

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: | 66-70 Pegler Avenue |
| Project LGA: | Cumberland Council |
| Job Number: | BGWYQ |

Division 8 - Seniors housing – Land and Housing Corporation

| 108A Development to which Division Applies | | | |
|---|--|--|----------------|
| Clause | Required | Proposed | Complies (Y/N) |
| This Division applies to development for the purposes of seniors housing involving the erection of a building on land— | | | |
| (a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, <u>or</u> | Permissible within the zone | Permitted / prohibited within the R3 & R4 zone under Cumberland Local Environmental Plan 2021 | Y |
| (b) in a prescribed zone or an equivalent land use zone. | (prescribed zones are listed in clause 79 of Housing SEPP) | Listed / not 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 the Land and Housing Corporation without development consent if— | | | |
| (a) the Land and Housing Corporation 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 9.5m, and | Maximum 9.5m | 9.50m | Y |

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| (c) the seniors housing will not contain more than 40 dwellings on the site. | Maximum 40 dwellings | 24 | Y |
| 2) State Environmental Planning Policy (Infrastructure) 2007, clauses 16 and 17 apply to the development and, in the application of the clauses— | | | |
| (a) a reference in clause 16 to “this Policy” 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 clauses to a public authority is taken to be a reference to the Land and Housing Corporation. | 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, the Land and Housing Corporation must - | | | |
| (a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and | Cumberland Council was requested to nominate who should be notified of the development in LAHCs email on 27 September 2022. | Cumberland Council advised LAHC on 14/10/22 of the persons who should be notified. An up to date list of owners details was provided by council on 28/02/23. | |
| (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 2 March 2023 notified the development in accordance with 108C(1)(b) | |
| (c) take into account the responses to the notice that are received within 21 days after the notice is given, and | LAHC to consider submissions | 2 neighbour submissions were received, and 1 submission from council. | |
| (d) take into account the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , March 2004, published on the Department’s website, to the extent to which it is not inconsistent with this Division, and | Take into account SLUDG | SLUDG taken into account separate table below | See separate table below |
| (e) consider the <i>Good Design for Social Housing</i> and the <i>Land and Housing Corporation Dwelling Requirements</i> , September 2020, published on the website of the Land and Housing Corporation, to the extent to which it is not inconsistent with this Division, and | Consider the <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> . | The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> considered in the table below | See separate table below |
| (f) consider the design principles set out in Division 6. | Consider the design principles set out in Division 6 | Design Principles from Division 6 considered below | See separate table below |

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| (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 | Cumberland 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 the Land and Housing Corporation in relation to seniors housing | Noted | Noted | - |
| 108E Subdivision of seniors housing not permitted | | | |
| Development consent must not be granted for the subdivision of seniors housing. | No subdivision of seniors housing permitted | Noted | Noted |



LAHC Required to CONSIDER the following:

| Clause 108B(1)(a) requires that the Land and Housing Corporation must consider the applicable development standards specified in sections 84(2)(c)(iii), 85,88, 89 and 108 prior to undertaking Development without consent: | | | |
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| Clause | Required | Proposed | Complies (Y/N) |
| 84 (2) (c) (iii) if the building resulting from the development exceeds 2 storeys—the additional storeys are set back within a plane that projects at an angle of 45 degrees from the side and rear boundaries of the site. | | Complies for the building form in the R3 zone. The three-storey part within the R4 zone complies with the setbacks under the DCP. | 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 | - |
| (2).An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider. | Noted - LAHC is a social housing provider | Noted - LAHC is a social housing provider | - |
| 88Restrictions on occupation of seniors housing | <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 | | N/A |

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| 108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, | Considered in the context of any local control Cumberland LEP 2021 is: Lot 14: 0.8:1 Lots 15-16: 0.6:1 | Lot 14: 0.8:1 Lots 15-16: 0.6:1 | Y |
| 108(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling, | | 35m ² x 24 dwellings = 840m ² min Approx 925m ² provided | Y |
| 108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped, | | | |
| 108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site, | | 15% of site = 391m ² 567m ² total deep soil provided Min 254m ² required at rear 261m ² provided at rear | 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 | 17/24 = 71% of dwellings achieve at least 2 hours to living and POS 11/24 units receive 3 hours + All units receive some direct solar at mid-winter | 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 ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor, Note— The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2 | | All ground floor POS meet or exceed the minimum 3x3m dimensions and min 15m ² with accessible access. | 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 ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ² , | Note: LAHC dwelling requirements require 8m ² for 1 bedroom units | All balcony areas meet or exceed 8m ² for 1-bedroom and 10m ² for 2-bedroom | Y |

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| 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 | Parking is provided in accordance with the accessible rate: 11 spaces total including 2x accessible spaces | Y |
| 108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom. | | | |

The following applies to LAHC applications:

| Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development | |
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| Clause | Compliance |
| <p>16 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 Policy provides may be carried out without consent unless the authority or person has—</p> <ul style="list-style-type: none"> (a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. <p>(2) For the purposes of subclause (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <ul style="list-style-type: none"> (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage, (b) development on land in Zone E1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone—the Office of Environment and Heritage, (c) development adjacent to an aquatic reserve or a marine park declared under the Marine Estate Management Act 2014—the Department of Industry, (d) development in the foreshore area within the meaning of the Sydney Harbour Foreshore Authority Act 1998—the Sydney Harbour Foreshore Authority, (e) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW, (f) development for the purposes of a health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service, <p>Note—</p> <p>The Act defines bush fire prone land, in relation to an area, as land recorded for the time being as bush fire prone land on a map certified as referred to in section 10.3(2) of the Act.</p> <p>Note—</p> <p>When carrying out development of a kind referred to in paragraph (f), consideration should be given to the publication of the NSW Rural Fire Service Planning for Bush Fire Protection 2019.</p> | By LAHC |

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

(g) 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,

Note—

The dark sky region is land within 200 kilometres of the Siding Spring Observatory.

(h) 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,

Note—

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.

(i) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board.

(3) In this clause—

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

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.

17 Exceptions

(1) Clauses 13–16 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

Clause 108B(2) states that clauses 16 & 17 of State Environmental Planning Policy (Infrastructure) 2007 apply to the development

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| <p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Policy), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this clause and published in the Gazette.</p> <p>(2) In this clause—</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p>consultation protocol means an arrangement that—</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.</p> | |
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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 | | |
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| 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 type="checkbox"/> |
| 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—</p> <p>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>All units are accessible via lifts.</p> <p>All common areas are accessible.</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>Exterior lighting is allowed for and will be designed to ensure compliance</p> | Y |

| Clause / Required | Proposed | Complies (Y/N) |
|--|---|----------------|
| <p>4 <u>Letterboxes</u></p> <p>Letterboxes—</p> <p>(a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p> | <p>Letterboxes proposed at pedestrian entry pathways at front boundary with accessible hardstand area and will comply with the requirements</p> | Y |
| <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> | <p>All entries are accessible</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>All doorways are accessible</p> | Y |


| Clause / Required | Proposed | Complies (Y/N) |
|--|---|----------------|
| <p>8 Bedroom</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> | All bedrooms comply with the requirements | Y |
| <p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p> | All units have a bathroom that meets requirements | Y |
| <p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p> | All units have a toilet that meets requirements | Y |

| Clause / Required | Proposed | Complies (Y/N) |
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| 11 <u>Surface finishes</u> Balconies and external paved areas must have slip-resistant surfaces. Note— Advise regarding finishes may be obtained from AS 1428.1. | The requirements will be able to be met in detailed design. | 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. | The requirements will be able to be met in detailed design. | Y |
| 13 Ancillary items Switches and power points must be provided in accordance with AS 4299. | The requirements will be able to be met in detailed design. | 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. | - | Y |
| 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. | All living areas have the required circulation space. The requirements will be able to be met in detailed design. | Y |

| Clause / Required | Proposed | Complies (Y/N) |
|---|--|----------------|
| <p>16 Kitchen</p> <p>A kitchen in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets—</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p> | <p>All kitchen areas have the required circulation space.</p> <p>The requirements will be able to be met in detailed design.</p> | Y |
| <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> | <p>All units are fully accessible and not split level</p> | 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>Lift access provided to all units</p> | Y |

| Clause / Required | Proposed | Complies (Y/N) |
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| <p>19 Laundry</p> <p>An independent living unit must have a laundry that has—</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p> | <p>All laundry areas have the required circulation space.</p> <p>The requirements will be able to be met in detailed design.</p> | 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> | <p>Linen storage is provided in accordance with the requirements</p> | Y |
| <p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p> | <p>Garbage storage within the kitchen area is provided.</p> | Y |

LAHC Required to CONSIDER the SLUDG:

| Seniors Living Policy – Urban design guidelines for infill development (SLUDG) | | |
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| Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document. | | <input style="width: 40px; height: 20px; border: 1px solid red;" type="checkbox"/> |
| Design Issues / Design Principles and Better Practices | Addressed in Design (strike through) | Design Response / Comment |
| 1. Responding to Context | | |
| Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are: | | |
| 1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights) | Y | <p>The scale of the buildings is consistent with the recent residential development observed in the area. The building massing steps down from 3-storeys on the northern side to 2-storeys on the southern side, reflecting the change in zoning across the site.</p> <p>The roof form is broken up into a series of smaller pitched skillion forms, which together with the chosen materials of brick, metal cladding and metal roofing reflect the existing residential nature of the street. The roof height is reduced as far as practicable to recede in the streetscape.</p> <p>The set-backs are consistent with the existing neighbouring development, with 6.5m to the primary Street frontage.</p> <div style="text-align: center;">  </div> <p style="text-align: center;">^ 71 Pegler Avenue</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) | | <p>The proposed development combines 3 lots in the middle of the block. Surrounding lots include similar two-three storey flat buildings on amalgamated lots.</p> |

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| 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? | | Surrounding development consists of a mix of one, two and three-storey residential development. This area is intended to undergo further RFB development and it is therefore consistent with the intended future trend in this area. The block shape is a regular rectangle and the northerly aspect is to the rear of site enabling solar access. |
| 1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street? | | The proposal retains the existing medium value palm trees and relocates the others. New planting includes 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. |
| 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? | | <p>The Council LEP and associated DCP guidelines in Part B 'Development in Residential Zones' were considered along with section 2.4 of the Low Rise Housing Diversity Design Guide and the Apartment Design Guide.</p> <p>Lot 14 is zoned R4 High Density Residential and Lots 15-16 are zoned R3 Medium Density Residential under the LEP. The proposal complies with the SEPP 9.5m ht limit, well under the LEP 11m height limit, and designed to reflect the scale of the emerging surrounding development.</p> |
| Site analysis | | |
| Does the site analysis include: 1.06 Existing streetscape elements and the existing pattern of development as perceived from the street | | Existing streetscape elements have been noted from aerial views and site inspections. The newer two-three storey developments in the area reflect the future trends and the proposal complements this pattern. |
| 1.07 Patterns of driveways and vehicular crossings | | The proposed driveway location complements the existing pattern of driveways along property boundaries. |
| 1.08 Existing vegetation and natural features on the site | | Existing trees on site and surrounding properties have been assessed with an arborist's report and identification of the significant trees to be retained. |
| 1.09 Existing pattern of buildings and open space on adjoining lots | | 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 rear of site. |
| 1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings. | | <p>The main windows to living rooms comply with the DCP setbacks and the ADG setbacks. Bedroom windows facing side boundaries have higher. All bathroom windows are obscure glazed. For comparison, if standalone two-storey houses were built on the current single blocks, then the windows could be much closer to the boundaries.</p> <p>Shadow diagrams are provided to indicate extent of overshadowing to adjacent dwellings and generally this is minimal.</p> |
| 2. Site Planning and Design | | |

| General | | |
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| Does the site planning and design: | | 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. |
| 2.01 Optimise internal amenity and minimise impacts on neighbours? | | |
| 2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking? | | 13 x 1 Bedroom and 11 x 2 Bedroom units are proposed. 11 parking spaces with 5 of those accessible. This reflects the current statutory and LAHC requirements. |
| 2.03 Provide variety in massing and scale of build form within the development? | | The two-three storey development is articulated to complement the more recent trend of multi-dwelling buildings in the area. |
| Built form | | |
| Does the site planning and design: | | The building is aligned toward the front setback, with the rear area of the site an open space for car parking and landscaping. Access to the units is clearly established via the common stair lobbies and pathways. |
| 2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street? | | |
| 2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours? | | The proposal has a 11.7m rear setback, and the rear-most unit is single storey. |
| 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? | | There are 10 north facing units which receive full direct sun in mid-winter, and the remaining units face east or west so that they receive some sun, no units face south. The minimum solar requirements are achieved. There are no substantial noise sources near the site and Pegler Ave is low traffic. |
| Trees, landscaping and deep soil zones | | |
| Does the site planning and design: | | There are no street trees affected. |
| 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape? | | The 2 medium retention palm trees in the front setback are retained, and the others to be replanted on site. |
| 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? | | There are no existing trees at the rear. New larger planting is proposed in deep soil areas. |
| 2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning? | | There are no significant trees on other parts of site. |
| 2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees? | | The 3 smaller palm trees will be replanted. |
| 2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings? | | A landscape buffer has been provided wherever possible all around the pathways and parking area and between pathways and buildings. This is complemented by privacy fencing. |

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| 2.12 Provide pedestrian paths? | | 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. |
| 2.13 Reduce the width of driveways? | | Minimum required driveway widths are provided with the main driveway single lane to minimise visual impact. |
| 2.14 Provide additional private open space above the minimum requirements? | | Yes, where practical additional POS provided for ground floor units. |
| 2.15 Provide communal open space? | | Communal Open Space is provided at the rear of site via the common pathway |
| 2.16 Increase front, rear and/or side setbacks? | | The setback of buildings is varied at the front, is increased to 6m on the northern setback, and 6.5m to the south due to the driveway. The 3-storey part is setback over 19m from the rear. |
| 2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc. | | Landscaping buffers are provided wherever possible. |
| 2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood? | Covered by clause 108(f) of Housing SEPP | The design ensures that at least 10% of site area is deep soil at rear. The SEPP requirement is for 15% of the site area to be deep soil and 65% of this required deep soil to be at rear (equating to 9.75% of site as deep soil at rear). |
| 2.19 Replicate an existing pattern of deep soil planting on the front of the site? | | Front setback will include deep soil zones and be planted with trees. |
| 2.20 Use semi-pervious materials for driveways, paths and other paved areas? | | 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. |
| 2.21 Use on-site detention to retain stormwater on site for re-use | | On site detention is provided underneath the driveway, along with a rainwater reuse tank. |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: | | Central rear parking consisting of 11 car spaces including 5 accessible spaces is located at the rear of buildings. |
| 2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages? | | |
| 2.23 Maintain, where possible, existing crossings and driveway locations on the street? | | New driveway crossing to be provided at similar location to existing at south boundary, maintaining existing pattern in street. |
| 3. Impacts on Streetscape | | |
| General | | |
| Does the site planning and design: | | Careful analysis was undertaken through the Concept and Sketch Design to fit the development into the streetscape in |
| 3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, | | |

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| separation, driveways locations, pedestrian entries etc.) | | <p>terms of setbacks, driveways, entries and the expression of the building massing and materials.</p> <p>The two-three storey development is in keeping with recent redevelopments in the street and will comply with the height limit.</p> |
| 3.02 Provide a front setback that relates to adjoining development? | | The front setback is consistent with existing neighbouring developments at 6m. |
| Built form | | |
| <p>Does the site planning and design:</p> <p>3.03 Break up the building massing and articulate building facades?</p> | | <p>Careful analysis was undertaken through the Concept and Sketch Design Stages to provide the best-balanced development of the building forms on site.</p> <p>The single building form has been articulated with varied setbacks, articulation of 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.</p> |
| 3.04 Allow breaks in rows of attached dwellings? | | The stair lobbies provide a well-defined break to the buildings from the front and the rear. |
| 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? | | Brick construction with metal 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 façade and articulation of stair lobbies and balconies reference the scale of existing development and the desired contextual character. |
| 3.06 Set back upper levels behind the front building façade? | | Compliance with setbacks for habitable room windows is achieved without further upper level setback. |
| 3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses? | | No dormer windows proposed. |
| 3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements? | | 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. |
| 3.09 Use a roof pitch sympathetic to that of existing buildings in the street? | | The low pitched skillion roofs reflect the residential nature of the area and future emerging character of the area, and help to reduce the overall height of the building forms and comply with the building ht limit. |
| 3.10 Avoid uninterrupted building facades including large areas of painted render? | | 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. |
| Trees, landscaping and deep soil zones | | |
| Does the site planning and design: | | |

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| 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? | | No existing trees in road frontage. Existing trees at front to be retained. New native landscaping to complement. |
| 3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain? | | 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. |
| 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? | | 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. |
| 3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage? | | New landscaping provides a buffer between the building and the street, along with screening and gates to clearly define the threshold between public and private spaces. |
| 3.15 Design dwellings at the front of the site to address the street? | | The units on the street frontage directly address the street. |
| 3.16 Design pedestrian entries, where possible, directly off the street? | | Due to the level changes on the site and the need to maintain accessibility, all dwelling have entry form the common stair/ lift lobbies. Unit 1 has direct access from the street. |
| 3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries? | | Units can be accessed from the common walk-through lobbies allowing access from both street and carpark. |
| 3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street? | | Front fences are kept low in ht generally 1.2m to define the private spaces while still allowing surveillance, and consideration of sightlines with landscaping to maintain surveillance also. |
| 3.19 Ensure that new front fences have a consistent character with front fences in the street? | | Front fences generally of a post and slatted type, with corner masonry piers, consistent with residential fences in the area. |
| 3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings? | | The mailboxes are orientated perpendicular to the street, near the boundary. The mail boxes are also integrated with the landscaping and fencing |
| 3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised? | | Screening and landscaping are provided to the garbage storage areas and gas/ water meters. |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect? | | 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. |
| 3.23 Set back garages behind the predominant building line to reduce their visibility from the street? | | There are no garages provided. All the parking is behind the predominant building line. |

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| 3.24 | Consider alternative site designs that avoid driveways running the length of the site? | | Reviewed at Concept and Sketch Design Stages. Minimum width driveways and landscaping used to mitigate this issue. |
| 3.25 | Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking? | | Yes planting proposed in deep soil zones in rear corners of the site, at the end of the driveway. |
| 3.26 | Use planting to soften driveway edges? | | Landscaping is included to both sides along the driveway. |
| 3.27 | Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings) | | 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. |
| 3.28 | Limit driveway widths on narrow sites to single carriage with passing points? | | The driveway has been kept to a single carriageway where possible with a passing point at the front boundary. |
| 3.29 | Provide gates at the head of driveways to minimise visual 'pull' of the driveway? | | No gates, as required by client. |
| 3.30 | Reduce the width where possible to single width driveways at the entry to basement carparking rather than double? | | No basement parking provided. |
| 3.31 | Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent? | | No basement parking provided. |
| 3.32 | Recess the driveway entry to basement car parking from the main building façade? | | No basement parking provided. |
| 3.33 | Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street? | | No basement parking provided. |
| 3.34 | Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape? | | No basement parking provided. |
| 3.35 | Return façade material into the visible area of the basement car park entry? | | No basement parking provided. |
| 3.36 | Locate or screen all parking to minimise visibility from the street? | | The central parking area is behind the buildings which screens it from the street. |
| 4. Impacts on Neighbours | | | |
| Built form | | | |
| | Does the site planning and design: | | The front units of the proposed development are orientated towards the streets in the same way as the existing dwellings. |
| 4.01 | Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'? | | |
| 4.02 | Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development? | | 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. |
| 4.03 | Set upper storeys back behind the side or rear building line? | | Compliance with setbacks for habitable room windows is achieved without further upper level setback. |

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| 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? | | 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. |
| 4.05 Incorporate second stories within the roof space and provide dormer windows? | | No dormer windows proposed. |
| 4.06 Offset openings from existing neighbouring windows or doors? | | Where applicable this has been implemented. Also windows with higher sills or obscure glazing are provided for privacy where appropriate. |
| 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? | | The massing from the sides steps in and out to relief the elevation. |
| 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? | | New planting at rear with trees to be of suitable pot size. |
| 4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings? | | Deep soil zones provided at rear corners of site and west setback. |
| 4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings? | | Planting in the setbacks is provided. |
| 4.11 Use species that are characteristic to the local area for new planting? | | All new planting will be native species. Refer to landscape architect's documentation |
| 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? | | Some minor new overshadowing to the existing dwellings to the south, however this is minimal and not over the main rear POS. A minimum 3 hours of sunlight access at mid-winter is maintained to neighbouring dwellings. Refer to shadow diagrams. |
| 4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings? | | Suitable rear screening will be provided along with setbacks to negate any overlooking. |
| 4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours? | | POS is provided to the front setbacks |
| 4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms? | | Habitable rooms and balconies along the northern boundary are setback minimum 6m in line with the ADG. |
| 4.16 Design dwellings around internal courtyards? | | Adequate external private open space (POS) has been provided. |
| 4.17 Provide adequate screening for private open space areas? | | Suitable fencing and landscaping is provided. |
| 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? | | North side setback provides POS for the units on this side. |

| Parking, garaging and vehicular circulation | | |
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| Does the site planning and design: | | Landscape buffer zone is provided between the driveway and boundary. |
| 4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts? | | |
| 4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings? | | Driveway is along side setback to act as a buffer to dwellings. |
| 5. Internal Site Amenity | | |
| Built form | | |
| Does the site planning and design: | | There are 10 north facing units which receive full direct sun in mid-winter, and the remaining units face east or west so that they receive some sun, no units face south. The minimum solar requirements are achieved. |
| 5.01 Maximise solar access to living areas and private open space areas of the dwelling? | | |
| 5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements? | | 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. |
| 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? | | Landscaping buffer zones provided wherever possible. |
| 5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments? | | Landscaping buffer zones provided wherever possible. Refer landscaping documentation. |
| 5.05 Have dwelling entries that are clear and identifiable from the street or driveway? | | The common stair / lift lobbies, from which all units are accessed, is clearly articulated from the street and parking. |
| 5.06 Provide a buffer between public/communal open space and private dwellings? | | 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. |
| 5.07 Provide a sense of address for each dwelling? | | Each dwelling has a clearly defined balcony and the façade is articulated so that each individual unit is identifiable and reflects the pattern of dwelling s in the street. |
| 5.08 Orientate dwelling entries to not look directly into other dwellings? | | Entries are offset where possible. The position of some doors is set by access and fire egress limitations. |
| Parking, garaging and vehicular circulation | | |
| Does the site planning and design: | | Where habitable rooms are near the parking area and pathways, privacy fencing and landscaping is provided. |
| 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? | | |

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| 5.10 Avoid large uninterrupted areas of hard surface? | | The driveway and parking is the largest hard surface area and the minimum compliance widths have been incorporated to minimise the impact and also landscaping is provided all around. |
| 5.11 Screen parking from views and outlooks from dwellings? | | Landscaping buffers are provided all around the driveway and parking to screen dwellings. |
| Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways? | | The main driveway is articulated to single width where possible to minimise impact. |
| 5.13 Use communal car courts rather than individual garages? | | All car parking spaces are in a communal area. |
| Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages? | | No garages are provided. |
| 5.15 Communal car courts rather than individual garages? | | Communal car parking has been provided. |
| 5.16 Tandem parking or a single garage with single car port in tandem? | | Communal car parking has been provided. |
| 5.17 Providing some dwellings without any car parking for residents without cars? | | 11 parking spaces (including 5 accessible) are provided for the 24 units. |
| 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? | | Refer documentation – separate accessible pedestrian pathways are provided from the road to the parking area and front entries. |
| 5.19 Provide pedestrian routes to all public and semi-public areas? | | These are provided with pathways. |
| 5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private? | | All POS spaces are defined with fencing and screening planting. |
| 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? | | Overall planning is open with clear sightlines to building entries and lobbies to avoid blind spots. |
| 5.22 Clearly define thresholds between public and private spaces? | | All POS spaces are defined with fencing and screening planting. |
| 5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling? | | All POS are adjacent to the main living areas of the dwelling and meet or exceed the minimum LAHC size requirements. |
| 5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access? | | 10 POS areas are orientated north, and the remainder west or east for solar access. |

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| 5.25 Provide private open space areas that comprise multiple spaces for larger dwellings? | | Each dwelling has a generous single POS. Unit 1 has a wraparound POS. |
| 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? | | Refer to overall layout and this has been provided practical slatted vertical screening to achieve this. |
| 5.27 Provide private open space areas that are both paved and planted when located at ground level? | | Refer to overall layout. The landscaping and hard surfaces in POS areas are balanced and designed to suit client's needs for low maintenance. |
| 5.28 Provide private open space areas that retain existing vegetation where practical? | | POS areas do not impact on existing trees to be retained and landscaping will be provided to all Ground Floor POS. |
| 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? | | 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. |
| 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? | | Communal open area is provided at the rear off the common pathway, complying with the requirements of the ADG and with solar access, providing seating and landscaping for a pleasant outlook while using the common areas. |
| 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? | | Garbage areas are located off the common pathway entries from the street, screened with 1.5m ht walls 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 | |
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| Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document. <div style="float: right; border: 1px solid red; width: 40px; height: 20px; margin-top: 5px;"></div> | |
| 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 Wellbeing principles have been considered and incorporated into the design - through providing flexible floor plan, good-quality finishes, balance of privacy and casual surveillance |
| <u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements | |
| <u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home. | |
| BELONGING The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing | |
| <u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities | The 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. |
| <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 Value principles have been considered and incorporated into the design – through selection of pre-finished low-maintenance materials, robust design details, meeting sustainability requirements. |
| <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 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. |
| <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 Dwelling requirements 2020:

| LAHC Dwelling Requirements | | |
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| Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Dwelling Requirements</i> document. | | <input style="width: 40px; height: 20px; border: 1px solid #003366;" type="checkbox"/> |
| Universal Design Principles To support diverse tenants, LAHC aims for best practice in access and liveability to all new supply programs. The development brief defines the mix of liveable and adaptable dwellings (AS4299). Unless otherwise stated, apply the following: | | |
| Liveability rating | Silver standard – baseline Gold standard – project specific | Apply minimum Silver rating to all new LAHC dwellings where level access is available (including ground level and dwellings serviced by a lift). For upper level dwellings without a lift, apply Silver equivalent rating to the interior. Each development may require a percentage of Gold standard dwellings as per the development brief. When improved liveable standards are sought but a Gold rating is prohibitive, apply Gold equivalent to the shower, bathroom and wet areas, and Platinum equivalent to switches / general power outlets and to tap and door hardware. |
| Adaptable Dwellings | Gold standard – future adaptation | LAHC may opt to provide a percentage of 'adaptable' dwellings, to be specified in the development brief. These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings. |
| Reference Dimensions (Minimum) These dimensions and room combinations are a minimum. Projects should balance spatial efficiency with best practice for tenant comfort and flexible furniture layout. For boarding house projects refer to the ARH SEPP and consider that rooms will accommodate long term tenancies so should be sized above the minimum where possible | | |

| HOUSE TYPE | STUDIO | 1 BED | 2 BED | 3 BED | 4 BED |
|---|---|---|---|---|---|
| Internal area | 35 sqm | 50 sqm | 70 sqm | 90 sqm | 110 sqm |
| Liveable and dual key areas | For liveable dwellings allow additional area as required for improved mobility. | | | | |
| | For dual key dwellings floor area should be the sum of standard areas plus any shared entry area. | | | | |
| Room combination | Combo din/liv/bed Galley Kitchen Single bathroom including laundry | Combo kit/din/liv Single bathroom including laundry | Combo kit/din/liv Single bathroom including laundry | Combo kit/din Separate living Full bathroom, WC Separate laundry | Combo kit/din Separate living Full bathroom, WC Separate laundry |
| Corridor (skirting to skirting) | 1000 mm clear | 1000 mm clear | 1000 mm clear | 1000 mm clear | 1000 mm clear |
| Door opening width | 850 mm clear | 850 mm clear | 850 mm clear | 850 mm clear | 850 mm clear |
| Minimum ceiling height (bed, kitchen, living) | 2700 mm | 2700 mm | 2700 mm | 2700 mm | 2700 mm |
| | Apply ADG for two storey dwellings Specified ceiling heights enable ceiling fans to be installed in living rooms and bedrooms. | | | | |
| Room widths | Minimum room widths to support flexible furniture layout: 3.6m (living) and 3m (bedroom) excl robe. | | | | |
| Minimum balcony space or minimum Private Open Space | 8 sqm | 8 sqm | 10 sqm | 12 sqm | 14 sqm |
| | Balcony must fit patio furniture (min 2m deep). Two balconies preferred for 2-3 bed dwellings. For ground level dwellings, an enclosed yard would exceed these minimum dimensions. | | | | |

Performance Targets

These targets acknowledge that many LAHC tenants are frequently at home during the day and so benefit from well lit, healthy interiors.

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| NatHERS targets | All new dwellings should target a minimum 6 star NatHERS rating. Higher NatHERS ratings are encouraged where cost effective. BASIX and best practice Apartment Design Guide (ADG) daylighting continue to apply. |
| Healthy Home targets | LAHC dwellings should provide long-term healthy homes for tenants. Targets include: low-allergy materials, adequate air flow to limit mould, waterproofing and damp reduction, natural outlook, noise attenuation. |
| Acoustic targets | Attenuate noise from: exterior sources (heavy traffic, trains), interior transfer (bed/bath partitions), between multi-residential dwellings (walls, ceilings/floors). Refer National Construction Code and Australian Building Codes Board (ABCB) Sound Transmission & Insulation in Buildings. |
| Daylighting targets | Interiors: Varied, quality daylighting is essential in all dwellings as LAHC tenants spend significant time at home during the day. Target three hours solar access in mid-winter and exceed best practice ADG guidelines where possible. Refer solar targets in Seniors Living Urban Design Guidelines. For common areas: Ensure adequate daylighting to eliminate costs of artificial lighting during the day. |

Passive Design Principles

Passive design principles significantly impact overall thermal comfort and reduce artificial heating and cooling loads. This section outlines passive design principles for LAHC dwellings and aligns these to the six climate zones occurring in NSW (zones 2, 4, 5, 6, 7, 8).

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| Passive design principles | Tactics include: maximise northern orientation to living spaces, calibrate eaves and shading on eastern, western and northern facades, relate glazing specification to orientation, deciduous trees as shading devices, position windows to improve airflow and capture prevailing breezes. | | | | |
| Climate specific principles to achieve thermal comfort | Adapt tactics for thermal comfort to specific climate zones to consider these principles: | | | | |
| | NSW climate zones: | 2. Warm humid summer, mild winter | 4. Hot dry summer cool winter | 5. Warm temperate 6. Mild temperate | 7. Cool temperate 8. Alpine |
| | Summer comfort: | Natural ventilation high priority | Thermal mass and night purging | Ventilation, controlled shading | – |
| | Winter comfort: | – | Orientation for passive heating | Orientation for passive heating | Passive design, add supplementary heat |
| | Natural ventilation: | Cross ventilate all dwellings, ceiling fans throughout | High level vents for night purging, ceiling fans | Cross ventilate min 75% dwellings, ceiling fans – all | Cross ventilate but seal openings to prevent heat loss |
| Insulation: | Take extra care for mould reduction | High-performance for summer coolth | Seal openings to prevent heat loss | High-performance for winter warmth | |

Utilities + Operational Targets

This section describes utilities and operations required for LAHC dwellings, with an aim to providing systems that anticipate future maintenance, reduce operational costs for LAHC tenants and support clean, sustainable and operational dwellings.

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| Solar panels | LAHC solar initiatives are subject to funding and dwelling location and include powering common areas to reduce operating costs and grant-funded solar panels to reduce tenant electricity bills. The development brief will confirm the following: if solar will be used; if batteries are required; the method for utility refunds; metering technology; grid connection. |
| Utilities | Refer development brief for site specific utility requirements. Generally, ensure discrete locations and integrated appearance for substations, power poles, distribution boxes, sewer vents and other utilities. Externally mounted fittings that require service access should be tamper proof. Electricity and potable water to be individually metered. |
| Waste management | Ensure waste provisions meet council requirements, minimise visual impact to street, control odour, and reduce distance to kerbside (for tenants with mobility issues). Use garbage rooms when required by code, otherwise integrate bin store into fence or carport design. Separate recycling from waste. Enable organic waste recycling. Consider waste management for each floor in apartment buildings; waste chutes are discouraged. |
| Water management | Stormwater retention: where required by LEP allow for underground stormwater detention within the development. Rainwater tanks: Refer to development brief for direction and consider maintenance concerns. Garden taps: Provide garden tap(s) in both private and common garden areas. |

Exterior Finishes

As LAHC retains assets for 20 years or more, exterior wall and roof finishes should strive for long-term durability and low maintenance, while contributing to a dignified, contemporary appearance.

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| Roof finishes | Permitted roof falls range from 3-25 degrees and depend on dwelling type, local character and technical specification of the roofing material. For pitched roofs: Use prefabricated metal roof sheeting, gutters (with leaf guard), rainwater heads and downpipes, unless a tiled roof is required for local character (refer development brief). For flat roofs: Provide roof planning, waterproofing and material details for review. Do not build roof gardens off the membrane. Box gutters are not permitted. Consider climbing and heavy object throwing deterrence strategies. |
| Exterior wall finishes | Hardwearing and low maintenance exterior finishes should be specified to ensure longevity. Use self-finishing materials such as face brick, integral finished metals or precast concrete. Minimise all painted or rendered finishes that would require scaffolding to maintain or repair in the future. Bird nesting, efflorescence, graffiti and other sources of staining should be designed out. |

Site Access and Entry

External site and gardens should enable passive surveillance for security, while providing an accessible and safe outdoor environment. The front entry should be a well designed, welcoming arrival point.

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| Topography and ramps | Minimise retaining walls or steps; provide site benching with 1:10 slopes to turf + gardens. Any ramp should optimise topography to reduce visible rails; 1:20 gradient preferred to 1:14. |
| Entry | Provide minimum 1000mm wide concrete footpath from street to front door; ensure path is well-lit. Permeable paving is not permitted on access paths or above inground tanks. Provide rain protection to front and rear entry doors. |
| Fences and boundaries | Rear and side boundary fencing and rear gate to be within 1500–1800mm to ensure privacy. Use garden in lieu of front fencing unless otherwise specified. |
| Letterbox | Integrate a letterbox with keyed lock for each dwelling into front fence for low rise or in foyer for apartments. |

Common Gardens

Integrate native gardens to create a peaceful environment, natural outlook for dwellings and improve bird habitat.

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| Planting strategy | All landscaping to be drought tolerant, low maintenance. Use native species to contribute to bird habitat and neighbourhood amenity. Allow 400mm minimum topsoil in new gardens and group together plants with similar water needs. Avoid placing garden beds against buildings as these may cause ongoing damp issues. |
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Vehicle Access

Parking design should meet code and aim for best practice liveability, enhanced pedestrian safety and reduce parking related conflict. Best practice may differ by location, especially between regional towns and more dense urban areas.

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| Parking | Refer to the development brief for project specific parking requirements. Refer AS2890.1 2009 Parking Facilities Off Street Parking, any Council requirements and the relevant codes. |
| Driveways | Minimise the length of on-site driveways. Separate pedestrian access from the driveway. |
| Open parking | Integrate landscape design into on site open car parking. Where possible provide landscaped break(s) between parking spaces or rows. |
| Carports, garages and under-ground carparks | For single dwellings and townhouses: Use garage doors if contextually appropriate, with lightweight manual (not automatic) operating function. For multiple seniors living dwellings in the same development, 1:5 dwellings should have covered parking as per the Liveable Housing Guidelines. For apartments: Underground carparking is dependent on cost and viability. Refer development brief for site specific requirements. |
| Scooter parking | Covered space for parking mobility scooters may be incorporated into balcony or entry areas of ground floor dwellings when feasible. Refer development brief. |

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| Private Outdoor Space | |
| All LAHC dwellings should have a useable, sheltered balcony or private outdoor area with direct access by tenant. | |

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| Private outdoor space | For ground floor dwellings provide second maintenance access to private open space. Landscaping in private space should equal common garden areas unless otherwise specified. |
| Balconies | For balconies, ensure visual privacy, weather protection, drain away from interior, nominal grade 1:100. All balconies require full upturn bunding and a floor drain to prevent water overrun. Solid balustrades preferred, no pool fencing. Screen all visible utilities and clothes drying. |
| Clothesline | Add individual clotheslines on balcony or in private outdoor space; common clotheslines not permitted. |

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| Finishes | |
| Interior finishes to be contemporary, easy to clean, non-toxic and allowing safe access throughout. | |

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| Interior finishes | Paint all interior walls, ceiling and woodwork; apply semi-gloss paint to all non-wet areas and mould resistant gloss paint to all wet areas. Use low VOC and washable paint for all painted surfaces. Use timber (not Medium Density Fibreboard MDF) for reveals, architraves and skirtings. |
| Interior floor finishes | Ceramic tiles or resilient flooring to all living and wet areas; carpet in bedrooms unless otherwise specified. Eliminate all floor level changes at transition points including into bathrooms (use recessed slab to eliminate level change) and at sliding door tracks to balconies. |

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| Wet Areas | |
| Wet area requirements may differ to market practice to ensure waterproofing and reduce maintenance over time. | |

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| Water ratings | BASIX: % savings as per region, WELS: 5 star (Tapware), 4 star (Toilet), 4 star (Showerhead). |
| Bathrooms wet areas | Extend water-proofing and tiling up full wall height throughout bathroom. Showers to be hob-less with adequate fall and drainage to prevent flooding. Review waterproofing provisions with LAHC. |
| Laundry | Add floor waste; allow space and taps for tenant to add front loaded washing machine and dryer. |
| Kitchen wet area | Ensure waterproofing is full height behind splashback. |

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| Joinery | |
| Joinery should enable efficient and fit-for purpose storage that is durable, neat and integrated. Provide adequate storage suitable for long term tenancy and to support a tidy, functional interior. | |

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| Kitchen benchtops | Laminate or composite stone with 20 mm overhang. Minimum bench lengths: 2 m (studio), 2.2 m (1 bed), 2.4 m (2 bed), 2.7 m (3 bed). Provide minimum 1.5 kitchen sinks. |
| Kitchen cupboards | Provide standard 600mm deep cupboards under bench top. Extend any overhead cupboards to ceiling or bulkhead. Allow space for fridge of minimum 800mm wide (studio / 1 bed) and 900 mm wide (2 bed or more). Provide 600 mm wide space under bench (with cupboard door that can be easily removed) suitable for tenant to install dishwasher. Refer accessible kitchen requirements in Seniors Living Urban Design Guidelines as applicable. |
| Bathroom | Provide vanity units with leg support (no cantilevers). Provide bathroom storage in vanity or behind mirror. |
| Laundry | For concealed laundries, double swing doors are preferred to bi-fold doors. |
| Wardrobes | Built in wardrobes in all bedrooms: main bedroom (600 x 1800 mm), other bedrooms (600 x 1200 mm). |
| General storage | Linen cupboard (600 x 450 mm with shelves) and broom cupboard (600 x 450 mm) in all dwellings. |

Doors and Windows

Doors and windows must be secure, weathertight, of quality construction and easy to maintain. Refer to LAHC's Key Window Lock Policy.

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| Doors and windows | Fit metal door frames for front and rear entry doors, with heavy duty screen doors - all keyed alike. Windows to be powder coated (20 year colour fastness) or anodised (20 microns) metal, able to lock open for ventilation, and be adjustable for internal cleaning access. Fit fly screens to all windows that can be removed from inside. Use siting and layout to minimise overlooking between units. |
| Window furnishings | Allow for durable horizontal blinds on living and bedroom windows, and vertical blinds on glazed doors. Bathroom windows to provide appropriate levels of privacy. |
| Locks and keys | Use dead latches with key operation and release feature for external doors (including garage). Key all windows alike. |

Electrical and Utilities

Operational components of LAHC fit outs should provide high performance environments that are low maintenance and future proof. Preference electric systems to reduce variety of bills and ensure safety through Residual Current Device (RCD) circuit breakers.

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| Bells & alarms | Provide front entry door bell. All required smoke detectors to be hardwired. |
| Light fittings and general power outlets | Light fittings: Allow 1 x light point per room; switch height as per platinum liveability rating. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. General power outlets: Provide 2 x double general-purpose outlets per room; ensure additional outlets in kitchen for all appliances. All: RCD for all circuits. Setout of all electrical to account for typical furniture layout. |
| Phone, data, and TV | Allow 1 x phone /data point with aerial to living and main bed. Connect NBN; allow for future NBN if not available. Allow TV points in living area and main bed. |
| Appliances | Inset separated stovetop and oven, duct range hood to outside air, all mid-range quality and electric. Appliances provided by tenant (fridge, dishwasher, washing machine) cannot be used for BASIX. |
| Hot water | Provide instantaneous gas or heat pump for hot water. Solar hot water is only permitted if it is grant-funded. |
| Air conditioning (AC) | In cool temperate climate zones only: Install flued gas or split system AC in living and bedrooms. For all multi-residential: Allow space, services and drainage for future AC installation as per brief. |

Strata Requirements

These typical strata requirements reflect LAHC's recent shift towards strata-ready developments that aim to mitigate the impact of future changes.

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| Single dwellings | No future strata – whole building operator |
| Multi-residential | Assume full strata – prepare all documents but confirm if lodgement is required. Refer to the development brief for project specific direction. |
| Dual key apartments | Where dual key apartments are developed, each apartment should be fully self contained and strata ready, ADG compliant and to a minimum silver standard. Typical combinations include studio/studio or 1 bed/studio or 2 bed/1 bed. |

Wayfinding + Security

Wayfinding and security strategies should be integrated into the design at an early stage to include both passive and active measures.

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| Wayfinding + signage | Develop a comprehensive wayfinding strategy that includes spatial cues, lighting and signage. Allow for both statutory and general signage. Allow for A4 notices to be mounted in foyer. Refer to LAHC Component Requirements for material specifications. |
| Common security | Incorporate principles of Crime Prevention Through Environmental Design. Allow for passive surveillance of all secure entries and common gardens. Intercom required at building entries. Provide swipe access to enter apartment buildings and key and locks for town houses. Refer development brief for details. |

Shared Circulation

Shared circulation should be well-lit, safe and inviting, with adequate width for moving tenant furniture.

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| Vertical transportation | All staircases must comply with the National Construction Code; ensure any external or breezeway stairs are covered for weather protection. When lifts are required by the development brief, assume minimum 2 commercial grade lifts. |
| Foyers + corridors | All foyers and corridors to have hard floor finish and be naturally ventilated. Maximise natural daylighting in common areas. Use energy efficient LED lighting throughout, with warm light and bayonet fittings. Fit all artificial lighting with built in photo sensors to reduce ongoing operating costs. Ensure all common corridor dimensions are suitable for frequent moving of domestic furniture. |
| Maintenance access | Ensure provision of façade maintenance zones and procedures, as well as any service access to lifts or other maintenance zones. |

Common Rooms

Common rooms should be welcoming and low maintenance to encourage positive social interaction.

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| Common Rooms | When a common room is required by the brief, allow for kitchenette, lounge, wall mounted TV unit, and adjacent WC. Use resilient floor finish. Ensure natural ventilation is available in all common rooms and orient the room to overlook and open onto a garden or deck area. |
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Common Gardens

Common gardens in multi-residential dwellings should be native, accessible and sustained for all tenants to enjoy.

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| Irrigation | Provide garden maintenance strategy for review. Install drip irrigation system for multi residential dwellings only when specified in development brief. Where rainwater tanks can be reticulated for garden use, install quality pump (minimum 5-year warranty). |
| Seating | Provide robust outdoor seating in common garden areas for tenant use and amenity. Consider proximity of seating to other dwellings to ensure tenant privacy. Integrate seating layout with tree and planting strategies. |
| Trees | Trees that grow taller than 3m should be planted at least 3m from the building. Deciduous trees may assist with passive solar shading. Native and drought tolerant species preferred. |
| Community gardens | Community gardens may be considered for large scale developments. |

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 | |
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| Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing. | <input style="width: 40px; height: 20px; border: 1px solid red;" type="checkbox"/> |
| Design Principle | Design Response / Comment |
| 99. Neighbourhood amenity and streetscape | |
| <p>Seniors housing should be designed to—</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p style="margin-left: 20px;">(i) the location's current character, or</p> <p style="margin-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="margin-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="margin-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="margin-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="margin-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> |

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| 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>The proposal ensures suitable privacy screening between dwellings and along side boundaries.</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>The proposed design ensures good daylight to all units through solar access, appropriate room depths and window sizes and balanced privacy screening.</p> |
| 102 Stormwater | |
| <p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p> | <p>The proposed design will ensure that all stormwater within the site is collected and managed including OSD, and will not run-off through adjacent sites</p> |
| 103 Crime prevention | |
| <p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> | <p>The proposed site planning considers crime prevention principles, including passive surveillance of common areas, access lobbies and entries etc. Secure unit entries serve a small no. of dwellings.</p> |

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| (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door. | |
| 104 Accessibility | |
| 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 |
| 105 Waste management | |
| Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities. | Recycling is provided in accordance with the Council DCP |