

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

Checklist of design principles and better practices

This checklist is to be used for:

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

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

The checklist must be completed and the declaration at the end of the checklist signed by the consultant architect. The checklist should be completed in conjunction with a review of the guideline document to ensure that a thorough understanding of the design issues, principles and better practices is achieved.

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

PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	Lots 8, 9, 10 & 11 in DP 31850
Street Address	64-70 Stapleton Avenue
Suburb / Postcode	Casino, NSW 2470

PROPOSAL DETAILS:

Activity Type (tick box):

Single dwelling	<input type="checkbox"/>	Seniors housing	<input type="checkbox"/>
Dual occupancy	<input type="checkbox"/>	Demolition	<input checked="" type="checkbox"/>
Multi dwelling housing (villas/townhouses)	<input checked="" type="checkbox"/>	Tree removal	<input checked="" type="checkbox"/>
Multi dwelling housing (terraces)	<input type="checkbox"/>	Subdivision – Torrens title	<input type="checkbox"/>
Residential flat building	<input checked="" type="checkbox"/>	Subdivision – Strata title / Community title	<input type="checkbox"/>
		[Delete whichever is not applicable]	
Manor houses	<input type="checkbox"/>		

Activity Description (please provide summary description):

Demolition of four (4) existing dwellings and the construction of a two-storey residential flat building and single storey multi-dwelling housing development, comprising of a total of eighteen (18) units (nine (9) two bedroom and nine (9) three bedroom units), with associated landscaping, fencing, at-grade car parking for twenty three (23) cars, and consolidation of the existing four (4) lots into one (1) lot.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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1. Responding to Context

Analysis of neighbourhood character

The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:

1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The proposed development maintains a consistent layout with the rest of the street in terms of the building setback from the street and local building character. The building massing is expressed as a series of smaller pitched skillion roof forms. The building height is reduced as far as practicable to recede in the streetscape.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)	Yes	The proposed development combines 4 lots in the middle of the block. Surrounding lots are all single dwellings.
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)	Yes	Surrounding development consists of single and two storey residential development. The block shape is a regular rectangle and the northerly aspect is to the rear of site enabling solar access.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Several medium and high value trees are retained on the site, as well as the trees in Council frontage that do not impede on the proposed driveway or access to the site. The new planting will include screening to the front fences and bin areas, taller privacy planting along the side boundaries and more significant planting in deep soil zones at the rear. The landscaping will be predominantly native planting, compatible with the local area.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The Council LEP and associated DCP guidelines in Part A 'Residential Development' were considered along with section 2.4 of the Low Rise Housing Diversity Design Guide. The site is zoned R1 general residential under the LEP. The proposal is only two storeys in height, within the LEP 8.5m height limit, and designed to reflect the scale of the emerging surrounding development. Buildings set within the rear 40% of the height are single storey, to comply with the 5.4m height restriction.

Site analysis

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Existing streetscape elements have been noted from aerial views and site inspections. The newer two-storey developments in the area reflect the future trends and the proposal complements this pattern.
1.07 Patterns of driveways and vehicular crossings	Yes	Existing driveways and vehicular crossings tend to run adjacent to property boundaries.
1.08 Existing vegetation and natural features on the site	Yes	Existing trees on site and surrounding properties have been assessed with an arborist's report and identification of the significant trees to be retained.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Existing adjoining lots have been analysed from aerial views and site inspection. Whilst the existing older single storey detached developments do not reflect a new two storey trend, the setbacks are consistent with neighbouring properties along with a deep soil area with larger planting proposed at the sides and rear of site. The single storey buildings at the rear also minimise the effect of the two-storey buildings at the front of the site.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Site analysis makes consideration of neighbouring habitable windows and POS..

2. Site Planning and Design

General

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?		Careful analysis has been undertaken in the Concept and Sketch Design stages to balance these criteria. To ensure efficient planning, the units are compact to reduce bulk. Habitable windows look out to private open space or landscaped areas. Suitable privacy measures are provided between units and neighbouring properties via higher sill heights and screening as appropriate.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?		9 x 2 Bedroom and 9 x 3 Bedroom units are proposed. 23 parking spaces with 2 of those accessible. This reflects the current statutory and LAHC requirements.
2.03 Provide variety in massing and scale of build form within the development?		The façade articulation and variety within the massing of each building creates a scale consistent with the context of the street.

Built form

Does the site planning and design:

2.04 Locate the bulk of development towards the front of the site to maximise the number of	Yes	The building is aligned to the front setback, with the rear area of the site an open space for car parking and landscaping. Access to
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Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
dwelling with frontage the public street?		the units is clearly established via the common stair lobbies and pathways, with individual access to most of the front Ground Floor units within the lobbies.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	The rear buildings of the site are single storey, which allows for a minimised impact of solar access for neighbours. Minimum setbacks are met and privacy screening to rear windows and balconies as appropriate.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	All units face north to maximise mid-winter direct solar. There are no substantial noise sources near the site and the eastern end of Stapleton Avenue is low traffic.

Trees, landscaping and deep soil zones

Does the site planning and design:

2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	Existing street trees will be retained where possible (such as the Golden Shower tree #67) along with new planting in the front deep soil zones.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes	The Crepe Myrtle trees #79 and #80, and the Silky Oak tree #72 at the rear of site will be retained, along with new planting in the side and rear deep soil zones (noting rear faces onto a reserve).
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	The Citrus tree #78 on the eastern side of the site will be retained, but may require pruning to avoid impact on the new development. The remaining trees have been assessed as low value and instead new native planting will be provided.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	New tree pot sizes will be suitable to allow for establishment and screening planting may be semi-mature where this is more critical.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	A 1.3m minimum landscaped buffer has been provided between the main driveway and front buildings, 2m to the rear, plus deep soil zones in the rear corners of the site and landscape buffers provided between parking and all buildings and pathways.
2.12 Provide pedestrian paths?	Yes	Separate pedestrian access is provided to the units from the streets through the stair lobbies and suitable access is provided off the rear driveway/parking for ease of rear access to all units.
2.13 Reduce the width of driveways?	Yes	Minimum required driveway widths are provided with the main driveway single lane to minimise visual impact.
2.14 Provide additional private open space above the minimum requirements?	Yes	Yes, where practical additional POS provided for ground floor units.
2.15 Provide communal open space?	Yes	Communal Open Space is provided at each end in the middle of the site.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.16 Increase front, rear and/or side setbacks?	Yes	The 2-storey form is setback 3m at the sides for BCA separation and this space is used for single car park spaces.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Landscaping buffers are provided wherever possible. Refer to Landscape Architect's documentation for details.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes	The design ensures that at least 10% of the site area is provided as a deep soil zone at the rear of the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Front setback will include deep soil zones and be planted with trees.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Generally, LAHC does not prefer to have pavers, but a long term stable and durable surface (i.e., coloured concrete). Paved areas will be minimised.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	On site detention is provided underneath the driveway, along with a rainwater reuse tank.

Parking, garaging and vehicular circulation

Does the site planning and design:

2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	Central rear parking consisting of 21 car spaces including 2 accessible spaces. Driveways are located at each side boundary within the setback, to accommodate separate parking for the front end units.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	New driveway crossing to be provided at similar location to existing in the centre and edges of the site, maintaining existing pattern in street.

3. Impacts on Streetscape

General

Does the site planning and design:

3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	Careful analysis was undertaken through the Concept and Sketch Design to fit the development into the streetscape in terms of setbacks, driveways, entries and the expression of the building massing and materials. The two-storey development is kept low and set back from the street to minimise impact over surrounding single storey buildings. The rear buildings on the site are single storey to comply with building height restrictions, and are sympathetic with the surrounding building pattern.
3.02 Provide a front setback that relates to adjoining	Yes	The front setback is 6m, consistent with the neighbouring

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
development?		buildings.

Built form

Does the site planning and design:

3.03 Break up the building massing and articulate building facades?	Yes	Careful analysis was undertaken through the Concept and Sketch Design Stages to provide the best balanced development of the building forms on site. The building form has been broken up by the central driveway, and articulated with varied setbacks, recessed stair lobbies and balconies in different materials, privacy screens and integrated landscaping features. The other elevations, notably the side elevations reflect a complementary articulation of the main front facade.
3.04 Allow breaks in rows of attached dwellings?	Yes	The driveways and parking area provides a physical break in the form and stair lobbies provide an articulated break.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Brick construction with metal, fibre cement cladding & terracotta cladding, and Colorbond metal roofs along with screening elements is sympathetic to both the existing and the more recent developments in the area. The stepping of the facade and articulation of stair lobbies and balconies reference the scale of existing development and the desired contextual character.
3.06 Set back upper levels behind the front building façade?	No	Compliance with setbacks for habitable room windows is achieved without further upper-level setback.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	No dormer windows proposed.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining identity of each unit for the residents with skillion and pitched roofs. The rear buildings are single storey to comply with building height restrictions. Refer to elevations.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The skillion roofs reflect the future emerging character of the area, and help to reduce the overall height of the two-storey building forms and comply with the building height limit.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries. Refer to elevation drawings. Generally, the materials are pre-finished and not render.

Trees, landscaping and deep soil zones

Does the site planning and design:

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New landscaping and trees are proposed in the front setback. Apart from tree #67, existing trees at front not considered worth retention.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Where front fences are provided near the boundary line, new landscaping and trees are proposed to provide a buffer between the building and the street.

Residential amenity

Does the site planning and design:

3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	Landscaping, fencing, and planting is used to clearly define the division between common and private space in the front setbacks. Each ground floor unit has its own clearly defined Private Open Space (POS). The designated pathways and landscaping provide identity for the respective ground floor units facing the street or to the main stair lobbies.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	New landscaping provides a buffer between the building and the street, along with screening and different paving to clearly define the threshold between public and private spaces.
3.15 Design dwellings at the front of the site to address the street?	Yes	The units on the Stapleton Avenue frontage directly address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Generally, each group of dwellings has a common access pathway from the street into the stair lobbies. Each ground floor end unit in the front buildings also has a path from their respective driveways.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Rear units can be accessed from the common walk-through lobbies allowing access from both street and carpark.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences are kept low in height (generally 1.2m) to define the site while still allowing surveillance, and consideration of sightlines with landscaping to maintain surveillance also.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	Front fences generally of a pier and slatted infill type, consistent with residential fences in the area.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	The mailboxes are orientated perpendicular to the street, at the boundary. The mail boxes are also integrated with the landscaping and fencing.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Screening and landscaping are provided to the garbage storage areas and gas/water meters.

Parking, garaging and vehicular circulation

Does the site planning and design:

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	The main driveway is articulated with a passing bay at front to a single width driveway to the parking area and wide landscaping areas along the sides and at end of the parking area reduces the 'gun barrel' effect.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes	There are no garages provided. All the parking is behind the predominant building line.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	Reviewed at Concept and Sketch Design Stages. Minimum width driveways and landscaping used to mitigate this issue.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Yes, planting proposed in deep soil zones in rear corners of the site, at the end of the driveway.
3.26 Use planting to soften driveway edges?	Yes	Landscaping is included to both sides along the main driveway.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes	Not considered for the main driveway as there is a single shared parking area. The driveway colour is differentiated from the pedestrian path colour. Parking is located to suit client requirements.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	The driveway has been kept to a single carriageway where possible with a passing point at the boundary.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	N/A	No gates, as requested by client.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement parking provided.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement parking provided.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement parking provided.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement parking provided.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement parking provided.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement parking provided.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	The central parking area is screened from the street by the buildings.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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4. Impacts on Neighbours

Built form

Does the site planning and design:

4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	The front units of the proposed development are orientated towards the streets in the same way as the existing dwellings.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Careful analysis undertaken through the Concept and Sketch Design Stages. Either highlight windows or privacy screens are provided where windows are facing any adjoining development.
4.03 Set upper storeys back behind the side or rear building line?	Yes	Compliance with setbacks for habitable room windows is achieved without further upper-level setback.
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	Roof and wall elements have been broken down and recessed to articulate the front façades, balconies and entries, with painted elements limited in size. Refer to elevation drawings.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	No dormer windows proposed.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Where applicable this has been implemented. Also, windows with higher sills are provided for privacy.
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	The walls facing the side setbacks are kept short to minimise the impact.

Trees, landscaping and deep soil zones

Does the site planning and design:

4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Existing medium and high value trees at rear to be retained and other existing trees where possible along with new landscaping along all boundaries to provide buffers.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones provided at rear of site, and at the edges of the centre of the site.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Planting in the setbacks is provided.
4.11 Use species that are characteristic to the local area for new planting?	Yes	All new planting will be native species. Refer to landscape architect's documentation.

Residential amenity

Does the site planning and design:

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	Only minor overshadowing to the existing dwelling to the east at 3pm. A minimum 3 hours of sunlight access at mid-winter is maintained to neighbouring dwellings. Refer to shadow diagrams.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Suitable rear screening will be provided along with setbacks to negate any overlooking.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Private open space (POS) is provided facing the rear and not toward the side boundaries and neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Bedroom windows are located facing away from neighbouring patios / balconies. POS is adjacent to neighbouring POS.
4.16 Design dwellings around internal courtyards?	Yes	Adequate external POS has been provided.
4.17 Provide adequate screening for private open space areas?	Yes	Suitable fencing and landscaping is provided.
4.18 Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Screen planting in side setbacks soften the visual impact of the development on neighbours. Side setbacks are used for the POS of front end units.

Parking, garaging and vehicular circulation

Does the site planning and design:

4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Gap between the side boundaries and front buildings not wide enough to accommodate driveway and planting. Driveways adjacent to side boundaries only service 1 unit, and will experience less traffic.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Main driveway is in centre of site to break up building form. The side setbacks include smaller driveways that act as buffers to adjacent dwellings.

5. Internal Site Amenity

Built form

Does the site planning and design:

5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	All units are north facing. Rear and first floor units achieve full midwinter sun. Single storey at rear allows solar access for ground floor units. All units achieve 2 hours winter sun.
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Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The roof elements of the buildings have been broken down to articulate the front façade and entries, defining the identity of each unit for the residents. Refer to elevations.
5.03 Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscaping buffer zones provided wherever possible. Refer landscaping documentation.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	All entries are clearly identifiable with separate external access provided from the street and carpark area where possible, and the First Floor units accessed from 2 storey stair lobbies. Entries to stair lobbies are clearly defined, and only accommodate 2 units per floor.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	New landscaping and fencing provides a buffer between the private and communal spaces, along with screening and different paving to clearly define the threshold between public and private spaces.
5.07 Provide a sense of address for each dwelling?	Yes	Front units share a lobby with only one other unit, and each rear unit has its own clear pathway to entry. Roof and wall elements have been broken down and recessed to articulate the entry points for all units.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Internal dwelling entries are offset wherever possible – including all external entries do not face other dwellings and have appropriate screening.

Parking, garaging and vehicular circulation

Does the site planning and design:

5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Where habitable rooms are near the parking area and pathways, privacy fencing and landscaping is provided.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	The driveway and parking is the largest hard surface area and the minimum compliance widths have been incorporated to minimise the impact. Landscaping is provided all around.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Landscaping buffers are provided all around the driveway and parking to screen dwellings.
Reduce the dominance of areas for vehicular		The main driveway is articulated to single width where possible

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes	to minimise impact.
5.13 Use communal car courts rather than individual garages?	Yes	Most car parking spaces are in a communal area. 2 front units are serviced with their own driveways and parking spaces. No garages are provided.
Reduce the dominance of areas for vehicular circulation and parking by considering:		
5.14 Single rather than double garages?	N/A	No garages are provided.
5.15 Communal car courts rather than individual garages?	Yes	Communal car parking has been provided.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	Communal car parking has been provided.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	23 parking spaces (including 2 accessible) are provided for the 18 units.

Residential amenity

Does the site planning and design:

5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	Refer documentation – a separate accessible pedestrian pathway is provided from the road to the parking area and front entries through common stair lobbies.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	These are provided with pathways.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements. The two storey stair lobbies are well defined.
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	Overall planning is open with clear sightlines to building entries and straight walls in lobbies to avoid blind spots.
5.22 Clearly define thresholds between public and private spaces?	Yes	Roof and wall elements have been broken down and recessed to articulate the entry points with architectural elements.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All POS are adjacent to the main living areas of the dwelling. Refer drawings and calculations on the cover sheet.
5.24 Provide private open space area that are orientated predominantly to the north, east or	Yes	All rear POS areas are orientated north, and side units have provision for east / west solar access.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
west to provide solar access?		
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Where practical, side setbacks have been incorporated into the POS, providing a secondary area to the main front/rear facing POS.
5.26 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Refer to overall layout and this has been provided with practical slatted vertical screening to achieve this.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	Refer to overall layout. The landscaping and hard surfaces in POS areas are balanced and designed to suit client's needs for low maintenance.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	POS areas do not impact on the existing trees #71, 78, 79 & 80 to be retained and landscaping will be provided to all Ground Floor POS.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	No	Generally, the Client preference is not to have pavers to minimise uneven settlement/trip hazards in the future. The size of hard paved areas is balanced against soft planting areas.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	Communal landscape area is provided in the form of landscaping at the centre of site easily accessible from the common pathways, providing a pleasant outlook while using the common areas.
5.31 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Garbage areas are located off the common pathway through the centre of the site, with screening, a roof and landscaping. Services are screened and electrical boards located within stair lobbies.

Declaration by consultant architect

I/we declare to the best of my/our knowledge and belief, that the details and information provided on this checklist are correct in every respect.

Name:	Anthony Geck
Capacity/Qualifications:	Registered Architect NSW 11083
Firm:	Brewster Murray

Signature:	<i>A. G. G.</i>
Date:	10/11/2023