



PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST FOR DEVELOPMENT PROPOSALS UNDER ARH SEPP

Guide notes:

This form is to be used for all development proposals that are to be assessed under Part 5 of the Environmental Planning and Assessment Act 1979 as amended (EP&A Act) as 'development without consent' carried out by Land and Housing Corporation under State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP).

All sections of this checklist must be completed including the submission requirement matrix. Where any matter does not apply it is to be noted as being not applicable 'N/A'.

The submission declarations at the end of the checklist must be signed by the consultant architect and by Land and Housing Corporation's nominated project manager. The completed checklist must be submitted to the Planning Unit by the nominated project manager together with the activity package plans / accompanying information. Activity packages will not be accepted unless all of the applicable submission requirements listed in the matrix and checklist have been provided and signed-off by a Planner in the Planning Unit.

Four (4) x full size hard copies of all plans, one (1) x A3 hard copies of all plans, three (3) x hard copies of all accompanying information (including the BASIX certificate, ABSA certificate and stamped plans, waste management plan etc), and two (2) copies of the notification plan must be submitted with the activity package, together with a CD containing clearly referenced / indexed copies of all plans and supporting information in Portable Document Format. Hard copies of plans are to be collated and folded to A4 size, rolls should not be provided.

PART A: TO BE COMPLETED BY NOMINATED PROJECT MANAGER
PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	LOTS 38,39 & 40 in Sect 13 DP 2343
Street Address	98-102 Albert Street
Suburb / Postcode	Revesby NSW
Local Government Area	City of Canterbury-Bankstown
Client	Land and Housing Corporation Division: South East

PROPOSAL DETAILS:
Activity Type (tick box):

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

Activity Description (please provide detailed description):

Construction of 12 x 1 bed and 6 x 2 bed Seniors Living SEPP SL dwellings and associated site works.

Tree removal and demolition of existing buildings.

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

PROJECT DETAILS:		
Nominated project manager	Name:	Emmanuel Igbokwe
	Contact number:	0416 517 338
1S Job No / 1S Child Job No	BGGXT	
Date of tenant notification [dd.mm.yyyy] (nb Notification must have occurred within one month of submission)		
Date of Local Member notification (from Project/ Client Manager)		
Estimated cost of construction inc GST (Building works + site works + demolition)		\$ [Whole dollars only]
Total number of dwellings (development must result in not more than 20 dwellings on a single site)		
Max height in metres (must not result in the construction of a building with a building height of more than 8.5m measured to highest point of the building from the existing ground level)		7.3m

PART B: TO BE COMPLETED BY THE CONSULTANT ARCHITECT

Submission Requirements Checklist										
SUBMISSION REQUIREMENT	DEVELOPMENT TYPE									Provided (tick box <input checked="" type="checkbox"/> or N/A)
	Dwelling house	Dual occupancy	Multi-dwelling Housing (Villas / Townhouses)	Residential flat building	Seniors housing	Demolition	Tree removal	Subdivision	Other activity	
<input checked="" type="radio"/> This information is required <input type="radio"/> This information may be required										
PLANS										
1. Cover Sheet	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
2. Survey	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
3. Block Analysis Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
4. Site Analysis Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
5. Demolition Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
6. Site Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
7. Floor Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
8. Elevations	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
9. Sections	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
10. Streetscape Elevation	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
11. Cut/fill and Retaining Wall Details	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
12. Shadow Diagrams	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
13. Landscape Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
14. Soil Erosion and Sediment Control Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
15. Concept Stormwater Drainage Plan (including On-site Detention Details)	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
16. Subdivision Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A
17. Preliminary Engineering Plans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	N/A

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

Submission Requirements Checklist										
SUBMISSION REQUIREMENT	DEVELOPMENT TYPE									Provided (tick box <input checked="" type="checkbox"/> or N/A)
	Dwelling house	Dual occupancy	Multi-dwelling Housing (Villas / Townhouses)	Residential flat building	Seniors housing	Demolition	Tree removal	Subdivision	Other activity	
(Subdivision)										
18. Longitudinal survey to bus stops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>					<input checked="" type="checkbox"/>
19. Notification Plans	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	<input checked="" type="checkbox"/>
ACCOMPANYING INFORMATION										
20. Colour Schedule of External Materials / Finishes	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	<input checked="" type="checkbox"/>
21. BASIX Certificate / ABSA Certificate and stamped plans	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>				<input type="radio"/>	<input checked="" type="checkbox"/>
22. Drainage Easement Consent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	
23. RMS Approval (Vehicular access to a classified road)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	N/A
24. Preliminary Waste Management Plan	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
25. Arborist's Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
26. Geotechnical Report (Landslip)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
27. Flood Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>		N/A
28. BCA Report			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	<input checked="" type="checkbox"/>
29. Rail Authority Consultation / Concurrence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
30. Acoustic Report (Airborne and ground-borne noise / vibration)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
31. Traffic Report			<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
32. Heritage Impact Statement / Conservation Management Plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
33. Archaeological Assessment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A
34. Land Contamination Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	N/A

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	Dwelling house	Dual occupancy	Multi-dwelling Housing (Villas / Townhouses)	Residential flat building	Seniors housing	Demolition	Tree removal	Subdivision	Other activity	
35. Hazmat Report (Asbestos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	N/A
36. Flora and Fauna Assessment (7 part test of significance)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A
37. Species Impact Statement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	N/A
38. Acid Sulphate Soil Management Response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
39. Salinity Management Response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
40. Bushfire Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
41. Coastal Hazard Assessment Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		<input type="radio"/>	<input type="radio"/>	N/A
42. Wastewater / Recycled Water Management Study	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
43. Architect's Certificate of Design Compliance	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>					<input checked="" type="checkbox"/>
44. Design Compliance – Tables / Checklist / Written Justification for Non-compliances	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>
45. Mines Subsidence Board Approval	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
46. Water Utilities Stamped Plans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>			<input type="radio"/>	<input type="radio"/>	N/A
47. 149(2) & (5) Planning Certificate/s	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
48. Council Approval for the Removal of Council's Street Trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
49. Access Report	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/>

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SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
1. COVER SHEET	<ul style="list-style-type: none"> Project name, address and Lot & DP numbers Street elevation/ perspective Development compliance table BASIX Certificate Number and Assessor Stamp Location Plan 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
2. SURVEY	To address the following: <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Plan to show all existing structures on site; Plan to show all existing vegetation on site; Levels to Australian Height Datum (AHD), including contours and spot levels at regular intervals on both the subject site and adjacent footpath / council reserve; Plan to show north point, drawn to true north; Plan to show location of any easements / restrictions / services affecting the site; Plan to show location of any traffic devices within proximity of the subject site, and any services within the footpath area; Plan to be folded to A4 size. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
3. BLOCK ANALYSIS PLAN	Land subdivision has resulted historically in blocks and lots configured for particular uses and building types. When new building types are introduced with a different relationship to the block and lot they may have negative impacts. Key matters to be shown on the block analysis plan: <ul style="list-style-type: none"> What are the predominant block and lot patterns? How have these changed over time (for example by subdivision and amalgamation)? What are the typical lot sizes, shape and orientation? Which lots are better for intensification and which are not? Is amalgamation necessary to support future development? Are there any corner sites, sites with two street frontages, or sites that are relatively wide or shallow and are therefore more suitable for intensification? Plan to be folded to A4 size. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
4. SITE ANALYSIS	To address the following: <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Site dimensions and site area; identification with street number and Lot & DP numbers north point; dimensions to all site setbacks; location of existing vegetation- Height, TPZ and numbering as per Arborist report ; location of other buildings and 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

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SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<p>structures; any heritage features (if applicable); location of fences and boundaries; drainage and effluent disposal (for rural areas); any overshadowing of the site by adjoining development; location, height and use of neighbouring buildings; street frontage features such as street trees, poles etc.;</p> <p>(refer to Concept Stage Checklist)</p> <ul style="list-style-type: none"> ▪ Microclimate; ▪ Direction and distance to local facilities; ▪ Areas of public and private open space; ▪ Sources of nuisance, eg railway noise; ▪ Notable views and potential overlooking; ▪ Plan to be folded to A4 size. 	
5. DEMOLITION PLAN	<p>Required where demolition work is proposed as part of residential development.</p> <p>Demolition plan to contain the following details:</p> <ul style="list-style-type: none"> ▪ Plan at 1:100 or 1:200 for larger sites; ▪ The location of the structure to be demolished, shown using a dotted line; ▪ Elevations indicating the height of the structure above ground level and the distance from the structure to the boundary, or alternatively, a series of photographs indicating this information; ▪ A description of the type of building; ▪ For multi-storey development, a cross section of the building, showing its structural support system and the principal materials of its construction; ▪ A description of the methods of demolition proposed to be used and the number of types of major items of equipment to be used in demolition; ▪ A description of the methods proposed for handling and disposing of demolished materials and any hazardous materials; ▪ A description of the proposed sequence of carrying out the demolition works and an estimate of the time, in days, that it is likely to take to complete all or each of the stages of the work; ▪ Details of the proposed hoardings, fencing, overhead protection and scaffolding ▪ Plan to be folded to A4 size. ▪ Tree numbering to be consistent with the arborist report. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
6. SITE PLAN	<p>To address the following:</p> <ul style="list-style-type: none"> ▪ Plan at 1:100 or 1:200 for larger sites; ▪ Lot and DP, site address, boundary dimensions, site area, contour levels to AHD, existing vegetation and trees and indicate removal / retention, north point drawn to true north; ▪ Outline of existing building / development on site, shown dotted; ▪ Location of proposed new building / development; 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

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PLANS		
	<ul style="list-style-type: none"> ▪ Reduced levels (RLs) of natural ground level at the corners of the building/s and RLs of all floors to AHD; ▪ Location of all building / development on directly adjoining sites, including location of any windows contained within adjoining buildings; ▪ All buildings including external hard works such as car parks, footpaths, grades and handrails to footpath ▪ Location of services (sewer, drainage pipe, easements, power pole, detention tank & water storage tank etc.) ▪ Finished floor levels of buildings and site levels to patios, paths, and landscape areas ▪ Spot levels at building entries, door thresholds, driveway, pathways, building corners ▪ Ramps, (steeper than 1 in 20) ▪ Landscaping including trees and paved areas ▪ Details of existing and proposed fencing; garbage bays and letter boxes, services e.g. MDB, Meters ▪ BASIX commitments, eg rainwater tank; ▪ Distance from external walls and outermost part of proposed building to all boundaries; ▪ Summary table calculations of site area, floor area, landscaped area etc; ▪ Plan to be folded to A4 size. ▪ Tree numbering to be consistent with the arborist report. 	
7. FLOOR PLAN- all floors	<p>To address the following:</p> <ul style="list-style-type: none"> ▪ Plan at 1:100 or 1:200 for larger sites; ▪ North point ▪ Unit numbers and Unit labelling with type (SEPP SL compliant, Livable) Unit Area ▪ Room names, areas and dimensions; ▪ Floor Levels (RL's) and Finishes ▪ Party walls /Wall thickness (noted) ▪ Window(s) & door(s) location and opening sizes to brick dimensions ▪ Access for disabled, where relevant; ▪ Kitchen & bathroom layout including fixtures ▪ Furniture layout ▪ Section lines ▪ BASIX commitments, e.g. skylight, rainwater tank; hotwater units ▪ Layout of building; ▪ Existing and proposed fire safety measures; ▪ Plan to be folded to A4 size. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

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PLANS		
8. ROOF PLAN	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 North point Roof Material, falls & pitch Gutters type & location Plan to be folded to A4 size. <p>To show the following:</p> <ul style="list-style-type: none"> Reduced levels (RLs) to AHD and dimension/s of natural ground level to ceiling height/s; RLs of all floors to AHD; RL to AHD and dimension at maximum building height. <p>Note:</p> <p>The maximum building height must not exceed 8.5m</p> <p><i>Building height</i> means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
9. ELEVATIONS	<p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; All elevations of the proposed building / development; Roof pitch; Any services located on the roof of the proposed building / development; Any air conditioning services, gas systems located on balconies or external walls; all Plan to be folded to A4 size. <p>To show the following:</p> <ul style="list-style-type: none"> Reduced levels (RLs) to AHD and dimension/s of natural ground level to ceiling height/s; RLs of all floors to AHD; RL to AHD and dimension at maximum building height. External wall finishes, Window(s) & door(s) opening type, Roofing materials, Floor to ceiling height, Roof ridge level, Natural ground level (dotted line), Proposed ground level(s) (continuous line), Retaining walls at Site boundary, including top of wall level, Building envelope as applicable <p>Note:</p> <p>The maximum building height must not exceed 8.5m</p> <p><i>Building height</i> means the vertical distance between ground level</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

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PLANS		
	(existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like	
10. SECTIONS	To address the following: <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Section names and location on plan, eg A/A, B/B etc; Longitudinal section of proposed driveway / ramp, including transitions, levels and height clearance, where basement parking is proposed; Floor to ceiling height, Room names / Unit number, Roof pitch, Natural ground level (dotted line), Proposed ground level(s) (continuous line), Extend of cut & fill, Building envelope as applicable, All retaining walls including the retaining wall at site boundary Plan to be folded to A4 size. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
11. STREETSCAPE ELEVATION	To address the following: <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Plan to show subject site, and sites located either side of subject site; Levels to AHD, including natural ground level, finished floor levels, and ridge height; Roof pitch of proposed and neighbouring development; All building works proposed, including fencing; Position and front elevation of neighbouring development; Location of power poles and street furniture; Plan to be folded to A4 size. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
12. CUT/FILL AND RETAINING WALLS	Required <u>where an application proposes cut/fill and/or retaining walls</u> . Plan to address the following: <ul style="list-style-type: none"> Location of retaining walls to be shown on the site plan; Height of retaining wall to AHD, and material to be utilised for construction; Elevation of retaining wall; Site Plan cross hatched showing location and depth of cut/ fill Plan to be folded to A4 size. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
13. SHADOW DIAGRAMS	Required for the following: <ul style="list-style-type: none"> Two storey dwellings, including alterations / additions; All development containing residential dwellings, more than two storeys in height; Any other development that adjoins residential development and has the potential to overshadow such development. 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>

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SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<p>Shadow diagrams to address the following:</p> <p>Shadows cast at midwinter (22 June) at 9am, 12 noon and 3pm in plan form, at a scale of 1:200;</p> <ul style="list-style-type: none"> Shadows in plan and elevation form on an hourly basis, if shadows fall on neighbouring windows; Shadows in elevation - if shadows fall upon neighbouring dwellings shadow diagrams must include window openings and their position in relationship to adjoining buildings and land. Location of proposed development and existing development on adjoining site/s. Shadows drawn to true north. <p>Note: Shadow diagrams may also be required for single storey dwellings that are situated on an east/west oriented site.</p>	
14. LANDSCAPE PLAN	<p>Required for new development, and alterations / additions that result in changes to the landscaped area of the site.</p> <p>To address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; To be prepared by a suitably qualified person (details of the designer and their qualifications shall be provided on the plan), except for single dwellings, in which case a plan prepared by the designer of the dwelling will be accepted; Plan to be folded to A4 size. <p>To show the following:</p> <ul style="list-style-type: none"> Location and identification of existing trees and other significant vegetation on site, and confirmation of those to be retained and those to be removed; Location and identification of existing trees and other significant vegetation on adjoining sites that are likely to be affected by the proposed works; Natural and finished ground levels to AHD, and details of all surface treatments and hard landscape elements; Cross reference to the plan, indicating plant species, quantities and pot sizes at planting; Layout and construction details of all garden beds, turf areas, edging, paving and fencing; Details and specifications are to be provided for all elements of the design; Method of tree protection for those trees to be retained; Location of any drainage works proposed; Details of planter boxes, if proposed. Tree numbering to be consistent with the arborist report 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
15. SOIL EROSION AND SEDIMENT CONTROL PLAN	<p>Required where development proposes clearing or excavation of existing soil surface (including demolition, alterations / additions, or new development), stockpiling or landfill.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<p>To be in accordance with Landcom's <i>Blue Book</i>, and plan to address the following:</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Location of appropriate sedimentation and erosion control measures, including but not limited to, sediment fences, all weather access points, gutter and stormwater pit protection measures, stock pile location, and dust control measures; Plan to be folded to A4 size. 	
16. CONCEPT STORMWATER DRAINAGE PLAN (INCLUDING ON SITE DETENTION DETAILS)	<p>Required in accordance with the respective council's stormwater drainage and on site stormwater detention policies.</p> <ul style="list-style-type: none"> Plans to be prepared in accordance with the respective council's drainage and on site stormwater detention technical specifications; Where hard copies provided, plans to be folded to A4 size. A design statement from the hydraulic engineer to be submitted stating that Council was consulted, and with whom; and that Council has agreed that the proposed stormwater/drainage plans are in accordance with Councils policies. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
17. SUBDIVISION PLAN	<p>Required where subdivision of land / building is applied for.</p> <ul style="list-style-type: none"> Plan at 1:100 or 1:200 for larger sites; Proposed subdivision layout, and identification of proposed lots; Location and width of any proposed roads and the legal status of those roads; Pavement treatment of any proposed roads; Any required traffic facilities; Any required community facilities, eg open space, cycleways etc; Indicative plan of proposed development on new lots; Existing and finished ground levels, as per survey plan; Location of any natural features; Land to be dedicated for open space, drainage etc; Party walls; Existing and proposed drainage easements, right-of-ways etc; Existing trees and vegetation as per survey, to be removed / retained; Details of consultation with public authorities responsible for provision or amplification of utility services required by the proposed subdivision; <p>Plan to be folded to A4 size.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
18. PRELIMINARY ENGINEERING PLANS (SUBDIVISION)	<p>Preliminary engineering drawings detailing proposed infrastructure including roads, stormwater, sewerage and earthworks must be included with the activity package for subdivision proposals.</p> <p>Plans are to satisfy the respective council's technical and design specifications for subdivision and show the following:</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<ul style="list-style-type: none"> ▪ Earthworks; ▪ Roadworks; ▪ Road pavements; ▪ Road furnishings; ▪ Stormwater drainage; ▪ Landscaping works; ▪ Erosion control; ▪ Water supply works and sewerage works, where relevant; ▪ Plans to be folded to A4 size. 	
19. LONGITUDINAL SURVEY TO BUS STOPS	<p>To show:</p> <ul style="list-style-type: none"> ▪ Distance to bus stops via pedestrian path of travel. ▪ Plan view mapping path of travel. ▪ For Seniors Housing developments the following shall also be shown: <ul style="list-style-type: none"> - Gradients of pedestrian path of travel to bus stops – to be shown in ratios. - Statement indicating compliance with the distance and gradient requirements Clause 26 of the Seniors Housing SEPP 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
20. NOTIFICATION PLANS	<p>Notification plans (A3 or A4 size) to occupiers of adjoining / adjacent land are to address the following:</p> <ul style="list-style-type: none"> ▪ Site plan and elevations; <p>Plan not to show interior layout / floor plan of residential development.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
21. COLOUR SCHEDULE OF EXTERNAL MATERIALS / FINISHES	<p>Required for new development, and alterations / additions that result in changes to the external appearance of the development. Schedule shall specify colours and finishes, and include the manufacturer's details and a sample swatch.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
22. BASIX CERTIFICATE / ABSA CERTIFICATE AND STAMPED PLANS	<p>Required for all development that contains all types of new residential dwelling/s, including alterations and additions to existing dwellings valued at \$50,000 or more.</p> <p>The following information is required in accordance with Clause 136D of the <i>Environmental Planning and Assessment Regulation 2000</i>:</p> <ul style="list-style-type: none"> ▪ BASIX Certificate; ▪ All BASIX commitments to be identified on the plans; ▪ ABSA Certificate and a set of stamped plans; ▪ BASIX Certificate must be generated on the BASIX website: www.basix.nsw.gov.au. 	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
23. DRAINAGE EASEMENT CONSENT	<p>Required where a drainage easement is proposed over downstream property / properties to permit the disposal of stormwater. Owner/s of adjoining site/s to submit a Statutory Declaration granting consent to easement.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
24. RMS APPROVAL (VEHICULAR ACCESS TO CLASSIFIED ROAD)	If the proposed development involves providing a new connection (accessway or driveway), or relocation of an existing connection, to a 'classified road', the preliminary approval of Roads & Maritime Services, or details of such consultation must be obtained and submitted with the Part 5 activity package.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
25. PRELIMINARY WASTE MANAGEMENT PLAN	To be prepared in accordance with respective council's development control plan or pro forma.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
26. ARBORIST'S REPORT	Required where application proposes removal of significant trees, or where the proposal may impact on the health of existing trees. Report to be prepared by a suitably qualified person.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
27. GEOTECHNICAL REPORT (LANDSLIP)	Where a site may be subject to landslip, a <i>Geotechnical Report</i> must be submitted confirming that the proposed development can be constructed to satisfy the technical provisions of the State's building laws. Report to be prepared by a suitably qualified person.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
28. FLOOD REPORT	Required where land is identified by as flood prone. Report to be prepared by a suitably qualified person, and to be in a manner consistent with the 'Australian Rainfall and Runoff' publication, the respective council's drainage design specification, the NSW Government's Floodplain Development Manual and any relevant floodplain management strategy.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
29. BCA REPORT	Report must establish compliance with the Building Code of Australia (BCA) where proposals involve alterations / additions to achieve separate title and/or where proposals rely on an alternative building solution to satisfy the provisions of the BCA. Non-compliances with the deemed-to-satisfy provisions must be justified against the performance requirements of the BCA.	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
30. RAIL AUTHORITY CONSULTATION / CONCURRENCE	<i>State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)</i> requires consultation with and the concurrence of the rail authority for development (other than development within or adjacent to the Interim Metropolitan Rail Expansion Corridors) that involves penetration of the ground to a depth of at least 2m below ground level (existing) on land that is within or above a rail corridor, or within 25m (measured horizontally) of a rail corridor, or within 25m (measured horizontally) of the ground directly above an underground rail corridor. Refer to Clauses 86 and 88 of ISEPP for specific details. Written evidence of preliminary consultation with and the concurrence of the rail authority must be submitted with the Part 5 activity package.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
31. ACOUSTIC REPORT (AIRBORNE AND GROUND-BORNE NOISE / VIBRATION)	<u>Development on land adjacent to airports / aerodromes:</u> Required where residential development is proposed on land within the 20 or higher ANEF contour adjacent to airports / aerodromes. <u>Development on land adjacent to a busy road:</u> Required if the proposed development involves construction adjacent to a busy road, i.e. a freeway, tollway or transitway or road with an average annual traffic (ADDT) volume of 40,000 vehicles, or a road with an	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<p>average annual daily traffic volume of more than 20,000 vehicles, or any other road with a high level of truck movements or bus traffic (nb traffic volume data is published on the RTA website).</p> <p><u>Development on land adjacent to a rail corridor:</u></p> <p>Required if the proposal involves construction adjacent to a rail corridor, i.e. land owned, leased, managed or controlled by public authority for the purpose of a railway or rail infrastructure, land zoned for that purpose, or land for which the Minister has granted approval for that purpose under the Environmental Planning and Assessment Act 1979.</p> <p>Note that under Clauses 87 (rail corridors) and 102 (road corridors) of <i>State Environmental Planning Policy (Infrastructure) 2007</i> (ISEPP), for residential development the following LAeq levels must not be exceeded:</p> <ul style="list-style-type: none"> In any bedroom in the building: 35dB(A) at any time 10pm to 7am; Anywhere else in the building (other than a garage, kitchen, bathroom or hallway) 40dB(A) at any time. <p>Report to be prepared by a suitably qualified person in accordance with the provisions of Clauses 85-87 (rail corridors) and 102 & 103 (road corridors) of ISEPP relating to noise and vibration and the safety and/or integrity of the road / rail infrastructure and the Department of Planning's 2008 publication, <i>Development Near Rail Corridors and Busy Roads – Interim Guideline</i>.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
32. TRAFFIC REPORT	<p>Required for traffic generating development, as defined within <i>State Environmental Planning Policy (Infrastructure) 2007</i>, or where the type of development proposed requires submission of a site specific traffic report.</p> <p>To be prepared by a suitably qualified person.</p> <p>To be conducted outside of school holidays.</p> <p>To consider the cumulative impact of surrounding LAHC developments.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>
33. HERITAGE IMPACT STATEMENT AND / OR CONSERVATION MANAGEMENT PLAN	<p>Required where the application proposes development, involving any changes either to, or in the vicinity of:</p> <ul style="list-style-type: none"> a heritage listed item, or site; all, or any part of, a conservation area. <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
34. ARCHAEOLOGICAL ASSESSMENT	<p>Required where site is identified as having potential archaeological significance or known archaeological significance.</p> <p>Report to be prepared by a suitably qualified person.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
35. LAND CONTAMINATION REPORT	<p>Required where a site is identified as being contaminated, or a site history audit has revealed potential contamination. Compliance with <i>State Environmental Planning Policy No 55 – Remediation of Land</i> is required.</p> <p>A <i>Preliminary Site Assessment</i> and documentation, prepared by a suitably qualified person, must be submitted demonstrating that the land can be made suitable for the intended purpose. This may include preparation of a certified Remediation Action Plan.</p>	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
36. HAZMAT REPORT	If demolition involves the demolition of buildings or part of a building that	Yes <input type="checkbox"/>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
(ASBESTOS)	may contain Asbestos, a <i>Hazmat Report</i> documenting the extent of Asbestos removal required and confirming that the removal will be undertaken in accordance with WorkCover NSW requirements must be provided.	N/A <input checked="" type="checkbox"/>
37. FLORA AND FAUNA ASSESSMENT (7 PART TEST OF SIGNIFICANCE)	Required where a site is identified as containing native vegetation or potential habitat of threatened flora or fauna. A <i>7 part Test of Significance</i> (under the EP&A Act 1979), is to be completed if any threatened species, populations, communities or their habitats, are identified or considered likely to occur within the area of impact. Report to be prepared by a suitably qualified person.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
38. SPECIES IMPACT STATEMENT	Required where site is identified as critical habitat, or where development is likely to cause a significant impact on threatened species, populations or ecological communities, or their habitats. Report to be prepared by a suitably qualified person.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
39. ACID SULPHATE SOIL MANAGEMENT RESPONSE	Required where the locality is identified as having acid sulphate soil potential by the respective council for the area, or development involves drainage or excavation that has the potential to result in the formation of acid sulphate soils. Report to be prepared by a suitably qualified person.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
40. SALINITY MANAGEMENT RESPONSE	Required where locality is identified as having salinity potential on State Government issued maps, lands affected by groundwater salinity or in an existing or proposed urban area that may affect the processes of salinisation. Salinity management responses are to be prepared by a suitably qualified person.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
41. BUSHFIRE REPORT	Required where a site is mapped as bushfire prone. One of the following reports shall be submitted to confirm compliance with <i>Planning for Bush Fire Protection 2006</i> : <ul style="list-style-type: none"> A <i>Bushfire Assessment Report</i> prepared by a suitably qualified person for development other than a single dwelling, or alterations / additions to a single dwelling; or A <i>Bushfire Assessment Report</i> for single dwellings or alterations / additions to a single dwelling in accordance with the <i>Single Dwelling Application Kit</i> published by the Rural Fire Service, available at www.rfs.nsw.gov.au. Bushfire consultant to consult with RFS as part of the preparation of the report including requirements of section 100B of the <i>Rural Fires Act 1997</i>. 	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
42. COASTAL HAZARD ASSESSMENT REPORT	If a site is identified within the coastal zone under the <i>Coastal Protection Act 1979</i> or if a site has been identified by the council for the area as affected, or potentially affected by existing and future coastal hazards (including coastal storm erosion and recession of land due to sea level rise), a Coastal Hazard Assessment that addresses existing and future coastal hazards and sea level rise in accordance with the <i>Coastline Management Manual 1990</i> must be prepared and submitted with the Part 5 activity package.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
43. WASTEWATER / RECYCLED WATER	Required where site is located in an unsewered / sewerage area where it is proposed to use recycled water or dispose of the wastewater onsite and offsite.	Yes <input type="checkbox"/> N/A <input type="checkbox"/>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
MANAGEMENT STUDY	<p>The following to be addressed:</p> <ul style="list-style-type: none"> ▪ <i>Wastewater / Recycled Water Management Study</i> for the design of a site specific On-Site Wastewater / Recycled Water Management System to be prepared by a suitably qualified Wastewater Engineer / Environmental Consultant. ▪ The <i>Wastewater / Recycled Water Management Study</i> shall identify the following (as a minimum): <ul style="list-style-type: none"> ○ Sources of recycled water; ○ End use of recycled water; ○ Receiving environment and routes of exposure; ○ Water / nutrient balances; and ○ Soil tests. ▪ The <i>Wastewater / Recycled Water Management Study</i> for any development shall be in accordance with the requirements of the <i>Local Government (General) Regulation 2005</i>, NSW Office of Water May 2008 publication, <i>Interim Guidelines for Management of Private Recycled Water Schemes</i>, Environment and Health Protection Guidelines January 1998 publication, <i>On-Site Sewage Management for Single Households</i>, and any of the respective council's controls. 	N/A <input checked="" type="checkbox"/>
44. ARCHITECT'S CERTIFICATE OF DESIGN COMPLIANCE	Required for all development at the Part 5 determination stage (equivalent to the development application stage under Part 4 of the EP&A Act 1979).	Yes <input checked="" type="checkbox"/>
45. DESIGN COMPLIANCE – TABLES / CHECKLIST / JUSTIFICATION FOR NON-COMPLIANCES	<p>Has the following been provided in the activities package, where applicable:</p> <ul style="list-style-type: none"> ▪ A <i>Compliance Table</i> demonstrating how the proposal complies with the relevant provisions / development standards set out in the applicable Local and State government environmental planning instruments and development control plans; ▪ A completed <i>Seniors Living Policy: Urban Design Guidelines For Infill Development Checklist</i> (required to be submitted for all residential development including seniors housing); ▪ A completed <i>LAHC NSW Seniors SEPP Design Compliance Table</i>; 	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
46. MINE SUBSIDENCE BOARD APPROVAL	<p>Pursuant to Section 15 of the Mine Subsidence Compensation Act 1961, it is mandatory to obtain the approval of the Mine Subsidence Board (MSB) approval to subdivide or erect or alter any improvements on land that is within a proclaimed Mine Subsidence District.</p> <ul style="list-style-type: none"> ▪ Complete relevant application form from MSB website. ▪ Forward all plans to MSB for stamped approval to proceed. ▪ Include additional copy of plans for MSB records. 	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

SUBMISSION REQUIREMENT	REQUIRED INFORMATION	INFORMATION PROVIDED (Tick Box <input checked="" type="checkbox"/>)
PLANS		
	<ul style="list-style-type: none"> MSB stamped approved plans are to be submitted with the Part 5 activity package. 	
47. WATER UTILITIES STAMPED PLANS	<p>The following water utilities, that exercise water supply functions, may require plans to be stamped for submission with the activity package.</p> <p>The abovementioned requirement should be verified by contacting either:</p> <ul style="list-style-type: none"> Water utilities exercising water supply functions under the Water Management Act 2000, eg Gosford City Council, Wyong Shire Council; or Local Councils exercising water supply functions under Division 2 Part 3 Chapter 6 Local Government Act 1993, eg Ballina Shire Council, Dubbo City Council, Wagga Wagga City Council; or Major water utilities exercising water supply functions under the Water Management Act 2000, eg Hunter Water Corporation Limited. 	<p>Yes <input type="checkbox"/></p> <p>N/A <input checked="" type="checkbox"/></p>
48. 149(2) & (5) PLANNING CERTIFICATE/S	A current 149(2) & (5) Planning Certificate (i.e. not dated more than 3 months from the date of submission of the Part 5 activity package) must be obtained for each parcel of land comprising the development site.	Yes <input type="checkbox"/>
49. COUNCIL APPROVAL FOR REMOVAL OF COUNCIL'S STREET TREE/S	<p>Council approval must be obtained for the proposed removal of Council's street trees prior to the finalisation of the REF.</p> <p>Note: The removal of Council trees cannot be placed as a condition of approval in the event that Council does not allow the removal of their street tree/s.</p>	Yes <input type="checkbox"/>
50. ACCESS REPORT	<p>An Access Report must be obtained for all Seniors Housing Developments to confirm compliance with:</p> <ul style="list-style-type: none"> Schedule 3 of <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> (Seniors SEPP). Clause 26 of the Seniors SEPP. The report must include an assessment of the route to the bus stops and from the site/ bus stops to the services and facilities cited in Clause 26. The report should also make recommendations as to the works necessary to achieve compliance. 	Yes <input checked="" type="checkbox"/>
51. SUBDIVISION PLAN (if Applicable)	<p>North Point</p> <p>Relative levels for both the subject land and adjacent streets/footpaths.</p> <p>A plan showing proposed subdivision with land title details (including number of lots).</p> <p>Location and width of nearby roads.</p> <p>Subdivision pattern with dimensions and area and all proposed and existing land uses</p> <p>Location of water, sewerage, electricity and telephone</p> <p>Proposed method of stormwater disposal.</p> <p>Proposed new roads (if any) including long section, cross section drawings.</p> <p>Indicative Plan of proposed development on new lot(s).</p>	Yes <input type="checkbox"/>

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

Declaration by consultant architect		
I/we declare to the best of my/our knowledge and belief, that the details and information provided in Part B of this checklist and submitted in connection with the enclosed Part 5 activity package are correct in every respect.		
Name/s:	Mr Barry Rush	Firm: Barry Rush & Associates Pty Ltd
Capacity / Qualifications:	Director/Architect	
Signature/s:		Date: 12.04.2022
Declaration by nominated project manager		
I declare to the best of my knowledge and belief, that I have reviewed the details and information provided in Part B of this checklist and submitted in connection with the enclosed Part 5 activity package and that all of the applicable submission requirements have been met. I also verify that the information provided in Part A of this checklist is complete and correct in every respect.		
Name:		Firm (if outsourced by Land & Housing Corporation):
Signature:		Date:

Internal use only (Planning Unit)
Comments:

PART 5 ACTIVITY PACKAGE SUBMISSION CHECKLIST

Checked by:		
Planning officer:		Title:
Signature:		Date:

Planning Unit Sign-off: Re-submitted development proposal

I have reviewed the details and information provided in connection with the resubmitted development proposal package and note that all of the applicable submission requirements have now been met and that the development proposal package is now complete and acceptable for submission.

Name:		Planning Unit, Land and Housing Corporation
Signature:		Date:

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:	98-102 Albert Street – Revesby NSW 2212
Project LGA:	Canterbury Bankstown
Job Number:	BGGXT

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 / prohibited within the R2 zone under Bankstown Local Environmental Plan 2015	Y
(b) in a prescribed zone or an equivalent land use zone.	(prescribed zones are listed in clause 79 of Housing SEPP)	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 the Land and Housing Corporation without development consent if—			
(a) the Land and Housing Corporation 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 9.5m, and	Maximum 9.5m	7.3m	Y

(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	18 dwellings	Y
2) State Environmental Planning Policy (Infrastructure) 2007, clauses 16 and 17 apply to the development and, in the application of the clauses—			
(a) a reference in clause 16 to “this Policy” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See below
(b) a reference in the clauses to a public authority is taken to be a reference to the Land and Housing Corporation.	Refer to tables below	Refer to tables below	See below
108C – Requirements for carrying out seniors housing			
Clause	Required	Proposed	Complies (Y/N)
(1) Before carrying out development to which this Division applies, the Land and Housing Corporation must -			
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Canterbury Bankstown Council was requested to nominate who should be notified of the development in LAHCs letter dated 17.03.2022	Canterbury Bankstown Council advised LAHC on 18.03.2022 of the persons who should be notified	Y – Council provided additional properties required to be notified. Scope of notification has been amended.
(b) give written notice of the intention to carry out the development to— (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land	LAHC in its letter dated ##### notified the development in accordance with 108C(1)(b)	
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	LAHC to consider submissions	### submissions were received	
(d) take into account the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , March 2004, published on the Department’s website, to the extent to which it is not inconsistent with this Division, and	Take into account SLUDG	SLUDG taken into account separate table below	See below
(e) consider the <i>Good Design for Social Housing</i> and the <i>Land and Housing Corporation Dwelling Requirements</i> , September 2020, published on the website of the Land and Housing Corporation, to the extent to which it is not inconsistent with this Division, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land & Housing Corporation Dwelling Requirements</i> considered in the table below	See 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 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	Canterbury Bankstown Council is the relevant council	-
108D Exempt development			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of the Land and Housing Corporation 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	-

Infrastructure SEPP clauses 16 & 17

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) (iii) if the building resulting from the development exceeds 2 storeys—the additional storeys are set back within a plane that projects at an angle of 45 degrees from the side and rear boundaries of the site.		7.3m	N/A
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	-
(2).An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-

88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <p>(a) seniors or people who have a disability, (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> <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	-
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones	N/A	N/A
108(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>Bankstown LEP is 0.5:1</p> <p>Or there is no local control</p>	0.43:1 FSR proposed	Y
108(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,	35 x 18 dwellings = 630m ²	829m ² proposed	Y
108(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,	N/A	N/A	N/A
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,	<p>15% x 2787m² = 418m²</p> <p>65% at rear = 271.7m²</p>	454.5m ² (16.3%) proposed with 391.5m ² at rear (86%)	Y
108(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	Note: LAHC dwelling requirement is 3 hours and this should be the aim	94% for 2 hours or 83% for 3 hours	Y

<p>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—</p> <p>(i) at least 15m² of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> <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>At least 15m² of private open space per dwelling, and at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor</p>	<p>Ground floor units >15m²</p> <p>Min 3m dimension accessible from living areas</p>	<p>Y</p>
<p>108(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and—</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 dwelling requirements require 8m² for 1 bedroom units</p>	<p>First floor one bed units – one unit with 6m² and the remaining min 8m² with min 2m dimensions</p> <p>**No first floor two bed units**</p>	<p>Y</p>
<p>108(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,</p>	<p>Note: LAHC requires parking in accordance with the accessible area rate:</p> <p>1 bed – 0.4 spaces x 12 = 4.8 spaces</p> <p>2 bed – 0.5 spaces x 6 = 3 spaces</p> <p>Total required = 7.8 (8)</p> <p>18/5 = 3.6 (4) accessible spaces required</p>	<p>9 spaces provided (including 4 accessible)</p>	<p>Y</p>
<p>108(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

6

<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: 1 in 5 units to have a disabled space including associated shared space 3.8m spaces to be provided where appropriate.</p> <p>Four parking spaces for persons with a disability to comply with AS 2890 provided.</p> <p>Two parking spaces have been provided must be designed to enable the width of the spaces to be increased to 3.8m.</p> <p>No garages are proposed.</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>	<p>Accessible entry to comply with clauses 4.3.1 and 4.3.2 of AS 4299 provided.</p>	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>Internal corridor widths complies with AS 1428.1.</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>(a) & (b) provided (c) - (f) will be designed at CC Stage</p>	Capable of compliance

<p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at CC Stage</p>	<p>Capable of compliance</p>
<p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>All units have sanitary facilities in accordance with AS1428.1.</p> <p>Details will be provided at CC Stage</p>	<p>Capable of compliance</p>
<p>11 Surface finishes</p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note—</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	<p>Will specify at CC Stage.</p>	<p>Capable of compliance</p>
<p>12 Door hardware</p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	<p>Will specify at CC Stage.</p>	<p>Capable of compliance</p>
<p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	<p>Will specify at CC Stage.</p>	<p>Capable of compliance</p>
<p>14 Application of standards in this Part</p> <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.</p>	<p>(a) Provided</p> <p>(b) Will be specified at CC Stage</p>	<p>Capable of compliance</p>

<p>15 Living room and dining room</p> <p>(1) A living room in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>		
<p>16 Kitchen</p> <p>A kitchen in an independent living unit must have—</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <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>Kitchen are designed to comply with AS4299.</p> <p>Fittings, fixtures and appliances will be specified at tender stage</p>	<p>Capable of compliance</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>	<p>N/A</p>	<p>N/A</p>
<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>	<p>N/A</p>	<p>N/A</p>

<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>Provided. Further detail will be specified at CC stage</p>	<p>Capable of compliance</p>
<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>	<p>Details will be provided at tender stage</p>	<p>Capable of compliance</p>
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Garbage storage areas are located at the front of the site, accessible from all dwellings.</p>	<p>Y</p>

Seniors Living Policy – Urban design guidelines for infill development
(SLUDGE)

Design Certification must be provided by the Architect that the project has considered the *Seniors Living Policy-Urban guidelines for infill development* document.



Design Issues / Design Principals 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 / No or N/A	Setbacks, form and spacing of the proposed buildings is in character with other dwellings in the street.
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 / No or N/A	The proposed development is consistent and reinforces the surrounding block and lot layout.
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 / No or N/A	The proposal is sympathetic to and presents a street appearance that adds character to the surrounding neighbourhood built form.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes / No or N/A	The development will provide 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 / No or N/A	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 / No or N/A	Site analysis includes existing pattern of development and streetscape elements.
1.07 Patterns of driveways and vehicular crossings	Yes / No or N/A	At present there are 3 driveway crossings for the site along Albert St. The proposal is to maintain 1 of the existing driveway

		crossing locations along Albert St and relocate the remaining 2 across the site frontage.
1.08 Existing vegetation and natural features on the site	Yes / No or N/A	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 / No or N/A	Yes, the site analysis includes existing patterns of buildings and open space on adjoining lots.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes / No or N/A	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 / No or N/A	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 / No or N/A	There is a mix of dwelling sizes. There are car spaces to service 50% of the units.
2.03 Provide variety in massing and scale of build form within the development?	Yes / No or N/A	Variety in massing of built form provided through two storey at the front and single storey to the rear.
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 / No or N/A	Bulk of development is located towards the front of site. 2/3 of units are located at front of site.
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes / No or N/A	The dwellings towards rear of the site are single storey.
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 / No or N/A	As far as possible, living areas and private open spaces in units are oriented to the north to maximise the solar aspect. Noise buffer is maximised.
Trees, landscaping and deep soil zones		
Does the site planning and design:		
2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes / No or N/A	Significant existing trees on the street have been retained. New planting is proposed in front setback.
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 / No or N/A	New planting is proposed generally to minimise the impact of new development.

2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / No or N/A	Significant existing trees on the street 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 / No or N/A	Yes refer to landscape plan.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / No or N/A	Landscaping provided between driveways & boundary fences and between driveways and new dwellings.
2.12 Provide pedestrian paths?	Yes / No or N/A	Pedestrian paths are provided around the development.
2.13 Reduce the width of driveways?	Yes / No or N/A	Driveways have been proposed with minimum possible widths.
2.14 Provide additional private open space above the minimum requirements?	Yes / No or N/A	Some of the proposed dwellings have greater private open spaces than the minimum required by DCP.
2.15 Provide communal open space?	Yes / No or N/A	No designated communal open space is provided however there is ample opportunity for incidental socialising while navigating the shared zones.
2.16 Increase front, rear and/or side setbacks?	Yes / No or N/A	Setbacks are consistent with councils DCP.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / No or N/A	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 / No or N/A	Deep soil planting area is provided at the rear of the site.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / No or N/A	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 / No or N/A	Pervious paving is provided in private spaces where accessibility is not required.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes / No or N/A	Underground detention and rainwater tanks are provided to meet council requirements.
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 / No or N/A	Centralised car court is proposed for rear units and some of the units in front.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / No or N/A	At present there are 3 driveway crossings for the site along Albert St. The proposal is to maintain 1 of the

		existing driveway crossing locations along Albert St and relocate the remaining 2 across the site frontage
3. Impacts on Streetscape		
General		
Does the site planning and design:	Yes / No or N/A	Site layout follows the existing pattern of development.
3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)		
3.02 Provide a front setback that relates to adjoining development?	Yes / No or N/A	Front setbacks are comparable with existing developments in the street.
Built form		
Does the site planning and design:	Yes / No or N/A	
3.03 Break up the building massing and articulate building facades?		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 / No or N/A	There are maximum 2 dwellings per level in a row along street frontage.
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 / No or N/A	More variety is proposed than currently is typical.
3.06 Set back upper levels behind the front building façade?	Yes / No or N/A	Upper levels are not set back behind the front building façade.
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?	Yes / No or 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 / No or N/A	Roof profile has been broken down into smaller roof elements.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / No or N/A	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 / No or N/A	A variety of textures and finishes characterize the proposal.
Trees, landscaping and deep soil zones		
Does the site planning and design:	Yes / No or N/A	
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?		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?	Yes / No or N/A	Proposed fencing is open style to allow the landscaping to be secure but visually part of the public domain.
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 / No or N/A	Open spaces in the front setback are clearly designed as private or communal open spaces.
3.14 Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes / No or N/A	All dwellings to front of site are designed so that they address the street. Public and private spaces are defined by fencing, gates and planting
3.15 Design dwellings at the front of the site to address the street?	Yes / No or N/A	The entries and POS of dwellings to front face the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes / No or N/A	Ground floor units to front of site are accessed from the street.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / No or N/A	Pedestrian entry for rear residents is separate to vehicular entry.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / No or N/A	Open style metal picket fences provide for street surveillance.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / No or N/A	Proposed front fence is sympathetic to the existing fences.
3.20 Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes / No or N/A	Mailboxes are distributed over 2 groups and do not appear as a visual clutter.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / No or N/A	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 / No or N/A	Driveway lengths are kept to a minimum.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / No or N/A	The bulk of carparking is well setback behind the building line.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / No or N/A	Driveways do not run along the length of site. Driveway lengths are kept to a minimum.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / No or N/A	As far as possible, vistas terminate in landscaping, dwelling or open spaces.

3.26 Use planting to soften driveway edges?	Yes / No or N/A	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? (eg to delineate individual dwellings)	Yes / No or N/A	Driveway lengths are kept to a minimum.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / No or N/A	Driveway lengths are kept to a minimum.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / No or N/A	No gates provided at the head of driveways. It is not a common building element within the locality and may pose long-term maintenance issues for LAHC.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes / No or 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?	Yes / No or N/A	No basement proposed.
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes / No or 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?	Yes / No or N/A	No basement proposed.
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes / No or N/A	No basement proposed.
3.35 Return façade material into the visible area of the basement car park entry?	Yes / No or N/A	No basement proposed.
3.36 Locate or screen all parking to minimise visibility from the street?	Yes / No or N/A	Parking in car court located well set back from the street at the centre of the site so that visibility is minimised.
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 / No or N/A	Existing orientation of dwellings is maintained while designing new units.
4.02 Be particularly sensitive to privacy impacts where dwellings must be orientated at 90 degrees to the existing pattern of development?	Yes / No or N/A	Private open space provides privacy buffers where dwellings are orientated 90 degrees to existing patterns.
4.03 Set upper storeys back behind the side or rear building line?	Yes / No or N/A	Single storey buildings are proposed at rear of site.
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 / No or N/A	A variety of proposed roof planes provide sufficient diversity.

4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes / No or N/A	Locating second stories within roof space is not preferred in this development.
4.06 Offset openings from existing neighbouring windows or doors?	Yes / No or N/A	Openings have been offset from existing neighbouring windows or doors.
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 / No or N/A	The buildings are well setback with good landscaping.
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 / No or N/A	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 / No or N/A	Deep soil landscaped areas will enable provision of privacy and shading.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / No or N/A	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 / No or N/A	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 / No or N/A	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 / No or N/A	Proposed dwellings do not overlook neighbouring dwellings or their private open spaces.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes / No or N/A	Private open spaces to some units are located within the front setbacks. Significant planting is provided to form buffers with neighbours.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes / No or N/A	Private open space is not near neighbours' bedrooms.
4.16 Design dwellings around internal courtyards?	Yes / No or N/A	Dwellings have been designed so that they are all facing internally.
4.17 Provide adequate screening for private open space areas?	Yes / No or N/A	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 / No or N/A	Driveway and car court has been proposed towards the middle of the site. Visual impact of new development is reduced by use of good landscape.
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 / No or N/A	Planting has been proposed so as to soften the driveway edges.
4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / No or N/A	Main driveway and car court has been proposed in the centre of the site.
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 / No or N/A	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 / No or N/A	The buildings provide a good façade to the street. 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 / No or N/A	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 / No or N/A	Landscape and fences are provided.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / No or N/A	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 / No or N/A	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 / No or N/A	Each ground floor dwelling has been provided with an entry porch.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / No or N/A	Dwelling entries have been oriented such that they do not look directly into other dwellings.
Parking, garaging and vehicular circulation		

<p>Does the site planning and design:</p> <p>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?</p>	<p>Yes / No or N/A</p>	<p>As far as possible, bedrooms have been located away from the driveways and pathways. In cases where pathways, driveways and parking areas are closer to the bedrooms, planting and louvers provide adequate privacy to those areas.</p>
<p>5.10 Avoid large uninterrupted areas of hard surface?</p>	<p>Yes / No or N/A</p>	<p>Hard surface areas are minimised.</p>
<p>5.11 Screen parking from views and outlooks from dwellings?</p>	<p>Yes / No or N/A</p>	<p>Parking is screened from views from dwellings by provision of landscape and with dwelling orientation.</p>
<p>Reduce the dominance of areas for vehicular circulation and parking by:</p> <p>5.12 Considering single rather than double width driveways?</p>	<p>Yes / No or N/A</p>	<p>Single width driveways are provided wherever possible.</p>
<p>5.13 Use communal car courts rather than individual garages?</p>	<p>Yes / No or N/A</p>	<p>Centralised car court is proposed for most car spaces. There are carports for two individual units.</p>
<p>Reduce the dominance of areas for vehicular circulation and parking by considering:</p> <p>5.14 Single rather than double garages?</p>	<p>Yes / No or N/A</p>	<p>No garages are provided. Car parking area is well landscaped.</p>
<p>5.15 Communal car courts rather than individual garages?</p>	<p>Yes / No or N/A</p>	<p>Centralised car court is proposed for most car spaces. There are carports for two individual units.</p>
<p>5.16 Tandem parking or a single garage with single car port in tandem?</p>	<p>Yes / No or N/A</p>	<p>Centralised car court is proposed for most car spaces. There are carports for two individual units, for single cars.</p>
<p>5.17 Providing some dwellings without any car parking for residents without cars?</p>	<p>Yes / No or N/A</p>	<p>Car spaces are provided to service 50% of units.</p>
Residential amenity		
<p>Does the site planning and design:</p> <p>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?</p>	<p>Yes / No or N/A</p>	<p>Distinct and separate pedestrian and vehicular access is provided on site.</p> <p>Wherever essential, pathways are designed wide enough for safe travel by wheelchair.</p>
<p>5.19 Provide pedestrian routes to all public and semi-public areas?</p>	<p>Yes / No or N/A</p>	<p>Pathways are provided around the site for access to all public and semi-public areas.</p>
<p>5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?</p>	<p>Yes / No or N/A</p>	<p>Spaces at all the building entries are clearly designated.</p>
<p>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?</p>	<p>Yes / No or N/A</p>	<p>Spaces as designed so as to minimise opportunities for concealment around the site.</p>

5.22 Clearly define thresholds between public and private spaces?	Yes / No or N/A	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 / No or N/A	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 / No or N/A	Orientation of the private open spaces is predominantly to the west, north and south.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / No or N/A	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 / No or N/A	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 / No or N/A	All ground floor private open spaces are level and have paved and planted areas.
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / No or N/A	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 / No or N/A	Pervious paving is provided in private open spaces.
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 / No or N/A	No designated communal open space is provided however there is ample opportunity for incidental socialising while navigating the shared zones
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 / No or N/A	Recycle area and switchboard do not dominate the streetscape. Recycle areas are discreetly located within an enclosure in common area. Recycle areas for some units are located within their individual private open spaces. Landscape planting is proposed along the amenities to reduce their visual impact on public and private domain.

Good Design for Social Housing

Design Certification must be provided by the Architect that the project has considered the *Good Design for Social Housing* 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	The design provides accessible features to all ground floor units and provision to adapt to the tenants’ changing needs over time. All units are provided with ample private open space with attractive gardens predominantly planted with low maintenance native species that attract birds and require minimal watering. Ample parking is provided and pedestrian movement throughout the site is accessible. The design achieves a high BASIX/NatHERS score so provides appropriate thermal comfort year round and solar panels are provided to reduce operating costs. The development presents well on the street and is an attractive place to call home.
<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.	
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	The design has good kerb appeal and is of comparable quality to private developments in the neighbourhood. Materials used are high quality and low maintenance and will hold their appeal over time. Ample landscaping is provided, including deep soil zones to enable the establishment of gardens of significant size and variety, that can be appreciated from both inside and outside the development. The mixed unit sizing caters to diverse accommodation needs of tenants.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
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> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The scheme incorporates sustainable features such as insulation, improved glazing, clothes lines, native planting, solar panels, ceiling fans and a design that can be modified to accommodate the tenants changing needs. Materials have been chosen for their long life and hard wearing character and are easy to source initially and for any required replacements, contributing to manageable operating costs. The site is well utilized to attain a high yield whilst providing a comfortable place to live and age in place.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
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.	Our team works well together and with external consultants and the client, to share knowledge and skills to achieve the best outcome for tenants and the wider community.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u>	

To make the next project better than the last through learning from others, our experiences and incorporating new practices.

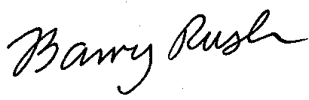
LAHC Dwelling requirements

Design Principles Division 6

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>(i) the location's current character, or</p> <p>(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>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p>(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>The design applies the requirements of the Housing SEPP and client guidelines to address the operational, functional and economic requirements of the tenants.</p> <p>The design is contemporary in appearance to fit in with the changing character of the neighbourhood. High quality finishes and the well-considered design add to the identity of the locality.</p> <p>Amenity to neighbourhood is maintained and enhance by providing additional footpaths to bus stops and ample landscaping to street and front yards. Overshadowing and overlooking are minimised and the design sits well within the site and also the pattern of development in the area. Setbacks and massing fit well within the existing block and generally comply with the requirements of the regulating authorities.</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>Visual and acoustic privacy within the development and to adjacent neighbours is provided and maintained through the strategic use of privacy screens, obscure glazing, considered window locations and planting.</p> <p>Bedrooms are predominantly located away from paths and parking to maintain acceptable noise levels.</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>95% of units achieve at least 3hrs of sun to their living areas and 83% achieve at least 3hrs of sun to their private open spaces in mid winter.</p> <p>Solar access to the private open space of the majority of adjoining sites is maintained throughout most of the day in mid winter.</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>Stormwater catchment design, including on site stormwater detention, has been provided to achieve requirements of regulating authority.</p> <p>Hard surfaces have been minimised in private garden areas and landscaping and porous paving use has been maximised in these locations.</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>(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>The safety of the residents has been considered through the provision of good opportunities for surveillance of the site and surrounds, minimising access points to the site, providing appropriate fencing to private areas, providing secure entry to buildings and side glazing panels to external entry doors to allow observation of outside without having to open the door.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
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>Easy to navigate paths provide access from the street, throughout the site and from the carparking area to each unit.</p> <p>Landscaping is provided between paths and homes to maintain privacy of residents.</p> <p>Ample parking is provided to service the number of residents and visitors to the development.</p>
105 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	<p>Garbage and recycling bays are provided to comply with the requirements of the regulating authorities. These are designed to be hard wearing and easy to maintain, while being somewhat unobtrusive within the scheme. Planting has been provided to help garbage/recycling areas have minimal visual impact.</p>

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:	
Date:	18/07/23