

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

Checklist of design principles and better practices

This checklist is to be used for:

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

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

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

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

PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	Lots 22, 23, 24 & 25 in DP 36270
Street Address	10 – 16 Albert Street
Suburb / Postcode	Casino 2470

PROPOSAL DETAILS:

Activity Type (tick box):

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

Activity Description (please provide summary description):

Construction of a seventeen (17) unit townhouse development comprising of ten (10) two bedroom and seven (7) three bedroom self-contained units, with associated landscaping and fencing, surface parking for twenty one (21) cars, and consolidation of four (4) lots into one lot.

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

Analysis of neighbourhood character

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

1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	Setbacks, form and spacing of the proposed buildings is in character with other new development in the neighbourhood.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)	Yes	Lot size shape and orientation of the proposed buildings is in character with other new development in the neighbourhood.
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)	Yes	The proposal is sympathetic to and presents a street appearance that adds character to the surrounding neighbourhood-built form. Style reflects that of other new developments of a similar scale.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The development provides a well-considered selection of new local natives.
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 council's LEP and DCP.

Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	Yes	Site analysis includes existing pattern of development and streetscape elements.
1.07 Patterns of driveways and vehicular crossings	Yes	At present there are 4 driveway crossings for the site. The proposal is to provide 3 driveway crossings. Neighbouring properties all have driveways

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1.08 Existing vegetation and natural features on the site	Yes	The development will provide a well-considered selection of new local natives.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes	Yes, the site analysis includes existing pattern of buildings and open space on adjoining lots.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Privacy issues have been addressed responsibly. Overshadowing is minimised.
2. Site Planning and Design		
General		
Does the site planning and design:		
2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes	Impact on Neighbours is minimised. Internal amenity for each dwelling is good.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	There is a mix of dwelling sizes. There are car spaces to service 100% of the units.
2.03 Provide variety in massing and scale of build form within the development?	Yes	Variety in massing of built form provided.
Built form		
Does the site planning and design:		
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?	Yes	The bulk of the development is located towards the front of the site
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	2 storey homes are located to front of the site and 1 storey homes are located at the rear.
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	As far as possible, living areas and private open spaces in units are oriented to the north/west to maximise the solar aspect.
Trees, landscaping and deep soil zones		
Does the site planning and design:		
2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	All significant existing trees on and surrounding the site have been retained.
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	Yes	As many significant existing trees as possible have been retained to rear of site. New trees have been specified

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
block deep-soil planting?		where possible
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Significant existing trees have been retained. New planting is proposed throughout the development
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Significant new planting is proposed throughout the development
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	Greater landscaping than existing has been provided between driveways & boundary fences and between driveways and new dwellings.
2.12 Provide pedestrian paths?	Yes	Pedestrian paths are provided throughout the development.
2.13 Reduce the width of driveways?	Yes	Driveway has been proposed with minimum possible widths.
2.14 Provide additional private open space above the minimum requirements?	Yes	All proposed dwellings have greater private open spaces than the minimum required by DCP.
2.15 Provide communal open space?	Yes	communal open space is provided and there is ample opportunity for incidental socialising while navigating the shared zones
2.16 Increase front, rear and/or side setbacks?	Yes	Side setbacks are greater than existing homes on site. Front Setbacks are consistent with other new developments in the neighbourhood.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	Yes refer to landscape plan.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Yes	deep soil planting area is provided throughout the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil planting area is provided at the front of the site.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes	semi-pervious materials are used for various pedestrian paths throughout the site
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes	An underground detention and rainwater tank is provided to meet council/BASIX requirements.

Parking, garaging and vehicular circulation

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
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	Centralised car parking area is proposed to service most units.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes	At present there are 4 driveway crossings for the site. 3 driveway crossing will be provided along the frontage. The main driveway is in vicinity of existing driveway.
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	Site layout follows the existing pattern of new developments within the area.
3.02 Provide a front setback that relates to adjoining development?	N/A	Front setbacks are in line with other new developments in the neighbourhood.
Built form		
Does the site planning and design:		
3.03 Break up the building massing and articulate building facades?	Yes	The project presents buildings with a good massing and articulated facades to reduce impact of development.
3.04 Allow breaks in rows of attached dwellings?	Yes	The bulk of the joined units is broken with lower roofs to the entry foyers. Varied roof forms break up the mass.
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	A pleasing variety of textures and colours is proposed to provide interest and to break up bulk.
3.06 Set back upper levels behind the front building façade?	Yes	Upper levels are set back behind the front building façade. They are also broken up with different materials.
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	Locating second storeys within roof space is not a common practice in the streetscape.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	Roof profile has been broken down into smaller roof elements and mass has been minimised by breaking the homes into blocks

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The proposed dwellings have roof pitches sympathetic to existing dwellings in the street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes	A variety of textures and finishes characterize the proposal.
Trees, landscaping and deep soil zones		
Does the site planning and design:		
3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	New planting in the front setback is proposed.
3.12 Plant in front of front fences to reduce their impact and improve the quality of the public domain?	N/A	Street frontage doesn't have fencing.
Residential amenity		
Does the site planning and design:		
3.13 Clearly design open space in the front setback as either private or communal open space?	Yes	Open spaces in the front setback are clearly designed as private or communal open spaces through use of planting
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Public and private spaces are defined by planting and paths
3.15 Design dwellings at the front of the site to address the street?	Yes	The entries and/or doorways of dwellings to front face the street and are accessed directly from street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes	Pedestrian entries are varied across the development with some located directly off street and others off an adjoining path.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	Pedestrian entry for all residents is separate to vehicular entry
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	N/A	Front fences are not provided
3.19 Ensure that new front fences have a consistent character with front fences in the street?	N/A	Front fences are not provided
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes are orientated perpendicular to street.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Recycle areas for units are discreetly located within an enclosure in common area. Landscape planting is proposed along the amenities to reduce their visual impact on public domain.
Parking, garaging and vehicular circulation		
Does the site planning and design:		
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes	Driveways length is kept to a minimum.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	Garages are not provided.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes	Driveways do not run along the length of site. Driveway's length is kept to a minimum.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Extensive landscaping sits along the driveway and behind the carparking area so vistas terminate in landscaping
3.26 Use planting to soften driveway edges?	Yes	Planting has been proposed to soften driveway edges.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	N/A	Will be specified at construction stage
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Driveway width is kept to a minimum.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	No gates provided at the head of driveways.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	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	No basement proposed.
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A	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	No basement proposed.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement proposed.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
3.35 Return façade material into the visible area of the basement car park entry?	N/A	No basement proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes	Parking in car court located well set back from the street so that visibility is minimised. Private car spaces are set well back from street.

4. Impacts on Neighbours

Built form

Does the site planning and design:

4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?	Yes	Existing orientation of dwellings has been considered while designing new units.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	The orientation of buildings is compatible with neighbouring properties.
4.03 Set upper storeys back behind the side or rear building line?	Yes	Upper storeys are set back behind the front and rear building lines
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	A variety of proposed roof planes provide sufficient diversity.
4.05 Incorporate second stories within the roof space and provide dormer windows?	N/A	Locating second stories within roof space is not preferred in this development or utilised in neighbourhood.
4.06 Offset openings from existing neighbouring windows or doors?	Yes	Openings have been offset from existing neighbouring windows or doors and provided with obscure glazing or screening where required
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 buildings are well setback and are well articulated and utilise a variety of construction materials to break up facades

Trees, landscaping and deep soil zones

Does the site planning and design:

4.08 Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Significant planting is provided to form buffers with neighbours.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil landscaped areas will enable provision of privacy and shading.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Landscaped areas to the sides and rear will enable landscaping to provide privacy and shading to adjoining dwellings.
4.11 Use species that are characteristic to the local area for new planting?	Yes	The landscape design incorporates species from the Council's recommended planting for the area. Refer to Landscape plan.

Residential amenity

Does the site planning and design:

4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	There is adequate building separation between existing neighbouring and new development.
4.13 Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Glazed elements are provided with obscure glazing or screening to mitigate any potential overlooking.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	N/A	Private open spaces are kept to rear of units. Significant planting is provided to form buffers with neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes	Private open space is not near neighbours' bedrooms.
4.16 Design dwellings around internal courtyards?	Yes	Internal facing courtyards are provided to some units. Rear facing courtyards provided to others. Dwellings have been designed with screening and planting to provide privacy to residents and neighbours.
4.17 Provide adequate screening for private open space areas?	Yes	Private open spaces are well screened.
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	Setbacks comply with council requirements and allow for suitable POS

Parking, garaging and vehicular circulation

Does the site planning and design:

4.19 Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	Yes	Planting has been proposed to soften the driveway edges.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Main driveway and car parking has been proposed to the centre of the site and other are to sides and provide a buffer for neighbours

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5. Internal Site Amenity		
Built form		
Does the site planning and design:		
5.01 Maximise solar access to living areas and private open space areas of the dwelling?	Yes	Solar access to private open spaces and living areas is maximised.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	The buildings provide a good façade to the street. A variety of textures and finishes characterize the proposal.
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	Buffering is provided between the dwellings and public spaces
5.04 Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	Yes	Landscape and fences are provided.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Entries for all dwellings are clearly defined from driveways and pathways on site and from the street.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes	Public areas are clearly separated from the private dwellings with the help of landscaping and fences.
5.07 Provide a sense of address for each dwelling?	Yes	All dwellings have been provided with a front porch and a variety of door colours have been specified to individualise dwellings.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes	Dwelling entries have been oriented such that they do not look directly into other dwellings on site.
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	Bedrooms have been located away from the driveways and pathways. In cases where pathways, driveways and parking areas are closer to the bedrooms, screening and planting provide adequate privacy to those areas.
5.10 Avoid large uninterrupted areas of hard surface?	Yes	Hard surface areas are minimised.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.11 Screen parking from views and outlooks from dwellings?	Yes	Parking is screened from views from dwellings by being located at a different level to units and with the provision of landscaping.
Reduce the dominance of areas for vehicular circulation and parking by: 5.12 Considering single rather than double width driveways?	Yes	single width driveways are provided
5.13 Use communal car courts rather than individual garages?	Yes	Centralised car court is proposed for car spaces.
Reduce the dominance of areas for vehicular circulation and parking by considering: 5.14 Single rather than double garages?	Yes	No garages are provided. Car parking area is well landscaped.
5.15 Communal car courts rather than individual garages?	Yes	Centralised car court is proposed with a handful of private parking spaces located towards the side boundaries
5.16 Tandem parking or a single garage with single car port in tandem?	Yes	Tandem parking is proposed to private car spaces
5.17 Providing some dwellings without any car parking for residents without cars?	Yes	More car spaces than units are provided, however some units are family homes with the potential for more than one car.
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	Distinct and separate pedestrian and vehicular access is provided on site. Wherever essential, pathways are designed wide enough for safe travel by wheelchair.
5.19 Provide pedestrian routes to all public and semi-public areas?	Yes	Pathways are provided around the site for access to all public and semi-public areas.
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	Spaces at all the building entries are clearly designated.
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	Spaces as designed to minimise opportunities for concealment around the site.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
5.22 Clearly define thresholds between public and private spaces?	Yes	Fencing, gates and landscaping clearly indicate the interface between private and public areas.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	Private open spaces are greater than the minimum requirements in some units. All private open spaces are located directly off internal living areas.
5.24 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Orientation of the private open spaces is predominantly to north and east.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes	3 bed units have 2 POS areas. Private open spaces are greater than the minimum requirements in some units.
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	Use of open style slatted fences and level changes allow overlooking from private open spaces to common areas.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes	All private open spaces have ample level areas and have paved and planted areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes	As far as possible, effort has been made to retain the existing vegetation on site.
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?	Yes	Paving to private open spaces is minimised to allow for greater landscaped areas. Pervious paving is supplied in some areas.
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	Designated communal facilities have been provided, also, ample opportunity for incidental interaction has been allowed for.
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	Recycle area and switchboard do not dominate the streetscape. Recycle areas are discreetly located within an enclosure in common area. Landscape planting is proposed along the amenities to reduce their visual impact on public and private domain.

Declaration by consultant architect

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

Name:	Barry Rush
Capacity/Qualifications:	Director/Architect
Firm:	Barry Rush & Associates Pty Ltd
Signature:	<i>Barry Rush</i>
Date:	19.06.2023