development of the building forms on site.  The building form has been broken up by the central driveway, and articulated with varied setbacks, recessed stair lobbies and

		balconies in different materials, privacy screens and integrated landscaping features. The other elevations, notably the side elevations, reflect a complementary articulation of the main front facade.
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes	The driveway and parking area provides a physical break in the form and stair lobbies provide an articulated break.
<b>3.05</b> Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Brick construction with metal cladding and fibre cement cladding, and Colorbond metal roofs along with screening elements is sympathetic to both the existing and the more recent developments in the area. The stepping of the facade and articulation of stair lobbies and balconies reference the scale of existing development and the desired contextual character.
<b>3.06</b> Set back upper levels behind the front building façade?	Yes	Compliance with setbacks for habitable room windows is achieved without further upper-level setback.
<b>3.07</b> Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	No	No dormer windows proposed.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining identity of each unit for the residents with skillion and pitched roofs. Refer to elevations.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The low-pitched roofs reflect the future emerging character of the area, and help to reduce the overall height of the two-storey building forms and comply with the building height limit.
<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries. Refer to elevation drawings. Generally, the materials are pre-finished and not render.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>3.11</b> Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New landscaping and trees are proposed in the front setback. Existing trees at front not considered worth retention.
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Where front fences are provided near the boundary line, new landscaping and trees are proposed to provide a buffer between the building and the street.
<b>Residential amenity</b>		
Does the site planning and design: <b>3.13</b> Clearly design open space in the front setback as either private or communal open space?	Yes	Landscaping, fencing, and planting is used to clearly define the division between common and private space in the front setbacks. Each ground floor unit has its own clearly defined Private Open Space (POS). The designated pathways and

		landscaping provide identity for the respective ground floor units facing the street or to the main stair lobby.
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	New landscaping provides a buffer between the building and the street, along with screening and different paving to clearly define the threshold between public and private spaces.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes	The units on the Eighteenth Avenue frontage directly address the street.
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes	Generally, each group of dwellings has a common access pathway from the street from which there are pathways to each individual Ground Floor P.O.S, giving an access 'from the street' without going into the stair lobby.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Rear units can be accessed from the common walk-through lobbies allowing access from both street and carpark.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences are kept low in height (generally 1.2m) to define the private spaces while still allowing surveillance, and consideration of sightlines with landscaping to maintain surveillance also.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes	Front fences generally of a post and slatted type, consistent with residential fences in the area.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	The mailboxes are orientated perpendicular to the street, at the boundary. The mail boxes are also integrated with the landscaping and fencing.
<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Screening and landscaping are provided to the garbage storage areas and gas/water meters.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	The main driveway is articulated with a passing bay at front to a single width driveway to the parking area and wide landscaping areas along the sides and at end of the parking area reduces the 'gun barrel' effect.
<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	There are no garages provided. All the parking is behind the predominant building line.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes	Reviewed at Concept and Sketch Design Stages. Minimum width driveways and landscaping used to mitigate this issue.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Yes, planting proposed in deep soil zones in rear corners of the site, at the end of the driveway.

<b>3.26</b> Use planting to soften driveway edges?	Yes	Landscaping is included to both sides along the driveway.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Yes	Not considered for the main driveway as there is a single shared parking area. The driveway colour is differentiated from the pedestrian path colour. Parking is located to suit client requirements.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway has been kept to a single carriageway where possible with a passing point at the boundary.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes	No gates, as requested by client.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes	No basement parking provided.
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes	No basement parking provided.
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	Yes	No basement parking provided.
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes	No basement parking provided.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes	No basement parking provided.
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	Yes	No basement parking provided.
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes	The central parking area is screened from the street by the buildings and screen planting.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	The front units of the proposed development are orientated towards the streets in the same way as the existing dwellings.
<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Careful analysis undertaken through the Concept and Sketch Design Stages. Either highlight windows or privacy screens are provided where windows are facing any adjoining development.
<b>4.03</b> Set upper storeys back behind the side or rear building line?	Yes	Compliance with setbacks for habitable room windows is achieved without further upper-level setback.
<b>4.04</b> Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries, with

		painted elements limited in size. Refer to elevation drawings.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	Yes	No dormer windows proposed.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes	Where applicable this has been implemented. Also, windows with higher sills are provided for privacy.
<b>4.07</b> Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	The massing from the sides steps in and out to relieve the elevation.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Existing paperbark trees #1 and #2 at rear to be retained and other existing trees where possible along with new landscaping along all boundaries to provide buffers.
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones provided at rear of site, and west and east setbacks.
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Planting in the setbacks is provided.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes	All new planting will be native species. Refer to landscape architect's documentation.
<b>Residential amenity</b>		
Does the site planning and design: <b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	Minor overshadowing to the existing dwellings to the east and west.  A minimum 3 hours of sunlight access at mid-winter is maintained to neighbouring dwellings. Refer to shadow diagrams.
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Suitable rear screening will be provided along with setbacks to negate any overlooking.
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	POS is provided facing the front, or the rear (looking toward public reserve), and not toward the side boundaries and neighbours.
<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Bedroom windows are located facing away from neighbouring patios / balconies.
<b>4.16</b> Design dwellings around internal courtyards?	Yes	Adequate external private open space (POS) has been provided.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes	Suitable fencing and landscaping is provided.
<b>4.18</b> Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Screen planting in side setbacks soften the visual impact of the development on neighbours. Due to the raised height of the buildings, setbacks are not suitable for usable private open space.

Parking, garaging and vehicular circulation		
Does the site planning and design: <b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	No	Driveway is located at the centre of the site. Screen planting is located between the carpark and rear fence to reduce visual impact on the reserve.
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Driveway is in centre of site to break up building form. The side setback is increased on the west and stepped on the east to provide substantial buffers.
5. Internal Site Amenity		
Built form		
Does the site planning and design: <b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?	Yes	All units are north facing. Rear and first floor units achieve full midwinter sun. All units achieve 2 hours winter sun.
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining the identity of each unit for the residents. Refer to elevations.
<b>5.03</b> Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible. Refer landscaping documentation.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	All entries are clearly identifiable with separate external access provided from the street and carpark area where possible, and the First Floor units accessed from 2 storey stair lobbies.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes	New landscaping and fencing provides a buffer between the private and communal spaces, along with screening and different paving to clearly define the threshold between public and private spaces.
<b>5.07</b> Provide a sense of address for each dwelling?	Yes	The front Ground Floor units have external access through their P.O.S via common pathways to the street. Roof and wall elements have been broken down and recessed to articulate the entry points for all units.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes	Internal dwelling entries are offset wherever possible – including all external entries do not face other dwellings and have appropriate screening.
Parking, garaging and vehicular circulation		
Does the site planning and design: <b>5.09</b> Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation,	Yes	Where habitable rooms are near the parking area and pathways, privacy fencing and landscaping is provided.

planting, screening devices or louvers to achieve adequate privacy?		
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes	The driveway and parking is the largest hard surface area and the minimum compliance widths have been incorporated to minimise the impact. Landscaping is provided all around.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	Yes	Landscaping buffers are provided all around the driveway and parking to screen dwellings.
Reduce the dominance of areas for vehicular circulation and parking by: <b>5.12</b> Considering single rather than double width driveways?	Yes	The main driveway is articulated to single width where possible to minimise impact.
<b>5.13</b> Use communal car courts rather than individual garages?	Yes	All car parking spaces are in a communal area.
Reduce the dominance of areas for vehicular circulation and parking by considering: <b>5.14</b> Single rather than double garages?	Yes	No garages are provided.
<b>5.15</b> Communal car courts rather than individual garages?	Yes	Communal car parking has been provided.
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	Yes	Communal car parking has been provided.
<b>5.17</b> Providing some dwellings without any car parking for residents without cars?	Yes	11 parking spaces (including 5 accessible) are provided for the 22 units.
<b>Residential amenity</b>		
Does the site planning and design: <b>5.18</b> 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	Refer documentation – a separate accessible pedestrian pathway is provided from the road to the parking area and front entries.
<b>5.19</b> Provide pedestrian routes to all public and semi-public areas?	Yes	These are provided with pathways.
<b>5.20</b> Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements. The two storey stair lobbies are well defined.
<b>5.21</b> 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	Overall planning is open with clear sightlines to building entries and straight walls in lobbies to avoid blind spots.
<b>5.22</b> Clearly define thresholds between public and private spaces?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements.
<b>5.23</b> Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All POS are adjacent to the main living areas of the dwelling. Refer drawings and calculations on the cover sheet.

<b>5.24</b> Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All rear POS areas are orientated north, and side units have provision for east / west solar access.
<b>5.25</b> Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Where practical, side setbacks have been incorporated into the POS, providing a secondary area to the main front /rear facing POS.
<b>5.26</b> Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Refer to overall layout and this has been provided practical slatted vertical screening to achieve this.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes	Refer to overall layout. The landscaping and hard surfaces in POS areas are balanced and designed to suit client's needs for low maintenance.
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	Yes	POS areas do not impact on the existing tree #12 to be retained and landscaping will be provided to all Ground Floor POS.
<b>5.29</b> 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?	No	Generally, the Client preference is not to have pavers to minimise uneven settlement/trip hazards in the future. The size of hard paved areas is balanced against soft planting areas.
<b>5.30</b> Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	No	Communal landscape area is provided in the form of landscaping at the rear of site easily accessible from the common pathways, providing a pleasant outlook while using the common areas. Outdoor seating is provided in the main common open space, and is accessible from the eastern circulation space via a ramp.
<b>5.31</b> Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Garbage areas are located off the common pathway entries from the street, with screening, a roof and landscaping. Services are screened and electrical boards located within stair lobbies.



# 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	
Healthy Environments Our housing supports the physical and mental health and safety of our tenants	The Wellbeing principles have been considered and incorporated into the design - through providing flexible floor plan, good-quality finishes, balance of privacy and casual surveillance.
Good for Tenants Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
Quality Homes Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
Mixed Tenure Our housing is indistinguishable from private housing and is well integrated within diverse communities	The Belonging principles have been considered and incorporated into the design – through designing the scale, proportions and rhythms of the form to fit in with the townhouse pattern of development in the area. Entries are clearly defined and welcoming. Common space is provided in a suitable location.
Good Shared and Public Spaces Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
Contribute to Local Character Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
Whole of lifecycle approach New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The Value principles have been considered and incorporated into the design – through selection of pre-finished low-maintenance materials, robust design details, meeting sustainability requirements.
Sustainability and Resilience Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
Make Every Dollar count Create design efficiencies that generate savings which can be directed towards building more homes.	
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
A Good Partner Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	The Collaboration principles have been considered and incorporated into the design – through design discussions with the LAHC design and planning team and lessons learnt from previous projects implemented.
Place Making Our housing is well integrated with other investments and initiatives in a place.	
Continuous Improvement To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

## LAHC Required to CONSIDER the LAHC 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.	<input checked="" type="checkbox"/>

## 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><b>2.15 Consultation with public authorities other than councils</b></p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has —</p> <ul style="list-style-type: none"> <li>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</li> <li>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</li> </ul> <p>(2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development —</p> <ul style="list-style-type: none"> <li>(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act — the Office of Environment and Heritage,</li> <li>(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974 — the Office of Environment and Heritage,</li> <li>(c) development comprising a fixed or floating structure in or over navigable waters — Transport for NSW,</li> <li>(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map — the Director of the Observatory,</li> </ul> <p>Note —</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <ul style="list-style-type: none"> <li>(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument — the Secretary of the Commonwealth Department of Defence,</li> </ul> <p>Note —</p> <p>Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011.</p> <ul style="list-style-type: none"> <li>(f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961 — the Mine Subsidence Board,</li> </ul>	Y

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

- (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,
- (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.