

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:	1 -3 Rodd St EDEN 2551
Project LGA:	Bega Valley Shire Council
Job Number:	BH2HF

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 R2 zone under BEGA VALLEY Local Environmental Plan 2013	Yes
(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	Maximum 9.5m	Yes

<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 AHO Design Guidelines NSW , published by the	Not applicable to Land and Housing Corporation	n/a	n/a

Aboriginal Housing Office in January 2020, and			
<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>	Consider the <i>Good Design for Social Housing</i> and the <i>NSW Land and Housing Corporation Design Requirements</i>	The <i>Good Design for Social Housing</i> and the <i>NSW Land and Housing Corporation Design Requirements</i> considered in the table below	See separate table below
<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>	Not applicable to Land and Housing Corporation	n/a	n/a
108D Exempt development			
Section	Required	Proposed	Complies (Y/N)
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to seniors housing.	Noted	Noted	-
108E Subdivision of seniors housing not permitted			
Section	Required	Proposed	Complies (Y/N)
Development consent must not be granted for the subdivision of seniors housing.	No subdivision of seniors housing permitted	Noted	Noted

LAHC required to CONSIDER the design principles in 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

Seniors housing should be designed as follows –

- (a) to recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation,
- (b) to recognise the desirable elements of –
 - (i) the location's current character, or
 - (ii) for precincts undergoing a transition – the future character of the location so new buildings contribute to the quality and identity of the area,
- (c) to complement heritage conservation areas and heritage items in the area,
- (d) to maintain reasonable neighbourhood amenity and appropriate residential character by –
 - (i) providing building setbacks to reduce bulk and overshadowing, and
 - (ii) using building form and siting that relates to the site's land form, and
 - (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and
 - (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours,
- (e) to set back the front building on the site generally in line with the existing building line,
- (f) to include plants reasonably similar to other plants in the street,
- (g) to retain, wherever reasonable, significant trees,
- (h) to prevent the construction of a building in a riparian zone.

The proposed building provides on grade carparking within a generous landscaped setting. Operationally, a level walkway and hard stand pick up/drop off space is provided for the community bus to service residents. An easily identifiable front door entry responds to the residential typology of the streetscape and landscaping looks to soften the façade in the street.

Cited in the DCP, the development can be of *reasonable height bulk and scale*, and complies with the permissible height plane. The proposal is in keeping with the DCP desired future character for the area using pitched metal roofing and white framing. The double brick external finish achieves the thermal requirements for BASIX and is in keeping with Homes NSW preference for durable, low maintenance materials.

The proposed street frontage is proportional to other two storey developments in the neighbouring area. Split level design works with the site's natural landform to minimise bulk excavation, impact to the street and overshadowing. Additionally, the existing street setback is maintained without front perimeter fencing in line with current conditions.

Refer to the landscape documentation for low height planting schedule which is in keeping with the streetscape planting. Refer to the arborist and landscape documentation for the significant trees retained specifically in the front setback to maintain the street appearance. No riparian zone on site.

2 Visual and acoustic privacy

Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and all residents of the seniors housing by –

- (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and
- (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.

Windows which overlook adjacent neighbours are screened or obscure glass used at pedestrian level to maintain privacy. Privacy louvres also fixed to balcony walls to reduce overlooking and conceal clotheslines. Living areas and balconies are located at the perimeter of the floor plan closest to driveway/parking area to minimise noise to the bedrooms. High level windows and landscape buffer included at pedestrian paths.

3 Solar access and design for climate

The design of seniors housing should –

- (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
- (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar

Glazing to units provides adequate daylight. These units are conservatively sized and as senior tenants generally spend more time at home, the generous glazing adds to the amenity of the apartment. Cross ventilation is enhanced through operable awning windows and an external lobby. Additionally, the light roof colour reduces heat absorbance, covered balconies increases shading to reduce solar heat gain whilst allowing for cross breeze.

heating and lighting by locating the windows of living and dining areas in a northerly direction.	
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>Swale located to the west of site, away from pedestrian walking zones. Designed to dispose overland flow from upstream catchment. Grates and drainage pits located predominantly within landscaped area.</p> <p><i>Refer to civil documentation for stormwater runoff and drainage systems. Refer to plans for deep soil areas.</i></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>Open air shared lobby is secured with palisade gate allowing for visual links through the building. Balconies over common pedestrian paths and unit glazing enables passive surveillance. Clearly identifiable front entry to the street provided marked by stairs and street number. Anticipate access will be controlled through lockable system.</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>
7 Waste management	
<p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Secure separate waste room provided which is accessible from max 1:20 walkway to entry door. Waste room is covered and ventilated, with space to accommodate various waste types including recyclables and bulky goods.</p>

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.	Proposed development is two storeys and maximum 9.5m height.	Yes
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.	
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,	Proposed development maximum height 9.5m	Yes

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>Bega Valley Council LEP is 0.5:1</p> <p>Proposal is 0.51:1. This is 10sqm over local control.</p>	No.
	<p>108(2)(d)</p> <p>a minimum landscaped area that is the lesser of –</p> <p>(i) 35m² 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>	<p>Required landscape is 350sqm. Proposed landscape area is 427.10sqm or 32% of site.</p>	Yes
	<p>108(2)(e)</p> <p>(repealed)</p>		n/a
	<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>Required deep soil is 198.60sqm. Proposed deep soil area is 253.58sqm or 19% of site.</p>	Yes
	<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>90% of dwellings receive 2 hrs of solar access between 9-3.</p>	Yes
	<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>All dwellings located at ground floor have a private open space minimum 15sqm with minimum dimensions 3m. Terraces/ balconies all accessible from living spaces.</p>	Yes

	<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>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 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>	Yes
	<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>2 car parking spaces has been provided as required under the HSEPP with provision of 3 additional spaces.</p>	Yes
	<p>108(2)(k)</p> <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 <p>(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 <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) 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.</p> <p><i>continuous accessible path of travel has the same meaning as in AS 1428.1.</i></p>	<p>Access has been provided to all ground floor units by accessible path of travel from an adjoining public road.</p> <p>Access has been provided to the common areas such as common use garbage bin areas and letter boxes.</p> <p><i>Refer to site plan architectural drawing and access report for detail.</i></p>	Yes
3 Letterboxes <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>Common use letterbox is provided on the accessible entry pathway to the development.</p> <p>A 1540 x 2070mm hard stand area is provided to access the lock side of letter boxes.</p> <p><i>Refer to site plan architectural drawing and access report for detail.</i></p>	Yes
4 Car parking <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> <p>LAHC does not generally provide vehicle gates to common access points for maintenance reasons. If a</p>	Yes Vehicle gate not proposed.

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 common area if it is not attached to or integrated with a hostel or independent living unit.</p>	<p>vehicle gate, garage door or similar device is to be provided, it is to be power-operated.</p> <p>Vehicle gate not proposed.</p>	
<p>5 Accessible entry</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>Main entrance door AS1428.1 compliant.</p> <p><i>Refer to floor plans and access report for detail.</i></p>	<p>Yes</p>

Clause / Required	Proposed	Complies (Y/N)
<i>circulation space</i> has the same meaning as in AS 1428.1		
<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>Interior doorways, corridors and circulation complies with spatial requirements.</p> <p><i>Refer to floor plans and access report for detail.</i></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>At least one bed per dwelling meets accessible spatial requirements.</p> <p><i>Refer to floor plans and access report for detail.</i></p>	Yes
<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 	<p>At least one bed per dwelling meets accessible spatial requirements.</p> <p><i>Refer to floor plans and access report for detail.</i></p>	Yes


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>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>At least one toilet per dwelling meets accessible spatial requirements. Slip resistant floor surface to be confirmed at CC stage.</p> <p><i>Refer to floor plans and access report for detail.</i></p>	Yes
<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>	<p>All balconies and external paved areas to comply with BCA and SA HB 198:2014. Details to be verified at CC stage.</p> <p><i>Refer to access and BCA report for detail.</i></p>	Yes
<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>	<p>Door handles and hardware comply with AS1428.1. Details to be verified at CC stage.</p> <p><i>Refer to access report for detail.</i></p>	Yes
<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>	<p>Switches and power points comply. Details to be verified at CC stage.</p> <p><i>Refer to access report for detail.</i></p>	Yes

Clause / Required	Proposed	Complies (Y/N)
<p>13 Private passenger lifts</p> <p>(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.</p> <p>(2) The private passenger lift must –</p> <ul style="list-style-type: none"> (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 – <ul style="list-style-type: none"> (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. <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>	n/a	n/a
<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> <ul style="list-style-type: none"> (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. 	<p>Five proposed independent living units located on ground floor/ entry level. Complies.</p> <p><i>Refer to access report for detail.</i></p>	Yes
<p>16 Living room</p> <p>(1) A living room 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 living room must have –</p> <ul style="list-style-type: none"> (a) a circulation space that – <ul style="list-style-type: none"> (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. 	<p>Five proposed independent living units located on ground floor/ entry level. Complies.</p> <p><i>Refer to access report for detail.</i></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> <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>Five proposed independent living units located on entry level with private open space located off each living room. Complies.</p> <p><i>Refer to access report for detail.</i></p>	Yes
<p>18 Kitchen</p> <p>(1) A kitchen in an independent living unit must be located on –</p>	<p>Five proposed independent living units located on entry level. Complies. Details to be confirmed at CC stage.</p>	Yes

Clause / Required	Proposed	Complies (Y/N)
<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 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><i>Refer to access report for detail.</i></p>	
<p>19 Laundry</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>Five proposed independent living units located on entry level with compliant laundry. Complies.</p> <p><i>Refer to access report for detail.</i></p>	<p>Yes</p>

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>laundry includes laundry facilities in a cupboard.</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>All independent living unit on ground floor have a minim linen storage of 600mm and with adjustable shelving. Complies</p> <p><i>Refer to access report for detail.</i></p>	Yes
<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>Proposal is capable of compliance. Detail to follow at CC stage.</p> <p><i>Refer to access report for detail.</i></p>	Yes
<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 room is a secured space, part of the building footprint. Continuous accessible path between dwelling entrance and waste room is provided.</p> <p><i>Refer to floor plans for detail.</i></p>	Yes

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	In promoting <i>Healthy Country</i> - endemic species are used to soften the appearance of the street elevation, porous development allows for rainwater to flow across the land and split-level design minimises the excavation required.
2.0 Care for the planet	PV system works to reduce long term running costs, pre finished/ low maintenance robust materials employed, building materials have the potential for disassembly and repurpose, fans and double glazing included.
3.0 Site analysis – environmental response	Site identified as potentially flood affected. Refer to civil engineers' documentation for swale design to ameliorate potential flooding in rain events. Design to redirect stormwater to new drainage channel at west side of development.
4.0 Site analysis – urban response	Proposed development maintains existing front setbacks of neighbouring development. Although at a different scale to neighbouring development, the skillion forms appear as two buildings creating a similar frontage to the adjacent properties. Proposal is under the 9.5m SEPP height plane and 2 storeys.
5.0 Heritage	No heritage items in immediate proximity.
6.0 Care, wellbeing and community	The proposal provides communal landscaped space for gathering and covered balconies for connection with outside environment and solar access. Accessible circulation paths across site promote outdoor activity and enable socialising.
7.0 Design for physical ageing and dementia	Lobby design is simple and easily navigable with handrails and accessible ramps. Slip resistant floor finishes to be selected. Strong connection with outdoors is promoted through balconies and glazing.
Part 3 Density and Related Design Principles	
8.0 Options for different types and configurations of density for seniors housing	The proposed development is for independent living units as medium density.
9.0 Determining density	The proposed development is medium density as it is within a residential locality with residential zoning R2, is 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 carparking. Proposal is two storeys with single driveway.
11.0 Guidance examples for seniors housing configurations with different densities	The proposal aligns with 02B – Stand alone 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.

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. Refer to table below.
14.0 Design principles for independent living for low density	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.
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.	Proposal is for two storey housing with a common entry lobby that helps to define a sense of two buildings in the streetscape elevation, reducing the building bulk and referencing the pattern of the suburban surroundings.
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.	Proposal is for a contemporary built form with a coastal palette speaking to the desired future character of Eden (DCP). Generous landscape buffer in front setback works to soften the development in the landscape. The use of low-profile planting is in keeping with neighbouring properties. <i>Refer to landscape documentation for detail.</i>
15.1.3 Where practicable, preserve existing mature trees to maintain the landscape character of the streetscape.	Trees in front setback have been retained where possible. <i>Refer to landscape and arborist documentation for detail.</i>
15.1.4 Consider opportunities for meaningful landscape, usable outdoor spaces, and vegetation to soften the built form and provide privacy.	Landscaping is used to create acoustic and privacy buffer in high pedestrian zones. Level and shaded outdoor space provide at rear of development. <i>Refer to landscape documentation for detail.</i>
15.1.5 Provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths.	Continuous accessible path of travel provided through development to public road, community bus drop off and common areas such as garbage room and letterboxes. Separate vehicular driveway provided. <i>Refer to floor plans for detail.</i>
15.1.6 Provide a safe, well lit accessible path to an easily identifiable entrance lobby.	Accessible path provided from bus drop off and internal car park to entrance lobby. Lighting to entrance lobby capable and to be confirmed at CC stage. <i>Refer to floor plans for detail.</i>
15.2 Solar access and design for climate	
15.2.1 To design buildings that suit the climate zone of the development.	Proposed design suits temperate climate zone with covered balconies, operable glazing for solar access and cross ventilation and light coloured finishes to reduce solar heat gain.
15.2.2 To design for: <ul style="list-style-type: none"> • thermal comfort • humidity • air-movement • shading 	External brick complies with the thermal comfort requirements set out in BASIX. Operable awning windows promote air movement and cross ventilation through units, assisted by shaded balconies and dual aspect units. 90% of units meet solar requirements and 100% of units meet ventilation requirements.

<ul style="list-style-type: none"> daylight solar access 	
15.2.3 Optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling.	External brick complies with the thermal comfort requirements set out in BASIX. <i>Refer to BASIX certificate for detail</i>
15.2.4 Maximise access to natural daylight to reduce dependence on electric lighting.	Extensive glazing allows for natural daylight to units and minimises dependence on electric lighting. 90% of units meet solar requirements of 2hrs. <i>Refer to BASIX certificate for detail</i>
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.	<i>Refer to site analysis.</i>
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 and operable windows allow for cross ventilation. Window hoods to affected windows provide shading. <i>Refer to BASIX certificate and architectural elevations for detail</i>
15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat.	Roof to be insulated and light colour.
15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible, include single loaded open walkways to facilitate this.	100% of all units meet ventilation requirements as every unit has dual aspect therefore cross ventilation through windows.
<p>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.</p> <p>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.</p> <p>Aim to provide generous natural light and natural ventilation to interiors by keeping floorplates narrow.</p> <p>Single-loaded open walkways around a common courtyard space enables healthy cross ventilation of apartments and a connection to nature and other residents.</p> <p>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.</p> <p>This type of configuration supports exercise and socialising with protected outdoor spaces.</p> <p>'Keep it real' wherever possible. Real views, real daylight.</p>	Private balconies facilitate cross breeze and bring natural light into units. Communal outdoor landscaped space provided for gathering and walkways promote health and activity.
15.3 Stormwater	
15.3.1 Minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways.	Swale allowed for at western boundary to allow for stormwater run-off. <i>Refer to civil drawings for detail.</i>
15.3.2 Maintain safe access through the site.	<i>Refer to civil drawings for detail.</i>
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.	Swale and porous landscape paving allowed for at western boundary as suggested by Flood Report. <i>Refer to flood report for detail.</i>
15.3.4 Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water.	253sqm of deep soil landscape provided for in front and rear setback
15.4 Crime prevention	

15.4.1 Encourage crime awareness and passive community surveillance to deter crime.	Passive community surveillance encouraged through balconies, glazing and overlooking into communal spaces.
15.4.2 Front entries to shared lobbies can be glazed to give transparency and visual links through.	Front entry lobby is secured with palisade gate allowing visual links through building.
15.4.3 Design to facilitate/allow surveillance from dwellings to the street.	Passive community surveillance encouraged through balconies, glazing and view to public street .
15.4.4 Provide access control to shared communal lobbies.	Access to lobbies secured with key/lock system.
15.4.4 Provide lighting to common areas and walkways and ensure any basement parking is well lit 24 hours a day.	Lighting to be detailed at next stage. Lobbies and communal outdoor spaces to be well lit.
15.5 Accessibility	
15.5.1 Provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings.	Clearly identifiable front entry with street number and entry stairs. Accessible continuous path of travel provided for from internal car park and community bus drop off.
15.5.2 Provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues.	Proposed units are designed to the Housing SEPP Seniors catering to aging in place requirements. Spatial requirements are greater than ADG requirements.
15.5.3 The design of shared entries, letterboxes and lift lobbies should be accessible, and provide adequate circulation for small groups of people.	Common use letterbox is provided on the accessible entry pathway to the development. A 1540 x 2070mm hard stand area is provided to access the lock side of letter boxes.
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.	Proposed units are designed to the Housing SEPP Seniors catering to aging in place requirements. <i>Refer to access report and floor plans for details</i>
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 access provided to private outdoor space.
15.6 Waste management	
15.6.1 Provide waste management systems that manage health, safety and environmental issues.	Waste room provided for via continuous accessible path. Residents can access the waste room from open lobby. Waste management system
15.6.2 Provide easy to access waste disposal points for independent residents to use.	Waste room provided for via continuous accessible path. <i>Refer to access report and floor plans</i>
15.6.3 Facilitate recycling of waste.	Recycling bins provided for as per DCP requirements
15.6.4 Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables.	Full waste room provided for. Can also accommodate bulky goods if required.
15.6.5 Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible.	Waste collection points are located in separate, secured waste room. Room is covered, ventilated and easily accessible via max 1:20 walkways.

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
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 social housing development supports the physical and mental wellbeing of occupants through high quality, considered architecture and landscaping which evokes delight and instills a sense of pride and ownership in place. Documented in the landscape plans and planting schedule, the development proposes considered green open space and native planted landscape areas which increase overall amenity and promote wellbeing derived from nature. A healthy, comfortable and welcoming environment is created through adequate solar access, cross ventilation, and connection between internal and external living spaces. Solar panels, air conditioning, and ceiling fans are fitted to ensure low running costs for those in vulnerable financial situations. All apartments have been designed to comply with the Housing SEPP for Seniors Housing, which provide potential for adaptability to future proof for various age groups and levels of mobility.
<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 proposed residential flat building is situated in Eden which is characterised by a range of low scale density in a coastal area, open space between housing and consistent external finishes. The proposal is consistent with the themes of the local context and is well-integrated within the diverse mix of building typologies. The external brick façade and site setback are consistent with the neighbouring context, making the development co-exist comfortably with proximal private housing. Clear resident entry and fenced boundaries secure common areas on the site. This ensures safe landscaped spaces for residents to interact fostering good social connection and a sense of belonging. The secured entry lobby to the building also creates opportunity for positive social interactions between tenants.
<u>Good Shared and Public Spaces</u> Our housing provides welcoming and safe public spaces and common areas, that support positive social interactions.	
<u>Contribute to Local Character</u> Our housing contributes to distinctive neighbourhoods by interpreting the past, present and future identity of places and their communities.	
VALUE Design optimises the potential of homes to retain their value over time and increase social, environmental and economic benefits.	
<u>Whole of lifecycle approach</u> New homes are considered for their whole-of-life costs, including operation and maintenance efficiency.	The proposed design comprises of highly efficient unit layouts and utilises cost effective design solutions such as double brick to achieve high quality aesthetics for reduced material and installation cost. Each unit is designed to meet Seniors Housing requirements in the Housing SEPP to allow for future resident. The building lifecycle – maintenance and operation - is considered with robust materials such as brick façade as a resilient building envelope. The proposed dwelling minimizes the need for maintenance, which provide opportunities to generate savings that can be directed towards building more homes.
<u>Sustainability and Resilience</u> Our housing is environmentally, culturally, socially and economically sustainable, and resilient to anticipate future challenges	
<u>Make Every Dollar count</u> Create design efficiencies that generate savings which can be directed towards building more homes.	

COLLABORATION

Provide our knowledge and guidance while allowing our partners to innovate and deliver their best outcomes.

A Good Partner

Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.

Place Making

Our housing is well integrated with other investments and initiatives in a place.

Continuous Improvement

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

The proposed dwelling has been coordinated with external consultants to ensure the best outcomes for social housing. The co-ordination with both the consultants and Homes NSW has refined the building to achieve maximum outcomes for both the tenants and Homes NSW.

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 <i>specified development</i> and the following authorities are <i>specified authorities</i> in relation to that development —</p> <ul style="list-style-type: none"> (a) development adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> 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 <i>National Parks and Wildlife Act 1974</i> — 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 — 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 — Defence communications facility buffer land is located around the defence communications facility near Morundah. See the <i>Defence Communications Facility Buffer Map</i> referred to in clause 5.15 of <i>Lockhart Local Environmental Plan 2012</i>, <i>Narrandera Local Environmental Plan 2013</i> and <i>Urana Local Environmental Plan 2011</i>.</p> <ul style="list-style-type: none"> (f) development on land in a mine subsidence district within the meaning of the <i>Mine Subsidence Compensation Act 1961</i> — 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 <i>Western Parkland City Authority Act 2018</i>, 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 notify Council. N/A</p> <p>N/A to subject site</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> <ul style="list-style-type: none"> (a) the Willandra Lakes Region World Heritage Property Map under <i>Balranald Local Environmental Plan 2010</i>, or (b) the Willandra Lakes Region World Heritage Property Map under <i>Wentworth Local Environmental Plan 2011</i>. <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>2.17 Exceptions</p> <p>(1) Sections 2.10–2.15 do not apply with respect to development to the extent that —</p> <ul style="list-style-type: none"> (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. <p>(2) In this section —</p> <p>approval means any licence, permission or any form of authorisation, other than development consent, under any other law.</p> <p>consultation protocol means an arrangement that —</p> <ul style="list-style-type: none"> (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. 	<p>Homes NSW Planners to confirm development pathway.</p>