

# 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:	15-17 Combles Pde & 2-4 Hamel Rd, Matraville
Project LGA:	Randwick
Job Number:	2701.21 / BGXPR

## Division 8 - Seniors housing – Land and Housing Corporation

108A Development to which Division Applies			
Clause	Required	Proposed	Complies (Y/N)
This Division applies to development for the purposes of seniors housing involving the erection of a building on land —			
(a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, <b>or</b>	Permissible with consent within the zone	Permitted with consent within the R2 zone under Randwick Local Environmental Plan 2012	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 a relevant authority without development consent if —			
(a) the relevant authority has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and	Refer to tables below	Refer to tables below	See below

(b) the development will not result in a building with a height of more than — (i) 9.5m, or  (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3) — 11.5m, and	Maximum 9.5m	7.5m	Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	8	Y
2) State Environmental Planning Policy (Transport and Infrastructure) 2021, Sections 2.15 and 2.17 apply to the development and, in the application of the clauses —			
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Refer to tables below	Refer to tables below	See separate table below
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, a relevant authority must —			
(a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Randwick City Council will be requested to nominate who should be notified of the development.	LAHC requested to endorse the scope of notification and provide owners details to notify the development.  Randwick City Council advised LAHC on 30 October 2023 of the persons who should be notified	Y
(b) give written notice of the intention to carry out the development to — (i) the council, and  (ii) the person or persons nominated by the council, and  (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated 6 November 2023 notified the development in accordance with 108C(1)(b)	Y
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	3 submissions were received	Y
(d) take into account the relevant provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , published by the Department in March 2004, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below

(d1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the <i>Aboriginal Housing Design Guidelines</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable to Land and Housing Corporation	n/a	n/a
(e) if the relevant authority is the Land and Housing Corporation – consider the relevant provisions of –  (i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and  (ii) Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Randwick City Council is the relevant council	-
<b>108D Exempt development</b>			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted	Noted	-
<b>108E Subdivision of seniors housing not permitted</b>			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing	Noted	Noted

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

Part 5 - Division 6 – design principles for seniors housing		
Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.		X
Design Principle	Design Response / Comment	
99. Neighbourhood amenity and streetscape		
Seniors housing should be designed to –  (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and  (b) recognise the desirable elements of –  (i) the location’s current character, or  (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  (c) complement heritage conservation areas and heritage items in the area, and  (d) maintain reasonable neighbourhood amenity and appropriate residential character by –  (i) providing building setbacks to reduce bulk and overshadowing, and  (ii) using building form and siting that relates to the site’s land form, and  (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and  (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and  (e) set back the front building on the site generally in line with the existing building line, and  (f) include plants reasonably similar to other plants in the street, and  (g) retain, wherever reasonable, significant trees, and  (h) prevent the construction of a building in a riparian zone.	(a) design has been considered for aging in place  (b) (i) the proposed design takes into account current building practices  (ii) the proposed design takes into account the future character of the area and newer developments within the area.  (c) N/A  (d) (i) building have been setback from all boundaries  (ii) the buildings have been sited on appropriate portions of land following the land form  (iii) height and frontage are compatible with adjacent buildings  (iv) no buildings located on boundaries  (e) proposed building generally follows the current building setback  (f) planting schedule on landscape plan takes note of current plating stock within the area  (g) street trees are retained. Due to position of significant tree in the middle of the site unable to retain.  (h) N/A	

<b>100 Visual and acoustic privacy</b>	
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by —</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>(a) the location of windows and screens has been designed to take into account visual impacts from and on neighbours</p> <p>(b) areas have been considered next to driveways.</p>
<b>101 Solar access and design for climate</b>	
<p>The design of seniors housing should —</p> <p>(a) for development involving the erection of a new building — provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>(a) due to site orientation and proposed setbacks effects on neighbours has been reduced.</p> <p>(b) the proposed development takes into consideration 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>
<b>102 Stormwater</b>	
<p>The design of seniors housing should aim to —</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>(a) minimal paved areas proposed</p> <p>(b) onsite stormwater retention and reuse is proposed.</p>
<b>103 Crime prevention</b>	
<p>Seniors housing should —</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by —</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p>	<p>(a) passive surveillance has been designed into the project as well as fencing</p> <p>(b) fences, security screens have been provided within design</p> <p>(c)(i) passive surveillance has been designed into the project for all entries and common areas.</p> <p>(ii) N/A</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	(iii) passive surveillance has been designed into the project for all entries.
<b>104 Accessibility</b>	
Seniors housing should –  (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and  (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport and generally be in compliance with clause 93 of Housing SEPP  Site located outside the 400m distance to transport.
<b>105 Waste management</b>	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	required recycling bins provided for the site.

## LAHC Required to CONSIDER the following:

Clause 108B(1)(a) requires that the Land and Housing Corporation must consider the applicable development standards specified in sections 84(2)(c)(iii), 85,88, 89 and 108 prior to undertaking Development without consent:			
Clause	Required	Proposed	Complies (Y/N)
84 (2) (c) for development on land in a residential zone where residential flat buildings are not permitted –	(iii) if the development results in a building with more than 2 storeys – the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.	2 storeys	Y
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
85(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-

88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <p>(a) seniors or people who have a disability,</p> <p>(b) people who live in the same household with seniors or people who have a disability,</p> <p>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</p> <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones		N/A
108 (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units —	108 (2) (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	7.5m	Y
	<p>108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m —</p> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p>	7.5m height	N/A
	108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	<p>Considered in the context of any local control</p> <p>Randwick LEP is 0.5:1</p> <p>Proposed: 0.44:1</p>	
	108(d) for a development application made by a social housing provider — at least 35m <sup>2</sup> of landscaped area per dwelling,	<p>Required: 280m<sup>2</sup></p> <p>Proposed: 405m<sup>2</sup></p>	Y
	<del>108(e) if paragraph (d) does not apply — at least 30% of the site area is landscaped,</del>		

	108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Required: 180m <sup>2</sup>  Proposed: 259m <sup>2</sup> (21.5%) (no rear to site)	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 design requirement is 3 hours and this should be the aim  Proposed  7/8 units have 3+hrs to living 8/8 units have 3+hrs to POS	Y
	108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building — (i) at least 15m <sup>2</sup> of private open space per dwelling, and  (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,  Note —  The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one — see Schedule 4, section 2	All 4 ground floor units have above min area and min 3m dimension.  Unit 1: 58  Unit 2: 47  Unit 5: 108  Unit 6: 51	Y
	108(i) for a dwelling in a multi-storey building not located on the ground floor — a balcony accessible from a living area with minimum dimensions of 2m and — (i) an area of at least 10m <sup>2</sup> , or  (ii) for each dwelling containing 1 bedroom — an area of at least 6m <sup>2</sup> ,	Note: LAHC design requirements require 8m <sup>2</sup> for 1 bedroom units and 15m <sup>2</sup> for ground floor units.  Min. balcony area 8m <sup>2</sup> , min dimension 2m.	Y
	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	N/A
	108(k) if paragraph (j) does not apply — at least 0.5 parking spaces for each bedroom.	1 bed – 0.5 spaces (8x0.5) 4 spaces provided	Y

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

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

Clause / Required	Proposed	Complies (Y/N)
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided —</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have a disabled space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</p>	Y
<p>6 <u>Accessible entry</u></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	100% of entries have been designed for AS4299 compliance.	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>	All internal doors, corridors and circulation spaces have been designed to comply with AS1428.1	Y
<p>8 <u>Bedroom</u></p> <p>At least one bedroom within each dwelling must have —</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows —</p> <p>(i) in the case of a dwelling in a hostel — a single-size bed,</p> <p>(ii) in the case of an independent living unit — a queen-size bed, and</p> <p>(b) a clear area for the bed of at least —</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	<p>Current design complies with spatial requirements of items (a) and (b).</p> <p>Items (c) – (f) to be designed to comply in next stage.</p>	Y
<p>9 <u>Bathroom</u></p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1 —</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future —</p>	Bathrooms have been designed to comply with AS1428.1 requirements	Y

Clause / Required	Proposed	Complies (Y/N)
<ul style="list-style-type: none"> <li>(i) a grab rail,</li> <li>(ii) portable shower head,</li> <li>(iii) folding seat,</li> <li>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</li> <li>(e) a double general power outlet beside the mirror.</li> </ul> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>		
<p><b>10 Toilet</b></p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	1 bedroom units have 1 toilet that has been designed to AS1428.1 & AS4299	Y
<p><b>11 Surface finishes</b></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note —</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	Slip resistance meets minimum standards. To be nominated at next stage.	Y
<p><b>12 Door hardware</b></p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	Door handles nominated at next stage to comply with AS1428.1 & AS4299	Y
<p><b>13 Ancillary items</b></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Switches and powerpoints to be provided to AS4299 requirements at next stage	Y
<p><b>14 Application of standards in this Part</b></p> <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.</p>		
<p><b>15 Living room and dining room</b></p> <p>(1) A living room in an independent living unit must have —</p> <ul style="list-style-type: none"> <li>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</li> <li>(b) a telephone adjacent to a general power outlet.</li> </ul> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	Living spaces have been designed to comply with AS4299 requirements. Electrical components specified in next stage to also comply.	Y
<p><b>16 Kitchen</b></p> <p>A kitchen in an independent living unit must have —</p> <ul style="list-style-type: none"> <li>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</li> <li>(b) a circulation space at door approaches that complies with AS 1428.1, and</li> <li>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299 —</li> </ul> <ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> </ul>	Kitchens have been designed to comply with AS4299	Y

Clause / Required	Proposed	Complies (Y/N)
(iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets — (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.		
17 Access to kitchen, main bedroom, bathroom and toilet In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	No multi storey units provided	N/A
18 Lifts in multi-storey buildings In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.	Future provision of compliant lift indicated on plans.	Y
19 Laundry An independent living unit must have a laundry that has — (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.	Laundries combined with bathrooms designed to comply with AS4299 & AS1428.1 requirements	Y
20 Storage for linen An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Storage and linen designed to comply with LAHC requirements and AS4299	Y
21 Garbage A garbage storage area must be provided in an accessible location.	All garbage storage has been designed with AS1428.1 accessibility requirements.	Y

## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
<b>Design Certification must be provided by the Architect that the project has considered the Seniors Living Policy-Urban guidelines for infill development document.</b>		<b>X</b>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
<b>1. Responding to Context</b>		
<b>Analysis of neighbourhood character</b> The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
<b>1.01 Street layout and hierarchy</b> – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	All setbacks, building height and massing have been designed in accordance with Newcastle DCP.
<b>1.02 Block and lots</b> – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	A block analysis has been undertaken in order to ensure that this development is suitable as per the surrounding properties.
<b>1.03 Built environment</b> – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	The development is consistent with the surrounding dwellings in scale, massing, should particular streetscapes or building types
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The proposed landscape plans propose indigenous trees and shrubs reflecting those in the area and in accordance with Randwick DCP.
<b>1.05 Policy environment</b> – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	Both the council's LEP & DCP have been considered regarding setbacks & building heights. This particular development is designed in accordance with SEPP requirements.
<b>Site analysis</b>		
Does the site analysis include:  <b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	The site analysis depicts this development alongside its neighbouring properties as well as showing all existing streetscape elements.

<b>1.07</b> Patterns of driveways and vehicular crossings	Yes	The proposed driveway crossovers and patterns are consistent with the surrounding area.
<b>1.08</b> Existing vegetation and natural features on the site	Yes	The selected trees are depicted on the plan and will be retained. Other existing vegetation will be replaced as per the landscape plans provided.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes	The street frontage of the proposed development has been designed to limit massing thus keeping it consistent with the surrounding streetscape.
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Impacts on privacy have been minimised as much as possible on this site through internal and boundary fencing. Overshadowing is not an issue as blocks are oriented, so shadows cast over neighbours are marginal.
<b>2. Site Planning and Design</b>		
<b>General</b>		
Does the site planning and design: <b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?	Yes	The units in this development are designed with private open spaces facing internally and the street. Impacts on privacy have been minimised as much as possible on this site, with the use of internal and boundary fencing.
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	Dwelling size was designed the same for each unit, 8x 1bed units. 4 unallocated parking spaces have been provided.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes	Material design and architectural articulation ensure a variety in massing on site.
<b>Built form</b>		
Does the site planning and design: <b>2.04</b> Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	The site is dual frontage. Units have been designed towards both frontages.
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	N/A	As the site is dual frontage no rear of site. As above units have been designed towards both frontages.
<b>2.06</b> Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	Where possible, all units have been orientated to gain maximum solar access in the living areas and private open spaces.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:	Yes	Existing street trees will be retained in this development. New trees will also be

<b>2.07</b> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?		planted to minimise impact of proposed development.
<b>2.08</b> Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	N/A	No rear to the site. A large tree in mid block has been removed and will be replaced.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	No	No other large trees on site.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Semi-mature trees and new planting is proposed as per the landscape plan provided.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Driveways to boundaries maintain min. 1m of landscaping. Due to site width driveway to new building achieves 850mm min.
<b>2.12</b> Provide pedestrian paths?	Yes	All units have pedestrian paths.
<b>2.13</b> Reduce the width of driveways?	Yes	Driveways have been reduced to min. width
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes	All ground floor units have additional POS above minimum requirements.
<b>2.15</b> Provide communal open space?	Yes	Communal space has been provided between the blocks.
<b>2.16</b> Increase front, rear and/or side setbacks?	Yes	Front setbacks are consistent with surrounding area. Side setbacks are compliant with Randwick DCP MDH.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Landscape strips have been provided adjacent to driveways and pedestrian pathways.
<b>2.18</b> Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes	Mid block deep soil has been provided and new trees proposed as per landscape plan to create mid block corridor.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	Yes	A deep soil zone has been provided in the front setback to allow for large and mature planting.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	No	LAHC Design Requirements entail the use concrete for driveways and parking areas.
<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes	On-site detention and central rainwater tank has been proposed within the development.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Central parking area has been provided behind building, with 1 unit to have dedicated carport.

<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	Yes	Existing driveways to be demolished. New driveways proposed but locations are close to existing.
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design: <b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	The proposed building's position, height and separation are adjusted to be consistent with those in the surrounding area.
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes	Front setbacks are consistent with surrounding area.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes	The building façade utilises a variety of different materials to allow for variation.
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes	The building has been split into 2 blocks of 4 units each.
<b>3.05</b> Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	The building facade proposes a mix of face brickwork, and fc wall cladding allowing scale and proportions to respond to the desired contextual character.
<b>3.06</b> Set back upper levels behind the front building façade?	Yes	Although the units are stacked the façade articulation breaks up the front façade.
<b>3.07</b> Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	No	Second storeys are not within the roof space.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	No	Although the roof is a single hip roof building façade articulation breaks it up and reduces scale and bulk.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	Roof pitches match surrounding context.
<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes	The building facade proposes a mix of face brickwork, and fc wall cladding, with architectural elements to provide variation in the building facades.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>3.11</b> Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	Retaining existing street planting. New planting will be provided in the front setback as per the landscape plan provided.

<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Front fencing have been offset from the site boundary to allow for low planting in front of it.
<b>Residential amenity</b>		
Does the site planning and design: <b>3.13</b> Clearly design open space in the front setback as either private or communal open space?	Yes	The open space in the front setbacks form the ground floor private open space and have been fenced off to allow clear distinction.
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Private spaces have been distinguished using fencing and screen landscaping elements.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes	Dwellings with frontage to the street have been designed to address the street with entries and individual pathways.
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes	All ground floor units have private direct access from the street.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	N/A	No rear of site. A separate through pedestrian path has been provided from one street frontage to the other through the lobbies.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	A 1.2m average height front fence with planting in front has been provided. Buildings are higher from the street level due to existing site conditions.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes	The surrounding area provides 1.2m high front fences in various designs including, full brick, vertical paling, horizontal paling. Elements of which taken into account when designing proposed front fences.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	No	This is not necessary as the letterboxes for this development have been split into 6 sets thereby reducing visual impact.
<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Bin storage has been separated into each ground floor unit POS away from the street with the remaining in a common enclosure in the middle of the site. MSB is also located in the middle of the site behind the building.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	Driveway is designed with minimum length and slope required to access the rear common parking area.
<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	Development only has one carport which is setback behind the front building line.

<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes	Driveways is just at the minimum required length and slope. Landscaped areas assist in breaking up the massing of the driveway visually.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Where applicable vistas have been terminated by landscaping.
<b>3.26</b> Use planting to soften driveway edges?	Yes	Landscape strips are provided along the sides of driveways to soften driveway edges. Refer to landscape plans provided.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	Driveway is minimum width and doesn't warrant differing materials.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Minimum driveway width has been provided.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Providing gates at driveway entrances is not supported by LAHC Design Requirements as they pose maintenance issues.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	Not applicable to this development.
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	Not applicable to this development.
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	N/A	Not applicable to this development.
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	Not applicable to this development.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	Not applicable to this development.
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	N/A	Not applicable to this development.
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes	All communal parking located behind the building away from the street.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	Existing orientation maintained.
<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		

<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	N/A	Not applicable to this development.
<b>4.03</b> Set upper storeys back behind the side or rear building line?	Yes	Although the units are stacked the façade articulation breaks up the front façade.
<b>4.04</b> Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	No	Although the roof is a single hip roof building façade articulation breaks it up and reduces scale and bulk.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	No	High maintenance and cost issues.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes	Openings on this development that are orientated to adjoining properties are offset from the existing neighbouring windows and doors.
<b>4.07</b> Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	All walls have been designed with architectural articulation and elements to reduce the appearance of unrelieved walls.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	New planting has been proposed to provide a buffer between new and existing dwellings as per the landscape plans provided.
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Increased side setbacks allow for large planting and deep soil along boundaries.
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	New planting will be provided in positions that will provide privacy for adjacent dwellings. Refer to landscape plans provided.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes	Indigenous and local planting has been proposed. Refer to landscape plans provided.
<b>Residential amenity</b>		
Does the site planning and design: <b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	Increased setbacks and site orientation allow for minimal impact on neighbouring property solar access.
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Site orientation allows new development to not directly overlook neighbours' private open space or look into existing dwellings
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Ground Floor units all have POS within the front setbacks.

<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	New development POS's have been designed to not face quiet neighbouring used
<b>4.16</b> Design dwellings around internal courtyards?	No	As the development has 2 street frontages and has been separated into 2 blocks a communal open space has been designed in between.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes	All private open space areas have been enclosed by minimum 1.8m high fences and landscaped elements. Street facing POS's have a 1.2m fence and screen planting.
<b>4.18</b> Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Side setbacks for private open space are used for all ground floor units
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Landscaping has been proposed to buffer noise and views along the side boundaries and driveways. Refer to landscape plans provided.
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Driveways have been placed in similar positions as current driveways.
<b>5. Internal Site Amenity</b>		
<b>Built form</b>		
Does the site planning and design: <b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?	Yes	The development achieves above the minimum requirements for solar access. Refer to solar access table on shadow diagrams.
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Each unit has been designed architecturally to have distinct separated entries and features.
<b>5.03</b> Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Landscaping separation exists between driveways, communal open space and private open spaces.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Not applicable to this development.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	The entries have been designed to be clear and identifiable from the street or driveway.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes	Individual private open space for each unit is enclosed within their own privacy screens via fencing and landscaped elements.

<b>5.07</b> Provide a sense of address for each dwelling?	Yes	Each block has been designed architecturally to have distinct separated entries.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes	All entries have been designed to not look directly into each other.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>5.09</b> Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Physical separation, planting and screening have been used on the 2 bedrooms that are next to driveways.
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes	All driveway and hard-stand surfaces have been designed to minimum allowable size restrictions. Landscape strips and vegetation provided along the sides of driveways.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	Yes	Screen fencing facing the common parking is introduced to the rear POS's.
Reduce the dominance of areas for vehicular circulation and parking by: <b>5.12</b> Considering single rather than double width driveways?	Yes	The driveway width has been minimised where possible and landscaping is used to further break up the dominance of the driveway.
<b>5.13</b> Use communal car courts rather than individual garages?	Yes	Common parking area is introduced to the development with only 1 unit having a dedicated carport.
Reduce the dominance of areas for vehicular circulation and parking by considering: <b>5.14</b> Single rather than double garages?	N/A	No garages proposed. Only single carport.
<b>5.15</b> Communal car courts rather than individual garages?	Yes	Common parking area is introduced to the development
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	N/A	Not applicable to this development.
<b>5.17</b> Providing some dwellings without any car parking for residents without cars?	Yes	No permanently allocated parking spots to the units.
<b>Residential amenity</b>		
Does the site planning and design: <b>5.18</b> Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	Separate pedestrian and vehicular circulation has been provided on site.

<b>5.19</b> Provide pedestrian routes to all public and semi-public areas?	Yes	Concrete paths have been provided for pedestrian circulation.
<b>5.20</b> Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	No ambiguous space has been left open in this development.
<b>5.21</b> Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	All public spaces have been designed as wide and open as possible and all have casual surveillance to the street.
<b>5.22</b> Clearly define thresholds between public and private spaces?	Yes	All private open space areas have been enclosed by a minimum 1.8m high fences and landscaped elements.
<b>5.23</b> Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private courtyard areas open directly from either the living room or dining room and are larger than minimum requirements.
<b>5.24</b> Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	All units have POS's facing north.
<b>5.25</b> Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	Unit 2 has 2 separate areas for POS. All other units have single consolidated areas.
<b>5.26</b> Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Slatted fences with minimum 1.8m height are introduced to private open spaces to allow for casual surveillance.  Slatted fences with minimum 1.2m height are introduced for casual surveillance of the street.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes	All units have an area of hard-stand surface for clothes lines etc, as well as landscape areas.
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	N/A	This is not possible due to site constraints so we will be replacing trees with new ones as per the landscape plan provided.
<b>5.29</b> Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	No	No pervious pavers used on private open spaces.
<b>5.30</b> Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	Communal open space access by level path from the central courtyard pathway & carpark.
<b>5.31</b> Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Bin storage has been separated into each ground floor unit POS away from the street with the remaining in a common enclosure in the middle of the site. MSB is also located in the middle of the site behind the building.

## LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.	X
Principles	Design Response / Comment
<b>WELLBEING</b> 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	Design takes into account aging in place requirements by providing above minimum standards of design.
<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.	
<b>BELONGING</b> 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	Design features from private developments have been incorporated with the intention of being indistinguishable from private stock which helps to provide welcoming characteristics to the developments for the tenants. Spaces have been designed to allow social interaction whilst maintaining a sense of security.
<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.	
<b>VALUE</b> 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.	Low maintenance materiality and fixtures have been provided to raise efficiency and reduce ongoing maintenance.  The development has been designed to allow for aging in place to continue is effective use into the future.
<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.	
<b>COLLABORATION</b> 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.	Learnings from previous projects have been built into the current design to deliver the best outcome for the development and its tenants.
<u>Place Making</u>	

Our housing is well integrated with other investments and initiatives in a place.	
<b>Continuous Improvement</b> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

## LAHC Required to CONSIDER the LAHC Design Requirements 2023:

LAHC Design Requirements	
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Design Requirements 2023</i> document.	X

## The following applies to LAHC applications:

Clause 108B(2) states that Sections 2.15 & 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 apply to the development	
Clause	Compliance
<b>2.15 Consultation with public authorities other than councils</b> (1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has – <ul style="list-style-type: none"> <li>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</li> <li>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</li> </ul> (2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development – <ul style="list-style-type: none"> <li>(a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act – the Office of Environment and Heritage,</li> <li>(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the National Parks and Wildlife Act 1974 – the Office of Environment and Heritage,</li> <li>(c) development comprising a fixed or floating structure in or over navigable waters – Transport for NSW,</li> <li>(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map – the Director of the Observatory,</li> </ul>	

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

Note —

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

(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument — the Secretary of the Commonwealth Department of Defence,

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.

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

(g) development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property — the World Heritage Advisory Committee and Heritage NSW,

(h) development within a Western City operational area specified in the Western Parkland City Authority Act 2018, Schedule 2 with a capital investment value of \$30 million or more — the Western Parkland City Authority constituted under that Act.

(3) In this section —

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

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

(a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or

(b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.

*World Heritage Advisory Committee* means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.

Note — Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.

#### 2.17 Exceptions

(1) Sections 2.10–2.15 do not apply with respect to development to the extent that —

(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or

(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or

(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or

(d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or

(e) the development comprises emergency works, or

(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.

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

(2) In this section —

approval means any licence, permission or any form of authorisation, other than development consent, under any other law. Consultation protocol means an arrangement that —

- (a) is about when and how the parties to the arrangement will consult one another about proposed development, and
- (b) is recorded in writing, and
- (c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.