

An aerial photograph of a suburban neighborhood. In the foreground, there are several houses with green lawns and mature trees. One house has a blue swimming pool. In the middle ground, there's a larger building, possibly a school or community center, with a parking lot. The background shows more houses and a clear blue sky.

Design Verification Statement

Part 5 Application

Standard: *Low Rise Housing Diversity Design Guide*

Development Standards Checklist

The following is a summary of the key development standards that apply to the development.
If not applicable place N/A in complies column.

Principal Standards from: Low Rise Housing Diversity Design Guide

Manor Home 01 – MH01

<i>Standard</i>	<i>Proposed</i>	<i>Standard</i>	<i>Complies</i>
Minimum lot area for development	648.7 m ²	600 m ²	Yes
Minimum lot width for development	15.2 m	15.0 m	Yes
Height of Building/s	<8.5 m	8.5 m	Yes
Number of storeys	2	2	Yes
Maximum gross floor area	281.4 m ²	312.2 m ²	Yes
Minimum landscaped area	228.1 m ²	224.4 m ²	Yes
Proportion of area forward of building line that contains landscaped area	58.2 m ²	25 % = 56.1 m ²	Yes
Primary road setback	5.5 m)Approved by LAHC)	8.5 m	No
Secondary road setback	N/A	3.0 m	N/A
Rear lane setback	N/A	N/A	N/A
Side setbacks	Level 00 3.0 m Level 01 3.0m	Level 00 3.0 m Level 01 1.5 m	Yes
Rear setback	Level 00 13.9 m Level 01 13.9 m	Level 00 6.0 m Level 01 10.0 m	Yes
Principal private open space	Exceeds 8 m ² /12 m ²	8 m ² /12 m ²	Yes
Car parking spaces	2	4	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Manor Home 02 – MH02

Standard	Proposed	Standard	Complies
Minimum lot area for development	647.2 m ²	600 m ²	Yes
Minimum lot width for development	15.6 m	15.0 m	Yes
Height of Building/s	<8.5 m	8.5 m	Yes
Number of storeys	2	2	Yes
Maximum gross floor area	281.2 m ²	311.8 m ²	Yes
Minimum landscaped area	211.0 m ²	223.6 m ²	No
Proportion of area forward of building line that contains landscaped area	50.3 m ²	25 % = 55.9 m ²	Yes
Primary road setback	5.5 m)Approved by LAHC)	8.5 m	No
Secondary road setback	N/A	3.0 m	N/A
Rear lane setback	N/A	N/A	N/A
Side setbacks	Level 00 3.0 m Level 01 3.0m	Level 00 3.0 m Level 01 1.5 m	Yes
Rear setback	Level 00 13.9 m Level 01 13.9 m	Level 00 6.0 m Level 01 10.0 m	Yes
Principal private open space	Exceeds 8 m ² /12 m ²	8 m ² /12 m ²	Yes
Car parking spaces	2	4	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Standard	Proposed	Standard	Complies
Minimum lot area for development	647.1 m ²	600 m ²	Yes
Minimum lot width for development	15.8 m	15.0 m	Yes
Height of Building/s	<8.5 m	8.5 m	Yes
Number of storeys	2	2	Yes
Maximum gross floor area	281.7 m ²	311.8 m ²	Yes
Minimum landscaped area	195.1 m ²	223.6 m ²	No
Proportion of area forward of building line that contains landscaped area	38.8 m ²	25 % = 55.9 m ²	No
Primary road setback	5.5 m)Approved by LAHC)	8.5 m	No
Secondary road setback	N/A	3.0 m	N/A
Rear lane setback	N/A	N/A	N/A
Side setbacks	Level 00 3.0 m Level 01 3.0m	Level 00 3.0 m Level 01 1.5 m	Yes
Rear setback	Level 00 13.9 m Level 01 13.9 m	Level 00 6.0 m Level 01 10.0 m	Yes
Principal private open space	Exceeds 8 m ² /12 m ²	8 m ² /12 m ²	Yes
Car parking spaces	2	4	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Standard	Proposed	Standard	Complies
Minimum lot area for development	649.8 m ²	600 m ²	Yes
Minimum lot width for development	16.6 m	15.0 m	Yes
Height of Building/s	<8.5 m	8.5 m	Yes
Number of storeys	2	2	Yes
Maximum gross floor area	281.2 m ²	312.5 m ²	Yes
Minimum landscaped area	208.6 m ²	224.9 m ²	No
Proportion of area forward of building line that contains landscaped area	47.8 m ²	25 % = 56.2 m ²	No
Primary road setback	5.5 m)Approved by LAHC)	8.5 m	No
Secondary road setback	N/A	3.0 m	N/A
Rear lane setback	N/A	N/A	N/A
Side setbacks	Level 00 3.0 m Level 01 3.0m	Level 00 3.0 m Level 01 1.5 m	Yes
Rear setback	Level 00 13.9 m Level 01 13.9 m	Level 00 6.0 m Level 01 10.0 m	Yes
Principal private open space	Exceeds 8 m ² /12 m ²	8 m ² /12 m ²	Yes
Car parking spaces	2	4	No, refer to SEPP affordable housing Division 6 Residential Development - LAHC

Design Verification Statement

Project: 2227

Project Address: 18-28 Simpson Street DUNDAS VALLEY

Applicant Name: Land and Housing Corporation

Applicant Address: 4 Parramatta Square, 12 Darcy Street, Parramatta, NSW 2150

Building Designer / Architects Name: Anthony Nolan

Registration No. 6773

I confirm that I was responsible for designing the development, and that the development is consistent with the relevant Design Criteria.

Signature of Designer



Development type

☐ 2.1 Dual Occupancy (side by side)

☒ 2.2 Manor House

☐ 2.2 Dual Occupancy (one above the other)

☐ 2.3 Multi-dwelling housing (terraces)

Subdivision type

☒ Torrens title

☐ Strata

Local Character

The existing context of the subject site is predominately characterised by single storey detached dwellings, however, a few two storey dwellings & duplexes are apparent.

The dwellings exhibit features consistent with late twentieth century vernacular design and construction and are generally finished in face brick, with tiled roofs. A few dwellings are finished in fibre cement or weatherboard with tiled roofs.

A number of newer, two storey dwellings (in a multi dwelling housing development) are located in the wider context of the subject site.

The residential area is serviced by a number of bus stops (within 400m), providing linkage to services, jobs and recreation facilities.

There are no significant natural features in the immediate context of the subject site and the topography of the area slopes significantly to the west.

Additionally, a number of reserves / public parks are located within the broader context of the subject site.

Refer Attached Context Analysis Drawing



LEGEND

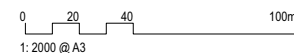
- subject site - 18-28 simpson street DUNDAS VALLEY
- 200m radius
- single dwelling residence
- commercial / retail
- reserve / park
- B bus stop
- site falls

NOTES

The topography within the 200m radius is generally flat.

Context buildings are predominantly 1 storey residences.

Architectural style of surrounding buildings is generally late 20th century vernacular design.



2227- DA CONTEXT ANALYSIS MASTER v2022.vwp

KENNEDY ASSOCIATES ARCHITECTS

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LOCAL CHARACTER

proposed manor house at:
18-28 Simpson Street DUNDAS VALLEY

project number	drawing number
2227	01
date	

Neighbourhood Scale & Streetscape

Existing Character

The existing character of the streetscape is predominately single storey dwellings with moderate front setbacks, however, the dwelling at number 16 & 16a Simpson street is two storeys. The materiality of the dwellings on Simpson street varies slightly with face brick the common with a slight mix of fibre cement or weatherboard, and a mix of hipped and gabled roofs finished in tiles.

Separation between buildings is relatively consistent, with dwellings located approximately 1 – 2 off their side boundaries. Most of the dwellings are modest in footprint with and have moderate rear yards, however a number of larger new developed duplexes dwellings are evident. Some carports / garages are visible from the streetscape.

Colour palettes of dwellings is generally neutral, with a mixture of white and earthy tones in light and dark shades.

Simpson Street contains a substantial number of street trees and most front yards include vegetation of varying scales. Street / front fences are not common along the street however, generally low level and incorporate a mail box and appear to be approximately 1 m in height. The fences are predominately brick, in varying colours. A number of properties do not appear to have front fencing.

Future Character

The subject site is located within an R3 medium density residential zone. As such, Council's controls for the subject site do not anticipate significant or wholesale transformation of the area but it appears more duplexes and medium density dwelling are emerging.

Notwithstanding the above, the current planning controls do allow for some intensification of development, of a greater density and scale the predominately single storey / small footprint dwellings currently apparent. Potential future typologies include two storey dwellings, duplexes, boarding houses, multi-dwelling units and residential flat buildings.

Refer to attached drawings.

18-28 Simpson Street - DUNDAS VALLEY

Neighbourhood Scale and Streetscape Images



Panoramic Image A: Subject Site and Neighbouring Dwellings – Simpson street
Source: Taken on site 20/02/2023

Panoramic Image B: Opposite Side of Street – Simpson Street

Source:

Taken on site 26/07/2022



Site Scale

The subject site is a combination of 6 lots slightly trapezoid like in shape, tapering from the back to the front boundary which curves along the street and has an area of 2594sqm.

The site has a northwest facing frontage to Simpson street, of approximately 65.8m and has a 2m cross fall.

Each lot contains single driveway crossover consisting of 4 in total as is located all along the front boundary, there are no power poles located on this side of the street. The subject site also contains seven small trees and shrubs along the front boundary.

The site is serviced by all required utilities (water, telephone, sewer, electricity etc.) and gas is located across the road. All electricity is provided above ground from power poles across the street.

The neighbouring development at No. 29 Simpson Street is a single storey dwelling of modest scale, while the dwelling at No 16 Simpson Street is two storeys, with a larger footprint.

Based on the setbacks exhibited by the newer developed Duplexes neighbouring the site, the front setback required for the subject site is approximately 5.5m

Refer Drawing DA-104 of DA Package.

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2.2 Manor house and dual occupancy (one above the other)

2.2C Landscaped Area

Objectives	Design Criteria	Consistent
Objective 2.2C-1 Landscape design supports healthy plant and tree growth and provides sufficient space for the growth of medium sized trees.	1.	The landscape planting for the site has been selected on the basis that it can easily be maintained by the occupants.
	2.	The minimum soil sizes for planting has been provided in accordance with the recommendations of the Design Guide. All planting will be into soil and there is no landscaping over built structures.
	3.	A tree is to be planted within the primary road setback that can reach a mature height of 8m. A tree is to be planted in the rear that can reach a mature height of 12m.
Objective 2.2C-2 Existing natural features of the site that contribute to neighbourhood character are retained, and visual and privacy impacts on existing neighbouring dwellings are reduced.	4.	13 trees are to be removed to accommodate this development in conjunction with an Arborist Report The proposed development retains the 3 small trees to the front of the subject site.
	5.	The site does not contain any landscape features such as rock outcrops that would contribute to the streetscape character.
Objective 2.2C-3 Landscape design contributes to a local sense of place and creates a micro climate.	6.	The landscape plan provides for a diversity of plant sizes that will provide combinations of tree planting, for shade, mid height shrubs, lawn and ground covers.
	7.	The planting that has been selected for the site allows for at least 90% of the overall number of trees and shrubs to be native to the region.

2.2D Local Character and Context

Objectives	Design Criteria	Consistent
<p>Objective 2.2D-1</p> <p>The built form, articulation and scale relates to the local character of the area and the context.</p>	8.	<p>The built form of the proposed building has been carefully developed to respond to the local character of the adjoining properties as they are also of a residential nature and share a similar scale and use of materials.</p> <p>Specifically, it is of a similar scale (two storeys) as the immediately neighbouring development at No, 16 Simpson Street.</p> <p>The proposed development retains existing site features such as established street trees.</p> <p>The existing driveway cross over is not located in an area that is suitable for retention and will need to be replaced and two will not be required at all.</p> <p>There are no services located within the site that will impact on the placement of the proposed dwellings.</p> <p>The entrance to the manor house can be accessed through a central entrance discrete from the street and the building is readily understood to be a residential development.</p> <p>The form of the building has been designed to optimise solar access to the living areas that are located to the front or along of the buildings mass depending on the units.</p> <p>Care has been taken within the design to locate upper floor windows in locations that do not trigger the requirement for extensive use of privacy screening. The number of windows facing the street (or rear, which has a generous setback) is maximised.</p>

2.2E Public Domain Interface

Objectives	Design Criteria	Consistent
Objective 2.2E-1 Provide high level activation and passive surveillance to the public streets.	9.	The front door to the manor house discrete to the street scape and is accessed centrally to the building form.
	10.	All of the habitable rooms that overlook the public domain have their primary windows fronting onto it.
	11.	The front door to each manor house has direct visibility from both pathways and driveways.
Objective 2.2E-2 Front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the area (including internal streets).	12.	There are four private courtyards within the front setback.
	13.	There are 1.2m(h) front fences proposed for the development. The neighbouring context includes a number of residences with and without front fencing.
	14.	N/A as this site does not front a classified road.
	15.	N/A no retaining walls are located in the front setback area

Objective 2.2E-3

The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment.

16.

N/A the site does not adjoin a public park, open space or bushland and is not a corner site.

2.2F Pedestrian and Vehicle Access

Objectives	Design Criteria	Consistent
Objective 2.2F-1 Vehicle access is safe and minimises impact on habitable spaces and streetscape.	17.	Access for vehicles is directly from the street via a driveway extending to the rear of the site and circulation readily complies with AS2890.1.
	18.	The site requires two vehicular crossover to the street which will be a max of 5.5m in width.
	19.	N/A the driveway services only four vehicles.
	20.	The proposed development includes two driveways cross over to the street frontage.

2.2G Orientation, Siting and Subdivision

Objectives	Design Criteria	Consistent
Objective 2.2G-1 The dwelling is orientated to the street and provides opportunities for street surveillance and connectivity.	21.	None of the proposed dwellings have a frontage that is solely to the side boundary.
	22.	The proposed manor houses have a frontage to the public road and a front door that is discrete from the public domain.
Objective 2.2G-2 Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.	23.	N/A there are no primary windows to neighbouring living room windows that are more than 3.0m from the site that will be affected by overshadowing from this development.
	24.	N/A
Objective 2.2G-3 The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimises the impacts of retaining walls.	25.	The four proposed buildings are designed to step with the site with the manor home at the lowest end of the site not sitting above ground level more than 1m. No part of the ground floor is more than 1.3m out of the ground. The most extreme of level change in the Manor home at the highest ground level is no more than 2.0m below ground level with a maximum on 1.6m.
Objective 2.2G-4 To minimise impacts to vegetation on adjoining properties and allow for vegetation within the setbacks.	26.	N/A there is no basement carpark.

Objective 2.2G-5 Independent services and utilities are available to service each lot.	27.	The site is serviced by water, sewer, electricity and communications. Gas is available across the road.
--------------------------------------------------------------------------------------------------	-----	---------------------------------------------------------------------------------------------------------

2.2H Solar and Daylight Access

Objectives	Design Criteria	Consistent
Objective 2.2H-1 To optimise sunlight received to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment.	28.	<p>All dwellings have been carefully designed to ensure that they receive 3.0hrs direct sun between 9.00am and 3.00pm on 21st June.</p> <p>The principal private open space for all of the dwelling are located to the front and rear of the site and readily receive 3.0hrs direct sun between 9.00am and 3.00pm on 21st June.</p>
	29.	N/A each habitable room has a window directly to the exterior of the building.
Objective 2.2H-2 To provide good access to daylight suited to the function of the room, minimise reliance on artificial lighting and improve amenity.	30.	All habitable rooms contain windows that are no further than 8.0m from any point in the room.
	31.	No portion of a kitchen work surface are more than 6.0m from a window.
	32.	N/A no courtyards are proposed.
	33.	The windows to all habitable rooms are readily visible from at least 75% of the floor area of the room.

2.2I Natural Ventilation

Objectives	Design Criteria	Consistent
Objective 2.2I-1 All habitable rooms are naturally ventilated.	34.	All habitable rooms are readily ventilated by windows that are directly located in external walls.

35.

Each dwelling is readily cross ventilated through the placement of windows on opposite or adjacent sides of the dwelling at all levels.

2.2J Ceiling Height

Objectives

Objective 2.2J-1

Ceiling height achieves sufficient natural ventilation and daylight access and provides spatial quality.

Design Criteria

36.

Consistent

The ceiling heights to all habitable rooms throughout the dwellings are 2.7m high.

2.2K Dwelling Size and Layout

Objectives	Design Criteria	Consistent
Objective 2.2K-1 The dwelling has a sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.	37.	Each manor home consists of 4 units, 2 x 1 Bed and 2 x 2 bed units of consistent sizing. The 1 bed unit proposed for the site has a minimum internal floor area that is in excess of 50m ² as follows: 1 Bed unit = 52m ² Each of the 2 bed units proposed for the site has a minimum internal floor area that is in excess of 70m ² was follows: 2 Bed unit = 71m ²
	38.	All proposed units include only one bathroom.
	39.	N/A there are no additional bedrooms proposed for any dwelling.
	40.	All kitchens are located within or adjacent to the dining/living room and as such are not part of circulation spaces.
Objective 2.2K-2 Room sizes are appropriately sized for the intended purpose and number of occupants.	41.	Each dwelling has a bedroom with a minimum area that exceeds 10m ² excluding space for a wardrobe.
	42.	All bedrooms have a minimum length and width that exceeds 3.0m excluding space for a wardrobe.
	43.	The combined living and dining rooms to each 1 and 2 bedroom dwelling exceed 24m ² in area.

44.

N/A All living rooms have a minimum width of at least 3.6m excluding fixtures.

2.2L Principal Private Open Spaces

Objectives	Design Criteria	Consistent
Objective 2.2L-1 Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.	45.	<p>Units 1 + 2 are located at ground level and have a principal private open spaces (yards) located which exceed 16m² in size.</p> <p>Unit 3 +4 is located at first floor level and has a principal private open space that exceeds 12m² in size.</p> <p>All principal private open space areas at ground floor have a minimum dimension of 3.0m in length.</p> <p>All principal private open space areas at first floor have a minimum dimension of 2.0m</p>
	46.	<p>Each dwelling contains a portion of covered principal private open space that is at least 25% of the required principal private open space.</p>
Objective 2.2L-2 Principal private open space and balconies are appropriately located to enhance liveability for residents.	47.	<p>The principal private open space to each dwelling is located directly adjacent to the living area.</p>
	48.	<p>The principal private open space to each dwelling is located behind the building line for the rear units 2 + 4 however Units 1 +3 are all located in line with the front building line.</p>

2.2M Storage

Objectives	Design Criteria	Consistent
Objective 2.2M-1 Adequate, well-designed storage is provided in each dwelling.	49.	Each of the proposed 1 bedroom dwellings has an allocated area of storage that is at least 0.5m in depth and has a total volume that exceeds 6.0m ³ . The 2 bedroom dwelling has an allocated area of storage that is at least 0.5m in depth and has a total volume that exceeds 8.0m ³ .
	50.	All of the allocated storage is located within the dwelling.

51.

N/A no storage areas are located in common areas.

2.2N Car and Bicycle Parking

Objectives	Design Criteria	Consistent
Objective 2.2N-1 Parking facilities are provided for bicycles.	52.	N/A Under cover bicycle parking has not been provided within a covered car space for each dwelling.
Objective 2.2N-2 Visual and environmental impacts of car parking and garages do not dominate the streetscape and have an appropriate scale relationship with the dwelling.	53.	N/A there are no basement parking spaces.

54.

The proposed driveway is not located within the canopy of the existing street tree.

2.20 Visual Privacy

Objectives	Design Criteria	Consistent
<p>Objective 2.20-1</p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</p>	55.	Care has been taken to minimise the extent of windows that require privacy screens with most primary windows to habitable rooms located further from the boundary than the minimum dimension that would trigger the requirement for screening. Additionally, a number of high level windows are utilised to minimise screening which providing appropriate lighting to units.

2.2P Acoustic Privacy

Objectives

Objective 2.2P-1

Noise transfer is minimised through the siting of buildings and building layout.

Design Criteria

56.

Consistent

Acoustic treatments will be provided to all electrical, mechanical, hydraulic and air conditioning equipment to avoid creating 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

2.2Q Noise and Pollution

Objectives	Design Criteria	Consistent
Objective 2.2Q-1 Ensure outside noise levels are controlled to acceptable levels in living and bedrooms of dwellings.	57.	N/A the subject site is not located within the 20ANEF contour.

58.

N/A the dwellings are not located within 100m of a classified road or within 80m of a rail corridor.

2.2R Architectural Form and Roof Design

Objectives	Design Criteria	Consistent
<p>Objective 2.2R-1 The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.</p>	59.	<p>The proposed development has been carefully designed to be an appropriate and cohesive response to the surrounding context.</p> <p>The architectural form of the building achieves an appropriate level of building articulation by breaking the overall building mass into distinct bottom and top volumes.</p> <p>Additionally, the proposed development reflects the residential scale of the adjoining development – particularly the newer dwelling at No. 16 Simpson Street.</p> <p>The internal layouts of the dwellings are clearly expressed on the facades through entry porticos, fenestration and material changes.</p> <p>Additionally, the materiality of the proposed development, in particular the neutral toned face brick and vertical cladding responds to the architectural style of surrounding dwellings.</p>
<p>Objective 2.2R-2 The roof treatments are integrated into the building design and positively respond to the street.</p>	60.	<p>The form of the roof has been carefully designed to minimise impact on the neighbours through the use of a gable roof form while still providing an engaging address to the street through entry feature.</p>

61.

N/A skylights and roof mounted ventilation systems are not proposed for this development.

2.2S Visual Appearance and Articulation

Objectives	Design Criteria	Consistent
<p>Objective 2.2S-1</p> <p>To promote well designed buildings of high architectural quality that contribute to the local character.</p>	<p>62.</p>	<p>The aesthetics of the proposed dwellings have been carefully considered to sit comfortably and quietly within the context of the adjacent residential development without resorting to being either overly plain or dull.</p> <p>The facades employ the use of multiple materials that have all been carefully selected to add architectural highlight and movement when needed.</p> <p>The entrance to each Manor House has been carefully articulated to not be a prominent feature within the street appearance.</p> <p>Window proportions have been carefully selected to balance the need for engagement to the street while still allowing rooms to be readily furnished. The use of vertically proportioned windows has been prioritised on the street to provide an appropriate balance of solid to void within these elevations.</p>

2.2U Energy Efficiency

Objectives	Design Criteria	Consistent
Objective 2.2U-1 The development incorporates passive environmental design.	63.	An outdoor area for clothes drying has been located within the private open space of each dwelling. Each clothes line contains at least 8 lineal metres of clothes drying line.
	64.	All clothes drying lines have been screened from the street and public parking area for privacy and articulation of the façade.

2.2V Water Management and Conservation

Objectives

Objective 2.2V-1

Flood management systems are integrated into site design.

Design Criteria

65.

Consistent

Each manor homes consists of an underground detention area and 5000L rainwater tanks located under driveways.

2.2W Waste Management

Objectives	Design Criteria	Consistent
Objective 2.2W-1 Waste storage facilities meet the needs of the residents, are easy to use and access and enable efficient collection of waste.	66.	Storage space for bins are to be provided in accordance with council's waste policy
	67.	All bins are to be stored in the communal area of the site that can be accessed by all residents.
	68.	N/A no basement areas are proposed in this development.
	69.	N/A the site does not front a rear lane.
	70.	A communal waste area is to be located to the rear of the property with facilities in accordance with council requirements.
	71.	N/A no on site vehicle access is proposed for bin collection.
	72.	N/A no permanent waste collection point is proposed for this development.
Objective 2.2W-2 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	73.	Storage areas for rubbish and recycling bins are to be provided in a screened enclosure that is to be incorporated into the landscape design for all of the dwellings.

74.

The communal waste area is to be located more than 3.0m from a bedroom or living room window.

2.2X Universal Design

Objectives

Design
Criteria

Consistent

Objective 2.2X-1
Universal design features are included in dwelling design to promote flexible housing for all community members.

75.

At least one ground floor unit can achieve Silver level liveable housing design guidelines but no units have been nominated as Silver Level.

2.2Y Communal Areas and Open Space

Objectives	Design Criteria	Consistent
Objective 2.2Y-1 Communal areas are designed to maximise safety and connectivity to the development and promote social interaction between residents.	76.	Communal open space has not been provided for the manor homes. This has been requested by LAHC and in response ground floor units have been provide with a private yard area and Level 01 units with larger POS space to compensate.
	77.	N/A private open space is directly accessible from the ground floor dwellings only.
	78.	N/A
	79.	N/A

Objective 2.2Y-2

Common circulation spaces achieve good amenity with access to daylight and ventilation.

80.

The common circulation area above ground has windows with access to good natural light and can be readily ventilated.



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