

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:	37-39 Munro Road, Crestwood NSW 2620
Project LGA:	Queanbeyan-Palerang
Job Number:	BH2NN

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	The site is zoned R2 - Low Density Residential under the Queanbeyan-Palerang Regional Local Environmental Plan 2022. Seniors Housing is permitted within the zone pursuant to Section 108A(b) and Section 79 of the HSEPP, as it is a 'prescribed zone'	Yes The proposed development is defined as 'seniors housing' under the provisions of QPRLEP 2022 and is permissible with consent in the R2 zone
(b) in a prescribed zone or an equivalent land use zone.	(Prescribed zones are listed in section 79 of Housing SEPP)	Zone R2 Low Density Residential is listed as 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—	Maximum 9.5m	8 m	Yes

<p>(i) 9.5m, or</p> <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>servicing equipment 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	Yes

(2) *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17 apply to the development and, in the application of the clauses—


(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Refer to tables below	Refer to tables below	See separate table below
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Refer to tables below	Refer to tables below	See separate table below

108CB – Considerations before carrying out development

Section	Required	Proposed	Complies (Y/N)
(1) Before carrying out development to which this division applies, the relevant authority must consider —			
(a) the Seniors Housing Design Guide , 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) Good Design for Social Housing, published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and</p> <p>(b) the NSW Land and Housing Corporation Design Requirements, 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.	
	
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>(a) This is considered and implemented into the design.</p> <p>b (i) The locations current character is that of a single and 2-storey dwellings, in a clearly defined residential area.</p> <p>b (ii) Few Seniors Housing developments are evident through the neighbourhood, which shows a clear need for seniors housing in the area.</p> <p>(c) The proposed development does not impact on any heritage items in the immediate area.</p> <p>(d) This been considered and implemented into the design.</p> <p>(i) Building setbacks have been considered and implemented into the design.</p> <p>(ii) Existing site levels have been considered and implemented into the design. The floor plate is stepped to follow the natural fall of the site.</p> <p>(iii) The design has adopted a max. 2 storey element which is reflective of the scale of neighbouring residential character.</p> <p>(iv) Orientation and location of units and spaces within the development are designed to maximise privacy and solar access to the neighbours to minimise the proposed buildings impact on the neighbours.</p> <p>(e) Proposed Front setback is 6m in line with DCP requirements.</p> <p>(f) Plants and trees have been proposed to reflect local area, refer to Landscape plans.</p> <p>(g) Significant trees along street are proposed to be retained; all trees within the site are to be removed and replaced.</p> <p>(h) This development is not in 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>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them</p>	<p>This is considered and implemented into the design.</p> <p>(a) The development has been designed with balconies to face the street and windows overlooking car parking spaces, so as to reduce any issues with overlooking into neighbouring properties. Windows are also treated with high sills or obscure glazing to maintain privacy to the neighbours. Screens, planting and overhangs are also employed to aid in providing privacy to the</p>

away from driveways, parking areas and paths.	neighbours and tenants alike. (b) Bedrooms, where possible, are located away from driveways, parking and paths to reduce noise levels from vehicle and pedestrian movements.
3 Solar access and design for climate	
<p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.</p>	<p>(a) The units within the development are designed to maximise solar access to meet current SEPP requirements, whilst the bulk and scale of the development is designed to enable the neighbours to maintain as much of their existing solar access as possible, as well as meeting current requirements.</p> <p>(b) Dwellings are designed to maximise the use of natural light, thermal massing and ventilation. In general living areas are orientated north and west. Windows and doors are located in the design of the units to maximise cross ventilation to aid in cooling. Insulation is employed to improve thermal massing of the units. Planting, screens & overhangs are employed to provide shading for the units.</p>
4 Stormwater	
<p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>(a) Stormwater drainage and run off has been addressed and resolved by Civil engineer, refer to Civil Engineers stormwater concept plans.</p> <p>Paved areas on site have been minimised for landscaping and DSZ requirements. Paving is only provided where required.</p> <p>(b) On site detention and rainwater tanks have been provided and incorporated into the design, refer to Civil Engineers stormwater concept plans.</p>
5 Crime prevention	
<p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>(a) The development is designed to minimise areas for people to hide, and provide maximum observation of all entry points as well as public areas.</p> <p>(b) All units are designed to be locked and secure through the use of selected hardware & security screens.</p> <p>c (i) POS areas have been designed to have maximum casual surveillance over all approaches whilst not imposing on privacy, through windows and balconies etc.</p> <p>c (ii) Shared entry foyer is provided to all units. Doors to the units and the shared foyer can be locked to provide security.</p> <p>c (iii) Unit entry doors are accessed from a shared foyer and provided with door viewers.</p>
6 Accessibility	
<p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide 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>(a) This development is not located within 400m of bus stops. As this is outside the Greater Sydney region, an on demand booking service is available servicing the local area.</p> <p>(b) Clearly defined pedestrian paths are provided throughout the site, with clear visual lines. Driveways and parking are clearly defined and are to be well lit for safety, with landscaping and varied surface finishes.</p>
7 Waste management	
Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	General waste and recycling to be collected by council. Tenants are provided with a communal bin store room accessible from the

	<p>foyer.</p> <p>Ongoing green waste to be managed by NSW Land & Housing Corporation, most green waste from landscaping will be removed by a nominated contractor. General green waste from tenants will be removed via green waste bins provided.</p>
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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 – max 2-storeys proposed
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"> (a) seniors or people who have a disability, (b) people who live in the same household with seniors or people who have a disability, (c) staff employed to assist in the administration and provision of services to housing provided under this Part. <p>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.	To be included as an Identified Requirement.
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)	108(2)(a)	8 m	Yes

The following are non-discretionary development standards in relation to development for the purposes of independent living units—	no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,		
	108(2)(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m,	n/a	n/a – no servicing equipment on roof exceeds the maximum building height.
	108(2)(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	Considered in the context of any local control Provided – 0.53:1 (831.8 m2)	<p>No. Despite the minor non-compliance, it is considered the density of the development is appropriate and compatible with the development site and the general locality.</p> <p>The proposed development meets the height and setback requirements and provides generous landscaped areas, as such, it is considered to be in keeping with the bulk, scale and the emerging character of the locality as well as maintaining appropriate visual relationships with the existing area.</p> <p>The revitalisation of the existing properties will have a positive impact to the streetscape. The thoughtfully considered design ensures minimal impact on the residential amenity of the adjoining properties in terms of overlooking and overshadowing.</p> <p>Considering the proposed development will contribute to the increase in the supply of seniors housing and with minimal (if any) adverse impacts, the proposed variation is considered acceptable.</p>
	108(2)(d) a minimum landscaped area that is the lesser of – (i) 35m ² per dwelling, or (ii) 30% of the site area, <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>	Min. 35m2 per dwelling 35m2 x 10 = 350 m2 Provided – 623.2 m2	Yes
	108(2)(e) (repealed)		

108(2)(f)	<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>deep soil zone means a landscaped area with no buildings or structures above or below the ground.</p>	<p>Total Provided (min 3m dimension) -</p> <p>383.8 m2 (24%)</p> <p>At Rear – 189.1 m2</p>	Yes
108(2)(g)	<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>	10 units (80%)	Yes
108(2)(h)	<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>(i) at least 15m² of private open space per dwelling, and</p> <p>(ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,</p> <p><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>Unit 1 (2-bed) – 23.85 m2</p> <p>Unit 2 (2-bed) – 26.75 m2</p> <p>Unit 3 (1-bed) – 26.68 m2</p> <p>Unit 4 (1-bed) – 29.21 m2</p> <p>Unit 5 (2-bed) – 28.48 m2</p>	Yes
108(2)(i)	<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 10m², or</p> <p>(ii) for each dwelling containing 1 bedroom—an area of at least 6m²,</p>	<p>Note: LAHC Design Requirements require 8m² for 1 bedroom dwellings.</p> <p>Unit 6 (2-bed) – 13.19 m2</p> <p>Unit 7 (2-bed) – 15.48 m2</p> <p>Unit 8 (1-bed) – 11.84 m2</p> <p>Unit 9 (1-bed) – 11.70 m2</p> <p>Unit 10 (2-bed) – 15.24 m2</p>	Yes
108(2)(j)	<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 (4 x 0.4 = 1.6)</p> <p>2 bed – 0.5 spaces (6 x 0.5 = 3)</p> <p>4.6 spaces required</p> <p>5 spaces provided</p>	Yes
108(2)(k)	<p>if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.</p>	n/a	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)

1 Application of standards in this Part

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.

2 Siting standards

(1) **Wheelchair access** If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a *continuous accessible path of travel* to an adjoining public road.

(2) If the whole of the site does not have a gradient of less than 1:10—

(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and

(b) the wheelchair access provided must be by a continuous accessible path of travel to an adjoining public road or an internal road or a driveway that is accessible to all residents.

Note—

For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.

(3) **Common areas** Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

continuous accessible path of travel has the same meaning as in AS 1428.1.

(1)Max grade of site once cut shall not have any path of travel exceed a max.1:20 grades. As a result all units are designed to be wheelchair accessible as per 1428.1

(2)All units are accessible.

(a)All units have lift access and are designed to be accessible.

(b)All units have lift access to the ground floor with a continuous accessible path of travel to street.

(3)The common areas and paths, being the car park area, bin store areas and common paths and common seating areas are graded no steeper than 1:20 grade to comply with AS1428.1.

Yes

3 Letterboxes

(1) Letterboxes —

(a) must be located on a hard standing area, and

(b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and

(c) must be lockable by a lock that faces a wheelchair accessible path.

(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.

(3) At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).

(1) (a) Hard stand provided to the letter box location.

(b) Letterboxes are located on a central path of travel at the front of foyer entry.

(c) All letter boxes are to be lockable.

(2) Letterboxes are located on a central path of travel at the front of foyer entry.

(3) All letter boxes are to be lockable between 600mm and 1200mm above ground level.

Yes

4 Car parking

(1) If parking spaces attached to or integrated with a class 1 building under the *Building Code of Australia* are provided for use by occupants who are seniors or

(1) n/a — parking spaces are associated with class 2 building.

(2) Only applies to required parking, i.e. 1 parking space for every 5

Yes

Clause / Required	Proposed	Complies (Y/N)
<p>people with a disability, at least 1 parking space must—</p> <ul style="list-style-type: none"> (a) be at least 3.2m wide, and (b) be at least 2.5m high, and (c) have a level surface with a maximum gradient of 1:40 in any direction, and (d) be capable of being widened to 3.8m without requiring structural modifications to a building. <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> <ul style="list-style-type: none"> (a) for a parking space not in a group—the parking space must comply with AS/NZS 2890.6, (b) for a group of 2–7 parking spaces— <ul style="list-style-type: none"> (i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and (ii) 50% of the parking spaces must— <ul style="list-style-type: none"> (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction, (c) for a group of 8 or more parking spaces— <ul style="list-style-type: none"> (i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and (ii) at least 50% of the parking spaces must— <ul style="list-style-type: none"> (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction. <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> <ul style="list-style-type: none"> (a) secured by a power-operated door, or (b) capable of accommodating the installation of a power-operated door, including by having— <ul style="list-style-type: none"> (i) access to a power point, and (ii) an area for motor or control rods for a power-operated door. <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 common area if it is not attached to or integrated with a hostel or independent living unit.</p>	<p>dwelling. LAHC policy is to provide all required spaces as accessible parking including associated shared space. The development provides 2x car parking spaces designed to comply with AS2890.6.</p> <p>(3) Noted.</p> <p>(4) n/a. All spaces are provided for residents.</p> <p>(5) Noted. Accessible spaces have been provided with international symbol for access.</p> <p>(6) n/a. Homes NSW does not provide vehicle gates to common access points for maintenance reasons.</p> <p>(7) n/a. Not provided. If a vehicle gate, garage door or similar device is to be provided, it is to be power-operated.</p> <p>(8) Noted. Accessible spaces have been provided with an associated shared area designed to comply with AS2890.6.</p> <p>(9) Noted. All parking spaces have been provided in a common car park to the rear of the development.</p>	
<p>5 Accessible entry</p> <p>(1) The main entrance to a dwelling must have –</p> <ul style="list-style-type: none"> (a) a clear opening that complies with AS 1428.1, and (b) a circulation space in front of the door and behind the door that complies with AS 1428.1. <p>(2) This section does not apply to an entry for employees.</p> <p>circulation space has the same meaning as in AS 1428.1</p>	<p>(1) All entry doors are designed to comply with clear opening and circulation space requirements to AS1428.1.</p> <p>(2) Noted.</p>	Yes

Clause / Required	Proposed	Complies (Y/N)
<p>6 Interiors</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"> (a) a kitchen, (b) a laundry, (c) a bathroom, (d) a toilet, (e) a bedroom, (f) a living area, (g) the main area of private open space. <p>(4) To avoid doubt, subsection (3)(b) does not apply to laundry facilities in a cupboard.</p>	<p>(1) All internal doorways to have a min required clearance as per AS1428.1.</p> <p>(2) All internal corridors to be a min of 1,000mm clear width.</p> <p>(3) All internal doors to have circulation spaces as per AS1428.1, see circulations spaces shown dotted on plans.</p> <p>(4) Noted. No laundry cupboards provided.</p>	Yes
<p>7 Bedroom</p> <p>At least one bedroom in a dwelling must have the following—</p> <ul style="list-style-type: none"> (a) a clear area, not including a circulation space, sufficient to accommodate— <ul style="list-style-type: none"> (i) for a hostel—a wardrobe and a single-size bed, or (ii) for an independent living unit—a wardrobe and a queen-size bed, (b) a clear area around the area for the bed of at least— <ul style="list-style-type: none"> (i) 1,200 millimetres at the foot of the bed, and (ii) 1,000 millimetres on each side of the bed, (c) at least 2 double general power outlets on the wall where the head of the bed is likely to be, (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be. 	<p>a (i) n/a</p> <p>a(ii) 1550mm x 2050mm Queen sized beds provided to at least 1 bedroom per unit.</p> <p>b(i) 1200mm wide clear space provide at base of bed, refer to plans.</p> <p>b(ii) 1000mm wide clear space on each side of bed provided, refer to plans.</p> <p>(c) To be provided, details at future stage.</p> <p>(d) To be provided, details at future stage.</p>	Yes, details to be provided at future stage.
<p>8 Bathroom</p> <p>(1) At least one bathroom in a dwelling must be located on –</p> <ul style="list-style-type: none"> (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. <p>(2) The bathroom must have the following -</p> <ul style="list-style-type: none"> (a) a slip-resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586-2013, (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, (c) a shower that - <ul style="list-style-type: none"> (i) is accessible without a shower-hob or step, and (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 (iii) is in the corner of a room, and (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, (d) a wall cabinet with shelving illuminated by an illumination level of at least 	<p>(1) All bathrooms on ground floor to comply with AS1428.1</p> <p>2(a) Slip-resistant floor surface to be provided, details at future stage.</p> <p>2(b) Wash basin to be provided to comply with AS1428.1</p> <p>2(c) Step free shower to comply with AS1428.1</p> <p>(i) Shower to be step free.</p> <p>(ii) Shower entry, circulation, floor gradient, floor waste and taps to comply with AS1428.1</p> <p>(ii) Shower is located in the corner of the bathroom.</p> <p>(iii) Provision for grab rails, shower head and shower seat to be provided, details at future stage.</p> <p>(d) Wall cabinet to be provided, details at future stage.</p> <p>(e) GPO to be provided, details at future stage.</p> <p>(3) Noted. Shower curtain to be</p>	Yes, details to be provided at future stage.


Clause / Required	Proposed	Complies (Y/N)
<p>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>	provided.	
<p>9 Toilet</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>(1) All toilets are located on the same floor as the entry to the associated dwelling.</p> <p>(2) (a) Toilets are located in the corner of the bathroom and set out in accordance with AS1428.1</p> <p>(b) Toilets are provided with 1200mm x 900mm circulation space clear of door swings and fixtures.</p> <p>(c) Toilet circulation space complies with AS1428.1</p> <p>(d) Slip-resistant floor surface to be provided, details at future stage.</p> <p>(e) Provision for grab rails back rest to be provided, details at future stage.</p> <p>(3) Noted. No shower screen provided.</p>	Yes, details to be provided at future stage.
<p>10 Surfaces of balconies and external paved areas</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>	To be provided, details at future stage.	Yes, details to be provided at future stage.
<p>11 Door hardware</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>	To be provided, details at future stage.	Yes, details to be provided at future stage.
<p>12 Switches and power points</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>	To be provided, details at future stage.	Yes, details to be provided at future stage.
<p>13 Private passenger lifts</p> <p>(1) This section applies to a private passenger lift that is required by this schedule to</p>	Private passenger lifts inside a dwelling have not been proposed.	n/a

Clause / Required	Proposed	Complies (Y/N)
<p>be accessible only from inside a particular dwelling.</p> <p>(2) The private passenger lift must—</p> <p>(a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and</p> <p>(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</p> <p>(c) have controls that comply with—</p> <p>(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</p> <p>(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.</p> <p>(3) The width of the door opening of the private passenger lift must be at least 900mm.</p> <p>(4) The private passenger lift must not be a stairway platform lift.</p>		
<p>14 Application of standards in this Part</p> <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.</p>		
<p>15 Bedroom</p> <p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on—</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p>	<p>(a) All bedrooms located on the same floor as the entry to the unit.</p> <p>(b) n/a. No private passenger lift provided.</p>	Yes
<p>16 Living room</p> <p>(1) A living room 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 living room must have –</p> <p>(a) a circulation space that –</p> <p>(i) is clear of all fixtures, and</p> <p>(ii) has a diameter of at least 2,250mm, and</p> <p>(b) a telecommunications or data outlet adjacent to a general power outlet.</p>	<p>1(a) All living rooms located on the same floor as the entry to the unit.</p> <p>(b) n/a. No private passenger lift provided.</p> <p>2(a) Living room circulation is provided clear of all fixtures, refer to plans.</p> <p>(b) Outlets to be provided, details at future stage.</p>	Yes
<p>17 Main area of private open space</p> <p>The main area of private open space for 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>(a) All POS areas are located on the same floor as the entry to the unit.</p> <p>(b) n/a. No private passenger lift provided.</p>	Yes
<p>18 Kitchen</p> <p>(1) A kitchen in 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 kitchen must have a circulation space with a diameter of at least 1,200mm</p>	<p>1(a) All kitchens are located on the same floor as the entry to the unit.</p> <p>(b) n/a. No private passenger lift provided.</p> <p>(2) 1200mm Circulation space is provided in front of bench tops, cupboards and appliances.</p>	Yes, details to be provided at future stage.

Clause / Required	Proposed	Complies (Y/N)
<p>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> <ul style="list-style-type: none"> (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement. <p>(4) The kitchen must have the following fittings—</p> <ul style="list-style-type: none"> (a) a bench that includes at least one work surface that is— <ul style="list-style-type: none"> (i) at least 800mm long, and (ii) clear of obstructions, and (iii) not in the corner of the room, (b) a lever tap set with the lever and water source that is within 300mm of the front of the bench, (c) a cooktop next to the work surface, (d) an isolating switch for the cooktop, (e) an oven that— <ul style="list-style-type: none"> (i) has operative elements between 450mm and 1,250mm above the finished floor level, and (ii) is next to the work surface, (f) at least one double general power outlet located within 300mm of the front of a work surface. <p>(5) The cupboards must—</p> <ul style="list-style-type: none"> (a) not be entirely located in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. <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> <ul style="list-style-type: none"> (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. <p>(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.</p>	<p>(3) Circulation spaces are capable of being increased to 1550mm without relocating the sink, moving load-bearing wall or breaching another circulation.</p> <p>(4) All kitchens to be provided with at least one work surface that is 800mm long, clear of obstruction and not in the corner of the room.</p> <p>(b) Lever tap set to be provided, details at future stage.</p> <p>(c) Cook top adjacent work surface to be provided.</p> <p>(d) Cook top isolating switch to be provided, details at future stage.</p> <p>(e) Wall over adjacent work surface to be provided, details at future stage.</p> <p>(d) GPO to be provided, details at future stage.</p> <p>(5) No corner cupboards to be provided, details at future stage.</p> <p>(6) All overhead cupboards to be provided with D-pull handles, details at future stage.</p> <p>(7) All below-bench cupboards to be provided with D-pull handles, details at future stage.</p> <p>(8) No fixtures and fittings are located in the corner of the room, details at future stage.</p> <p>(9) Removable cupboards below the work surface to be provided, details at future stage.</p>	
<p>19 Laundry</p> <p>(1) A laundry in an independent living unit must be located on—</p> <ul style="list-style-type: none"> (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. <p>(2) The laundry must have the following—</p> <ul style="list-style-type: none"> (a) a circulation space that complies with AS 1428.1 at the approach to any external doors, (b) an appropriate space for an automatic washing machine and a clothes dryer, (c) a clear space in front of each appliance of at least 1,550mm, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a continuous accessible path of travel to the main area of private open space 	<p>1(a) All laundry facilities are located on the same floor as the entry to the unit.</p> <p>(b) n/a. No private passenger lift provided.</p> <p>2(a) Circulation at door is provided as per AS1428.1.</p> <p>(b) Provisions are provided for washing machine and dryer.</p> <p>(c) 1550mm clear space is provided in front of appliances.</p> <p>(d) Slip-resistant floor to be provided, details at future stage.</p> <p>(e) Accessible path of travel to clothes line is provided.</p>	<p>Yes, details to be provided at future stage.</p>

Clause / Required	Proposed	Complies (Y/N)
<p>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>laundry includes laundry facilities in a cupboard.</p>	<p>(3) Noted. Compliant circulation is provided in front of appliances.</p> <p>(4) Noted. D-pull handles to be provided. Details at future stage.</p> <p>(5) Noted. No laundry cupboard to be provided.</p>	
<p>20 Linen storage</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>A linen cupboard of 600mm minimum width and adjustable shelves has been provided to all dwellings.</p>	<p>Yes, details to be provided at future stage.</p>
<p>21 Lift access in multi-storey buildings</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>All first floor dwellings have been provided with lift access. The lift is capable of compliance with this clause, details at future stage.</p>	<p>Yes, details to be provided at future stage.</p>
<p>22 Garbage and recycling</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>Garbage store area is located towards the front entry to the building with an accessible path of travel to all dwellings</p>	<p>Yes</p>

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	<p>The design pays homage to the Indigenous heritage of the site by incorporating Indigenous symbols and referencing the traditional custodians of the land in the landscaping design choices.</p> <p>These elements help to create a sense of place and belonging to support social cohesion and community wellbeing.</p> <p>The communal open space to the rear has been landscaped with plants and trees endemic to the local area to provide a space for reflection and social connection and promote native fauna to the site.</p> <p>Casual seating area has been provided for community connection and reflection to support the health and well being of residents.</p> <p>The building bulk and scale has been reduced to balance the development with existing neighbouring context. The building has been stepped to follow the natural contours of the site to ground the development with the local context and streetscape. Existing street trees to the front of the site have been retained.</p>
2.0 Care for the planet	<p>The development has been designed with low cost materials and technologies in mind to ensure minimal impact to the environment.</p> <p>Demolition material is proposed to be sent to the local construction recycling centre to be repurposed.</p> <p>Low maintenance, durable materials such as brick and metal cladding have been used to reduce cost and ongoing maintenance.</p> <p>The building has been designed to brick dimensions to reduce wastage. Any construction wastage is proposed to be sent to the local construction recycling centre.</p> <p>The development utilises a number of passive and active sustainable measures including solar access, cross ventilation, thermal insulation, PV panels and energy efficient fixtures and fittings.</p>

	<p>The development has been designed with minimal impact to the existing environment. The building is stepped to follow existing contour levels to reduce cut and fill. Existing street trees to the front of the site have been retained. Where trees have been removed, replacement planting has been provided to setbacks to act as a landscape buffer to neighbouring dwellings.</p>
3.0 Site analysis – environmental response	<p>Expert consultants have been engaged to provide advice on the specific areas of the design to ensure it is compatible with the sites requirements.</p> <p>In consultation with the civil engineer, the car park has been located to the rear of site with sufficient levels to ensure minimal impact to the development and neighbouring dwellings. The stormwater plan has been designed to direct overland flow to the side and rear of the site to reduce impact on amenity.</p> <p>Significant street trees have been retained to front in consultation with the Arborist to ensure they are maintained and thrive.</p> <p>In consultation with the landscape architect new trees and planting along the setbacks and communal open space to enhance the natural environment for residents.</p>
4.0 Site analysis – urban response	<p>The site is located within an existing residential low density setting with 1 and 2 story neighbouring dwellings.</p> <p>The design has drawn on this urban identity, with a similar bulk and scale. The 2 storey residential development consists of a mix of 1 and 2 bed independent living units. The building addresses the street and are well articulated with varying facade treatment and balcony projections. Sympathetic to local environment, low height roof form has been designed to reduce the bulk, scale and overshadowing complying with minimum building height requirements. Setbacks exceed minimum requirements and provide a landscape buffer to neighbouring dwellings.</p> <p>The car park is located to rear of the site and behind the building bulk in order to be screened from the street. The driveway has been located to the rear setback separate to pedestrian pathways to ensure safety of residents.</p>
5.0 Heritage	<p>The site is located in an existing residential area and surrounded by 1 and 2 storey dwellings in a low density setting.</p> <p>There is no heritage significance associated with the site. The proposed development does not impact on any heritage items in the immediate area.</p>

<p>6.0 Care, wellbeing and community</p>	<p>The development has been designed with the wellbeing of the community and residents in mind.</p> <p>The building bulk and scale has been reduced to balance the development with neighbouring 1 and 2 storey dwellings. The building is designed to address the Street corner to align with the pattern of the street. With varying façade treatments, balcony projections and low roof forms, the building is well articulated and sits comfortably within the streetscape.</p> <p>The majority of units are orientated North and West, addressing the street to ensure adequate solar access and casual surveillance. The majority of the units are provided with sufficient cross ventilation to enhance internal environments. The open plan living areas within the units allow for flexible furnishing and ease of movement.</p> <p>Accessible pathways and circulation has been provided throughout development for safe and barrier free connection to external environments.</p> <p>The communal open space has been well landscaped to provide opportunities for rest and reflection as well as social connection.</p>
<p>7.0 Design for physical ageing and dementia</p>	<p>The development has been designed in accordance with SEPP Housing Schedule 4 requirements to ensure that dwellings respond to the accessibility and adaptive needs of residents, including level access, sufficient circulation, accessible fixtures and finishes, good lighting and signage.</p> <p>Solar access and cross ventilation has been provided to the units to enhance internal environments and improve resident amenity.</p> <p>A/C has been provided to all units as well as high performance glazing and thermal insulation in line with Basix requirements to ensure sufficient climate control for aging residents.</p> <p>Clear sight lines throughout the site and within the building have been provided to ensure clear way finding and access for residents.</p> <p>A strong connection with outdoors and a well landscaped communal open space provide opportunities for residents to connect socially.</p>
<p>Part 3 Density and Related Design Principles</p>	
<p>8.0 Options for different types and configurations of density for seniors housing</p>	<p>The proposed development is designed for independent living units in a medium density setting.</p>
<p>9.0 Determining density</p>	<p>The proposed development is considered to be medium density as it is within a residential locality with residential zoning, is</p>


	2 storey and the FSR is less than 1:1).
10.0 Designing for different densities	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 car parking.
11.0 Guidance examples for seniors housing configurations with different densities	The proposed development aligns with Guidance example 02B Independent living unit development – medium density, as it has 2 storey independent living units, with an internal driveway and on-grade parking, at a neighbourhood scale.
12.0 Design principles for residential care facilities	Not applicable, as the development is for independent living units.
13.0 Design principles for independent living	Good Design for Social Housing requires the design of LAHC developments to foster a sense of belonging and to support social cohesion and community wellbeing.
14.0 Design principles for independent living for low density	Not applicable, as the proposed development is not single storey.
15.0 Design principles for independent living for medium density	The proposed development is classified as independent living for medium density. Refer to objectives and design principles below.
16.0 Design Principles for independent living for high density	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.
Objectives / Design Guidance	Design Response / Comment
15.1 Neighbourhood amenity and streetscape	
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 2 storey building designed to follow the pattern of the street, addressing the corner and fall in the site with a split level building block.
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.	The development has large setbacks to allow for a landscape buffer to the street to soften the built form.
15.1.3 Where practicable, preserve existing mature trees to maintain the landscape character of the streetscape.	Established trees to the street have been retained, maintaining the existing 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.	Communal open space to the rear is provided with landscape and a casual seating area providing opportunity for social connection. Landscape buffer to side and rear setbacks is provided to soften the built form.
15.1.5 Provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths.	The development has a clear and identifiable pedestrian entry, central to the site. Driveways are separate to the pedestrian entry, provided along the rear boundary.
15.1.6 Provide a safe, well lit accessible path to an easily identifiable entrance lobby.	The development has a clear and identifiable entrance with access to lift and communal open

	space to the rear. Suitable lighting to be designed in the next stage.
15.2 Solar access and design for climate	
15.2.1 To design buildings that suit the climate zone of the development.	The building has been designed for climate zone 7 to Basix and NatHERS requirements.
15.2.2 To design for: <ul style="list-style-type: none"> • thermal comfort • humidity • air-movement • shading • daylight • solar access 	The building has been designed to Basix and NatHERS requirements with thermal insulation, opportunities for solar access and cross ventilation to the dwellings and A/C provided to all units. Sufficient shading has been provided to living areas, private open space areas and balconies.
15.2.3 Optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	The development has been designed with cavity brick construction and insulation to walls and roof in compliance with Basix / NatHERS requirements.
15.2.4 Maximise access to natural daylight to reduce dependence on electric lighting.	The majority of dwellings are orientated North and West to achieve solar access compliance and access to natural day 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.	Refer to site analysis plan included. The Building orientated North and West to take advantage of solar access and day lighting. Cross ventilation has also been provided to a majority of the dwellings.
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.	Ceiling fans have been provided. Living rooms, private open space and balconies have been provided with sufficient shading.
15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat.	Roof insulation has been provided to Basix / NatHERS requirements. A light colour roof is specified to reduce heat absorption.
15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible, include single loaded open walkways to facilitate this.	Cross ventilation provided to units where possible. Cross ventilation has been provided to the foyer with large operable windows.
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.	A large communal open space area has been provided to the rear with accessible pathways, casual seating and landscaped areas to promote health and social interaction. Balconies and private open space areas have been provided to all units. The units have been designed with compact floor plates and open planning to promote natural light and ventilation. An enclosed foyer is provided for security. Large operable windows are provided in the foyer area for cross ventilation. Balconies and private open spaces overlook the communal open space areas and car park for casual surveillance. The building is orientated North and West to promote natural day lighting and views to the street.
15.3 Stormwater	
15.3.1 Minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	Stormwater plans have been provided to direct the path of stormwater runoff to pits throughout the

	site.
15.3.2 Maintain safe access through the site.	Clear and accessible pathways and landscaped areas promote safe access through the site. Stormwater run-off to be directed to drainage pits clear of pathways.
15.3.3 Provide opportunities to increase the catchment and/or absorption of stormwater with systems such as vegetated swales, sediment basins, detention pits and porous landscape paving.	Stormwater runoff to be directed drainage pits. The central OSD and rainwater tank collect stormwater for reuse and drainage.
15.3.4 Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water.	Deep soil areas provide to front and rear to promote mature dense planting areas throughout the site.
15.4 Crime prevention	
15.4.1 Encourage crime awareness and passive community surveillance to deter crime.	Balconies and private open space areas overlook front and rear setbacks to promote casual surveillance of the site.
15.4.2 Front entries to shared lobbies can be glazed to give transparency and visual links through.	The foyer is provided with a glazed windows and doors to allow for transparency and visual connection to outdoors.
15.4.3 Design to facilitate/allow surveillance from dwellings to the street.	Balconies and living room areas address the street to allow for casual surveillance.
15.4.4 Provide access control to shared communal lobbies.	Glazed doors to front and rear of communal foyer allow for an access control point to the building.
15.4.4 Provide lighting to common areas and walkways and ensure any basement parking is well lit 24 hours a day.	Lighting to parking areas, communal open spaces and walkways to be provided and detailed in the next stage.
15.5 Accessibility	
15.5.1 Provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings.	Clear and identifiable pathways are provided throughout the site. All units are accessed from a common foyer with lift access to the first floor.
15.5.2 Provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues.	All units have been designed to Housing SEPP Schedule 4 requirements with accessibility and adaptive considerations.
15.5.3 The design of shared entries, letterboxes and lift lobbies should be accessible, and provide adequate circulation for small groups of people.	A common entry foyer has been provided central to the site with access to lift as well as letterbox and waste store to the front.
15.5.4 Design apartments with adequate circulation, clearances and overall room dimensions, so that they can be adapted to the individual needs as mobility levels decrease.	All units have been designed with adequate circulation and room sizes in accordance with to Housing SEPP Schedule 4 requirements and Homes NSW design guidelines.
15.5.5 Provide level access to private or communal outdoor spaces and gardens and consider incorporating places to sit, rest or meet with other residents.	Level door thresholds and accessible pathways have been designed in accordance with Australian Standards.
15.6 Waste management	
15.6.1 Provide waste management systems that manage health, safety and environmental issues.	Communal bin store area has been designed in an accessible location to the front of the site in accordance with council DCP requirements.
15.6.2 Provide easy to access waste disposal points for independent residents to use.	Communal bin store area has been designed in an accessible location to the front of the site in accordance with council DCP requirements.
15.6.3 Facilitate recycling of waste.	Recycling bins have been provided in accordance

	with council DCP requirements.
15.6.4 Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.	Communal bin store area has been designed in an accessible location to the front of the site in accordance with council DCP requirements.
15.6.5 Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible.	Communal bin store area has been designed in an accessible location within 6m of the front boundary in accordance with council DCP requirements.

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.	
	
Principles	Design Response / Comment
WELLBEING	
The design of our homes and their context supports the physical, cultural, social and economic wellbeing of tenants	
<u>Healthy Environments</u> Our housing supports the physical and mental health and safety of our tenants	The proposed development has been designed with the physical & mental Health and safety of future tenants in mind. All units are designed to allow for future accessibility needs of the tenant. This design has employed a number of Basix/Nathers elements to reduce running costs of units. By providing new construction and finishes, along with open planned design of units with quality and variety of modern finishes, along with an amount of flexibility in the layout to enable the tenant to make the space their own. Neutral colours to internal spaces enable tenant add to the unit with their own furnishings and character. All of the above is done to instil a sense of pride of place for the tenant.
<u>Good for Tenants</u> Our housing considers the needs of our tenants, has low running costs and is flexible to adopt to future requirements	
<u>Quality Homes</u> Create a sense of pride and dignity by providing housing that tenants are proud to call their home.	
BELONGING	
The quality of our housing and urban design fosters a sense of belonging and supports social cohesion and community wellbeing	
<u>Mixed Tenure</u> Our housing is indistinguishable from private housing and is well integrated within diverse communities	The design of this development was done to reduce bulk and scale, by means of varying façade treatments, balcony projections and low roof forms. Through the use of lighting, visual surveillance and fencing, we are able to provide a good sense of security. By providing good landscaping in common areas, we are able to provide a welcoming space for tenants to interact. The design of this development draws on the existing usage, current usage and future use and needs of the area, like provisions of more seniors housing developments.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE	
Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance	All materials used to construct the units are selected to be low maintenance and durable to

efficiency.	minimise any future ongoing maintenance.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	This development is designed with modern design elements, but understated to minimise the developments ability to date. This design is done to maximise its sustainability initiatives to benefit its future usage.
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	Selected products for construction along with methods of construction are stream lined as far as possible so as to not affect the function of the development, but reduce cost to enable efficient use of funds.
COLLABORATION Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.	
<u>A Good Partner</u> Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.	This development is a good response to the ongoing need to provide more seniors housing in the immediate area.
<u>Place Making</u> Our housing is well integrated with other investments and initiatives in a place.	This development is well suited to fit into the current area with minimal to no impact on future growth and value, and will be able to integrate well with any future Seniors Housing development produced in the area in the future. We are always exploring areas where we can improve our developments to provide a better place to live, interact and grow.
<u>Continuous Improvement</u> To make the next project better than the last through learning from others, our experiences and incorporating new practices.	

LAHC required to CONSIDER the LAHC Design Requirements 2023:

LAHC Design Requirements

Design Certification must be provided by the Architect that the project has been designed in accordance with the 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>2.15 Consultation with authorities other than councils</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"> (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 (b) taken into consideration any response to the notice that is received from that authority within 21 days after the notice is given. <p>(2) For the purposes of subsection (1), the following development is specified development and the following authorities are specified authorities in relation to that development—</p> <ul style="list-style-type: none"> (a) development adjacent to land reserved under the National Parks and Wildlife Act 1974 or to land acquired under Part 11 of that Act—the Office of Environment and Heritage, (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 National Parks and Wildlife Act 1974—the Office of Environment and Heritage, (c) development comprising a fixed or floating structure in or over navigable waters—Transport for NSW, (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, <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"> (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, <p>Note—</p> <p>Defence communications facility buffer land is located around the defence communications facility near Morundah. See the Defence Communications Facility Buffer Map referred to in clause 5.15 of Lockhart Local Environmental Plan 2012, Narrandera Local Environmental Plan 2013 and Urana Local Environmental Plan 2011.</p> <ul style="list-style-type: none"> (f) development on land in a mine subsidence district within the meaning of the Mine Subsidence Compensation Act 1961—the Mine Subsidence Board, (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, (h) development within a Western City operational area specified in the Western Parkland City Authority Act 2018, Schedule 2 with a capital investment value of \$30 million or more—the Western Parkland City Authority constituted under that Act. 	<p>Homes NSW to undertake required consultation during Part 5 assessment process.</p>

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

(3) In this section—

dark sky region map means the map marked “Dark Sky Region Map” held in the head office of the Department of Planning and Environment.

Willandra Lakes Region World Heritage Property means the land identified as the Willandra Lakes Region World Heritage Property on—

- (a) the Willandra Lakes Region World Heritage Property Map under **Balranald Local Environmental Plan 2010**, or
- (b) the Willandra Lakes Region World Heritage Property Map under **Wentworth Local Environmental Plan 2011**.

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

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

2.17 Exceptions

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

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

(2) In this section—

approval means any licence, permission or any form of authorisation, other than development consent, under any other law.

consultation protocol means an arrangement that—

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