

Housing for Seniors - Checklist

This checklist is to be used to ensure compliance with the design requirements for independent living units under State Environmental Planning Policy (Housing) 2021, specifically Chapter 3, Part 5, Division 8.

Project Details	
Project Address:	7-9 Brighton Road PEAKHURST, 21 Charles Street RIVERWOOD
Project LGA:	Georges River Council
Job Number:	BGZ3K


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, <u>or</u>	Permissible within the zone	Permitted within the zone under Georges River LEP 2021 with consent	
(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		Y
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	14	Y
2) State Environmental Planning Policy (Transport and Infrastructure) 2021, Sections 2.15 and 2.17 apply to the development and, in the application of the clauses—			
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Refer to tables below	Refer to tables below	See separate table below
108C – Requirements for carrying out seniors housing			
Clause	Required	Proposed	Complies (Y/N)
(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	LAHC TO COMMENT
(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)	LAHC TO COMMENT
(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	LAHC TO COMMENT
(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 & Housing Corporation Design Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & 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	Georges River 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
99. Neighbourhood amenity and streetscape	
<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><u>Good Shared and Public Spaces</u></p> <p>The seniors housing development has been designed to cater to seniors occupants by ensuring access is designed in accordance with AS1428.1. Occupant interaction, avoidance of long private corridors has been considered when designing the internal Lobby area, Ensuring that each occupant has a clear entrance way, but also allows for occupants to cross paths and interact with other occupants.</p> <p>The local neighbourhood character is varied in its transition through time. The development is in keeping with this transitional process. The height of many neighbouring houses of two storeys has been continued into the proposed design, as well as the built form broken up into clear unit segments, illustrating that whilst one building, can get the sense of multiple smaller forms. Differing setbacks, help display this also.</p> <p>There are no listed heritage conservation areas close to the proposed building.</p> <p>The building form terraces down the site to be in close relationship with the site's natural ground form. This helps to adopt street frontage heights that are in keeping with the adjacent buildings. This also helps to minimise the impact of boundary walls on neighbours.</p> <p>The front building line is in keeping with the adjacent neighbours existing building lines. the proposed is broken up in to smaller forms to further pair with the rhythm of the adjacent built forms. The proposed building maintains reasonable neighbourhood amenity and appropriate residential character.</p> <p>Landscaping has been designed to improve the existing landscape, the nature strip was unkempt grass. The proposed will liven the area, and create a good relationship with the diagonally opposite park, which also has tree lining the boundary. Chosen plants are in keeping with the locale as well as complying with LAHC's low water use planting.</p>

	<p>There are no significant trees on site to retain. Non-significant trees will be removed, and replaced with more appropriate trees at improved locations on the site.</p> <p>The proposed building is not near a riparian zone.</p>
100 Visual and acoustic privacy	
<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>Siting of bedrooms and private areas in the units has been considered. Where windows are near the driveway, care has been taken to ensure there is a green gap between the building and the driveway. This is also the case between the proposed building and the adjacent neighbour. There is a green space which has planting, as well as batten screening for visual privacy. Both measure aid in acoustic privacy also.</p> <p>The two street frontages are setback from the road with portions of trees and landscape planting for many reasons, two are for visual and acoustic privacy. This provides green barriers on multiple height levels. Private open space fencing between the building and the street frontage aids for this also.</p>
101 Solar access and design for climate	
<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>Where possible the unit living area and bedroom windows are placed in the Northerly direction for maximum natural light entry. Direct sunlight requirements are met to LAHC standards.</p> <p>Where possible additional clearstory windows are used on Level 1 units for natural sunlight to enter the living areas.</p> <p>Landscaping design incorporates trees to help in natural ventilation, softening winds and breezes entering the building.</p>
102 Stormwater	
<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>Impervious pathways and driveways have been used, but ample drainage has been designed to eliminate excess water runoff.</p> <p>Onsite stormwater detention tank has been proposed. Water reuse is part of the design for watering communal landscape areas.</p>
103 Crime prevention	
<p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p>	<p>Principles of Crime Prevention through Environmental Design has been considered for this development.</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>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>Natural Surveillance of the occupant to the street frontage, through raised private open spaces, fences with portions of semitransparent batten areas, landscape barriers</p> <p>Access Control has been designed to ensure visibly clear entryways, that have adjacent landscape to help channel pedestrians into walkways.</p> <p>Bollard Lighting has been included to assist pedestrian and driveway traffic entering the development to assist in personal safety and discourage crime.</p> <p>Fencing is used to help delineate between the public and private open spaces, and encourage natural surveillance of the street frontages. They are maximum 1.2m.</p>
104 Accessibility	
<p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>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</p> <p>Longitudinal Studies have been undertaken to assess appropriate gradients and length of pathways to nearest bus stops. Both options studied are shown, and where necessary, show pathway upgrade requirement in accordance with Clause 93 of Housing SEPP..</p> <p>The driveway and pedestrian access is lined with designed landscaping to help delineate the location of accessways as well as creating an inviting environment. The carpark areas are also surrounded by landscaping.</p>
105 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>There are appropriate bin facilities situated close to the rear Lobby entrance door, which allow for recycling and green waste bins and is available to every resident.</p>

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		N/A

	angle of 45 degrees inwards from all side and rear boundaries of the site.		
85(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.	Schedule 4 detailed separately below	Schedule 4 detailed separately below	-
85(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-
88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <ul style="list-style-type: none"> (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part. <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones		N/A
108 (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—	108 (2) (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,		
	108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— <ul style="list-style-type: none"> (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,		
	108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	<p>Considered in the context of any local control</p> <p>Housing SEPP: 05:1</p> <p>GFA Housing SEPP Definition:</p> <p>Sum of areas of each floor of a building, where the area of each floor is to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level.</p> <p>GRLEP 2021 is: 0:55:1</p> <p>GFA GRLEP 2021 Definition:</p> <p>Definition of "floor space ratio" The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.</p>	<p>Y</p> <p>Housing SEPP: 0.30:1</p> <p>GRLEP 2021: 0.30:1</p>
	108(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,		Y
	108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,		
	108(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	There is sufficient deep soil zones around the property and to the rear of the property.	Y
	108(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	<p>Note: LAHC design requirement is 3 hours and this should be the aim</p> <p>Solar studies have occurred and 10/14 dwellings = 70% achieve required 3 hours amount of direct sunlight.</p>	Y
	108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building— (i) at least 15m ² 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,	<p>Adequate private open space has been provided for Ground floor units, with minimum 3m depth of accessible external area with direct access to the living area.</p> <p>All private open areas comply with AS1428.1 accessibility requirements.</p>	Y

	<p>Note—</p> <p>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</p>		
	<p>108(i)</p> <p>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—</p> <p>(i) an area of at least 10m², or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6m²,</p>	<p>Note: LAHC design requirements require 8m² for 1 bedroom units and 15m² for ground floor units.</p> <p>Adequate space and depth has been provided for all Level 1 unit balconies.</p>	Y
	<p>108(j)</p> <p>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,</p>	<p>Note: LAHC requires parking in accordance with the accessible area rate:</p> <p>1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space</p> <p>4 parking spaces provided + 3 accessible parking spaces for 14 units.</p> <p>Adequate carparking spaces have been provided.</p>	Y
	<p>108(k)</p> <p>if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>		

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</i> of the <i>Housing SEPP</i> .		
Clause / Required	Proposed	Complies (Y/N)
<p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.</p>		
<p>2 <u>Siting standards</u></p> <p>(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.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10—</p> <p>(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</p> <p>(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.</p> <p>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.</p> <p>(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.</p>	<p>Pedestrian access from Charles Street and from Brighton Road is AS1428.1 compliant. Fall grades are shown on the pathways. The pathways, external and internal, provide AS1428.1 compliant access to every dwelling entry.</p> <p>Note: the Average fall over the diagonal line of the site is 1:14.</p>	Y
<p>3 <u>Security</u></p> <p>Pathway lighting—</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	<p>Bollard lighting has been provided to run along the pedestrian pathway.</p>	Y
<p>4 <u>Letterboxes</u></p> <p>Letterboxes—</p> <p>(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</p> <p>(b) must be lockable, and</p> <p>(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.</p>	<p>Letterboxes are centrally located in one bulk area, near the Charles St entrance. Residents have accessible room to access the mail boxes.</p> <p>They are situated on a hardstand area, the clearance zone in front complies with AS1428.1.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
	They will be documented as lockable	
<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>(c) There are 7 carparks provided, three are accessible.</p>	Y
<p>6 <u>Accessible entry</u></p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	All Unit entries are accessed internally. Some secondary entries can be accessed from the rear landscaped private areas, and have cover and landings in accordance with AS4299 parts 4.3.1 and 4.3.2	Y
<p>7 <u>Interior: general</u></p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>AS1428.1 circulation spaces have been provided and doorways comply.</p> <p>Adequate allowance for corridor width has been provided.</p>	Y
<p>8 <u>Bedroom</u></p> <p>At least one bedroom within each dwelling must have—</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of an independent living unit—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least—</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>	<p>All bedrooms have a wardrobe provided.</p> <p>Master bedrooms contain space for queen-size bed, with clearance at the foot of the bed of 1.2m and 1m clear width either side. Space clearances zones are noted on plans.</p> <p>Space for GPOs and telephone outlets have been provided and will be documented in Stage D.</p>	Y
<p>9 <u>Bathroom</u></p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p>	<p>All bathrooms are compliant with AS1428.1</p> <p>The contain shower, toilet, basin, grab rail, portable shower head,</p>	Y

Clause / Required	Proposed	Complies (Y/N)
(a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future— (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	allowance for future folded seat, wall cabinet, space for GPOs. Space allowance for future shower screen removal.	
10 Toilet 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.	All bathrooms contain one toilet and can comply with AS4299	Y
11 Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note— Advise regarding finishes may be obtained from AS 1428.1.	Floor surfaces will be specified with slip-resistant surfaces	Y
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Door hardware schedule will be provided in Stage D in accordance with complying with AS4299	Y
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Switches and power points will be provided and documents in Stage D in accordance with AS4299	Y
14 Application of standards in this Part 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.	Standards outlined in Part 1 and any additional standards are relevant and compliant.	Y
15 Living room and dining room (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 circulation contains the 2.2m required clearance. Telephones will be documented to be adjacent to general power outlet. Living area will be documented to contain at least 300 lux	Y
16 Kitchen 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	a) Kitchen contains required circulation space of 1500mm b) Dwelling entry doors, Master bedroom and bathroom doors comply with AS1428.1 clearances.	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299—</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets—</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>	<p>c) Kitchen contain minimum 800mm clear worksurface, cooktop, tap set, oven, D pull cupboard handles.</p> <p>General power outlets will be provided as required.</p>	
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	There are no multilevel units	N/A
<p>18 Lifts in multi-storey buildings</p> <p>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.</p>	The lift can comply with BCA part E3D7	Y
<p>19 Laundry</p> <p>An independent living unit must have a laundry that has—</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>a) All laundries in the proposal are included within the bathrooms, which have door clearances that comply with AS1428.1.</p> <p>b) There is provision for washing machine and wall hung dryer</p> <p>c) There is 1300 clearance in front of the laundry area.</p> <p>d) There is a slip resistant floor surface fin the laundry/ bathroom area.</p> <p>e) the clothes lines are in each unit’s Private Open Space and is Accessibly compliant to AS1428.1.</p>	Y
<p>20 Storage for linen</p> <p>An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Linen storage is provided that is 600mm wide.	Y
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	The garbage facilities are provided close to the rear Lobby entrance is accessed along a path that is AS1428.1 compliant.	Y

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: 30px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> ✓ </div>
Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1. Responding to Context		
Analysis of neighbourhood character The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The surrounding pattern and hierarchy of the existing street has been analysed and taken into consideration. There is a mixture of one and two storey single residences, and low rise unit complexes. The proposal is sympathetic with the existing surrounding buildings. Front setback and height limits comply with the relevant codes and are sympathetic with the surrounding built forms.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	The proposal's built form is broken up and portions set back to break up the form of the facades, to be in sympathy with the neighbouring built forms. The orientation of the proposal is in keeping with the existing surrounds.
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing, should particular streetscapes or building types be further developed or discouraged?	Yes	The proposed residential building is conserved suitable for the area which consists for residential forms of varying sizes up to two storeys. The scale and mass of the proposed is in keeping with the neighbouring built forms.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	Proposed planting is consistent with the existing surround trees. Similar to existing species of trees are being proposed. The proposed landscape will help to revitalise the area with more trees, also providing low water use and indigenous species.
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 proposal complies with the Council setbacks and FSR.
Site analysis		
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 shown on the Site Analysis and Context Block Analysis sheets shown in plan and photo perspective view.

1.07 Patterns of driveways and vehicular crossings	Yes	Existing driveway and vehicular crossing elements have been shown on the Site Analysis and Context Block Analysis sheets shown in plan and photo perspective view.
1.08 Existing vegetation and natural features on the site	Yes	Existing contours have been shown on the site. There is no existing vegetation on the site's nature strips. Neighbours trees have been notated, as well as site trees to be removed.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Existing buildings and open spaces on adjoining lots have been shown on relevant drawings.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Shadow diagrams have been provided and show neighbour elevations showing any minimal impact.
2. Site Planning and Design		
General		
Does the site planning and design:	Yes	Impact on neighbours has been minimised, balconies have been designed to ensure privacy for occupants and neighbours. Internal amenity has been considered and allowed for.
2.01 Optimise internal amenity and minimise impacts on neighbours?		
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	The proposal includes a mix of one and two bedroom units with sizes in accordance with LAHC and varying layouts. There is one unit with dedicated parking and ample shared parking at the rear of the property.
2.03 Provide variety in massing and scale of build form within the development?	Yes	Variety of massing and form has been provided and is visible to view from outside and within the property boundary.
Built form		
Does the site planning and design:	Yes	Ten of the fourteen units have street frontage.
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?		
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	There is ample rear setback from neighbours and the proposal provides no adverse impacts to the adjoining neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	Proposed dwellings have been situated to provide at least 3 hours solar access to living areas, private open spaces to 70% of dwellings. The South-West corner provides ample quiet area for residents.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Five small existing trees situated on the boundary are not retained. The site is surrounded by 3 existing trees. The proposal provides 7 new trees to the nature strip around the property where there were none previously, as well as providing multiple trees to the interior. As a result the impact of the proposed development will be less than the existing.
2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?		

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 existing neighbouring trees retain good cover visually shield the existing and proposed development. Existing built form which will be demolished is adjacent to the rear boundary. The removal of this and replacing with the proposed development with a much further setback provides more privacy for the neighbours in comparison. Paired with proposed trees, privacy will be increased.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	There are no large or significant trees to be retained.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	New semi mature trees will be replacing existing trees.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	There is a small buffer between rear boundary and driveway. The other side of the driveway includes trees which provide buffers between the built form and the driveway.
2.12 Provide pedestrian paths?	Yes	Internal pedestrian paths are provided, as well as a new pedestrian pathway to both sides of the nature strip surrounding the property, as there is no existing pathway.
2.13 Reduce the width of driveways?	Yes	Three driveways will be demolished and two are proposed to access the property. The driveways are at the minimum required width.
2.14 Provide additional private open space above the minimum requirements?	Yes	105m ² is the required area for Private Open Spaces for Ground floor units. 285m ² has been provided in the proposed development, well above minimum required.
2.15 Provide communal open space?	Yes	Communal Open Space is provided as buffer zones at the two frontages of the proposed property, as well as in the rear corner.
2.16 Increase front, rear and/or side setbacks?	Yes	DCP front/ rear/ side setbacks have been noted on the Plans, which illustrate the proposal undulates between the setback and back from it
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Small landscaped areas have been provided between driveways, pedestrian paths, built form. There are no garages.
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?	Covered by clause 108(f) of Housing SEPP – 15% REQUIRED	As per Housing SEPP requirements, (15% of Site m ² to be deepsoil zone with 65% of that to be at the rear.) an extra 155m ² deep soil zone has been provided over the required 15%, slightly over 65% of the percentage of rear deep soil zone has been provided.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	There are deep soil zones at the front of the site that can be considered as a replicating pattern, as there are multiple trees in a row, it is however, a strip of deep soil zone.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	No	Impervious pathways and driveways has been used, but ample drainage has been designed to eliminate excess water runoff.

2.21 Use on-site detention to retain stormwater on site for re-use	Yes	OSD and RWT has been provided in the design for stormwater detention and water re-use for garden use.
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	Siting of the building is sympathetic to and consistent with surrounding built forms. Front setback, driveway locations, pedestrian entries are consistent with the street patterns. The height of the proposal is considered appropriate with the area.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	The front setback achieves continuity with the surrounding built forms.
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	Siting of the building is sympathetic to and consistent with surrounding built forms. Front setback, driveway locations, pedestrian entries are consistent with the street patterns. The height of the proposal is considered appropriate with the area.
3.02 Provide a front setback that relates to adjoining development?	Yes	The front setback achieves continuity with the surrounding built forms.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?	Yes	The building mass has been broken up into smaller forms. Although it is one building, it appears as multiple smaller forms. With varying setbacks, the illusion of smaller broken up forms is achieved.
3.04 Allow breaks in rows of attached dwellings?	Yes	There is a break in the built form with the use of a central lobby, this helps for the dwellings to appear as a break in the row of dwellings.
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	Subtle colour palette has been used. Variety of materials and colours to help break up the form has been applied. Masonry, fibre cement vertical panels, feature metal panels has been used.
3.06 Set back upper levels behind the front building façade?	No	Level one sits on top of the Ground level in the same location. The form is broken up however by the use of balcony treatments, and the varying setbacks of the built form.
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	It is not common practice for the use of dormer windows in this area.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	Whilst larger roof areas are required to house the multiple solar panels required, smaller roof areas of differing pitches and fall directions are used to break up the forms.

3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The roof pitches used are sympathetic to the existing street scape.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	There is no painted render on the proposed building, the façade is broken up and interrupted by balconies, differing setbacks, façade treatments.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	The landscape design proposes new planting to the road reserve/ nature strip, and also at both frontages of the property.
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?		
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Planting occurs in front of front fences.
Residential amenity		
Does the site planning and design:	Yes	Open landscaped spaces have been provided between boundary and private open spaces, brick and metal batten fences separate private from communal spaces in the front setback
3.13 Clearly design open space in the front setback as either private or communal open space?		
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Level change help delineate between the public and private open space, also adding to assist in privacy to the units. Fences with variable height treatments and materials help to define the change of function from Private to Communal Open Space.
3.15 Design dwellings at the front of the site to address the street?	Yes	Dwellings that face the main street, address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Both pedestrian entries connect directly off the street.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	There is a dedicated pedestrian entry adjacent but separate from the driveway.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Front fences has been designed with a mix of masonry fence and masonry fence with vertical metal batten
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes	There are a variety of different fences in the neighbouring properties in terms of height, material, colour, transparency. The proposed front fences are considered in keeping with the neighbouring sites.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are orientated obliquely to the street.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	The garbage storage area and switchboards are not visible from the street.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes	The driveways are on two different street frontages and not visually connected to one another.
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?		

3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	There are no garages in the proposal
3.24 Consider alternative site designs that avoid driveways running the length of the site?		Extensive site analysis was made assessing the most efficient relationship between development and driveway and street access. Alternative designs were considered, the best design outcome has been achieved which involves the driveway extending into the property. Seniors Living requires AS1428.1 compliant access from accessible carpark to Lobby entry. This has been achieved.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Where possible the vistas have been terminated with landscaping and district views.
3.26 Use planting to soften driveway edges?	Yes	Planting has been utilised to soften driveway edges
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	The driveway is designed to be discrete and efficiently use the site area. Landscaping aids to soften the area of the driveway
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Single carriage driveway has been proposed.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	Similar to neighbouring driveway which have no gates over driveways, the proposed driveway has no gates. There is landscaping to soften the visual aspect of the driveway.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	There is no basement proposed.
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	There is no basement proposed.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	There is no basement proposed.
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	There is no basement proposed.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	There is no basement proposed.
3.35 Return façade material into the visible area of the basement car park entry?	N/A	There is no basement proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Most parking has been obscured from the street. The site is steep and rear carparks are hidden behind Private Open Space fencing. Carpark from Charles Street has planting around it to aid in softening the view of the carpark.
4. Impacts on Neighbours		
Built form		
Does the site planning and design:	Yes	Assessing the two street frontages, the existing orientation of dwelling front and back have been maintained for 10 out of 14 units. There are 4


4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		units at the rear that face different orientation, but the setback is further back than 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	The rear dwellings have been designed with great sensitivity to privacy of neighbours and occupants, through the use of Private Open Space fencing, side aspects, landscaping, much further setbacks than existing dwellings.
4.03 Set upper storeys back behind the side or rear building line?	No	The Level 1 Units complies with DCP setbacks and has been designed to provide shading and weather protection to the Ground Level.
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	The roof form has been broken into smaller roof forms, some larger areas to house the necessary solar panels, and other smaller forms of varying pitches, sizes and fall directions.
4.05 Incorporate second stories within the roof space and provide dormer windows?	No	Locating second storeys within the roof space and using dormer windows is not common practice in the streetscape.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Proposed openings are offset from existing neighbours openings and their location comply with the relevant codes and NCC Standards.
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 length of the walls built to setbacks has been reduced by introducing balconies, awnings, window hoods.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes	Proposed landscaping provides a buffer between new development and existing buildings to the rear, side and fronts of the property.
4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?		
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil zones has been provided at the rear and side of the property to aid in providing privacy and shade with neighbouring properties. Deep soil zones place in the two street frontages provide privacy to neighbouring properties.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Side and Rear setbacks have planting to provide privacy and shade for adjoining dwellings.
4.11 Use species that are characteristic to the local area for new planting?	Yes	The proposed new species are consistent with the surrounding landscaping and comply with LAHC requirements of low water use plants.
Residential amenity		
Does the site planning and design:	Yes	The proposal is set further back than the DCP requirements allowed for greater sun and ventilation access to neighbouring dwellings. The is adequate building separation.
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?		
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	The proposed openings do not directly overlook the neighbours private open space or look into the existing dwellings.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Private Open Spaces are located at the front, side and rear of the building, most at the two

		street frontages. They are screened from neighbours by fencing of varying heights, buffer planting.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private Open spaces are spaced away from any neighbour walls.
4.16 Design dwellings around internal courtyards?	Yes	The proposal is designed around an internal central Lobby.
4.17 Provide adequate screening for private open space areas?	Yes	Adequate screen for Private Open Space areas has been provided through the use of fencing at varying heights and transparencies, and buffer planting and deep soil zones.
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	Proposed side setback exceeds minimum setback requirements. Private Open Space for Unit 5 which is in the side setback zone, uses, space, buffer planting and fencing to provide privacy and reduce visual impacts.
Parking, garaging and vehicular circulation		
Does the site planning and design:	Yes	There is a small amount of buffer planting proposed between the boundary and the driveways.
4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?		
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	The proposed driveway locations are between the proposed building and the adjoining neighbours.
5. Internal Site Amenity		
Built form		
Does the site planning and design:	Yes	The building form has been designed to maximise Northern sunlight whilst providing enough shade for Summer. The required amount of units obtain at least 3 hours of sunlight at the Winter Solstice
5.01 Maximise solar access to living areas and private open space areas of the dwelling?		
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Each Unit, although part of one building form, had delineation in the building façade through the use of different materials, colours, setbacks. The lobby sits in between two primary built forms which clearly defines the communal entry zone.
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	Buffer spaces have been provided between units and driveways, units and communal areas, and units.
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	As the site has fall, the Private Open Space fences have varying transparencies, from masonry, to angled metal battens, the fences on the Charles St frontage are set above the Communal Open Spaces along with buffer planting to help screen the Private from Communal areas.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Communal Lobby Entry is clearly defined situated clearly in between two built forms. Any Private Open Space gate entry has footpath access and is clearly defined. Dwelling entries

		internally are accessible directly from the main Lobby.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Landscaping and masonry/ angled metal slat fencing provide clear division between public and private open spaces.
5.07 Provide a sense of address for each dwelling?	Yes	Each dwelling is directly accessed from the centrally located main lobby
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	None of the dwelling entries look directly into other dwellings.
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	Attention has been paid to providing maximum privacy to bedrooms. Where bedrooms are close to carpark, buffer green screening is situated in front of openings. Louvers are also used to aid in visual privacy.
5.10 Avoid large uninterrupted areas of hard surface?	No	Hard surface of the parking area and access driveway is considered necessary and acceptable. This surface parking has been efficiently designed to the relevant standards to reduce its area as much as practicable.
5.11 Screen parking from views and outlooks from dwellings?	Yes	Parking is screened from views by planting buffer.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	Single width driveway with passing bay proposed and endorsed by traffic engineer.
5.13 Use communal car courts rather than individual garages?	Yes	Surface parking proposed, no individual garages. There is one individual carpark place separately to the communal carpark.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	N/A	No garages
5.15 Communal car courts rather than individual garages?	Yes	Surface communal parking proposed.
5.16 Tandem parking or a single garage with single car port in tandem?	N/A	Surface parking proposed with 6 individual parking spaces
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	7 car spaces have been provided, for 14 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	Pedestrian access is separated from vehicular access at entry. There is portion of pedestrian walkway that is on the general turning area, and access to Unit 5 Private Open Space is via driveway, there is enough space for shared travel.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	There is pedestrian Council footpath is noted to be included around boundary which is adjacent to Communal Open Area, as well as providing

		pedestrian walkway within the property to communal Open Areas.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	All spaces are logically and efficiently designed to provide clear distinction between public and private spaces.
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	All spaces within the building and outside have been efficiently designed to not include blind or dark spaces.
5.22 Clearly define thresholds between public and private spaces?	Yes	Thresholds are designed between public and private spaces, they are clearly defined by height changes, fences, landscaping buffer zones.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	Individual large terraces adjacent to the main living areas are provided. Some They vary in size, the smaller terraces look upon generous communal open space directly in front.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Private Open Spaces are provided to the North, East and West. Unit 4 has the Private Open Space facing South but it catches Eastern light
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	Ground floor Private Open Spaces are made up of multiple space types, tiled, planting, planting strips, Some have grass.
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	The Private Open Spaces all allow from casual surveillance from them. Fence with varying transparency allows for angled views between the angled battens. Some Private Open Spaces have height differences to adjacent communal Open Spaces which allow for privacy whilst allowing for casual surveillance.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	There is a mixture of paved and planted areas within all Private Open Spaces.
5.28 Provide private open space areas that retain existing vegetation where practical?	No	As the site is on a slope, and it is a Seniors Development, the site needs to appropriately terraced providing safe travel for occupants. There was minimal vegetation on the existing properties, the proposed landscape design will improve the vegetation.
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	Access requirements are limiting the materials palette choices and therefore impervious treatment is considered acceptable.
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 Landscaped area is provided that pedestrian paths are adjacent to. There are no BBQ or seating facilities
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 and switchboards are hidden from the street frontage and are also hidden from Private Open Spaces.

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.	
	
Principles	Design Response / Comment
WELLBEING The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	<u>Healthy Environments</u> The proposed design caters to occupant's mental health by providing green buffer zones and deep soil zones for trees and shrubs, and planting to be situated close to each Private Open Space for interacting with and for viewing upon, and for visual privacy. Private Open Spaces has been designed with safety and privacy in mind. The Ground floor private open spaces have fencing, any gates with locks, fencing with varying degrees of transparency, with masonry/ fixed angled metal slats, some have level changes to allow for casual surveillance of the Communal Open Spaces, street and district views whilst feeling secure in their own Private Open Space. The Private Open Spaces that have level ground adjacent have high fences for security and privacy. The proposed development is situated within 400m of two bus stop options to and from amenities and services, providing occupants with independence, opportunity for pedestrian activity in the local neighbourhood streets. <u>Good for Tenants</u> Efficiency has been designed into the units to aid in low running costs, such as natural ventilation, high volume of solar panels on the roof for sustainable energy and low cost source. Occupants can age in place as each unit is accessibly compliant. <u>Quality Homes</u> Each dwelling has an identity in the façade and a separate dwelling entry from the lobby for the occupant to have a sense of identity. Each occupant has a Private Open Space, the ground floor has different parts of paving, landscaping, and clothesline zones.
<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.	

		Each unit is individual, has transitional space
BELONGING		
The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing		
<u>Mixed Tenure</u>	Our housing is indistinguishable from private housing and is well integrated within diverse communities	<u>Mixed Tenure</u>
<u>Good Shared and Public Spaces</u>	Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	The design of the development has been well considered to blend in with the surrounding built forms. There are a variety of dwelling types in the close proximity, single storey dwellings, two storey dwellings, two storey duplexes, two storey townhouses, two storey unit developments.
<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.	<p>The variety of unit types helps cater to different needs/ requirements/ living style of occupants: ground floor with terrace with views to the street frontage, ground floor with private terrace, upper floor with views to the street, upper floor with district views, upper floor with private views. This helps the building to melt into the neighbourhood and fulfil any kind of requirement needed within a diverse community.</p> <p><u>Good Shared and Public Spaces</u></p> <p>The external shared areas are clearly delineated from the private areas which helps to ensure occupants know what is a potential social interaction space and what is not. The lobby, which is on multiple levels have space for occupants to pass each other by creating opportunities for interaction. The letter box area is at the front pathway entrance which is another space for social interaction opportunity.</p> <p>The rear carparking area is a shared space with pedestrians, and is at AS1428.1 accessible grade to allow for easy pedestrian traversing, to see the gardens, traverse to occupants Private Open Space, travel along the footpath adjacent to the driveway, access the bin area. All these functions adjacent to one area allow for positive social interaction.</p> <p><u>Contribute to Local Character</u></p> <p>The character of the development is not out of place in the local neighbourhood. It is a development that reflects traditional building lines and shapes, whilst creating a modern aesthetic to the street frontages. The individuality of each unit is not lost in the one building form, as the façade is broken up into smaller blocks to help delineate each unit on the façade.</p>
VALUE		
Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.		
<u>Whole of lifecycle approach</u>		<u>Whole of lifecycle approach</u>

<p>New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.</p>	
<p><u>Sustainability and Resilience</u></p> <p>Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges</p>	<p>Lifecycle of materials was paid attention to during the design of the development. The façade materials of masonry, prefinished fibrecement, prefinished vertical patterned metal cladding are low maintenance materials which don't need painting and touch up maintenance.</p>
<p><u>Make Every Dollar count</u></p> <p>Create design efficiencies that generate savings which can be directed towards building more homes.</p>	<p>Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.</p> <p>Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.</p> <p><u>Sustainability and Resilience</u></p> <p>Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.</p> <p>Natural ventilation is used as much as possible for natural air flow within units. Also allowing for direct sunlight to enter the livings and bedroom areas.</p> <p>The use of electric heat pumps allows for better efficiency in heating water which reduced water heating bills, this benefits the occupants as well as environmentally more efficient than standalone hot water units.</p> <p>Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.</p> <p><u>Make Every Dollar Count</u></p> <p>The use of low maintenance materials help to reduce cost of upkeep in this development, also mostly eliminating the need for external paint.</p> <p>Low water use planting design helps to reduce water usage, as well as an in ground OSD and Rainwater Tank which the garden can benefit from with water reuse.</p> <p>Learning about new technologies and adopting them, such as benefiting from companies such as Solshare.</p>

	<p>The units have been designed with the most efficient layouts whilst keeping quality design in mind, there is no redundant unusable space. This helps to build the most efficient spaces, eliminating material wastage.</p>
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	<u>A Good Partner</u> Solshare is a company that is growing with the sustainability market. Solshare introduces Solar Powered living to units where the occupants can have split benefit of the solar power as well as paying their appropriate share. The occupants can feel secure they can contribute to a more sustainable environment.
<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.	<u>Place Making</u> <p>Georges River Council has strategies in place called "Georges River 2050 'Leading for Change' and 'Georges River Council Innovation Strategy' where they are investigating the notion of how to incorporate innovation into the Council area. Their focus areas are Accessible, Green Diverse and Innovating. The proposed development ensures the markers of Green sustainable living are present with Solar Panels, Solshare and Mechanical heat pumps, natural ventilation, and sunlight into units. The project has Accessibility standards to AS1428.1 ensuring occupants can participate in traversing safely. The longitudinal studies of the footpaths to the bus stops ensure the occupants can extend their experience into the Council area in an accessible fashion.</p> <u>Continuous Improvement</u> Continuous improvement is made with each LAHC project with new technologies and materials enter the market.

	the scope of options and allows for more freedom of design whilst creating compliant, safe buildings.
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LAHC Required to CONSIDER the LAHC Design Requirements 2023:

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

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>2.15 Consultation with public authorities other than councils</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"> (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 (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. <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"> (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, (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, (c) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW, (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, <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"> (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, <p>Note—</p>	<p>LAHC to comply with consultation of the appropriate public authorities in relation to the development.</p> <p>The development is not adjacent to land reserved under National Parks and Wildlife Act 1974, or of Zone C1. It does not comprise of a fixed or floating structure, is not within a dark sky region and is not on defence communications facility buffer land.</p>

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

<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> <p>(f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board,</p> <p>(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,</p> <p>(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.</p> <p>(3) In this section—</p> <p><i>dark sky region map</i> means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.</p> <p><i>Willandra Lakes Region World Heritage Property</i> means the land identified as the Willandra Lakes Region World Heritage Property on—</p> <p>(a) the Willandra Lakes Region World Heritage Property Map under Balranald Local Environmental Plan 2010, or</p> <p>(b) the Willandra Lakes Region World Heritage Property Map under Wentworth Local Environmental Plan 2011.</p> <p><i>World Heritage Advisory Committee</i> means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.</p> <p>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.</p>	
<p>2.17 Exceptions</p> <p>(1) Sections 2.10–2.15 do not apply with respect to development to the extent that—</p> <p>(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</p> <p>(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</p> <p>(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</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or</p> <p>(e) the development comprises emergency works, or</p> <p>(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.</p> <p>(2) In this section—</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law. Consultation protocol means an arrangement that—</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(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.</p>	<p>LAHC to confirm and gain approval by means of consultation protocols.</p>

