

# 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:	16-20 Burrawong Cr & 28 Macarthur Rd, Camden
Project LGA:	Camden Council
Job Number:	BGYDK

## Division 8 - Senior's housing – Land and Housing Corporation (NSW)

108A Development to which Division Applies			
Clause	Required	Proposed	Complies (Y/N)
This Division applies to development for the purposes of seniors housing involving the erection of a building on land —			
(a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, <u>or</u>	Permissible within the zone	Permitted within the R2 Low Density Residential zone under Camden Local Environmental Plan 2010	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 zones	
108B Seniors housing permitted without consent			
Clause	Required	Proposed	Complies (Y/N)
(1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if —			
(a) the relevant authority has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and	Refer to tables below	Refer to tables below	See below

(b) the development will not result in a building with a height of more than — (i) 9.5m, or  (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the servicing equipment complies with section 84(3) — 11.5m, and	Maximum 9.5m	9.4m	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 (Transport and Infrastructure) 2021, Sections 2.15 and 2.17 apply to the development and, in the application of the clauses —			
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Refer to tables below	Refer to tables below	See separate table below
<b>108C – Requirements for carrying out seniors housing</b>			
<b>Clause</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies (Y/N)</b>
(1) Before carrying out development to which this Division applies, a relevant authority must —			
(a) request the council to nominate a person or persons who must, in the council's opinion, be notified of the development, and	Camden Council was requested to nominate who should be notified of the development in LAHCs email dated 4 November 2022.	Camden Council advised LAHC on 4 November 2022 of the persons who should be notified.	
(b) give written notice of the intention to carry out the development to — (i) the council, and  (ii) the person or persons nominated by the council, and  (iii) the occupiers of adjoining land, and	LAHC required to notify the council, persons nominated by Council, as well as occupiers of adjoining land		
(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	7 submissions were received	
(d) take into account the relevant provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , published by the Department in March 2004, and	Take into account SLUDG	SLUDG taken into account separate table below	See separate table below

(d1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the <i>Aboriginal Housing Design Guidelines</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable to Land and Housing Corporation	N/A	N/A
(e) if the relevant authority is the Land and Housing Corporation – consider the relevant provisions of –  (i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and  (ii) Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023, and	Consider the <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> .	The <i>Good Design for Social Housing</i> and the <i>Land &amp; Housing Corporation Design Requirements</i> are considered in the table below	See separate table below
(f) consider the design principles set out in Division 6.	Consider the design principles set out in Division 6	Design Principles from Division 6 considered below	See separate table below
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted	Camden Council is the relevant council	-
<b>108D Exempt development</b>			
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing	Noted	Noted	-
<b>108E Subdivision of seniors housing not permitted</b>			
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

## LAHC Required to CONSIDER the design principles in Part 5 – Division 6 of the Housing SEPP:

Part 5 - Division 6 – design principles for seniors housing	
<b>Design Certification must be provided by the Architect that the project has considered Part 5 - Division 6 – design principles for seniors housing.</b>	
<b>Design Principle</b>	<b>Design Response / Comment</b>
<b>99. Neighbourhood amenity and streetscape</b>	
<p>Seniors housing should be designed to –</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p> <p>(b) recognise the desirable elements of –</p> <p style="padding-left: 20px;">(i) the location's current character, or</p> <p style="padding-left: 20px;">(ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area, and</p> <p>(c) complement heritage conservation areas and heritage items in the area, and</p> <p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by –</p> <p style="padding-left: 20px;">(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p style="padding-left: 20px;">(ii) using building form and siting that relates to the site's land form, and</p> <p style="padding-left: 20px;">(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p style="padding-left: 20px;">(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p> <p>(e) set back the front building on the site generally in line with the existing building line, and</p> <p>(f) include plants reasonably similar to other plants in the street, and</p> <p>(g) retain, wherever reasonable, significant trees, and</p> <p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The development is designed in order to respond to the specific senior housing features, especially unit layouts and accessibility, both indoor and outdoor.</p> <p>The identity of the building is created responding both to the traditional precedents of the site and to modern style designs in order to create a new identity, but respecting the historic constructions.</p> <p>Building form and heights are compatible in scale with adjacent buildings. It has been proposed two buildings and just two storeys to minimize the scale and reduce bulk.</p> <p>Setbacks are proposed according to DCP requirements and adjacent buildings, but creating articulations in plan to avoid long façade walls.</p> <p>Landscape design emphasises the character of the development minimizing bulk and scale and suggesting indigenous plants and trees. At the same time separates pedestrian paths from car access and helps to keep privacy in terraces and windows.</p>
<b>100 Visual and acoustic privacy</b>	

<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by –</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>Visual and acoustic privacy is guaranteed by using screening devices and landscape where it is required, especially in side setbacks and where bedrooms face the front setback.</p> <p>Just a few bedroom windows are placed facing the main road -Macarthur Road. Most of the bedroom windows face Burrawong Crescent or the internal yard in order to minimize noise levels</p>
<b>101 Solar access and design for climate</b>	
<p>The design of seniors housing should –</p> <p>(a) for development involving the erection of a new building – provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>Both buildings have been designed in order to achieve 77.8% of units with 2 hours of solar access in winter in the living room and the terraces.</p> <p>As shown in DA21, the proposed development does not overshadow to neighbouring buildings.</p> <p>Additionally, 66.7% of units are cross ventilated.</p> <p>Both solar access and cross ventilation will reduce the energy consumption in order to develop a sustainable project.</p>
<b>102 Stormwater</b>	
<p>The design of seniors housing should aim to –</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) Include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Our engineer has proposed a solution in order to guarantee these requirements. Refer to the stormwater plans.</p>
<b>103 Crime prevention</b>	
<p>Seniors housing should –</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by –</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p>	<p>The design is thought in order to propose passive surveillance to any point of the site and avoid dark areas to prevent any crime.</p> <p>All the façade units have a fence surrounding terraces and windows to guarantee safety measures.</p> <p>Waste room is enclosed by an open style fence to guarantee passive surveillance from the pedestrian paths and near units.</p>

(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	
<b>104 Accessibility</b>	
<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>The site is located within 400m of the bus stop: 49m and 66m. (Refer to DA06).</p> <p>The link to the bus stop is defined by a pedestrian path.</p> <p>The path is separated from the road with a grass strip to keep pedestrians safe.</p> <p>Driveway and parking area is also surrounded by landscape areas to separate pedestrians from cars traffic.</p>
<b>105 Waste management</b>	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	<p>A waste storage enclosure has been located in between both buildings, just a few metres from the access to avoid residents a long walk from their houses.</p> <p>6 General Waste Bins + 6 Recycling Bins are proposed as per DCP requirements.</p>

## LAHC Required to CONSIDER the following:

Clause 108B(1)(a) requires that the Land and Housing Corporation must consider the applicable development standards specified in sections 84(2)(c)(iii), 85,88, 89 and 108 prior to undertaking Development without consent:			
Clause	Required	Proposed	Complies (Y/N)
84 (2) (c) for development on land in a residential zone where residential flat buildings are not permitted —	(iii) if the development results in a building with more than 2 storeys — the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.		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	-
85(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-

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.			
88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <p>(a) seniors or people who have a disability,</p> <p>(b) people who live in the same household with seniors or people who have a disability,</p> <p>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</p> <p>The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions.</p>	DCJ are responsible for allocation of tenants.	
89 Use of ground floor of seniors housing in business zones	This clause relates to seniors housing in business zones		N/A
108 (2) The following are non-discretionary development standards in relation to development for the purposes of independent living units —	108 (2) (a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	9.4m	Y
	<p>108 (2) (b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m —</p> <p>(i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and</p> <p>(ii) is limited to an area of no more than 20% of the surface area of the roof, and</p> <p>(iii) does not result in the building having a height of more than 11.5m,</p>		N/A
	108(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	0.535:1 Camden LEP does not stipulate an FSR for the land	N
	108(d) for a development application made by a social housing	Minimum 630m <sup>2</sup> is required 951.8m <sup>2</sup> is proposed	Y

	provider — at least 35m <sup>2</sup> of landscaped area per dwelling,		
	<del>108(e)</del> <del>if paragraph (d) does not apply — at least 30% of the site area is landscaped,</del>		
	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,	Minimum 410.3m <sup>2</sup> is required, 266.7m <sup>2</sup> to the rear  700m <sup>2</sup> is proposed, 341.2m <sup>2</sup> to the rear	Y  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,	77.8% 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	Y
	108(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building — (i) at least 15m <sup>2</sup> of private open space per dwelling, and  (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,  Note —  The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one — see Schedule 4, section 2	At least 15m <sup>2</sup> of private open space per ground floor dwelling with minimum dimensions of 3m accessible from a living area.	Y
	108(i) for a dwelling in a multi-storey building not located on the ground floor — a balcony accessible from a living area with minimum dimensions of 2m and — (i) an area of at least 10m <sup>2</sup> , or  (ii) for each dwelling containing 1 bedroom — an area of at least 6m <sup>2</sup> ,	Note: LAHC design requirements require 8m <sup>2</sup> for 1 bedroom units and 15m <sup>2</sup> for ground floor units.  Balconies accessible from a living area with minimum dimensions of 2m and at least 10m <sup>2</sup> (8m <sup>2</sup> for 1 bedroom units)	Y
	108(j) for a development application made by, or made by a person jointly with, a social housing provider — at least 1 parking space for every 5 dwellings,	Note: LAHC requires parking in accordance with the accessible area rate: 1 bed – 0.4 spaces 2 bed – 0.5 spaces 3 bed – 1 space ie. 9 spaces required  9 car spaces provided (incl. 4 accessible car spaces)	Y
	<del>108(k)</del>		



	if paragraph (i) does not apply — at least 0.5 parking spaces for each bedroom.		
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## LAHC Required to CONSIDER the requirements of Schedule 4 of the Housing SEPP:

Schedule 4 Standards concerning accessibility and usability for hostels and independent living units		
Design Certification must be provided by the Architect that the project has considered the requirements of Schedule 4 of the Housing SEPP.		X
Clause / Required	Proposed	Complies (Y/N)
<b>1 Application of standards in this Part</b> The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
<b>2 <u>Siting standards</u></b> (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10 — (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note — For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	The whole of the site has a gradient of less than 1:10. 100% of the dwellings have wheelchair access Continuous accessible path of travel 1:20 from the pedestrian paths and from car parking. Communal Open Space is proposed at the back of the site and is accessible. (Refer to DA10 and landscape plans)	Y
<b>3 <u>Security</u></b> Pathway lighting — (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Lighting proposed to avoid glare At least 20 lux at ground level	Y
<b>4 <u>Letterboxes</u></b> Letterboxes — (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and	Situated at the entry of each building, on a hard standing area with wheelchair access.	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p>	<p>They are lockable.</p> <p>Located together for each building.</p>	
<p>5 <u>Private car accommodation</u></p> <p>If car parking (not being car parking for employees) is provided —</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Note LAHC policy:</p> <p>(a) 1 in 5 units to have an accessible space including associated shared space</p> <p>(b) 3.8m spaces to be provided where appropriate.</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>	850mm minimum clear opening	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>850mm minimum clear opening</p> <p>Internal corridors 1200mm skirting to skirting</p> <p>Circulation space at approaches to internal doorways 1550mm</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>Both bedrooms have a wardrobe and queen-size bed in 2Bed units</p> <p>At least 1200mm at the foot of the bed in one bedroom</p> <p>At least 1000mm beside the bed in one bedroom.</p> <p>2 double general power outlets on the wall where the head of the bed is likely to be.</p> <p>One general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p>A telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.</p> <p>At least 300 lux.</p>	Y
<p>9 <u>Bathroom</u></p>	<p>Units only have one level.</p> <p>Slip resistant floor surface.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
<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>Clearances comply AS 1428.1. Refer to Access Report and plan drawings.</p> <p>Wall cabinets are sufficiently illuminated.</p> <p>Double general power outlet beside the mirror.</p> <p>Installation of a shower screen that can be removed.</p>	
<p>10 <u>Toilet</u></p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	Comply with the requirements for sanitary facilities of AS 4299. Refer to Access Report.	Y
<p>11 <u>Surface finishes</u></p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note –</p> <p>Advise regarding finishes may be obtained from AS 1428.1.</p>	Slip-resistant surfaces	Y
<p>12 <u>Door hardware</u></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>	Door handles and hardware for all doors in accordance with AS 4299.	Y
<p>13 <u>Ancillary items</u></p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	Switches and power points in accordance with AS 4299.	Y
<p>14 <u>Application of standards in this Part</u></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>15 <u>Living room and dining room</u></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>Circulation space in accordance with clause 4.7.1 of AS 4299. Refer to Access Report and plan drawings.</p> <p>Telephone adjacent to a general power outlet.</p> <p>At least 300 lux.</p>	Y
<p>16 <u>Kitchen</u></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>	Circulation space in accordance with clause 4.5.2 of AS 4299.	Y

Clause / Required	Proposed	Complies (Y/N)
<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>Refer to Access Report and plan drawings.</p> <p>Circulation space at door approaches that complies with AS 1428.1. Refer to Access Report and plan drawings.</p> <p>Benches include a work surface more than 800mm, a tap set, cooktop and oven.</p> <p>Pull cupboard handles located towards the top of below-bench cupboards and towards the bottom of overhead cupboards.</p> <p>General power outlets, one is a double general power outlet within 300 millimetres of the front of a work surface, and one provided for a refrigerator and accessible after the refrigerator is installed.</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>	Units only have one level.	N/A
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.</p>	One lift is provided to each building complying with clause E3.6.	Y
<p>19 Laundry</p> <p>An independent living unit must have a laundry that has —</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>Circulation space complies with AS 1428.1. Refer to Access Report and plan drawings.</p> <p>Provision for the installation of an automatic washing machine and a clothes dryer.</p> <p>Clear space in front of appliances of at least 1,300 millimetres. Refer to Access Report and plan drawings.</p> <p>Slip-resistant floor surface.</p> <p>Accessible path of travel to clothes line provided in terraces.</p> <p>Laundries located in bathrooms except in units 01, 03, 10 and 12.</p>	Y
<p>20 Storage for linen</p>	Linen storage in accordance with clause 4.11.5 of AS 4299.	Y

Clause / Required	Proposed	Complies (Y/N)
An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Usually located close to the entry and the kitchen.	
21 Garbage A garbage storage area must be provided in an accessible location.	Waste storage provided in between both buildings, attached to block B	Y

## LAHC Required to CONSIDER the SLUDG:

Seniors Living Policy – Urban design guidelines for infill development (SLUDG)		
<b>Design Certification must be provided by the Architect that the project has considered the <i>Seniors Living Policy-Urban guidelines for infill development</i> document.</b>		<div style="border: 1px solid red; padding: 5px; width: 30px; margin: 0 auto;">X</div>
Design Issues / Design Principles and Better Practices	Addressed in Design	Design Response / Comment
<b>1. Responding to Context</b>		
<b>Analysis of neighbourhood character</b> The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:		
<b>1.01 Street layout and hierarchy</b> – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (eg scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	Yes	The proposed buildings are compatible in-built form scale to surrounding context. Large primary street frontage setback is provided to ensure that existing streetscape character is retained
<b>1.02 Block and lots</b> – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (eg lot size, shape, orientation)	Yes	Lots tend to be rectangular shaped.
<b>1.03 Built environment</b> – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (eg scale, massing), should particular streetscapes or building types be further developed or discouraged?	Yes	Our aim is to respect both natural and built context by responding to the existing and the future character of the area as well as promoting high quality architectural design.  The design considers building scale and form by taking into account the built form features of the locality. Large bulky forms are avoided and the form is articulated responding to the internal unit layouts. First floor terraces, fences, louvres, roof and materials contribute to reduce the apparent bulk.
<b>1.04 Trees</b> – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	Yes	The majority of plant species selected are drought tolerant and have low water requirements. Plants selected are mix of indigenous, native and exotic species to provide variety and interest through the site.
<b>1.05 Policy environment</b> – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	Yes	The overall design has been established by understanding the regulation constraints in order to maximise development potential within the permissible height control and other control provisions in relevant codes.

Site analysis		
Does the site analysis include:	Yes	To ensure the building addresses the primary street frontage the façade is designed avoiding symmetry and monotony but at the same time proposing different materials and volumetric articulation.
<b>1.06</b> Existing streetscape elements and the existing pattern of development as perceived from the street		
<b>1.07</b> Patterns of driveways and vehicular crossings	Yes	The proposed driveway has been positioned at the north eastern corner of the site on Burrawong Crescent.
<b>1.08</b> Existing vegetation and natural features on the site	Yes	Existing trees within the site are not recommended to be retained by the Arborist report. Trees number 2 and 5 are categorized as Z3 (not worthy of being a constraint due to the species) and tree number 4 is categorized as Z9 (failed limbs and split branch)
<b>1.09</b> Existing pattern of buildings and open space on adjoining lots	Yes	The proposed development is utilizing over existing build upon area and orientated to maximum solar access opportunity to private open space and living areas.
<b>1.10</b> Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes	Building B North façade building contains just a high window in order to avoid potential privacy issue. Building A West façade faces next property car parking and driveway minimising privacy issues.
2. Site Planning and Design		
General		
Does the site planning and design:	Yes	All units have been orientated to provide a good level of solar access, passive heating and daylight penetration during the winter months, as well as they are cross ventilated. There is no impact in terms of solar access and POS overshadowing on neighbouring sites.
<b>2.01</b> Optimise internal amenity and minimise impacts on neighbours?		
<b>2.02</b> Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes	The proposed development consists of eight 1-bedroom units and ten 2-bedrooms units. 9 parking spaces are provided.
<b>2.03</b> Provide variety in massing and scale of build form within the development?	Yes	The design considers building scale and form by taking into account the built form features of the locality. Large bulky forms are avoided and the form is articulated responding to the internal unit layouts. First floor terraces, fences, louvres, roof and materials contribute to reduce the apparent bulk.
Built form		
Does the site planning and design:	Yes	The number of units facing the street has been maximized, however, owing to the orientation and solar access, most of the living rooms face Northeast and Northwest.
<b>2.04</b> Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the public street?		

<b>2.05</b> Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	Yes	Setback is more than 6m at the rear of the site and most of the rear boundary is occupied by the carparking.
<b>2.06</b> Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes	Most of the dwellings face Northeast and Northwest to maximize solar access to Living areas and private open space.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>2.07</b> Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes	Unfortunately, it was not possible to retain trees within the Site (refer to point 1.08). However, street tree number 1 has been retained.
<b>2.08</b> Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid-block deep-soil planting?	No	Refer to point 1.08 Proposed landscaping minimises the impact on proposed services and neighbouring lots.
<b>2.09</b> Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes	Street tree number 1 has been retained.
<b>2.10</b> Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes	Landscape plan proposes canopy trees, shrubs, climbers and ornamental grass.
<b>2.11</b> Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes	There is a buffer of 1m separation between driveway/carparking and boundary.
<b>2.12</b> Provide pedestrian paths?	Yes	Linking path is provided throughout the site with direct access onto public street.
<b>2.13</b> Reduce the width of driveways?	Yes	It has been reduced to a one-way driveway, 3m width plus kerbs as per Australian Standards.
<b>2.14</b> Provide additional private open space above the minimum requirements?	Yes	Each unit is provided with POS that meets or exceeds the minimum requirements. Units 15 & 18 have additional balconies.
<b>2.15</b> Provide communal open space?	Yes	Provided in between carparking and building A
<b>2.16</b> Increase front, rear and/or side setbacks?	Yes	Some setbacks are increased where possible in order to provide articulation.
<b>2.17</b> Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes	All hardstand areas are screened by landscape softworks.
<b>2.18</b> Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	Covered by clause 108(f) of Housing SEPP	Deep soil area is provided in several locations. Provided Deep soil represents 26% of the site area. More than 10% at the rear of the site.
<b>2.19</b> Replicate an existing pattern of deep soil planting on the front of the site?	Yes	Deep soil planting is provided along the entire frontage Area. Refer to the landscape plan.
<b>2.20</b> Use semi-pervious materials for driveways, paths and other paved areas?	Yes	Driveways, paths and other paved areas are made of semi-pervious materials.



<b>2.21</b> Use on-site detention to retain stormwater on site for re-use	Yes	On site detention has been provided with separate Rainwater tanks provided for landscape irrigation.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design: <b>2.22</b> Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes	A centralised on-grade car park is provided at the rear of the site.
<b>2.23</b> Maintain, where possible, existing crossings and driveway locations on the street?	No	Driveway location is located in order to maximise building design opportunities and provide a safe access to the site. Refer to Traffic Assessment.
<b>3. Impacts on Streetscape</b>		
<b>General</b>		
Does the site planning and design: <b>3.01</b> Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes	Our aim is to respect both natural and built context by responding to the existing and the future character of the area as well as promoting high quality architectural Design.  The design proposes buildings scale and form by considering the built form features of the locality. Large bulky forms are avoided and the form is articulated responding to the internal unit's layout.
<b>3.02</b> Provide a front setback that relates to adjoining development?	Yes	The proposed front setback considers consistency with existing setbacks provided on site and adjoining sites.
<b>Built form</b>		
Does the site planning and design: <b>3.03</b> Break up the building massing and articulate building facades?	Yes	To ensure both buildings address Macarthur and Burrawong frontages, façades are designed avoiding monotony and proposing different articulations and materials. Pedestrian entries and awnings break this rhythm to address and point out the access of the building.
<b>3.04</b> Allow breaks in rows of attached dwellings?	Yes	As noted above
<b>3.05</b> Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes	Three types of brick face wall have been proposed, as well as concrete and metal louvres.
<b>3.06</b> Set back upper levels behind the front building façade?	N/A	Upper levels are not set back behind the front building façade, however have balconies and articulation to break up the façade.
<b>3.07</b> Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	N/A	Locating second storeys within the roof space and use of dormer windows is not characteristic in the streetscape.
<b>3.08</b> Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes	First floor terraces have been provided with separate roofs to break down and reduce the apparent bulk.

<b>3.09</b> Use a roof pitch sympathetic to that of existing buildings in the street?	Yes	The combination of pitched roof forms with terrace roofs contribute to offer an innovative aspect as well as being sympathetic with the existing character of the immediate locality. We consider the proposed innovative contemporary elements will not result in an adverse impact upon the streetscape or residential amenity of that locality.
<b>3.10</b> Avoid uninterrupted building facades including large areas of painted render?	Yes	No large painted area is proposed. The proposed façade materials are either face brick, concrete, or metal cladding.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>3.11</b> Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes	Street tree number 1 is retained, and new plantings are proposed to replace removed landscaping and to further enhance existing streetscape character. (Refer to landscape plan)
<b>3.12</b> Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes	Front fencing is recessed from the front boundary to allow for landscaping along the frontage. Plants selected are a mix of indigenous, native and exotic species to provide variety and interest through the site. (Refer to landscape plan)
<b>Residential amenity</b>		
Does the site planning and design: <b>3.13</b> Clearly design open space in the front setback as either private or communal open space?	Yes	Private open space is clearly defined with fences.
<b>3.14</b> Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes	Planting is provided throughout for screening and soften any solid elements visually. Terraces screened off to provide privacy.
<b>3.15</b> Design dwellings at the front of the site to address the street?	Yes	Balconies, terraces, windows and articulations are designed to address front façade facing both streets.
<b>3.16</b> Design pedestrian entries, where possible, directly off the street?	Yes	Designed to provide direct accessible pathways from Burrawong Crescent and Macarthur Road.
<b>3.17</b> Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes	There are rear pedestrian entries linking the car park, separate to vehicular access.
<b>3.18</b> Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes	Privacy achieved through out planters, buffer planting and retaining walls. Open form fencing allows for surveillance to the street.
<b>3.19</b> Ensure that new front fences have a consistent character with front fences in the street?	Yes	Open style fences with low height planting are proposed along the street frontages.
<b>3.20</b> Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes	Mailboxes located perpendicular to Burrawong Crescent and Macarthur Road and next to the main entries.

<b>3.21</b> Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes	Bins are stored next to the Building B, minimising its visual impact and screened by a 1.5m fence.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	Driveway alignment has been varied and a landscape buffer is provided to avoid a 'gun barrel' appearance. No basement car has been proposed.
<b>3.22</b> Vary the alignment of driveways to avoid a 'gun barrel' effect?		
<b>3.23</b> Set back garages behind the predominant building line to reduce their visibility from the street?	N/A	No garages are proposed.
<b>3.24</b> Consider alternative site designs that avoid driveways running the length of the site?	Yes	We consider the proposed driveway as the most convenient outcome & responding the site constrains.
<b>3.25</b> Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes	Parking is surrounded by a 1m buffer green area
<b>3.26</b> Use planting to soften driveway edges?	Yes	Landscape buffer is proposed along the driveway.
<b>3.27</b> Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	No	Driveway surface varies with different grades to adapt itself to the natural ground.
<b>3.28</b> Limit driveway widths on narrow sites to single carriage with passing points?	Yes	Minimum driveway width is provided, 3m plus kerbs as per Australian Standards.
<b>3.29</b> Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	No	To avoid visual impact of a big gate. There is no basement.
<b>3.30</b> Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A	No basement car park is proposed.
<b>3.31</b> Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A	No basement car park is proposed.
<b>3.32</b> Recess the driveway entry to basement car parking from the main building façade?	N/A	No basement car park is proposed.
<b>3.33</b> Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A	No basement car park is proposed.
<b>3.34</b> Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A	No basement car park is proposed.
<b>3.35</b> Return façade material into the visible area of the basement car park entry?	N/A	No basement car park is proposed.
<b>3.36</b> Locate or screen all parking to minimise visibility from the street?	Yes	On-grade parking is provided at the rear of the site and is not visible from the streets.
<b>4. Impacts on Neighbours</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	Blocks are orientated to match existing built form patterns and address both streets.

<b>4.01</b> Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
<b>4.02</b> Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes	Primary living room orientation is not at 90 degrees to the existing pattern of development or it is -sufficiently distanced from the boundary line.
<b>4.03</b> Set upper storeys back behind the side or rear building line?	N/A	Two-storey building with balconies on the first floor facing side & rear setbacks.
<b>4.04</b> Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	Yes	First floor terrace roofs have been broken down to reduce the apparent bulk.
<b>4.05</b> Incorporate second stories within the roof space and provide dormer windows?	N/A	This strategy has not been implemented as it would decrease layouts quality.
<b>4.06</b> Offset openings from existing neighbouring windows or doors?	Yes	Building A Northwest façade faces next door carparking to avoid this issue. Building B Northeast façade contains windows to bedrooms and bathrooms only.
<b>4.07</b> Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?	Yes	Façade are articulated through the use of a variety of materials colours and finishes as well as windows to assist visually reducing the length of the walls.
<b>Trees, landscaping and deep soil zones</b>		
Does the site planning and design: <b>4.08</b> Use vegetation and mature planting to provide a buffer between new and existing dwellings?	Yes	Landscape buffer is provided along boundaries. Refer to landscape plan.
<b>4.09</b> Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?	Yes	Deep soil areas located along the front setbacks & on-site in order to guarantee privacy protection.
<b>4.10</b> Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes	Landscape buffer is provided along boundaries. Refer to landscape plan.
<b>4.11</b> Use species that are characteristic to the local area for new planting?	Yes	The majority of plant species selected are drought tolerant and have low water requirements. Plants selected are mix of indigenous, native and exotic species to provide variety and interest through the site.
<b>Residential amenity</b>		
Does the site planning and design: <b>4.12</b> Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring adequate building separation?	Yes	No overshadowing impacts would result to any of the adjoining properties.
<b>4.13</b> Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes	Dwellings do not directly overlook neighbours' private open space or look into existing dwellings
<b>4.14</b> Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes	Some private open spaces are located at the rear and some at the front in order to maximize solar access and owing to the orientation of the site. However, back terraces do not create negative impacts on neighbours.

<b>4.15</b> Ensure private open space is not adjacent to quiet neighbouring uses, eg bedrooms?	Yes	Private open spaces are located away from common boundaries.
<b>4.16</b> Design dwellings around internal courtyards?	Yes	All the units designed to expand to POS's.
<b>4.17</b> Provide adequate screening for private open space areas?	Yes	1.2, 1.5m high & 1.8m metal fence provided to all primary private open spaces, depending on privacy concerns.
<b>4.18</b> Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes	Screen planting provided all around Private Open Spaces as well as Metal screening. Refer to landscape plan.
<b>Parking, garaging and vehicular circulation</b>		
Does the site planning and design:	Yes	Landscape buffer is provided along the driveway. Refer to landscape plan.
<b>4.19</b> Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?		
<b>4.20</b> Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes	Driveway is provided along the North boundary, at Burrawong Crescent, between existing adjacent property and the proposed development.
<b>5. Internal Site Amenity</b>		
<b>Built form</b>		
Does the site planning and design:	Yes	77.8% of the living rooms and private open spaces receive at least two hours of sun access.
<b>5.01</b> Maximise solar access to living areas and private open space areas of the dwelling?		
<b>5.02</b> Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes	Development is broken down and articulated in order to provide a sense of identity for the residents.
<b>5.03</b> Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes	Landscape buffer spaces are provided.
<b>5.04</b> Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A	There are not villa or townhouse style dwellings
<b>5.05</b> Have dwelling entries that are clear and identifiable from the street or driveway?	Yes	Architecture design and articulation as well as awning provide identifiable entries from the street.
<b>5.06</b> Provide a buffer between public/communal open space and private dwellings?	Yes	The buffer is provided through landscape and fences.
<b>5.07</b> Provide a sense of address for each dwelling?	Yes	This is provided thanks to the articulation of the building and terraces/balconies.
<b>5.08</b> Orientate dwelling entries to not look directly into other dwellings?	Yes	The orientation of entries and internal layout of dwellings prevent looking directly into other dwellings.
<b>Parking, garaging and vehicular circulation</b>		

Does the site planning and design: <b>5.09</b> Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes	Physical separation as such as planting, fences and screening louvers have been designed to provide adequate privacy to the units / terraces / balconies.
<b>5.10</b> Avoid large uninterrupted areas of hard surface?	Yes	Driveway is driven to the rear of the side in order to hide parking area from frontage / footpath.  Landscape architect has proposed various planting and trees to soften the appearance of the carparking area and to try and minimise the appearance of large concrete surface.
<b>5.11</b> Screen parking from views and outlooks from dwellings?	Yes	Landscape buffers have been introduced such as trees, shrubs and metal fences.
Reduce the dominance of areas for vehicular circulation and parking by: <b>5.12</b> Considering single rather than double width driveways?	Yes	Single width driveway is proposed.
<b>5.13</b> Use communal car courts rather than individual garages?	Yes	Communal car court is provided.
Reduce the dominance of areas for vehicular circulation and parking by considering: <b>5.14</b> Single rather than double garages?	N/A	No garages are proposed.
<b>5.15</b> Communal car courts rather than individual garages?	Yes	Communal car court is provided
<b>5.16</b> Tandem parking or a single garage with single car port in tandem?	N/A	No garages are proposed.
<b>5.17</b> Providing some dwellings without any car parking for residents without cars?	Yes	18 units are proposed and 9 car spaces are proposed.
<b>Residential amenity</b>		
Does the site planning and design: <b>5.18</b> Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes	Separate pedestrian and vehicular circulation on site are provided.
<b>5.19</b> Provide pedestrian routes to all public and semi-public areas?	Yes	All communal area and public domain are linked up with primary and secondary footpath.
<b>5.20</b> Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes	No ambiguous space is provided. All private areas are enclosed with fencing.
<b>5.21</b> Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes	No blind or dark spaces between buildings are provided.
<b>5.22</b> Clearly define thresholds between public and private spaces?	Yes	All private areas will be fenced off with no public access.
<b>5.23</b> Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes	All private open space areas are generous and associated with living areas.

<b>5.24</b> Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes	Most of private open space areas are orientated with the northern aspect that maximise daylight/solar access opportunity.
<b>5.25</b> Provide private open space areas that comprise multiple spaces for larger dwellings?	N/A	There are no larger dwellings. Units are 1-Bed and 2-Bed
<b>5.26</b> Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes	Fencing is 1.2, 1.5 or 1.8m high depending on the situation in order to allow natural surveillance over adjacent communal or public area, as well as providing privacy.
<b>5.27</b> Provide private open space areas that are both paved and planted when located at ground level?	Yes	All private open space areas located on ground are paved in order to minimize maintenance with some landscape strips
<b>5.28</b> Provide private open space areas that retain existing vegetation where practical?	No	It is not possible to retain existing vegetation in private open spaces.
<b>5.29</b> Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	No	Tiles on screed have been proposed for PoS and balconies.
<b>5.30</b> Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes	Landscaped communal open space is proposed in an accessible location, with seating to encourage social interaction.
<b>5.31</b> Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes	Bins are located next to Building B and are screened in order to reduce their visual impact.

## LAHC Required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
<b>Design Certification must be provided by the Architect that the project has considered the <i>Good Design for Social Housing</i> document.</b>	
<b>Principles</b>	<b>Design Response / Comment</b>
<b>WELLBEING</b>	
<b>The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants</b>	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	Yes, design, solar access, natural ventilation, views, landscape and safety have been taken into consideration in order to support physical and mental health and safety of the tenants.  Yes, it is functional to guarantee the need, and construction cost are considered in order to avoid extra costs.
<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.	Yes, the design has been proposed from a human point of view to provide comfortable and cozy homes.
<b>BELONGING</b> <b>The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing</b>	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	Yes, the development is designed in a similar way than private housing and is completely integrated within diverse communities.  Yes, street facing areas are designed in order to promote social interactions in a safe environment.  Yes, the design seeks to offer a development that matches with the historic precedents of the neighbourhood as well as proposing a fresh and modern building.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
<b>VALUE</b> <b>Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.</b>	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	Yes, it has been considered the whole-of-life cost in order to avoid future extra costs in maintenance.  Yes, sustainability has been one of the design beginning points to respond to present and future challenges.  Yes, maintenance and construction costs are considered, minimizing expensive materials and using simple solutions that can be applied to future developments.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	
<b>COLLABORATION</b> <b>Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</b>	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	Yes, both client and architect have the same aim: proposing a good quality design, integrated with the environment and efficient in costs and maintenance.  Yes, we have followed similar steps in the design process than in previous design development with LAHC.  The present design is a step forward in relation to the previous developments done with LAHC, incorporating innovative solutions on every new project.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

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

LAHC Design Requirements	
Design Certification must be provided by the Architect that the project has been designed in accordance with the <i>LAHC Design Requirements 2023</i> document.	<div style="border: 1px solid red; padding: 5px; display: inline-block;">X</div>



**The following applies to LAHC applications:**

[illegible]

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

*World Heritage Advisory Committee* means the Willandra Lakes Region World Heritage Advisory Committee established under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth, section 511.

Note — Clause 18A(2) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 requires public authorities (or persons acting on their behalf) to consult with the Department of Planning and Environment before carrying out any development comprising the clearing of native vegetation on certain land within a growth centre (within the meaning of that Policy). The land concerned is land other than the subject land (within the meaning of Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995). The subject land is generally land to which precinct plans apply under that Policy.

**2.17 Exceptions**

(1) Sections 2.10–2.15 do not apply with respect to development to the extent that —

- (a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or
- (b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development, or
- (c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or
- (d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or
- (e) the development comprises emergency works, or
- (f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.

(2) In this section —

approval means any licence, permission or any form of authorisation, other than development consent, under any other law. Consultation protocol means an arrangement that —

- (a) is about when and how the parties to the arrangement will consult one another about proposed development, and
- (b) is recorded in writing, and
- (c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.

Noted.