

## 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:	96-98 Brenan Street , Smithfield 2164
Project LGA:	Fairfield
Job Number:	BGWYN

### Division 8 - Seniors housing – Relevant authorities

108A Development to which Division applies			
Section	Required	Proposed	Complies (Y/N)
This Division applies to development for the purposes of seniors housing involving the erection of a building on land —			
(a) on which development for the purposes of seniors housing is permitted with consent under another environmental planning instrument, <u>or</u>	Permissible within the zone	Permitted / prohibited within the zone under Fairfield Local Environmental Plan 20 13	Y
(b) in a prescribed zone or an equivalent land use zone.	(Prescribed zones are listed in section 79 of Housing SEPP)	Listed / not listed within a prescribed zone	
108B Seniors housing permitted without development consent			
Section	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	Maximum 9.5m		Y

<p>(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</p> <p><i>Note:</i></p> <p><i>s84(3) The servicing equipment must—</i></p> <p><i>(a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and</i></p> <p><i>(b) be limited to an area of no more than 20% of the surface area of the roof, and</i></p> <p><i>(c) not result in the building having a height of more than 11.5m.</i></p> <p><b>servicing equipment</b> includes plant, lift motor rooms and fire stairs.</p>			
(c) the seniors housing will not contain more than 40 dwellings on the site.	Maximum 40 dwellings	10 dwellings	Y
(2) <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> , 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>108CB – Considerations before carrying out development</b>			
Section	Required	Proposed	Complies (Y/N)
(1) Before carrying out development to which this division applies, the relevant authority must consider —			
(a) the <b>Seniors Housing Design Guide</b> , published by the Department in December 2023, and	Consider SHDG	SHDG considered, refer to separate table below	See separate table below
(b) the design principles for seniors housing set out in Schedule 8.	Consider design principles set out in Schedule 8	Design principles addressed in separate table below	See separate table below
(2) Before carrying out development to which this division applies, the Aboriginal Housing Office must consider the <i>AHO Design Guidelines NSW</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable to Land and Housing Corporation	n/a	n/a

<p>(3) Before carrying out development to which this division applies, the Land and Housing Corporation must consider —</p> <p>(a) <i>Good Design for Social Housing</i>, published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and</p> <p>(b) the <i>NSW Land and Housing Corporation Design Requirements</i>, published by the Land and Housing Corporation in February 2023.</p>	<p>Consider the <i>Good Design for Social Housing</i> and the <i>NSW Land and Housing Corporation Design Requirements</i></p>	<p>The <i>Good Design for Social Housing</i> and the <i>NSW Land and Housing Corporation Design Requirements</i> considered in the table below</p>	<p>See separate table below</p>
<p>(4) Before carrying out development to which this division applies, Landcom must consider the <i>Landcom Affordable Housing Design Guideline</i>, published by Landcom, in partnership with the Government Architect NSW, in November 2023.</p>	<p>Not applicable to Land and Housing Corporation</p>	<p>n/a</p>	<p>n/a</p>
108D Exempt development			
Section	Required	Proposed	Complies (Y/N)
<p>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.</p>	<p>Noted</p>	<p>Noted</p>	<p>-</p>
108E Subdivision of seniors housing not permitted			
Section	Required	Proposed	Complies (Y/N)
<p>Development consent must not be granted for the subdivision of seniors housing.</p>	<p>No subdivision of seniors housing permitted</p>	<p>Noted</p>	<p>Noted</p>

# LAHC required to CONSIDER the design principles in Schedule 8 of the Housing SEPP:

Schedule 8 – Design principles for seniors housing		
Design Certification must be provided by the Architect that the project has considered Schedule 8 – Design principles for seniors housing.		<div></div>
Design Principle	Design Response / Comment	
1 Neighbourhood amenity and streetscape		
<p>Seniors housing should be designed as follows —</p> <p>(a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,</p> <p>(b) to recognise the desirable elements of —</p> <p>(i) the location’s current character, or</p> <p>(ii) for precincts undergoing a transition —the future character of the location so new buildings contribute to the quality and identity of the area,</p> <p>(c) to complement heritage conservation areas and heritage items in the area,</p> <p>(d) to maintain reasonable neighbourhood amenity and appropriate residential character by —</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site’s land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,</p> <p>(e) to set back the front building on the site generally in line with the existing building line,</p> <p>(f) to include plants reasonably similar to other plants in the street,</p> <p>(g) to retain, wherever reasonable, significant trees,</p> <p>(h) to prevent the construction of a building in a riparian zone.</p>	<p><u>Good Shared and Public Spaces</u></p> <p>The seniors housing development has been designed to cater to seniors occupants by ensuring access is designed in accordance with AS1428.1. Occupant interaction, avoidance of long private corridors has been considered when designing the internal Lobby area, Ensuring that each occupant has a clear entrance way, but also allows for occupants to cross paths and interact with other occupants.</p> <p>The local neighbourhood character is varied in its transition through time. The development is in keeping with this transitional process. The height of many neighbouring houses of two storeys has been continued into the proposed design, as well as the built form broken up into clear unit segments, illustrating that whilst one building, can get the sense of multiple smaller forms. Differing setbacks, help display this also.</p> <p>There are no listed heritage conservation areas close to the proposed building.</p> <p>The building form terraces down the site to be in close relationship with the site’s natural ground form. This helps to adopt street frontage heights that are in keeping with the adjacent buildings. This also helps to minimise the impact of boundary walls on neighbours.</p> <p>The front building line is in keeping with the adjacent neighbours existing building lines. the proposed is broken up in to smaller forms to further pair with the rhythm of the adjacent built forms. The proposed building maintains reasonable neighbourhood amenity and appropriate residential character.</p> <p>Landscaping has been designed to improve the existing landscape, the nature strip was unkempt grass. The proposed will liven the area, and create a good relationship with the diagonally opposite park, which also has tree lining the boundary. Chosen plants are in keeping with the locale as well as complying with HOMES’ low water use planting.</p> <p>There are no significant trees on site to retain. Non-significant trees will be removed, and replaced with more appropriate trees at improved locations on the site.</p> <p>The proposed building is not near a riparian zone.</p>	
2 Visual and acoustic privacy		
<p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing 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>Siting of bedrooms and private areas in the units has been considered. Where windows are near the driveway, care has been taken to ensure there is a green gap between the building and the driveway. This is also the case between the proposed building and the adjacent neighbour. There is a green space which has planting, as well as batten screening for visual privacy. Both measure aid in acoustic privacy also.</p>	

<p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The two street frontages are setback from the road with portions of trees and landscape planting for many reasons, two are for visual and acoustic privacy. This provides green barriers on multiple height levels. Private open space fencing between the building and the street frontage aids for this also.</p>
<h3>3 Solar access and design for climate</h3>	
<p>The design of seniors housing should —</p> <p>(a) for development involving the erection of a new building —provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>Where possible the unit living area and bedroom windows are placed in the Northerly direction for maximum natural light entry. Direct sunlight requirements are met to HOMES standards.</p> <p>Where possible additional clearstory windows are used on Level 1 units for natural sunlight to enter the living areas.</p> <p>Landscaping design incorporates trees to help in natural ventilation, softening winds and breezes entering the building.</p>
<h3>4 Stormwater</h3>	
<p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Impervious pathways and driveways have been used, but ample drainage has been designed to eliminate excess water runoff.</p> <p>Onsite stormwater detention tank has been proposed. Water reuse is part of the design for watering communal landscape areas.</p>
<h3>5 Crime prevention</h3>	
<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> <ul style="list-style-type: none"> <li>(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</li> <li>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</li> <li>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</li> </ul>	<p>Principles of Crime Prevention through Environmental Design has been considered for this development.</p> <p>Natural Surveillance of the occupant to the street frontage, through raised private open spaces, fences with portions of semitransparent batten areas, landscape barriers</p> <p>Access Control has been designed to ensure visibly clear entryways, that have adjacent landscape to help channel pedestrians into walkways.</p> <p>Bollard Lighting has been included to assist pedestrian and driveway traffic entering the development to assist in personal safety and discourage crime.</p> <p>Fencing is used to help delineate between the public and private open spaces, and encourage natural surveillance of the street frontages. They are maximum 1.2m.</p>
<h3>6 Accessibility</h3>	
<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 safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>To demonstrate compliance the site must be within 400m of facilities and services or within 400m of transport services and generally be in compliance with section 93 of the Housing SEPP.</p> <p>Longitudinal Studies have been undertaken to assess appropriate gradients and length of pathways to nearest bus stops. Both options studied are shown, and where necessary, show pathway upgrade requirement in accordance with Clause 93 of Housing SEPP.</p> <p>The driveway and pedestrian access is lined with designed landscaping to help delineate the location of accessways as well as creating an inviting environment. The carpark areas are also surrounded by landscaping.</p>
<h3>7 Waste management</h3>	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>There are appropriate bin facilities situated close to the rear Lobby entrance door, which allow for</p>

	recycling and green waste bins and is available to every resident.
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# LAHC required to CONSIDER the following:

**Section 108B(1)(a) requires that the Land and Housing Corporation has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108 prior to undertaking development without consent:**

Section	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 need not comply with the requirements in Schedule 4, sections 2, 5–13 and 15–21 if the development application is made by, or by a person jointly with, a social housing provider or Landcom.	Noted - LAHC is a social housing provider	Noted - LAHC is a social housing provider	-
88 Restrictions on occupation of seniors housing	<p>This section limits the occupation of Seniors Housing to:</p> <ul style="list-style-type: none"> <li>(a) seniors or people who have a disability,</li> <li>(b) people who live in the same household with seniors or people who have a disability,</li> <li>(c) staff employed to assist in the administration and provision of services to housing provided under this Part.</li> </ul> <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 section relates to seniors housing in business zones	n/a	n/a
108(2) The following are non - discretionary development standards in relation to	108(2)(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,		

development for the purposes of independent living units —	<p>108(2)(b)</p> <p>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>		
	<p>108(2)(c)</p> <p>the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,</p>	<p>Considered in the context of any local control</p> <p>Fairfield LEP is 0.5:10.65:1</p>	<p>Y</p> <p>0.59:1</p>
	<p>108(2)(d)</p> <p>a minimum landscaped area that is the lesser of –</p> <p>(i) 35 m<sup>2</sup> per dwelling, or</p> <p>(ii) 30% of the site area,</p> <p><i>landscaped area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.</i></p>		Y
	<p>108(2)(e)</p> <p>(repealed)</p>		
	<p>108(2)(f)</p> <p>a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> <p><i>deep soil zone means a landscaped area with no buildings or structures above or below the ground.</i></p>	<p>There is sufficient deep soil zones around the property and to the rear of the property.</p>	Y
	<p>108(2)(g)</p> <p>at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid -winter in living rooms and private open spaces,</p>	<p>Solar studies have occurred and 8/ 10 dwellings = 80% achieve required 3 hours amount of direct sunlight.</p>	Y
	<p>108(2)(h)</p> <p>for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi -storey building —</p>	<p>Adequate private open space has been provided for Ground floor units, with minimum 3m depth of accessible external area with</p>	Y



	<p>(i) at least 15m<sup>2</sup> of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> <p><i>Note—</i></p> <p>The open space needs to be accessible only by a continuous accessible path of travel, within the meaning of AS 1428.1, if the dwelling itself is an accessible one—see Schedule 4, section 2</p>	<p>direct access to the living area.</p> <p>All private open areas comply with AS1428.1 accessibility requirements.</p>	
	<p>108(2)(i)</p> <p>for a dwelling in a multi -storey building not located on the ground floor —a balcony accessible from a living area with minimum dimensions of 2m and—</p> <p>(i) an area of at least 10m<sup>2</sup>, or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6m<sup>2</sup>,</p>	<p>Note: LAHC Design Requirements require 8m<sup>2</sup> for 1 bedroom dwellings .</p> <p>Adequate space and depth has been provided for all Level 1 unit balconies.</p>	Y
	<p>108(2)(j)</p> <p>for a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings,</p>	<p>Note: LAHC requires parking in accordance with the accessible area rate:</p> <p>1 bed – 0.4 spaces</p> <p>2 bed – 0.5 spaces</p> <p>3 bed – 1 space</p> <p>6 2BR units + 4 1BR units</p> <p>5 car spaces are adequate, 2 of which are accessible parking spaces.</p>	Y
	<p>108(2)(k)</p> <p>if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>	n/a	

# 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.



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 Siting standards</b> <p>(1) <b>Wheelchair access</b> If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a <i>continuous accessible path of travel</i> to an adjoining public road.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10 —</p> <p>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>(b) the wheelchair access provided must be by a continuous accessible path of travel to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note —</p> <p>For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) <b>Common areas</b> Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p> <p><i>continuous accessible path of travel</i> has the same meaning as in AS 1428.1.</p>	<p>Pedestrian access from Brenan Street and from Stimson Street is AS1428.1 compliant. Fall grades are shown on the pathways. The pathways, external and internal, provide AS1428.1 compliant access to every dwelling entry.</p>	Y
<b>3 Letterboxes</b> <p>(1) Letterboxes —</p> <p>(a) must be located on a hard standing area, and</p> <p>(b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and</p> <p>(c) must be lockable by a lock that faces a wheelchair accessible path.</p> <p>(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.</p> <p>(3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>	<p>Letterboxes are located on both street frontages. Residents have accessible room to access the mailboxes.</p> <p>They are situated on a hardstand area, the clearance zone in front complies with AS 1428.1.</p> <p>They will be documented as lockable.</p>	Y
<b>4 Car parking</b> <p>(1) If parking spaces attached to or integrated with a class 1 building under the <i>Building Code of Australia</i> are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must—</p> <p>(a) be at least 3.2m wide, and</p>	<p>Only applies to required parking, i.e. 1 parking space for every 5 dwellings. LAHC policy is to provide all required spaces as accessible parking including associated shared space.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(b) be at least 2.5m high, and</p> <p>(c) have a level surface with a maximum gradient of 1:40 in any direction, and</p> <p>(d) be capable of being widened to 3.8m without requiring structural modifications to a building.</p> <p>(2) If parking spaces associated with a class 1, 2 or 3 building under the <i>Building Code of Australia</i> are provided in a common area for use by occupants who are seniors or people with a disability, the following applies—</p> <p>(a) for a parking space not in a group —the parking space must comply with AS/NZS 2890.6,</p> <p>(b) for a group of 2–7 parking spaces —</p> <p>(i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) 50% of the parking spaces must —</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</p> <p>(c) for a group of 8 or more parking spaces —</p> <p>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</p> <p>(ii) at least 50% of the parking spaces must —</p> <p>(A) comply with AS/NZS 2890.6, or</p> <p>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.</p> <p>(3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii).</p> <p>(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.</p> <p>(5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</p> <p>(6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power -operated garage door, vehicle gate, vehicle barrier or similar device.</p> <p>(7) A parking space, other than a parking space under subsection (6), must be—</p> <p>(a) secured by a power-operated door, or</p> <p>(b) capable of accommodating the installation of a power -operated door, including by having —</p> <p>(i) access to a power point, and</p> <p>(ii) an area for motor or control rods for a power -operated door.</p> <p>(8) A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6.</p> <p>(9) In this section, a parking space is in a <b>common area</b> if it is not attached to or integrated with a hostel or independent living unit.</p>	<p>LAHC does not generally provide vehicle gates to common access points for maintenance reasons. If a vehicle gate, garage door or similar device is to be provided, it is to be power -operated.</p> <p>There are 5 car spaces provided, 2 of which are accessible parking.</p> <p>There is also adequate widths and spacing for pedestrian walkways that are AS1428.1 compliant, as well as adjacent pedestrian zones. The parking is also AS/NZS 2890.6 compliant.</p>	
<p><b>5 Accessible entry</b></p> <p>(1) The main entrance to a dwelling must have –</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p> <p>(2) This section does not apply to an entry for employees.</p>	<p>All Unit entries are accessed internally. Some secondary entries can be accessed from the rear landscaped private areas, and have cover and landings in accordance with AS4299 parts 4.3.1 and 4.3.2</p>	<p>Y</p>

Clause / Required	Proposed	Complies (Y/N)
<i>circulation space</i> has the same meaning as in AS 1428.1		
<p><b>6 Interiors</b></p> <p>(1) An internal doorway must have an unobstructed opening that complies with AS 1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000 millimetres.</p> <p>(3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1 –</p> <ul style="list-style-type: none"> <li>(a) a kitchen,</li> <li>(b) a laundry,</li> <li>(c) a bathroom,</li> <li>(d) a toilet,</li> <li>(e) a bedroom,</li> <li>(f) a living area,</li> <li>(g) the main area of private open space.</li> </ul> <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>	<p>AS1428.1 circulation spaces have been provided and doorways comply.</p> <p>Adequate allowance for corridor width has been provided.</p>	Y
<p><b>7 Bedroom</b></p> <p>At least one bedroom in a dwelling must have the following—</p> <ul style="list-style-type: none"> <li>(a) a clear area, not including a circulation space, sufficient to accommodate— <ul style="list-style-type: none"> <li>(i) for a hostel—a wardrobe and a single-size bed, or</li> <li>(ii) for an independent living unit—a wardrobe and a queen-size bed,</li> </ul> </li> <li>(b) a clear area around the area for the bed of at least— <ul style="list-style-type: none"> <li>(i) 1,200 millimetres at the foot of the bed, and</li> <li>(ii) 1,000 millimetres on each side of the bed,</li> </ul> </li> <li>(c) at least 2 double general power outlets on the wall where the head of the bed is likely to be,</li> <li>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</li> </ul>	<p>All bedrooms have a wardrobe provided.</p> <p>Master bedrooms contain space for queen-size bed, with clearance at the foot of the bed of 1.2m and 1m clear width either side. Space clearances zones are noted on plans.</p> <p>Space for GPOs and telephone outlets have been provided and will be documented in S stage D.</p>	Y
<p><b>8 Bathroom</b></p> <p>(1) At least one bathroom in a dwelling must be located on –</p> <ul style="list-style-type: none"> <li>(a) the same floor as the entry to the dwelling, or</li> <li>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</li> </ul> <p>(2) The bathroom must have the following –</p> <ul style="list-style-type: none"> <li>(a) a slip-resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586-2013,</li> <li>(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,</li> <li>(c) a shower that – <ul style="list-style-type: none"> <li>(i) is accessible without a shower-hob or step, and</li> <li>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</li> <li>(iii) is in the corner of a room, and</li> </ul> </li> </ul>	<p>All bathrooms are compliant with AS 1428.1</p> <p>The contain shower, toilet, basin, grab rail, portable shower head, allowance for future folded seat, wall cabinet, space for GPOs.</p> <p>Space allowance for future shower screen removal.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</p> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p>(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.</p>		
<p><b>9 Toilet</b></p> <p>(1) At least one toilet in a dwelling must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The toilet must have the following —</p> <p>(a) a water closet pan —</p> <p>(i) in the corner of the room, and</p> <p>(ii) with a centreline set -out in accordance with AS 1428.1,</p> <p>(b) a circulation space in front of the water closet pan that is —</p> <p>(i) at least 1,200mm long and at least 900mm wide, and</p> <p>(ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails,</p> <p>(c) a circulation space around the water closet pan that complies with AS 1428.1,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586 —2013,</p> <p>(e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1.</p> <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p>	<p>All bathrooms contain one toilet and can comply with AS4299</p>	<p>Y</p>
<p><b>10 Surfaces of balconies and external paved areas</b></p> <p>Balconies and external paved areas must have surfaces that are slip-resistant and comply with -</p> <p>(a) the <i>Building Code of Australia</i>, or</p> <p>(b) the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i> , published on 16 June 2014.</p>	<p>Floor surfaces will be specified with slip-resistant surfaces</p>	<p>Y</p>
<p><b>11 Door hardware</b></p> <p>(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1.</p> <p>(2) To avoid doubt subsection (1) does not apply to cabinetry.</p>	<p>Door hardware schedule will be provided in Stage D in accordance with complying with AS 4299</p>	<p>Y</p>
<p><b>12 Switches and power points</b></p> <p>(1) Switches and power points must—</p> <p>(a) comply with AS 1428.1, or</p> <p>(b) be capable of complying with AS 1428.1 through future adaptation.</p> <p>(2) Subsection (1) does not apply to—</p> <p>(a) remote controls, or</p> <p>(b) power points likely to serve appliances that are not regularly moved or turned off.</p>	<p>Switches and power points will be provided and documents in Stage D in accordance with AS 4299</p>	<p>Y</p>


Clause / Required	Proposed	Complies (Y/N)
<b>13 Private passenger lifts</b> (1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must — (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and (c) have controls that comply with — (i) AS 1735.12:2020, <i>Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities</i> , published on 26 June 2020, or (ii) AS 1735.15:2021, <i>Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility</i> , published on 23 July 2021. (3) The width of the door opening of the private passenger lift must be at least 900mm. (4) The private passenger lift must not be a stairway platform lift.	The lift can comply with BCA part E3D7	Y
<b>14 Application of standards in this Part</b> 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.		
<b>15 Bedroom</b> At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on— (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	There are no two storey units in the development.	N/A
<b>16 Living room</b> (1) A living room in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. (2) The living room must have – (a) a circulation space that – (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	There are no two storey units in the development.  Living room circulation contains the 2.2m required clearance.  Telephones will be documented to be adjacent to general power outlet.  Living area will be documented to contain at least 300 lux	Y
<b>17 Main area of private open space</b> The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	There are no two storey units in the development.	N/A
<b>18 Kitchen</b> (1) A kitchen in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or	a) Kitchen contains required circulation space of 1500mm	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.</p> <p>(3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without —</p> <p>(a) relocating the sink, or</p> <p>(b) moving a load-bearing wall, or</p> <p>(c) breaching another circulation requirement.</p> <p>(4) The kitchen must have the following fittings —</p> <p>(a) a bench that includes at least one work surface that is —</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p> <p>(e) an oven that—</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p> <p>(5) The cupboards must —</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> <p>(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p> <p>(8) The lever tap set, cooktop, isolating switch, oven and double general power outlet must —</p> <p>(a) not be in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> <p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>b) Dwelling entry doors, Master bedroom and bathroom doors comply with AS1428.1 clearances.</p> <p>c) Kitchen contain minimum 800mm clear worksurface, cooktop, tap set, oven, D pull cupboard handles.</p> <p>General power outlets will be provided as required.</p> <p>There are no two storey units in the development.</p>	
<p><b>19 Laundry</b></p> <p>(1) A laundry in an independent living unit must be located on —</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> <p>(2) The laundry must have the following —</p> <p>(a) a circulation space that complies with AS 1428.1 at the approach to any external doors,</p> <p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p>	<p>a) All laundries in the proposal are included within the bathrooms, which have door clearances that comply with AS1428.1.</p> <p>b) There is provision for washing machine and wall hung dryer</p> <p>c) There is 1300 clearance in front of the laundry area.</p> <p>d) There is a slip resistant floor surface in the laundry/ bathroom area.</p>	Y

Clause / Required	Proposed	Complies (Y/N)
<p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586 —2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p> <p>(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.</p> <p>(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations —</p> <p>(a) for below -bench cupboards —towards the top,</p> <p>(b) for overhead cupboards —towards the bottom,</p> <p>(c) for floor -to -ceiling doors —between 900mm and 1,100mm above the finished floor level.</p> <p>(5) In this section —</p> <p><b>laundry</b> includes laundry facilities in a cupboard.</p>	<p>e) the clothes lines are in each unit's Private Open Space and is Accessibly compliant to AS1428.1.</p>	
<p><b>20 Linen storage</b></p> <p>An independent living unit must have a floor -to -ceiling linen storage cupboard that —</p> <p>(a) is at least 600mm wide, and</p> <p>(b) has adjustable shelving.</p>	<p>Linen storage is provided that is 600mm wide.</p>	Y
<p><b>21 Lift access in multi -storey buildings</b></p> <p>An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the <i>Building Code of Australia</i>, Volume 1, Part E3.</p>	<p>The lift can comply with BCA part E3D7. There is a future provision for lift installation.</p>	Y
<p><b>22 Garbage and recycling</b></p> <p>A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.</p>	<p>The garbage facilities are provided close to the rear Lobby entrance is accessed along a path that is AS 1428.1 compliant.</p>	Y



# LAHC required to CONSIDER the Seniors Housing Design Guide:

Seniors Housing Design Guide (SHDG)	
Design Certification must be provided by the Architect that the project has considered the Seniors Housing Design Guide.	
	
Part 2 Guidance Chapters	Architect to provide comment as to how the design addresses these guidance chapters
1.0 Designing for Country	The design considers Country and approaches it with care. By prioritising passive design, focusing on community and the natural landscape surrounding the site, it catered towards an eco - centric design philosophy that embraces Country.
2.0 Care for the planet	Use of materials with a long life cycle will be chosen in later stages , maximising solar access and natural ventilation to reduce energy usage and retaining trees where possible allows the development to have longevity and care for the natural environment.
3.0 Site analysis – environmental response	The natural characteristics of the site have been noted, and the built development is a response to the land.
4.0 Site analysis – urban response	A context analysis has been undertaken and notes surrounding visual characteristics of developments, amenities, and facilities to ensure the development is sympathetic to the streetscape. Setbacks are to the council's requirements and typology and scale have been taken into account as well.
5.0 Heritage	The proposal is sensitive to overlay the new works, and to differentiate between old and new. It embraces heritage values and takes into account the significance of maintaining detailing and materiality.
6.0 Care, wellbeing and community	Great care and attention has been considered for the design for seniors living, promoting social interaction, communal spaces and wellbeing of residents.
7.0 Design for physical ageing and dementia	The design is empathetic to physical ageing, with good colour and tonal contrast around doors to delineate openings, minimising shadows and level floor surfaces. To cater towards residents with dementia, conditions of later stages will assist in the design process, such as providing wayfinding cues, strong connections to sensory

		interactions with the environment, and avoiding sharp changes in colour at borders and junctions between floor finishes.
<b>Part 3 Density and Related Design Principles</b>		
<b>8.0 Options for different types and configurations of density for housing</b>	<b>seniors</b>	The proposed development is for independent living units as medium density.
<b>9.0 Determining density</b>		The proposed development is considered to be medium density as it is within a residential locality with residential zoning, is 2 storey and the FSR is less than 1:1.
<b>10.0 Designing for different densities</b>		Medium density independent living development is described as two or three storey on sites where residential flat buildings are not permitted, and has multiple dwellings, usually accessed from a single driveway to carparking.
<b>11.0 Guidance examples for seniors housing configurations with different densities</b>		The proposed development aligns with Guidance example 02B Independent living unit development – medium density, as it has 2 storey attached or independent living units on a small land parcel, with an internal driveway and on-grade parking, at a neighbourhood scale.
<b>12.0 Design principles for residential care facilities</b>		Not applicable, as the development is for independent living units.
<b>13.0 Design principles for independent living</b>		Good Design for Social Housing requires the design of HOMES developments to foster a sense of belonging and to support social cohesion and community wellbeing.
<b>14.0 Design principles for independent living for low density</b>		Not applicable, as the proposed development is not single storey with an FSR of 0.5:1 or less, and is not accessed from an internal road network.
<b>15.0 Design principles for independent living for medium density</b>		The proposed development is classified as independent living for medium density. Refer to objectives and design principles below.
<b>16.0 Design Principles for independent living for high density</b>		Not applicable, as the proposed development is not multistorey (3 storeys or more), is not on a site where residential flat buildings are permitted and does not have an FSR of more than 1:1.
<b>Objectives / Design Guidance</b>		<b>Design Response / Comment</b>
<b>15.1 Neighbourhood amenity and streetscape</b>		
15.1.1 Provide two or three storey housing clusters where the scale and massing is articulated and separated to respect the character and pattern of the suburban surroundings.		The development is a two storey seniors housing, where the scale and massing is articulated to be sympathetic to the suburban surroundings. It enhances the streetscape with quality of built form and provides a landscape buffer to soften the development. In consultation with an aboriginal, where possible trees have been retained to maintain the character of the street. There is common landscaped area for residents to use. The differentiation between the pedestrian and vehicular access is clear and shown by a change in material. The
15.1.2 Positively enhance the streetscape and uplift the quality of built form in the neighbourhood, and provide a landscape buffer to soften the development.		
15.1.3 Where practicable, preserve existing mature trees to maintain the landscape character of the streetscape.		
15.1.4 Consider opportunities for meaningful landscape, usable outdoor spaces, and vegetation to soften the built form and provide privacy.		

15.1.5Provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths.	accessible path to the entrance lobby has been considered and is easily identifiable with a pathway that leads to and from the entrances.
15.1.6Provide a safe, well lit accessible path to an easily identifiable entrance lobby.	
15.2 Solar access and design for climate	
15.2.1To design buildings that suit the climate zone of the development.	The building has been designed with the climate zone of the area in mind, optimising thermal comfort, natural ventilation, solar access, and overall resident comfort levels. Building envelope has been considered to ensure an efficient use of energy for heating and cooling. A view from the sun study was included to ensure natural sunlight is maximised, as well as a site analysis to capture breezes and solar access. Ceiling fans provided to units. Roof insulation to be selected at later stages and a light – coloured roof has been chosen. Private open spaces have been provided for each unit for outdoor use and allows sunlight to access living spaces. All common landscaped area can be viewed from units to ensure the residents can see who uses the spaces and promotes social interactions.
15.2.2To design for: <ul style="list-style-type: none"><li>• thermal comfort</li><li>• humidity</li><li>• air-movement</li><li>• shading</li><li>• daylight</li><li>• solar access</li></ul>	
15.2.3 Optimise the building envelope’s thermal protective qualities to maximise efficient use of energy for heating and cooling.	
15.2.4 Maximise access to natural daylight to reduce dependence on electric lighting.	
15.2.5 Undertake a detailed site analysis to determine the direction of cross breezes, types of weather patterns and path of the winter and summer sun.  Orientate the building to capture breezes and to optimise solar access.	
15.2.6 Provide ceiling fans and design for natural cross ventilation. Provide window shading for protection from summer sun and allow winter sun to penetrate the building.	
15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat.	
15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible, include single loaded open walkways to facilitate this.	
15.2.9 Provide a range of outdoor and semi-outdoor settings that provide appropriate seasonal responses e.g. shaded outdoor space in summer, and sunny outdoor space in winter.  Provide private balconies for fresh air that allows cross breeze and natural light. On ground levels, provide communal green spaces for gardening and walking to promote health and activity.  Aim to provide generous natural light and natural ventilation to interiors by keeping floorplates narrow.  Single-loaded open walkways around a common courtyard space enables healthy cross ventilation of apartments and a connection to nature and other residents.  Single-loaded open corridors around an internal courtyard space provides a safe external environment where casual surveillance and ‘looking out for each other’ can occur easily.  This type of configuration supports exercise and socialising with protected outdoor spaces.  ‘Keep it real’ wherever possible. Real views, real daylight.	
15.3 Stormwater	
15.3.1 Minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	Sediment erosion and control plan has been provided to ensure adequate stormwater run-off. Safe access through the site has
15.3.2 Maintain safe access through the site.	

15.3.3Provide opportunities to increase the catchment and/or absorption of stormwater with systems such as vegetated swales, sediment basins, detention pits and porous landscape paving.	been prioritised. Deep soil landscape has also been provided and is compliant.
15.3.4Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water.	
15.4 Crime prevention	
15.4.1Encourage crime awareness and passive community surveillance to deter crime.	Units can see the entrances, street, as well as the common landscaped areas to deter crime. Front entry doors are glazed and have security measures such as locks in place. External lighting will be selected at later stages.
15.4.2Front entries to shared lobbies can be glazed to give transparency and visual links through.	
15.4.3Design to facilitate/allow surveillance from dwellings to the street.	
15.4.4 Provide access control to shared communal lobbies.	
15.4.4 Provide lighting to common areas and walkways and ensure any basement parking is well lit 24 hours a day.	
15.5 Accessibility	
15.5.1Provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings.	Pedestrian entries are clearly identifiable and are accessible to AS1428.1. Units are also designed to be accessible, including room widths, clearances to the kitchen and bathroom and future provisions for further assistance. Common landscaped areas are easily accessible and there are planter boxes provided that allow residents to sit promotes social interaction.
15.5.2Provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues.	
15.5.3The design of shared entries, letterboxes and lift lobbies should be accessible, and provide adequate circulation for small groups of people.	
15.5.4Design apartments with adequate circulation, clearances and overall room dimensions, so that they can be adapted to the individual needs as mobility levels decrease.	
15.5.5Provide level access to private or communal outdoor spaces and gardens and consider incorporating places to sit, rest or meet with other residents.	
15.6 Waste management	
15.6.1Provide waste management systems that manage health, safety and environmental issues.	Bin area has been included to the rear of the site, and is fenced around to provide visual privacy from bins. Pathways to and from waste collection points are accessible, and also facilitates recycling bins.
15.6.2Provide easy to access waste disposal points for independent residents to use.	
15.6.3Facilitate recycling of waste.	
15.6.4Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.	
15.6.5Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible.	

# LAHC required to CONSIDER Good Design for Social Housing:

Good Design for Social Housing	
Design Certification must be provided by the Architect that the project has considered the Good Design for Social Housing document.	
<div></div>	
Principles	Design Response / Comment
<b>WELLBEING</b> The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	<u>Healthy Environments</u> The proposed design caters to occupant’s mental health by providing green buffer zones and deep soil zones for trees and shrubs, and planting to be situated close to each Private Open Space for interacting with and for viewing upon, and for visual privacy.  Private Open Spaces has been designed with safety and privacy in mind. The Ground floor private open spaces have fencing, any gates with locks, fencing with varying degrees of transparency, with masonry/ fixed angled metal slats, some have level changes to allow for casual surveillance of the Communal Open Spaces, street and district views whilst feeling secure in their own Private Open Space. The Private Open Spaces that have level ground adjacent have high fences for security and privacy.  The proposed development is situated within 100m of two bus stop options to and from amenities and services, providing occupants with independence, opportunity for pedestrian activity in the local neighbourhood streets.  <u>Good for Tenants</u> Efficiency has been designed into the units to aid in low running costs, such as natural ventilation, high volume of solar panels on the roof for sustainable energy and low cost source.  Occupants can age in place as each unit is accessibly compliant.  <u>Quality Homes</u> Each dwelling has an identity in the façade and a separate dwelling entry from the lobby for the occupant to have a sense of identity. Each occupant has a Private Open Space, the ground floor has different parts of paving, landscaping, and clothesline zones.  Each unit is individual, has transitional space
<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.	
<b>BELONGING</b> The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	<u>Mixed Tenure</u> The design of the development has been well considered to blend in with the surrounding built

<p><u>Good Shared and Public Spaces</u></p> <p>Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.</p>	<p>forms. There are a variety of dwelling types in the close proximity, single storey dwellings, two storey dwellings, two storey duplexes, two storey townhouses, two storey unit developments.</p>
<p><u>Contribute to Local Character</u></p> <p>Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.</p>	<p>The variety of unit types helps cater to different needs/ requirements/ living style of occupants: ground floor with terrace with views to the street frontage, ground floor with private terrace, upper floor with views to the street, upper floor with district views, upper floor with private views. This helps the building to melt into the neighbourhood and fulfil any kind of requirement needed within a diverse community.</p> <p><u>Good Shared and Public Spaces</u></p> <p>The external shared areas are clearly delineated from the private areas which helps to ensure occupants know what is a potential social interaction space and what is not. The lobby, which is on multiple levels have space for occupants to pass each other by creating opportunities for interaction. The letter box area is at the front pathway entrance which is another space for social interaction opportunity.</p> <p>The rear carparking area is a shared space with pedestrians, and is at AS1428.1 accessible grade to allow for easy pedestrian traversing, to see the gardens, traverse to occupants Private Open Space, travel along the footpath adjacent to the driveway, access the bin area. All these functions adjacent to one area allow for positive social interaction.</p> <p><u>Contribute to Local Character</u></p> <p>The character of the development is not out of place in the local neighbourhood. It is a development that reflects traditional building lines and shapes, whilst creating a modern aesthetic to the street frontages. The individuality of each unit is not lost in the one building form, as the façade is broken up into smaller blocks to help delineate each unit on the façade.</p>
<p><b>VALUE</b></p> <p><b>Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.</b></p>	
<p><u>Whole of lifecycle approach</u></p> <p>New homes are considered for their whole -of-life costs, including operation and maintenance efficiency.</p>	<p><u>Whole of lifecycle approach</u></p> <p>Lifecycle of materials was paid attention to during the design of the development. The façade materials of masonry, prefinished fibre cement, prefinished vertical patterned metal cladding are low maintenance materials which don't need painting and touch up maintenance.</p>
<p><u>Sustainability and Resilience</u></p> <p>Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges</p>	<p>Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.</p>
<p><u>Make Every Dollar count</u></p> <p>Create design efficiencies that generate savings which can be directed towards building more homes.</p>	<p>Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.</p> <p><u>Sustainability and Resilience</u></p>

	<p>Solar panels are to be installed on the roof with solar inverter cells and using company such as Solshare to allow occupants to take advantage of individual cost savings for sustainable energy capture within the development.</p> <p>Natural ventilation is used as much as possible for natural air flow within units. Also allowing for direct sunlight to enter the livings and bedroom areas.</p> <p>The use of electric instantaneous hot water units allows for better efficiency in in install, space saving, heating water which reduced water heating bills, this benefits the occupants as well as environmentally more efficient than standalone hot water units.</p> <p>Landscaping is designed to ensure maintenance efficiency with low water use and indigenous plants specifications.</p> <p><b><u>Make Every Dollar Count</u></b></p> <p>The use of low maintenance materials help to reduce cost of upkeep in this development, also mostly eliminating the need for external paint.</p> <p>Low water use planting design helps to reduce water usage, as well as an above ground OSD and Rainwater Tank which the garden can benefit from with water reuse.</p> <p>Learning about new technologies and adopting them, such as benefiting from companies such as Solshare.</p> <p>The units have been designed with the most efficient layouts whilst keeping quality design in mind, there is no redundant unusable space. This helps to build the most efficient spaces, eliminating material wastage.</p>
<b>COLLABORATION</b>	
<b>Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.</b>	
<p><b><u>A Good Partner</u></b></p> <p>Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.</p>	
<p><b><u>Place Making</u></b></p> <p>Our housing is well integrated with other investments and initiatives in a place.</p>	
<p><b><u>Continuous Improvement</u></b></p> <p>To make the next project better than the last through learning from others, our experiences and incorporating new practices.</p>	<p><b><u>A Good Partner</u></b></p> <p>Solshare is a company that is growing with the sustainability market. Solshare introduces Solar Powered living to units where the occupants can have split benefit of the solar power as well as paying their appropriate share. The occupants can feel secure they can contribute to a more sustainable environment.</p> <p><b><u>Place Making</u></b></p> <p>The proposed development ensures the markers of Green sustainable living are present with Solar Panels, Solshare and electric instantaneous hot water units, natural ventilation, and sunlight into units The project has Accessibility standards to AS1428.1 ensuring occupants can participate in traversing safely. The longitudinal studies of the footpaths to the bus stops ensure the occupants can extend their experience into the Council area in an accessible fashion.</p> <p><b><u>Continuous Improvement</u></b></p> <p>Continuous improvement is made with each HOMES project with new technologies and materials enter the market.</p>

**New Practices:**

Solshare, Solar panels to be in keeping with the new Building Code requires a vast volume of Solar panels be included in the project. Solshare helps to dividing the solar power energy to each unit.

Electric instantaneous hot water units technology allows for more efficient energy usage with water heating,

With market and policy attention on non-combustible materials, and the previous version of the Builder Code (2019) focussing on non-combustibility of external cladding materials, the market has opened up to many alternate options eg non-combustible fibre cement cladding which replicate the look of natural materials. This opens the scope of options and allows for more freedom of design whilst creating compliant, safe buildings.



# 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 LAHC Design Requirements 2023 document.



## The following applies to LAHC projects:

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

Clause	Compliance
<p><b>2.15 Consultation with authorities other than councils</b></p> <p>(1) A public authority, or a person acting on behalf of a public authority, must not carry out specified development that this Chapter provides may be carried out without consent unless the authority or person has</p> <ul style="list-style-type: none"> <li>(a) given written notice of the intention to carry out the development (together with a scope of works) to the specified authority in relation to the development, and</li> <li>(b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given.</li> </ul> <p>(2) For the purposes of subsection (1), the following development is <b>specified development</b> and the following authorities are <b>specified authorities</b> in relation to that development —</p> <ul style="list-style-type: none"> <li>(a) development adjacent to land reserved under the <b>National Parks and Wildlife Act 1974</b> or to land acquired under Part 11 of that Act —the Office of Environment and Heritage,</li> <li>(b) development on land in Zone C1 National Parks and Nature Reserves or in a land use zone that is equivalent to that zone, other than land reserved under the <b>National Parks and Wildlife Act 1974</b>—the Office of Environment and Heritage,</li> <li>(c) development comprising a fixed or floating structure in or over navigable waters —Transport for NSW,</li> <li>(d) development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region map —the Director of the Observatory,</li> </ul> <p>Note —</p> <p>The dark sky region is land within 200 kilometres of the Siding Spring Observatory.</p> <ul style="list-style-type: none"> <li>(e) development on defence communications facility buffer land within the meaning of clause 5.15 of the Standard Instrument —the Secretary of the Commonwealth Department of Defence,</li> </ul> <p>Note —</p> <p>Defence communications facility buffer land is located around the defence communications facility near Morundah. See the <b>Defence Communications Facility Buffer Map</b> referred to in clause 5.15 of <b>Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013</b> and <b>Urana Local Environmental Plan 2011</b>.</p> <ul style="list-style-type: none"> <li>(f) development on land in a mine subsidence district within the meaning of the <b>Mine Subsidence Compensation Act 1961</b>—the Mine Subsidence Board,</li> <li>(g) development on, or reasonably likely to have an impact on, a part of the Willandra Lakes Region World Heritage Property —the World Heritage Advisory Committee and Heritage NSW,</li> <li>(h) development within a Western City operational area specified in the <b>Western Parkland City Authority Act 2018</b>, Schedule 2 with a capital investment value of \$30 million or more —the Western Parkland City Authority constituted under that Act.</li> </ul>	<p>Homes to comply with consultation of the appropriate public authorities in relation to the development.</p> <p>The development is not adjacent to land reserved under National Parks and Wildlife Act 1974, or of Zone C1. It does not comprise of a fixed or floating structure, is not within a dark sky region and is not on defence communications facility buffer land.</p>

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

<p>(3) In this section —</p> <p><i>dark sky region map</i> means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.</p> <p><i>Willandra Lakes Region World Heritage Property</i> means the land identified as the Willandra Lakes Region World Heritage Property on —</p> <p>(a) the Willandra Lakes Region World Heritage Property Map under <i>Balranald Local Environmental Plan 2010</i> or</p> <p>(b) the Willandra Lakes Region World Heritage Property Map under <i>Wentworth Local Environmental Plan 2011</i></p> <p><i>World Heritage Advisory Committee</i> means the Willandra Lakes Region World Heritage Advisory Committee established under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> of the Commonwealth, section 511.</p> <p>Note — Clause 18A(2) of <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> 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 <i>Threatened Species Conservation Act 1995</i>). The subject land is generally land to which precinct plans apply under that Policy.</p>	
<p><b>2.17 Exceptions</b></p> <p>(1) Sections 2.10–2.15 do not apply with respect to development to the extent that —</p> <p>(a) they would require notice of the intention to carry out the development to be given to a council or public authority from whom an approval is required in order for the development to be carried out lawfully, or</p> <p>(b) they would require notice to be given to a council or public authority with whom the public authority that is carrying out the development, or on whose behalf it is being carried out, has an agreed consultation protocol that applies to the development , or</p> <p>(c) they would require notice to be given to a council or public authority that is carrying out the development or on whose behalf it is being carried out, or</p> <p>(d) the development is exempt development or complying development under any environmental planning instrument (including this Chapter), or</p> <p>(e) the development comprises emergency works, or</p> <p>(f) the development is carried out in accordance with a code of practice approved by the Minister for the purposes of this section and published in the Gazette.</p> <p>(2) In this section —</p> <p><i>approval</i> means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p><i>consultation protocol</i> means an arrangement that —</p> <p>(a) is about when and how the parties to the arrangement will consult one another about proposed development, and</p> <p>(b) is recorded in writing, and</p> <p>(c) is approved in writing on behalf of any public authority that is a party to the arrangement by a person who is authorised to do so.</p>	<p>Homes to confirm and gain approval by means of consultation protocols.</p>