

## 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	
<b>Project Address:</b>	1-7 Fergerson Avenue
<b>Project LGA:</b>	Fairfield City Council
<b>Job Number:</b>	BGWVA

### 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 within the zone	Permitted / prohibited within the R2 zone under Fairfield Local Environmental Plan 2013	Yes
(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	8.0m	Yes
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	12	Yes
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	### Council was requested to nominate who should be notified of the development in LAHCs letter dated #####	#### Council advised LAHC on #### of the persons who should be notified	
(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 #### notified the development in accordance with 108C(1)(b)	
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	### submissions were received	
(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	##### Council is the relevant council	-
108D Exempt development			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted	Noted	-
108E Subdivision of seniors housing not permitted			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

## LAHC Required to CONSIDER the 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.	
Design Principle	Design Response / Comment
<b>99. Neighbourhood amenity and streetscape</b>	
<p>Seniors housing should be designed to—</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of—</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by—</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>(a) The overall design has been established by understanding the constraints outlined in Fairfield City Council LEP &amp; DCP 2013 and the Housing for Seniors or People with a Disability 2004, to maximise development potential within the permissible height control, site setback provisions and any other development control provisions in relevant codes</p> <p>(b) The design approach responds to the desired future character of this residential area of Fairfield providing a higher density infilled multi-unit development.</p> <p>(c) Heritage report has been produced to assess the impacts of neighbouring heritage building and has been accessed to have no impact.</p> <p>(d) The site comprises of nos. 1 - 7 Fergerson Avenue and is of an irregular shape with street frontage in a bend. The lot formed a natural transition as an infill development to surrounding context. The existing developments along Fergerson Avenue and The Horsley Drive are predominantly single storey detached houses align with the streets, while the existing developments along Bowler Avenue are predominantly 2-storey, mixed with detached houses and townhouses.</p> <p>The proposed development is utilising existing build upon area and is orientated to maximum solar access opportunity.</p> <p>(e) front set back is 6m and is consistent with neighbouring properties</p> <p>(g) No existing trees within the site are identified as significant trees.</p> <p>(h) N/A</p>
<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>The proposed built form is considered compatible to surrounding context. Block A, B &amp; C are located along Ferguson Avenue frontage, with the on-grade parking at the rear adjacent to neighbouring properties to provide a buffer and to minimise visual impact on surrounding properties.</p> <p>Habitable rooms are located away from parking, driveway, and paths where possible or screened/separated by landscape planting or courtyards.</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>The proposed development is utilising existing build upon area and is orientated to maximum solar access opportunity to private open space and living areas.</p> <p>A well-balanced design approach provided a good level of solar access, passive heating and daylight penetration during the winter months and minimised the overlook, level change to the neighbouring sites.</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>Low impact stormwater design to adjoining properties, driveway surfaces can be considered with semi-pervious material and all pathway and driveway widths are minimal widths for compliance.</p> <p>On site detention has been provided with separated rainwater tanks provided for landscape irrigation.</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>Open fence is provided around private open space located at the front to provide a sense of ownership and security. Planting is provided throughout for screening and soften any solid elements visually.</p> <p>Building frontage adopted a welcoming entrance design fronting primary street.</p> <p>Gate is proposed to each front yard to provide a sense of ownership and security.</p> <p>Shared entrances are provided per block to serve a smaller number of dwellings. Each dwelling has a visual connection to the front entrance of the units providing a sense of security to who is entering.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
<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
<b>105 Waste management</b>	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	The proposed development provides one shared waste facility centrally located in a location easily accessible to the collection point. Waste cupboards will be located within the kitchen joinery of each unit. The cupboard will be sized to accommodate garbage, recyclables and compostable materials with enough space for one day's waste.

## 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 storey development proposed	yes
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	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-

person jointly with, 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	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,	8.0m	yes
	108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m—  (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and  (ii) is limited to an area of no more than 20% of the surface area of the roof, and  (iii) does not result in the building having a height of more than 11.5m,	No servicing equipment proposed on the roof of the building.	yes
	108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Considered in the context of any local control  Fairfield LEP is 0.45:1  Proposed: 0.43:1	yes
	108(d) for a development application made by a social housing provider—at least 35m <sup>2</sup> of landscaped area per dwelling,	Varies – refer to Development Data table DA-211.	yes
	<del>108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,</del>	N/A	N/A
	108(f)	Required: 340.92sqm	yes

	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,	Proposed: 501.67sqm	
	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  Required: 9 units required to achieve 70% solar access  Proposed : 10 units achieve 3hrs solar access	yes
	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	Varies – refer to Development Data table DA-211.	Yes
	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.  Varies – refer to Development Data table DA-211.	yes
	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	yes
	<del>108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</del>	N/A	N/A



## 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> .		<input type="checkbox"/>
Clause / Required	Proposed	Complies (Y/N)
<b>1 Application of standards in this Part</b> The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
<b>2 <u>Siting standards</u></b> (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 have wheelchair access by a continuous accessible path of travel connecting all blocks as per AS 1428.1 to an adjoining public road.	yes
<b>3 <u>Security</u></b> 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.	Subject to further design development and lights selection by electrical engineer	Capable of complying
<b>4 <u>Letterboxes</u></b> 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.	Proposed lockable letterboxes are located at each entry perpendicular to Fergusson Avenue. Proposed concrete pathway provides a continuous path of travel to the letterboxes with hard-standing area and wheelchair access and circulation as per AS1428.1.	yes

Clause / Required	Proposed	Complies (Y/N)
	Details of the letterboxes will be subject to further design development.	
<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> <p>Proposed : One AS 2890.6 compliant disabled parking spaces proposed with shared area.</p> <p>Two out of six parking spaces designed to be 3.8m wide which is 33% of the total number of car parking spaces.</p> <p>(a)</p>	yes
<p>6 <u>Accessible entry</u></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Accessible doorway provided to the external entry door of each block and internal entry door of the dwellings in accordance with AS 1428.1</p> <p>Proposed awning outside the external entry door provides weather protection to the landing.</p> <p>Landing will have gradient of 1:40 maximum to allow for water to shed away from the external doorway.</p> <p>Landing in front of entry door provides circulation space sufficient to enable wheelchair manoeuvrability as per AS1428.1.</p>	yes
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>The proposed design provides more than 1000mm unobstructed width of internal corridors to the dwellings and common lobby.</p> <p>All internal doorways of the dwellings can achieve clear opening widths of at least 850mm and door circulation space compliant with AS1428.1.</p>	yes
<p>8 <u>Bedroom</u></p> <p>At least one bedroom within each dwelling must have—</p>	Every proposed dwelling on ground floor provides at least one bedroom with sufficient area to	yes

Clause / Required	Proposed	Complies (Y/N)
<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>accommodate a wardrobe, queen-size bed with clear space of 1200mm wide at the foot of the bed and 1000mm wide beside the bed.</p> <p>Services requirement to be incorporated into engineering designs during the design development stage. Capable of complying</p>	
<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> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>Every proposed dwelling on ground floor provides at least one bathroom on the main floor at the same level and have washbasin/shower/wall cabinet/ arranged within an area that provides for circulation space for sanitary facilities in accordance with AS1428.1.</p> <p>Selections of floor tiles, sanitary fixtures and bathroom details will be finalised during design development stage.</p> <p>Services requirement to be incorporated into engineering designs during the design development stage. Capable to comply</p>	yes
<p>10 <u>Toilet</u></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>	<p>Toilet is provided within the accessible bathroom compliant with AS1428.1.</p> <p>The proposed toilet is considered as accessible toilet and not visitable toilet.</p>	No, as the toilet is located within the accessible bathroom designed to comply with AS1428.1 instead of visitable toilet under AS4299
<p>11 <u>Surface finishes</u></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>	<p>Selections of balcony/ courtyard floor tiles or pavers will be finalised during design development stage.</p>	Capable to comply

Clause / Required	Proposed	Complies (Y/N)
<b>12 Door hardware</b> Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Selections of door handles and hardware will be finalised during design development stage.	Capable to comply
<b>13 Ancillary items</b> Switches and power points must be provided in accordance with AS 4299.	Switches and power points requirement to be coordinated with engineers during design development stage.	Capable to comply
<b>14 Application of standards in this Part</b> 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.		
<b>15 Living room and dining room</b> (1) A living room in an independent living unit must have— (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Living room have a circulation space of 2250mm diameter after the furniture has been placed in accordance with clause 4.7.1 of AS 4299  Services requirement to be incorporated into the engineering designs during design development stage.	yes
<b>16 Kitchen</b> A kitchen in an independent living unit must have— (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299— (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (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.	All kitchens on ground floor provides 1550mm circulation space in accordance with clause 4.5.2 of AS 4299.  Open type kitchen proposed access from living or dining room. Circulation space of the dwelling entry door comply with AS1428.1  Work surface bench at least 800mm in length is provided adjacent to oven /cooktops/sinks as per AS4299  Sanitary fixtures and kitchen appliances selection and joinery details to be finalised during design development stage  Service requirement to be incorporated into the engineering designs during design development stage. Capable to comply	yes
<b>17 Access to kitchen, main bedroom, bathroom and toilet</b> In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Kitchen, main bedroom, bathroom and toilets are located on the same	yes

Clause / Required	Proposed	Complies (Y/N)
	level accessible from the dwelling entry.	
<b>18 Lifts in multi-storey buildings</b> 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.	Lift provisions considered	Yes, capable to comply
<b>19 Laundry</b> 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.	Proposed as laundry cupboard or located within the bathroom area. Circulation space at bathroom doorway compliant with AS1428.1.  Laundry has 1300mm clear space provided in front of appliances and an accessible path of travel provided to the clothesline located in the courtyard.  Selection of floor tiles and appliances will be finalised during design development stage	yes
<b>20 Storage for linen</b> An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	linen storage cupboard with minimum width of 600mm provided to all dwellings.  Joinery details of cupboard with adjustable shelves will be finalised during design development stage.	yes
<b>21 Garbage</b> A garbage storage area must be provided in an accessible location.	Garbage storage area is provided between Unit 04 and the main driveway linked by a continuous accessible path of travel.	yes

## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.		<div style="border: 1px solid red; width: 40px; height: 20px; margin: 0 auto;"></div>
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 / <del>No</del> or <del>N/A</del>	approximately 1.3km north of Fairfield city centre. The site is located in a predominantly low-density residential area characterised by single and two storey detached dwellings and multi dwelling developments.  The design approach responds to the desired future character of this residential area of Fairfield providing a low to medium density suburban development consisting of increased building footprint over a 1 - 2 storey massing
<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 / <del>No</del>	The site comprises of nos. 1 - 7 Fergerson Avenue, and is of an irregular shape with street frontage in a bend. The lot formed a natural transition as an infill development to surrounding context. The existing developments along Fergerson Avenue and The Horsley Drive are predominantly single storey detached houses align with the streets, while the existing developments along Bowler Avenue are predominantly 2-storey, mixed with detached houses and townhouses.  The proposed development is utilising existing build upon area and is orientated to maximum solar access opportunity
<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 / <del>No</del> or <del>N/A</del>	The overall built form envelope and its distribution has been established by understanding the constraints outlined in Fairfield City Council LEP & DCP 2013, and the Housing for Seniors or People with a Disability 2004, to maximise development potential within the permissible height control and site setback provisions.

		The design approach responds to the desired future character <u>of this residential area of Fairfield providing a higher density infilled multi-unit development.</u>
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes / <del>No</del> or N/A	<p>Landscape frontages will consist predominately of grass areas edged with shrubs and trees maintaining the existing character of street frontages evident in the existing properties along Fergerson Avenue.</p> <p>Plant species selected will be drought tolerant and have low water requirements. Species selected are to be a mix of indigenous, native and exotic species to provide variety and interest across the site and provide a similar vegetation character to gardens along Fergerson Avenue.</p>
<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 / <del>No</del> or N/A	The overall design has been established by understanding the constraints outlined in Fairfield City Council LEP & DCP 2013 and the Housing for Seniors or People with a Disability 2004, to maximise development potential within the permissible height control, site setback provisions and any other development control provisions in relevant codes
<b>Site analysis</b>		
Does the site analysis include:	Yes / <del>No</del> or N/A	As noted under 1.01-1.04
<b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street	Yes / <del>No</del> or N/A	
<b>1.07</b> Patterns of driveways and vehicular crossings	Yes / <del>No</del> or N/A	All existing driveways on Fergerson Avenue will be made redundant and will be replaced with a new single driveway to serve the entire development except Unit 01 & 06. New driveways that meet accessibility requirement will be provided to serve Unit 01 & 06.
<b>1.08</b> Existing vegetation and natural features on the site	Yes / <del>No</del> or N/A	<p>There is a lack of street tree planting and a lack of large grass verge along Fergerson Avenue.</p> <p>The existing medium significant tree located at the front of 1 Fergerson Avenue will be retained to minimize impacts of existing habitat, streetscape and adjacent property. and will be incorporated into the landscape design.</p> <p>The rest of vegetation located within the subject site, are considered for removal with tree replacement opportunity proposed in the landscape design. This</p>

		proposal is also supported by Arborist recommendation.
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes / <del>No</del> or <del>N/A</del>	The proposed development is utilising over existing build upon area and orientated to maximum solar access opportunity to private open space and living areas
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	<del>Yes</del> / <del>No</del> or <del>N/A</del>	All habitable spaces are located more than 4.5 - 16m from common (rear and side) boundaries to avoid overlooking. No significant overshadowing impacts would result to any.  properties located along Fergerson Avenue, and the adjoining properties at 9 Fergerson Avenue and 442 The <u>Horsley Drive</u> .
<b>2. Site Planning and Design</b>		
<b>General</b>		
Does the site planning and design:	Yes / <del>No</del> or <del>N/A</del>	A well-balanced design approach provided a good level of solar access, passive heating and daylight penetration during the winter months and minimised the overlook, level change to the neighbouring sites.
<b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?		
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / <del>No</del> or <del>N/A</del>	The proposed development consists of six 1-bedroom units and six 2-bedrooms units. 6 nos of parking spaces are provided in accordance with Housing SEPP.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes / <del>No</del> or <del>N/A</del>	The proposed development will be divided into two separated building blocks. This will assist in reducing the overall bulk of the development and provide a scale and massing which will be similar to a large house or townhouses when viewed from Fergerson Avenue.
<b>Built form</b>		
Does the site planning and design:	Yes / <del>No</del> or <del>N/A</del>	All dwellings are located along the primary street frontage with direct sight line over the public realm for passive surveillance
<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?		
<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes / <del>No</del> or <del>N/A</del>	The proposed built form is considered compatible to surrounding context. Block A, B & C are located along Fergerson Avenue frontage, with the on-grade parking at the rear adjacent to neighbouring properties to provide a buffer and to minimise visual impact on surrounding properties.
<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 / <del>No</del> or <del>N/A</del>	All units have been orientated to provide a good level of solar access and are designed to have 2 or 3 aspects to provide improved daylight penetration and cross ventilation.



		The subject site is located in sub-urban area and near a busy road, which has required some mitigation measures to address the noise impacts.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <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?	Yes / <del>No</del> or <del>N/A</del>	Only one existing tree is located within the front setback and it is identified for retention. New landscape planting will be provided to further enhance the existing street character and minimise the impact of the new 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?	Yes / <del>No</del> or <del>N/A</del>	No existing trees located at the rear of the sites are identified for retention. New landscape buffer and communal landscape open space with deep soil planting will be provided to mitigate any impacts on neighbours.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / <del>No</del> or <del>N/A</del>	No existing trees within the site are identified as significant trees.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / <del>No</del> or <del>N/A</del>	Selected replacement plants and trees are mix of indigenous, native and exotic species to provide variety and interest through the site.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / <del>No</del> or <del>N/A</del>	Landscape buffer is provided between access driveway and common boundary or dwellings where possible.
<b>2.12</b> Provide pedestrian paths?	Yes / <del>No</del> or <del>N/A</del>	Accessible secondary paths are provided throughout the site with direct access onto public street from each lobby.
<b>2.13</b> Reduce the width of driveways?	Yes / <del>No</del> or <del>N/A</del>	Minimum driveway width is provided in accordance with Australian Standards
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes / <del>No</del> or <del>N/A</del>	Additional and over minimum requirement of private open space areas are provided where possible.
<b>2.15</b> Provide communal open space?	Yes / <del>No</del> or <del>N/A</del>	Communal landscape area are provided across the site where possible.
<b>2.16</b> Increase front, rear and/or side setbacks?	Yes / <del>No</del> or <del>N/A</del>	Additional setback is provided where possible, such as Side setback of 4.6-4.7m are provided instead of 3m (from non-habitable areas) required under DCP, and rear setback of 6 – 6.8m are provided instead of 6m required under DCP.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / <del>No</del> or <del>N/A</del>	Min.600 to 800mm landscape area is provided between carports, dwellings

		entries, pedestrian paths, driveways etc where possible.
<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?	Covered by clause 108(f) of Housing SEPP	Over 10% of site area is provided at the rear for deep soil planting.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	Yes / <del>No</del> or N/A	Deep soil planting is provided along the entire frontage area within primary street frontage setback, except the existing pattern has a lack of street trees.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	Yes / <del>No</del> or N/A	Courtyard paved areas are permeable where required.
<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes / <del>No</del> or N/A	On site detention has been provided with separated rainwater tanks provided for landscape irrigation.
<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 / <del>No</del> or N/A	Centralised parking is provided within the site.
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	<del>Yes</del> / <del>No</del> or N/A	All existing driveways on Ferguson Avenue will be made redundant. 3 new driveways will be proposed, each serving Unit 01, 06 and the central on-grade carpark.
<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 / <del>No</del> or N/A	The proposed development is divided into 2 separate blocks to minimise visual bulk and maintain existing streetscape pattern in built form.
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes / <del>No</del> or N/A	The proposed 6m front setback complied with council DCP and consider consistence with existing setback provided on adjoining site along Ferguson Avenue.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes / <del>No</del> or N/A	The proposed development will be divided into two  separated building blocks and is well articulate and modulated in build form and façade design. This will assist in reducing the overall bulk of the development and provide a scale and massing which will be similar to a large house or townhouses when viewed from Ferguson Avenue.
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes / <del>No</del> or N/A	As noted above.

<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 / <del>No</del> or N/A	Facades will be articulated using a restricted palette of materials, with neutral colours to minimize visual impact and to maximise contextual fit when viewed from the public realms.
<b>3.06</b> Set back upper levels behind the front building façade?	<del>Yes</del> / <del>No</del> or N/A	The proposed development is 2 storeys only and setting back top floor would complicate construction and buildability, instead balconies/roof form are provided to assist building façade articulation and reduce visual bulk of large building component.
<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?	<del>Yes</del> / <del>No</del> or N/A	The site is located within a residential neighbourhood currently undergoing transformation from low density single lot housing to medium density suburban development consisting of increased building footprint over a 1 - 2 storey massing. The proposed double storey development is compatible in-built form scale to surrounding context.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / <del>No</del> or N/A	Each dwelling is broken down individually in visual form (including roof) to provide individual identity and sense of ownership to the residents. The feature single pitch roof forms are adopted to reduce the bulk impact of the building while introducing a contemporary look as infilled development.
<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / <del>No</del> or N/A	As noted above.
<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes / <del>No</del> or N/A	No large painted area is proposed. The proposed façade materials are either face brick or pre-finished FC cladding.
<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 / <del>No</del> or N/A	Street tree (T1) is retained, and new landscape planting are proposed with front setback area to replace removed landscaping and to further enhance existing streetscape character.
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes / <del>No</del> or N/A	Landscape planting provided in front of front fence, are mix of indigenous, native and exotic species to provide variety and interest across the site
<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 / <del>No</del> or N/A	Part private open space and part communal landscape open space are provided within front setback area to

		enhance existing streetscape character and promote passive surveillance.
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / <del>No or N/A</del>	Open fence is provided around private open space located at the front to provide a sense of ownership and security. Planting are provided throughout for screening and soften any solid elements visually.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes / <del>No or N/A</del>	Building frontage adopted a welcoming entrance design fronting primary street.  Gate is proposed to each front yard to provide a sense of ownership and security.
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes / <del>No or N/A</del>	The ground level unit facing the primary street all have pedestrian entries directly off the street.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / <del>No or N/A</del>	Secondary path is provided for rear access from car park with direct access to each block lobby.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / <del>No or N/A</del>	Privacy fence is provided around private open space located at the front to provide a sense of ownership and security.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes / <del>No or N/A</del>	Open style metal slat fence with low height planting is proposed along the street frontages.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / <del>No or N/A</del>	Mailboxes are divided into 3 groups and are located along primary pedestrian footpaths, which are perpendicular to primary street frontages.
<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / <del>No or N/A</del>	Garbage storage area is fenced by 1.5m high horizontal slatted fence with landscape screening to minimize the visual impact to the street frontage.  Switchboards and communication boards are located near the carpark at the rear of the site.
<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 / <del>No or N/A</del>	Short lane of driveway is proposed due to narrow depth of the lots. Parking is spread across at the rear with dense landscaping proposed to terminate the vista from the street frontage.
<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	<del>Yes</del> / <del>No or N/A</del>	No garages are proposed.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes / <del>No or N/A</del>	As per 3.22.

<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / <del>No or N/A</del>	Dense and diverse landscape planting are provided along street frontages and between blocks to terminate vista between street frontage and the on-grade car park at the rear.
<b>3.26</b> Use planting to soften driveway edges?	Yes / <del>No or N/A</del>	Common parking area is provided in lieu of individual parking except two car ports are provided for accessibility compliance.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	<del>Yes / No or N/A</del>	Single driveway width is provided.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes / <del>No or N/A</del>	Not applicable to common car parking.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	<del>Yes / No or N/A</del>	No basement car park is proposed.
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes / <del>No or N/A</del>	On-grade parking is provided at the rear of the site and is not visible from the streets. Two carports are screened by landscape planting.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:	Yes / <del>No or N/A</del>	The proposed development is divided into two blocks that are orientated to match existing built form pattern.
<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes / <del>No or N/A</del>	
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / <del>No or N/A</del>	Privacy is maintained by providing sufficient setback and by offsetting windows location.
<b>4.03</b> Set upper storeys back behind the side or rear building line?	<del>Yes / No or N/A</del>	The proposed development is 2 storeys only and setting back top floor would complicate construction and buildability, instead balconies and roof form are provided to assist building façade

		articulation and reduce visual bulk of large building component.
<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?	Yes / <del>No or N/A</del>	Each dwelling is broken down individually in visual form (including roof) to provide individual identity and sense of ownership to the residents. The feature gabled roof forms are adopted in order to respond to the existing surrounding contexts, while introducing a contemporary look as infilled development.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	<del>Yes / No or N/A</del>	Dormer window is not applicable for the proposed design.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes / <del>No or N/A</del>	Windows are offset and sufficient setback is provided from common boundary.
<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 / <del>No or N/A</del>	<p>Façade are to be articulated through the use of a variety of materials colours and finishes as well as windows to assist visually reducing the length of the walls.</p> <p>No unrelieved walls are proposed along the side or rear setback.</p>
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design:	Yes / <del>No or N/A</del>	Landscape buffer is provided along common (both side and rear) boundary. Refer to landscape drawings for details.
<b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?		
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes / <del>No or N/A</del>	<p>Dense and diverse deep soil landscape planting is provided along common (both side and rear) boundary.</p> <p>Refer to landscape drawings for details.</p>
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / <del>No or N/A</del>	As noted above.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes / <del>No or N/A</del>	<p>The majority of plant species selected are drought tolerant and have low water requirements.</p> <p>Plants selected are mix of indigenous, native and exotic species to provide variety and interest across the site.</p>
<b>Residential amenity</b>		
Does the site planning and design:	Yes / <del>No or N/A</del>	Sufficient setback is provided to ensure neighbour's amenity quality is retained.
<b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?		No overshadowing impacts would result to any of the rear and adjoining neighbour properties.

<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes / <del>No or N/A</del>	Excessive setback is provided and balconies are located away from directly overlook to neighbour property's windows and private open spaces. Privacy screens are also provided where required
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / <del>No or N/A</del>	Due to site orientation constraint, private open space for each unit must be located at the rear and expose to solar path in order to meet the minimum solar access required under the SEPP.  Secondary open spaces are provided for all units in the front setback areas.
<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes / <del>No or N/A</del>	Private open spaces along common boundary are not adjacent to quiet neighbouring uses and are positioned at least 3m away from common boundary and are screened by landscape planting.
<b>4.16</b> Design dwellings around internal courtyards?	Yes / No or N/A	No internal courtyard is provided.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes / <del>No or N/A</del>	1.6-1.8m high fences are provided to all primary private open space. Privacy screens are provided to balconies where required.
<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 / <del>No or N/A</del>	Private open spaces are provided within side setback area with landscape buffer provided from common boundary.
<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 / <del>No or N/A</del>	Landscape buffer / deep soil landscape planting are provided between the driveways and the boundary side fences / units fences.
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / <del>No or N/A</del>	Minimum 600-800mm landscape planting buffer is provided between driveway and proposed dwellings.
<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 / <del>No or N/A</del>	70% of the units have received more than 3 hours solar access in winter solstice.
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / <del>No or N/A</del>	The proposed single pitched roof form is broken into smaller roof over each block wing to reduce bulk and visual impact.  Roof over lobby area is slightly lower to assist breaking down the continuous roof

		line and provide a sense of lobby entry from primary street frontage.
<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 / <del>No or N/A</del>	The proposed single pitched roof form is broken into smaller roof over each block wing to reduce bulk and visual impact.  Roof over lobby area is slightly lower to assist breaking down the continuous roof line and provide a sense of lobby entry from primary street frontage.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes / <del>No or N/A</del>	Minimum 600-800mm landscape buffer is provided between footpath, carpark/driveway and dwellings.
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / <del>No or N/A</del>	All the unit entrances are directly link to the primary and secondary street. Units facing primary street have front yard entries with direct sightline from public domain.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes / <del>No or N/A</del>	Public/communal open space and private dwellings are separated by footpath and private courtyards.
<b>5.07</b> Provide a sense of address for each dwelling?	<del>Yes / No or N/A</del>	Each unit block is provided with a common entry lobby with direct access and sight line provided from pedestrian footpath.  All units with front yard addressing street frontage will be provided with a gate and direct access from public domain.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes / <del>No or N/A</del>	No dwelling entry directly looks over the others.
<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 / <del>No or N/A</del>	Habitable rooms are located away from parking, driveway and paths where possible or screened/separated by landscape planting or courtyards.
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes / <del>No or N/A</del>	Soft landscape is provided across the whole site where possible except car parking area.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	Yes / <del>No or N/A</del>	Landscape buffer, POS fence and screens are provided where possible throughout the development.
Reduce the dominance of areas for vehicular circulation and parking by: <b>5.12</b> Considering single rather than double width driveways?	Yes / <del>No or N/A</del>	Single driveway is provided.
<b>5.13</b> Use communal car courts rather than individual garages?	Yes / <del>No or N/A</del>	Communal car court is provided.



Reduce the dominance of areas for vehicular circulation and parking by considering: <b>5.14</b> Single rather than double garages?	Yes / <del>No</del> or N/A	No garages are proposed.
<b>5.15</b> Communal car courts rather than individual garages?	Yes / <del>No</del> or N/A	Communal car court is provided.
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	Yes / <del>No</del> or N/A	No garages are proposed.
<b>5.17</b> Providing some dwellings without any car parking for residents without cars?	Yes / <del>No</del> or N/A	Two single bedroom dwellings can share one car space or one of the double bedroom dwellings can be allocated for residents without car.
<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 / <del>No</del> or N/A	Separated pedestrian and vehicular access are provided.  All footpaths are fully accessible to all unit blocks.
<b>5.19</b> Provide pedestrian routes to all public and semi-public areas?	Yes / <del>No</del> or N/A	All communal area and public domain are linked up with primary and secondary footpath.
<b>5.20</b> Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / <del>No</del> or N/A	No ambiguous space is provided where public is accessible. All private areas are enclosed with fencing.
<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 / <del>No</del> or N/A	No concealed space is provided, and passive surveillance is allowed from habitable rooms and balconies.
<b>5.22</b> Clearly define thresholds between public and private spaces?	Yes / <del>No</del> or N/A	All private areas will be fenced off with no public access.
<b>5.23</b> Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / <del>No</del> or N/A	All private open space areas are generous and associated with living areas.
<b>5.24</b> Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes / <del>No</del> or N/A	All private open space areas are orientated to solar path that maximise daylight/solar access opportunity.
<b>5.25</b> Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / <del>No</del> or N/A	Multiple private courtyards / balconies are provided to all dwellings.
<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 / <del>No</del> or N/A	All fencing around rear courtyards are 1.6m high to allow natural surveillance over adjacent communal or public area.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes / <del>No</del> or N/A	All private open space areas located on ground are paved and planted.
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	Yes / <del>No</del> or N/A	Existing vegetation are recommended to remove and will be replaced with new landscape planting.

<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?	Yes / <del>No</del> or N/A	Permeable pavers can be provided within private open space to improved water infiltration if necessary.
<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 / <del>No</del> or N/A	Seating areas are provided in communal open space.
<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 / <del>No</del> or N/A	<p>Garbage storage area is fenced by 1.5m high horizontal slatted fence with landscape screening to minimize the visual impact to the street frontage.</p> <p>Switchboards and communication boards are located near the carpark at the rear of the site.</p> <p>These are located behind building line and have no visual impact on public domain.</p>

## 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. <div style="float: right; border: 1px solid red; width: 40px; height: 40px; text-align: center; line-height: 40px;">✓</div>	
Principles	Design Response / Comment
<b>WELLBEING</b> <b>The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants</b>	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The design is well considered for the safe layout for each tenant and able to support their physical needs. The design considers future requirements for low running costs for residents and has been implemented with the design with durable finished and low energy consuming appliances. The external character is inviting but a durable and hard-wearing finish whilst also providing a design that sits well within its context as well as providing a high level of amenity for residents. This development considers the needs of the tenant to provide low running costs and is flexible to adapt to the future requirements.
<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> <b>The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing</b>	

<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The design approach responds to the desired future character of this residential area of Fairfield providing a low to medium density suburban development consisting of increased building footprint over a 1 - 2 storey massing and is well integrated within its community.  Part private open space and part communal landscape open space are provided within front setback area to enhance existing streetscape character and promote passive surveillance. Public/communal open space and private dwellings are separated by footpath and private courtyards that support positive social interactions  The design approach responds to the desired future character of this residential area of Fairfield providing a higher density infilled multi-unit development that is indistinguishable from private housing and is well-integrated within its community.
<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> <b>Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.</b>	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The lifestyle approach has been highly considered within the design to ensure easy operation and low maintenance facilities are provided.  The development has provided allowances to anticipate future challenges with provisions in place for future challenges.
<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> <b>Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</b>	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	This design has developed through the strong partnerships and collaborative process of the design through not only ourselves but with LAHC and each consultant to be able to integrate past experiences of this design process to make for a more efficient outcome and practice.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

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

### LAHC Design Requirements

Design Certification must be provided by the Architect that the project has been designed in accordance with the *LAHC Design Requirements 2023* document.



## 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
<p><b>2.15 Consultation with public authorities other than councils</b></p> <p>(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—</p> <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> <p>(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—</p> <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> <p>Note—</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <ul style="list-style-type: none"> <li>(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,</li> </ul> <p>Note—</p> <p>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.</p> <ul style="list-style-type: none"> <li>(f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board,</li> <li>(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,</li> <li>(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.</li> </ul> <p>(3) In this section—</p>	

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

*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.

(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.