

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

Checklist of design principles and better practices

This checklist is to be used for:

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

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

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

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

PROPERTY DETAILS:

Lot(s) / Sec(s) / DP(s)	Lots 437 and 438 in DP 750179
Street Address	47-49 Close Street
Suburb / Postcode	PARKES

PROPOSAL DETAILS:

Activity Type (tick box):

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

Activity Description Demolition of an existing dwelling and associated outbuildings and structures, tree removal, and construction of a multi-dwelling development comprising 5 x 2-bedroom units and 4 x 1-bedroom units, parking for 7 vehicles, landscaping, and lot consolidation.

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

Analysis of neighbourhood character

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

1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)	YES	The surrounding pattern and hierarchy of the existing street has been analysed and taken into consideration. There is a mixture of one storey single residences of varying styles. The proposal is sympathetic with the existing surrounding buildings. Front setback and height limits comply with the relevant codes.
1.02 Block and lots – does the analysis of the surrounding block and lot layout take into consideration local compatibility and development suitability? (e.g. lot size, shape, orientation)	YES	The block has preserved the character of the surrounding block and lot layouts, characterised predominantly by single storey buildings and consistent setback distances. The same orientation has been retained
1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)	YES	The proposed residential building design is considered suitable for the area which consists of residential forms of varying sizes, generally one storey in height. The scale and mass of the proposal is in keeping with the neighbouring built forms.
1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?	YES	The proposed planting is consistent with the existing surrounding trees. Similar to existing species of trees are being proposed. The proposed landscape design will help to revitalise the area with more trees, providing low water use, drought tolerant trees and indigenous species.
1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?	YES	The proposal complies with the Council's LEP, DCP and is in keeping with the required setbacks.

Site analysis

Does the site analysis include:

1.06 Existing streetscape elements and the existing pattern of development as perceived from the street	YES	Existing streetscape elements have been shown on the Site Analysis and Context Block Analysis
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Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
1.07 Patterns of driveways and vehicular crossings	YES	Existing driveway and vehicular crossing elements have been shown on the Site Analysis and Context block Analysis sheets, shown in plan and photo perspective view.
1.08 Existing vegetation and natural features on the site	Yes / No or N/A	Existing vegetation and natural features have been shown as well as existing contours.
1.09 Existing pattern of buildings and open space on adjoining lots	Yes / No or N/A	Existing buildings and open spaces on the subject site and adjoining lots have been shown on relevant drawings.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.	Yes / No or N/A	Shadow diagrams have been provided and show neighbour elevations showing any minimal impact.

2. Site Planning and Design

General

Does the site planning and design:

2.01 Optimise internal amenity and minimise impacts on neighbours?	Yes / No or N/A	The impact on neighbours has been minimised and privacy maintained. Private Open Spaces have been designed to ensure privacy for occupants and neighbours. Internal amenity has been considered and allowed for.
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?	Yes / No or N/A	The proposal includes a mix of one and two bedroom units with sizes in accordance with LAHC and varying layouts. There is one unit with dedicated parking and ample shared parking within the interior of the property.
2.03 Provide variety in massing and scale of build form within the development?	Yes / No or N/A	Variety of massing and scale of the built form has been included into the design with multiple building forms on site, to be in keeping with the single dwelling nature of the neighbouring lots. These can be viewed from outside and within the property boundary.

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	Three units have main street frontage. As there is a Laneway at the rear of the site, three other units face the laneway frontage. Therefore six of the nine dwellings have street frontage.
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 built form is broken up into four separate forms and is further broken up by retaining four sizable trees. The development is modest in scale and limits impacts on

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
		adjoining neighbours.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes / No or N/A	<p>The proposed dwellings have been situated to provide at least 3 hours solar access to 88% of the dwellings, The inclusion of skylights and raked ceiling to the units that has less than 3 hours compliance through windows and glazed door openings, then 100% of units achieve compliance.</p> <p>There are areas within the site that are quiet areas, chiefly the green area in the South Eastern corner.</p>
Trees, landscaping and deep soil zones		
Does the site planning and design:		
2.07 Retain trees and planting on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes / No or N/A	Trees have been retained on the main street frontage and main sized trees within the site that are close to the rear laneway have been retained. This minimised the impact of the new development on the streetscape.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes / No or N/A	Trees have been retained at the rear of the lot to minimise impact of the new development on the adjoining neighbours. There is a portion in the centre of the property what is a deep soil zone with a large retained tree.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes / No or N/A	Large trees have been retained on site in the centre and South Eastern corner and are considered within the Landscape design with appropriate planting alongside.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes / No or N/A	
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes / No or N/A	Green zones have been provided between units and driveway and pathways and units to provide the green buffer zone. Green zone and POSs have been provided as buffer between boundary fences and units.
2.12 Provide pedestrian paths?	Yes / No or N/A	Internal pedestrian paths are provided
2.13 Reduce the width of driveways?	Yes / No or N/A	The width of the driveways are as wide as compliance allows.
2.14 Provide additional private open space above the minimum requirements?	Yes / No or N/A	Additional private open space has been provided above the minimum requirement.
2.15 Provide communal open space?	Yes / No or N/A	Communal open space has been provided.

Design Issues / Design Principles and Better Practices	Addressed in Design (strike through)	Design Response / Comment
2.16 Increase front, rear and/or side setbacks?	Yes / No or N/A	DCP front/ rear/ side setbacks have been noted on plans. The built form underlates back and forth and provides space back form the setback line.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes / No or N/A	Small landscaped areas have been provided between driveways, boundary fences, dwelling entries, pedestrian footpaths.
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	More than required deep soil zone has been supplied to the rear of the site, retained large trees reside in this area.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?	Yes / No or N/A	There are deep soil zones at the front of the site, and provide a pattern, between pedestrian footpaths and driveways.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Yes / No or N/A	Driveways and pedestrian pathways have impervious pathways. Areas within the TPZ have pervious pathways to allow for adequate water to the roots.
2.21 Use on-site detention to retain stormwater on site for re-use?	Yes / No or N/A	OSD and RWT has been provided in the design for stormwater detention and water re-use for garden use.

Parking, garaging and vehicular circulation

Does the site planning and design:

2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?	Yes / No or N/A	Centralised car parking of 6 carspaces within the centre of the property.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?	Yes / No or N/A	The main proposed site driveway is in the same location as one of the existing vehicle crossovers, although the driveway will need to achieve compliance and will be wide and perpendicular to the kerb.

3. Impacts on Streetscape

General

Does the site planning and design:

3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)	Yes / No or N/A	<p>Siting of the building is sympathetic to and consistent with the surrounding built forms.</p> <p>Front setback, driveway locations, pedestrian entries are consistent with the street patterns.</p> <p>The height of the proposed design is considered appropriate with the area.</p>
3.02 Provide a front setback that relates to adjoining development?	Yes / No or N/A	The front setback achieves continuity with the surrounding built forms.

Built form

Does the site planning and design:

3.03 Break up the building massing and articulate building facades?	Yes / No or N/A	The building mass has been broken up into smaller forms and the building façade is articulated with a dwelling entry portico. With varying setbacks, the illusion of smaller broken up forms is achieved.
3.04 Allow breaks in rows of attached dwellings?	Yes / No or N/A	The built form is broken up into clusters of two to three dwellings and can be considered to replicate the size of single dwellings.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?	Yes / No or N/A	A variety of materials has been utilised to help break up the form, using materials that are common in the adjoining dwellings. Masonry, fibre cement vertical panels, feature fascia faces portico entries has been used.
3.06 Set back upper levels behind the front building façade?	Yes / No or N/A	No upper levels.
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	It is not common for use of dormer windows in this area.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes / No or N/A	The roof form is in keeping with the form of the surrounding dwellings. There are smaller roof elements connected to the main roof elements of each building to help reduce the apparent bulk and visual impact of the buildings.
3.09 Use a roof pitch sympathetic to that of existing buildings in the street?	Yes / No or N/A	The designed roof pitch is sympathetic to the existing buildings in the street.
3.10 Avoid uninterrupted building facades including large areas of painted render?	Yes / No or N/A	The building façade is broken up with wall setbacks and different materiality. There is no painted render.

Trees, landscaping and deep soil zones

Does the site planning and design:

3.11 Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	Yes / No or N/A	The landscape design proposes new planting to the road reserve/ nature strip
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	Planting occurs in front of the front fences.

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 landscaped spaces have been provided between boundary and private open spaces, metal batten fences separate private from communal spaces in the front setback
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	Fencing has been provided to delineate between public and private space, also planting, letterbox and bin locations help delineate.
3.15 Design dwellings at the front of the site to address the street?	Yes / No or N/A	The dwelling at the front of the site address the street.
3.16 Design pedestrian entries, where possible, directly off the street?	Yes / No or N/A	The pedestrian entries for the dwelling that front the street, have separate entries direct from the street. The adaptable Unit 1 has access to their private driveway which has direct access to the street.
3.17 Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes / No or N/A	A separate pedestrian entry has been provided that is separate from the street frontage dwellings, and is separated from the driveway by a thin green strip.
3.18 Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes / No or N/A	Front fences are provided with a variety of opaqueness, this provides privacy and opportunity for surveillance of the street.
3.19 Ensure that new front fences have a consistent character with front fences in the street?	Yes / No or N/A	There is a variety of different types of fencing along the adjoining streets. Similar heights and materials have been incorporated into the design.
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 orientated obliquely to the street.
3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes / No or N/A	Garbage storage areas, services cupboards have been design to reduce their visual impact whilst providing a central location for them.

Parking, garaging and vehicular circulation

Does the site planning and design:

3.22 Vary the alignment of driveways to avoid a 'gun	Yes / No or N/A	Whilst the private and communcla driveways are parallel
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barrel' effect?		with one another, this also replicates the rhythm of the surrounding neighbours driveways, where some have garages at the boundary, and some driveways end at the rear of the property.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	Yes / No or N/A	There are no garages.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes / No or N/A	While driveways running the length of the site is a common driveway form in the surrounding area, the proposed driveway goes to the centre of the site to the communal parking area.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes / No or N/A	Where possible the vistas have been terminated with landscaping and views to the street, and private surveillance to the laneway via the access gate, and over boundary fence through lattice fence topping .
3.26 Use planting to soften driveway edges?	Yes / No or N/A	Planting has been used to soften driveway edges
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	Yes / No or N/A	The driveway is designed to be discrete and efficiently use the site area. Landscaping aids to soften the area of the driveway.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes / No or N/A	Single carriage driveway has been proposed.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	Yes / No or N/A	Similar to neighbouring driveways which have no gates over the driveways, the proposed driveway has no gates. There is landscaping to soften the visual aspect of the driveway.
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	Yes / No or N/A	There is no basement proposed
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	Yes / No or N/A	There is no basement proposed
3.32 Recess the driveway entry to basement car parking from the main building façade?	Yes / No or N/A	There is no basement proposed
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	Yes / No or N/A	There is no basement proposed
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	Yes / No or N/A	There is no basement proposed
3.35 Return façade material into the visible area of the basement car park entry?	Yes / No or N/A	There is no basement proposed

3.36 Locate or screen all parking to minimise visibility from the street?	Yes / No or N/A	Communal parking is hidden behind dwelling and can't be seen from the street. The private driveway for Unit 1 can be seen from the street, but is cushioned by street trees and therefore limits view of the carspace.
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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	Assessing the two street frontages, units have been positioned around the site, some having main street frontage access, some having rear laneway access. These dwellings also have dual access from the interior of the site.
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?	Yes / No or N/A	For the units that are positioned with an entry perpendicular to the street, the proposed design ensures green planting at the rear and front of the dwellings. They have been designed with sensitivity to privacy of neighbours and occupants, through the use of Private Open Space fencing, side aspects, landscaping.
4.03 Set upper storeys back behind the side or rear building line?	Yes / No or N/A	
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	The roof form is in keeping with the form of the surrounding dwellings. There are smaller roof elements connected to the main roof elements of each building to help reduce the apparent bulk and visual impact of the buildings.
4.05 Incorporate second stories within the roof space and provide dormer windows?	Yes / No or N/A	No second storey.
4.06 Offset openings from existing neighbouring windows or doors?	Yes / No or N/A	There are no windows from neighbours facing directly onto the proposed dwellings.
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 built form is separated into four separate elements, therefore breaking up the form, each form is broken up through the use of setbacks, different materials. The Southern straight wall is broken up by multiple windows.

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	Proposed landscaping and trees, and retained existing trees provide a buffer between new development and existing neighbours.
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent	Yes / No or N/A	Deep soil zones aid in providing privacy to the occupants

dwelling?		and to the adjacent neighbours.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?	Yes / No or N/A	Planting occurs in side and rear setbacks for privacy and shade for the proposed dwellings and adjacent neighbours.
4.11 Use species that are characteristic to the local area for new planting?	Yes / No or N/A	Local indigenous plant specified has been used in the Landscape design.

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 separate between the proposed design and the adjoining neighbours.
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	Dwellings have been designed to not directly overlook the neighbours. The North and South facing dwellings that have private open spaces that face neighbours, are protected visually by a 1.8m fence.
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 have been located in the front and rear setback zones. They are screened from neighbours by fencing of varying heights, buffer planting.
4.15 Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes / No or N/A	Adjoining neighbours have building facing the proposed development that have no windows.
4.16 Design dwellings around internal courtyards?	Yes / No or N/A	There is a central common area surrounding the central internal carpark area where every unit, apart from Unit 1, has direct access to.
4.17 Provide adequate screening for private open space areas?	Yes / No or N/A	Adequate screening has been provided to private open space areas. Through the use of boundary fencing, articulated frontage fencing, landscaping
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	Read and side setbacks, and front setbacks have been utilised to provide private open spaces which softens the visual impact of the new development. Planting is used to help screen and provide a visual buffer between the boundary and the built form.

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	The private Unit 1 driveway has thin strip of green buffer between it and the boundary. The main communal driveway has planting either side, as well as proposed street trees to aid in screening noise and reducing visual impacts.
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4.20 Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes / No or N/A	The main common driveway is between proposed dwellings therefore separating from adjoining neighbours. The private Unit 1 driveway is separated by a green buffer zone in keeping with the building setback.
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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 has been considered for all dwellings in the development. The proposed dwellings have been situated to provide at least 3 hours solar access to 88% of the dwellings, The inclusion of skylights and raked ceiling to the unit that has less than 3 hours compliance through windows and glazed door openings, then 100% of units achieve compliance.
5.02 Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes / No or N/A	The proposed development, has a building form that is broken up through the used of setbacks and different building materials. Each entrance is articulated with a portico and defining roof fascia element that assists in providing individual identity.
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	Buffer spaces have been provided between dwellings, communal areas through the use of articulated fencing, green planting zones and a central carparking area breaking up the areas.
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	Fences are used to help articulate each dwelling entry and boundary. Designed planting zone also aid in this.
5.05 Have dwelling entries that are clear and identifiable from the street or driveway?	Yes / No or N/A	Dwelling entries are well articulated through the use of gates, and have clear entrance paths from the boundary. Further articulated using letterboxes and bin alcoves.
5.06 Provide a buffer between public/communal open space and private dwellings?	Yes / No or N/A	A green planting zones and fencing buffers are provided between communal/ public spaces and private spaces
5.07 Provide a sense of address for each dwelling?	Yes / No or N/A	Each dwelling has a point of arrival, with the assistance of entry portico roof treatment, planting zones, articulated fencing.
5.08 Orientate dwelling entries to not look directly into other dwellings?	Yes / No or N/A	Most dwelling entries do not look directly into each other. Unit 3 and Unit 8 have a skewed birds eye view between dwellings, but are separated by rise in pathways, and perimeter of green zone and articulated fencing of Unit 3.

Parking, garaging and vehicular circulation

Does the site planning and design:

5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?	Yes / No or N/A	Habitable rooms are positioned away from driveways and parking areas and pedestrian pathways where possible. Where bedrooms face communal space, green zone planting is provided and articulated fencing to help provide a visual buffer. In front of Units 5 & 6, 1.5m batten fencing is provided with 10mm gap to allow for privacy.
5.10 Avoid large uninterrupted areas of hard surface?	Yes / No or N/A	The hard surface of the carpark and driveway is considered necessary and acceptable. This surface parking has been efficiently designed to the relevant standard to reduce its area as much as practicable, and is surrounded by green zones, including mature existing trees.
5.11 Screen parking from views and outlooks from dwellings?	Yes / No or N/A	Parking is screened from views by planting buffer
Reduce the dominance of areas for vehicular circulation and parking by:		
5.12 Considering single rather than double width driveways?	Yes / No or N/A	Single width driveway is incorporated with vehicular circulation as part of the carparking areas. Efficiency of design results in minimal intrusion of driveway and carparking area.
5.13 Use communal car courts rather than individual garages?	Yes / No or N/A	Communal car parking area is situated in this proposal
Reduce the dominance of areas for vehicular circulation and parking by considering:		
5.14 Single rather than double garages?	Yes / No or N/A	No garages in the proposal
5.15 Communal car courts rather than individual garages?	Yes / No or N/A	No garages in the proposal. Communal carparking area provided.
5.16 Tandem parking or a single garage with single car port in tandem?	Yes / No or N/A	Tandem parking spaces are provided.
5.17 Providing some dwellings without any car parking for residents without cars?	Yes / No or N/A	There are less car spaces than units, the minimum amount of carspaces are provided in compliance with the Housing SEPP.

Residential amenity

Does the site planning and design:


5.18 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared access should be wide enough to allow a vehicle and a wheelchair to pass safely?	Yes / No or N/A	Pedestrian access is separated from vehicular access. A crossing is provided over the driveway to safely access pedestrian pathway and units.
5.19 Provide pedestrian routes to all public and	Yes / No or N/A	Pedestrian pathways are provided to all communal areas

semi-public areas?		
5.20 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes / No or N/A	All dwelling entries have articulated entries that are clearly private entries. There is no central lobby area. All private open areas are fenced.
5.21 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes / No or N/A	Most areas in the proposal have no blind or dark spaces between buildings. There are no blind or dark spaces near common areas and carparking areas. The space between Unit 1 & 2 and the boundary is used for services.
5.22 Clearly define thresholds between public and private spaces?	Yes / No or N/A	Thresholds between public and private spaces are defined by fencing, green landscaping buffer zones.
5.23 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes / No or N/A	Every living area has an adjoining private open space
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	Private open spaces are orientated to the North, East and West. North where possible, East and West where appropriate to create the best outcome for each dwelling.
5.25 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes / No or N/A	Private open spaces are made up of multiple space types, tiled, planting.
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	The private open spaces all allow for casual surveillance from them. Fences with varying transparency elements allows for views between the battens whilst lower half of the fence is 15mm gap for more privacy. Some private open spaces have small height differences to adjacent communal open spaces which allow for privacy whilst allowing for casual surveillance.
5.27 Provide private open space areas that are both paved and planted when located at ground level?	Yes / No or N/A	Private open spaces all have mixtures of paved, turfed and planted areas
5.28 Provide private open space areas that retain existing vegetation where practical?	Yes / No or N/A	Private open spaces retain existing ground levels where possible. The common spaces retain the existing trees. The proposed landscape improves the vegetation of the 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	Private open spaces all have mixtures of paved, turfed and planted areas
5.30 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident	Yes / No or N/A	Communal open space is provided in the South East corner of the site, amongst existing retained large trees, with seating area, beside landscaped vegetation. All dwellings have access via footpaths and shared zones in

interaction?		the carparking aisle.
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	Services cupboards and bin enclosures are appropriately screened/ enclosed to reduce their visual prominence to the street and pedestrian pathways.

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:	Stephen Arlom
Capacity/Qualifications:	Registration # 7645
Firm:	SARM Architects.
Signature:	
Date:	29 Nov 2023