



Seniors Living Policy: Urban design guidelines for infill development - Checklist

Checklist of design principles and better practices

Guide notes:

This checklist is to be used for:='

- all Part 5 applications, excluding group homes and boarding houses
- Part 4 applications, where required by the Housing SEPP.

It has been prepared to ensure that the Seniors Living Policy: Urban Design Guidelines for Infill Development are taken into account as required by the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The checklist must be completed and the declaration at the end of the checklist signed by the consultant architect.

The checklist should be completed in conjunction with a review of the guideline document to ensure that a thorough understanding of the design issues, principles and better practices is achieved.

Please provide the appropriate response in the 'Addressed in Design' column. A written design response is required where the response is 'Yes' in relation to that design principle / better practice. A written comment justifying departure from the design principle / better practice is required where the response is 'No' or 'NA'.

PROPERTY DETAILS:			
Lot(s) / Sec(s) / DP(s)	Lot: 1707, 1708, 1709, 1710, 1711 and 1712 in Deposited Plan 31846		
Street Address	18 to 28 Simpson Street		
Suburb / Postcode	Dundas Valley		
PROPOSAL DETAILS:			
Activity Type (tick box):			
Single dwelling	<input type="checkbox"/>	Seniors housing	<input type="checkbox"/>
Dual occupancy	<input type="checkbox"/>	Demolition	✓
Multi dwelling housing (villas/townhouses)	<input type="checkbox"/>	Tree removal	✓

PROPERTY DETAILS:			
Multi dwelling housing (terraces)	<input type="checkbox"/>	Subdivision – Torrens title	✓
Residential flat building	<input type="checkbox"/>	Subdivision – Strata title / Community title [Delete whichever is not applicable]	<input type="checkbox"/>
Manor houses	✓		
Activity Description (please provide summary description):			
<p>Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.</p>			

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? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes / No or N/A	All of the dwellings are orientated to front the street and the front facade has been modulated to respond to the rhythm of the neighbouring development. Street setbacks are consistent with newly developed neighbouring buildings. Building heights are consistent with desired future character of the area.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)	Yes / No	All of the dwellings are orientated to front the street. The proposed development has been designed to minimise impacts on neighbours without the need for extensive privacy screening.
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or	Yes / No or N/A	Proposed development is consistent with existing and desired future character for neighbouring sites.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
building types be further developed or discouraged?		
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes / No or N/A	Native Species Proposed
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes / No or N/A	The proposed building responds to setbacks in the DCP

Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes / No or N/A	Existing streetscape is characterised by single storey detached dwellings and the area is undergoing transition as these houses are redeveloped as two storey dwellings and duplexes.
1.07 Patterns of driveways and vehicular crossings	Yes / No or N/A	Driveways located centrally between proposed manor homes.
1.08 Existing vegetation and natural features on the site	Yes / No or N/A	Three trees of Moderate significance to be retained on street boundary (North).(T3,T4,T5) all neighbouring trees to be protected.(T9,T10,T11)
1.09 Existing pattern of buildings and open space on adjoining lots	Yes / No or N/A	Private open space located predominantly to the rear of adjoining sites.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes / No or N/A	Privacy of neighbouring buildings and adjoining rear yards to be preserved.

2. Site Planning and Design

General

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes / No or N/A	Rear dwellings that may overlook neighbours include generous landscape buffers and building setbacks.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / No or N/A	1 and 2 bedroom units provided with shared car parking between 2 dwellings.
2.03 Provide variety in massing and scale of build form within the development?	Yes / No or N/A	Building form is well articulated through the use of pitched roof elements and material selection.

Built form

Does the site planning and design:

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes / No or N/A	All 4 dwellings front the street.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes / No or N/A	Roof line of rear building and forms into a simple hip roof design towards the southern boundary to reduce overshadowing and site impact of adjoining neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes / No or N/A	A majority of dwellings receive direct solar access and living areas to rear units are orientated along the site to gain solar access.

Trees, landscaping and deep soil zones

Does the site planning and design:

2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes / No or N/A	Three tree of modest retention value suitable for retention on our site to the northern boundary and to retain the street character.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes / No or N/A	No trees within the rear lot is of retention value or is not impacted by the new development. Proposed planting for suitable trees nominated in rear of lot. All neighbouring trees to be protected.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / No or N/A	Trees of modest retention value suitable for retention on our site are located within the northern boundary.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / No or N/A	New canopy trees to be planted on the site.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / No or N/A	Setbacks from driveway to boundary fences and building where possible are well planted
2.12 Provide pedestrian paths?	Yes / No or N/A	Pedestrian path provided to each dwelling entrance
2.13 Reduce the width of driveways?	Yes / No or N/A	Two driveways proposed for the site. communal driveway designed as 3m width incl. 5.5m passing bay
2.14 Provide additional private open space above the minimum requirements?	Yes / No or N/A	All ground floor dwellings provide POS that is in excess of minimum requirements
2.15 Provide communal open space?	Yes / No or N/A	Due to extensive site falls access to communal open space was not achievable therefore not provide.
2.16 Increase front, rear and/or side setbacks?	Yes / No or N/A	Proposed setbacks reflect the desired future character of the area
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / No or N/A	All pathways, residential entries and driveways are bounded by landscaped areas where possible.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes / No or N/A	Deep soil zone provided to rear of the site suitable for establishment of trees
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / No or N/A	Deep soil zone provided to rear of the site suitable for establishment of trees
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes / No or N/A	Not suited to the provision of wheelchair access
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes / No or N/A	OSD & Rainwater retention incorporated into stormwater design
Parking, garaging and vehicular circulation		
Does the site planning and design:		
2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes / No or N/A	two centralised open air parking provided
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / No or N/A	Existing central driveway locations unsuitable for site planning.
3. Impacts on Streetscape		
General		
Does the site planning and design:		
3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes / No or N/A	Refer previous comments
3.02 Provide a front setback that relates to adjoining development?	Yes / No or N/A	All 4 dwellings are aligned and sit within the 4.5m front set back established by all surrounding new development
Built form		
Does the site planning and design:		
3.03 Break up the building massing and articulate building facades?	Yes / No or N/A	Refer previous comments
3.04 Allow breaks in rows of attached dwellings?	Yes / No or N/A	No attached dwellings proposed. Front building alignment articulated through use of materials and gable roof form
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes / No or N/A	Masonry and lightweight cladding used throughout

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.06 Set back upper levels behind the front building façade?	Yes / No or N/A	Proposed setbacks reflect the desired future character of the area. The front setbacks are consistent with LGA development controls.
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?	Yes / No or N/A	Second storeys are not typically located within roof within the surrounding context
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / No or N/A	Main roof form is well articulated
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / No or N/A	The main roof form on surrounding buildings are a tiled hip roof form, We have introduced a gable roof form to the front facade which subtly forms into a hip roof to the rear. This keeps within the surrounding forms with a contemporary change.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes / No or N/A	Building facades are well articulated

Trees, landscaping and deep soil zones

Does the site planning and design:

3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes / No or N/A	Three street trees of Medium Retention Value to be retained. (2 x <i>Melaleuca salicina</i> , <i>allistemon viminalis</i>) New trees in front set back to replace dead trees
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes / No or N/A	Planting incorporated into these areas

Residential amenity

Does the site planning and design:

3.13 Clearly design open space in the front setback as either private or communal open space?	Yes / No or N/A	POS within front setbacks is bounded by fences and screening
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / No or N/A	Gates and fences provided at thresholds
3.15 Design dwellings at the front of the site to address the street?	Yes / No or N/A	POS and Living areas front street
3.16 Design pedestrian entries, where possible, directly off the street?	Yes / No or N/A	Pedestrian entry to each manor homes directly off street and to shared parking at the rear of the site.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / No or N/A	Rear dwellings are accessed via main pedestrian entry and common foyer areas

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / No or N/A	Open fencing proposed
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / No or N/A	There is no established fence style within the immediate context as a variety of fence styles are currently in use.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / No or N/A	Each dwelling has incorporated their mailboxes within the front pathways and water metre boxes.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / No or N/A	Bin areas located at rear of site and screened

Parking, garaging and vehicular circulation

Does the site planning and design:

3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes / No or N/A	Long driveway is softened by planting along the edges and by low level landscaping at the terminus. Driveway narrows to allow planting in widened verge. Cars located out of sight line from the street.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / No or N/A	There are no proposed garages
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / No or N/A	Driveway locations are optimal due to site constraints
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / No or N/A	Deep soil landscaping provided at end of driveway
3.26 Use planting to soften driveway edges?	Yes / No or N/A	Planting provided at edges of driveway
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes / No or N/A	There is limited view of the driveway extents from the public domain. The driveways have been softened with extensive landscape edges.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / No or N/A	Single width driveways proposed
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / No or N/A	LAHC do not provide gates to driveways due to maintenance and management issues. Gates to driveways are not typical in the locale.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes / No or N/A	No Basement is proposed
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes / No or N/A	No Basement is proposed

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes / No or N/A	No Basement is proposed
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes / No or N/A	No Secondary Street
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes / No or N/A	No Basement is proposed
3.35 Return façade material into the visible area of the basement car park entry?	Yes / No or N/A	No Basement is proposed
3.36 Locate or screen all parking to minimise visibility from the street?	Yes / No or N/A	All parking is located behind the buildings
4. Impacts on Neighbours		
Built form		
Does the site planning and design:		
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes / No or N/A	Refer previous comments
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / No or N/A	Refer previous comments
4.03 Set upper storeys back behind the side or rear building line?	Yes / No or N/A	All dwellings and POS are set behind the side and rear building line
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes / No or N/A	The roof form has a subtle change from a gable end to hip roof however due to site height restrictions we are unable to break down the roof form into smaller elements.
4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes / No or N/A	The area is transitioning to two storey development as the area is modernised and an attic style first floor does not fit this character
4.06 Offset openings from existing neighbouring windows or doors?	Yes / No or N/A	Windows carefully located to remove need for screening
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes / No or N/A	Building form is well articulated throughout
Trees, landscaping and deep soil zones		
Does the site planning and design:		

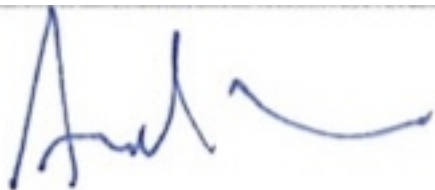
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes / No or N/A	Extensive planting proposed
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / No or N/A	Deep soil located adjacent to boundaries
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / No or N/A	Extensive planting proposed
4.11 Use species that are characteristic to the local area for new planting?	Yes / No or N/A	Indigenous planting proposed
Residential amenity		
Does the site planning and design:		
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes / No or N/A	Neighbouring amenity has been carefully consider and preserved through good design
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes / No or N/A	Windows are carefully positiond to reduce the impact of directly overlooking neighbouring buildings
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / No or N/A	All front unit POS are located with in the front setbacks
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes / No or N/A	ALL of POS's are kept away from side boundaries. Paved areas set back from fence lines.
4.16 Design dwellings around internal courtyards?	Yes / No or N/A	An internal courtyard typology is not appropriate given the size of this site.
4.17 Provide adequate screening for private open space areas?	Yes / No or N/A	All POS bounded by adequate fencing
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes / No or N/A	All side setbacks are adequate
Parking, garaging and vehicular circulation		
Does the site planning and design:		
4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes / No or N/A	Refer previous comments
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / No or N/A	Driveway located centrally

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5. Internal Site Amenity		
Built form		
Does the site planning and design:		
5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes / No or N/A	Refer previous comments
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / No or N/A	Refer previous comments
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?	Yes / No or N/A	Refer previous comments
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes / No or N/A	Refer previous comments
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / No or N/A	Refer previous comments
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes / No or N/A	Refer previous comments
5.07 Provide a sense of address for each dwelling?	Yes / No or N/A	All dwellings have mailbox located adjacent to the front entry path which lead to the dwelling entrance which is not dominant from the street
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / No or N/A	Dwellings are all side by side
Parking, garaging and vehicular circulation		
Does the site planning and design:		
5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes / No or N/A	No primary windows front onto public areas, secondary windows have higher sill heights for privacy
5.10 Avoid large uninterrupted areas of hard surface?	Yes / No or N/A	All surfaces are articulated and mainly buffered with landscape where possible

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.11 Screen parking from views and outlooks from dwellings?	Yes / No or N/A	Landscaping provided between parking and dwellings and screened POS areas for privacy
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes / No or N/A	Single width driveway proposed
5.13 Use communal car courts rather than individual garages?	Yes / No or N/A	No Garages Proposed
Reduce the dominance of areas for vehicular circulation and parking by considering:		
5.14 Single rather than double garages?	Yes / No or N/A	No Garages Proposed
5.15 Communal car courts rather than individual garages?	Yes / No or N/A	Adopted
5.16 Tandem parking or a single garage with single car port in tandem?	Yes / No or N/A	No Tandem Parking or Garages Proposed
5.17 Providing some dwellings without any car parking for residents without cars?	Yes / No or N/A	Adopted
Residential amenity		
Does the site planning and design:		
5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes / No or N/A	Pedestrian and vehicles separated
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes / No or N/A	Adopted
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / No or N/A	All spaces are clearly identified
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes / No or N/A	No concealed areas proposed
5.22 Clearly define thresholds between public and private spaces?	Yes / No or N/A	Refer previous comments
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / No or N/A	Refer previous comments

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes / No or N/A	Adopted
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / No or N/A	Adopted
5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes / No or N/A	Adopted
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes / No or N/A	Adopted
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / No or N/A	Neighbouring planting retained
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	Yes / No or N/A	P.O.S. are not predominantly paved.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes / No or N/A	Communal gathering spaces are not proposed. Refer previous comments
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes / No or N/A	Incorporated into landscape design and parking areas

Declaration by consultant architect	
I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.	
Name:	Anthony Nolan
Capacity/Qualifications:	Director
Firm:	Kennedy Associates Architects

Signature:	
Date:	20 th April 2023