

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 | |
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| Project Address: | 16-18 Stapleton St - St Marys |
| Project LGA: | Penrith |
| Job Number: | BGZXE |

Division 8 - Seniors housing – Relevant authorities

| 108A Development to which Division applies | | | |
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| 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 R3 – Medium Density Residential zone under Penrith Local Environmental Plan 2010 | Y |
| (b) in a prescribed zone or an equivalent land use zone. | (Prescribed zones are listed in section 79 of Housing SEPP) | Listed | |
| 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 (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m and the | Maximum 9.5m | Maximum 9.5m | |

| servicing equipment complies with section 84(3)—11.5m, and <i>Note:</i> <i>s84(3) The servicing equipment must—</i> <i>(a) be fully integrated into the design of the roof or contained and suitably screened from view from public places, and</i> <i>(b) be limited to an area of no more than 20% of the surface area of the roof, and</i> <i>(c) not result in the building having a height of more than 11.5m.</i> <i>servicing equipment includes plant, lift motor rooms and fire stairs.</i> | | (a) Not viewed from public places (b) 1% of the surface area of the roof | Y Y |
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| (c) the seniors housing will not contain more than 40 dwellings on the site. | Maximum 40 dwellings | 18 dwellings | Y |
| (2) <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the clauses— | | | |
| (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and | Refer to tables below | Refer to tables below | See separate table below |
| (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority. | Refer to tables below | Refer to tables below | See separate table below |
| 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 |
| (3) Before carrying out development to which this division applies, the Land and Housing Corporation must consider — (a) Good Design for Social Housing , published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and | 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 |

| (b) the <i>NSW Land and Housing Corporation Design Requirements</i> , published by the Land and Housing Corporation in February 2023. | | | |
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| (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. | 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 | 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 | |
| <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> <ul style="list-style-type: none"> (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, <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> <ul style="list-style-type: none"> (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, <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>The proposed development has been designed as a corner building that overlooks a public reserve and addresses both street frontages with separate entries from each street.</p> <p>The proposal responds to the future character of the area, which has a High-Density Residential Zone R4 just 50 meters to the north along Lethbridge St. It will contribute to the quality and identity of the area as a corner building facing a public reserve.</p> <p>The proposed development is not in a heritage conservation area.</p> <p>The proposed setbacks are well above the minimum requirement from Penrith Council of 5.5m, with 5.9m to Stapleton Pde and 7.8m to Lethbridge St. Furthermore, the proposed development, being at a south-west-facing corner, will not overshadow neighbouring properties.</p> <p>The proposed building's bulk is reduced by having recessed glazed common entries and common stairs to both street frontages.</p> <p>The building form and siting relate to the existing site's landform by having a two-storey height from each street end that interconnects at the corner in a three-storey in response to the existing cross fall along Stapleton Pde towards Lethbridge St.</p> <p>The proposed building, viewed from Stapleton Pde, is a continuous two-storey building that ends as a three-storey building at the corner of Lethbridge St.</p> <p>The proposed building is well within the required setbacks.</p> <p>The proposed building setting retains a large Tallowwood tree, with the area allocated as Communal Open Space.</p> <p>The site is extensively landscaped, including new trees to reinforce the area's residential character and provide adequate privacy to residents.</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 away from driveways, parking areas and paths.</p> | <p>Visual and acoustic privacy of adjacent neighbours is retained by having high windows to side boundaries and increased setbacks to the rear boundary.</p> <p>Planting along the front and rear setback will provide adequate visual and acoustic privacy to and from adjacent neighbours and street frontage.</p> <p>Our thoughtful design places the bedrooms away from the common driveway and paths, ensuring that residents can enjoy a peaceful and undisturbed living space.</p> |
| 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>83% of dwellings receive two hours of direct solar access in living rooms and POS between 9 a.m. and 3 p.m. mid-winter.</p> <p>77% of dwellings will have natural cross ventilation and solar heating, leading to a substantial reduction in energy use per dwelling.</p> |

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| (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. | |
| 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 detailed stormwater proposal has been prepared, ensuring the efficiency of the system in minimizing the disturbance and impacts of stormwater runoff on adjoining properties. The plan involves capturing all rainwater within the site and discharging it to the existing stormwater main at Lethbridge St through a new kerb inlet pit.</p> <p>On-site detention is not required as the site is not located in a mandatory OSD zone under Penrith Council Stormwater Policy.</p> <p>A 2000 lb rainwater tank is proposed for second-quality water use.</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>The proposal has been designed following environmental design principles relating to crime prevention by having.</p> <p>Clear identifiable entry point from each street serving a small number of units with surveillance from side dwellings.</p> <p>Access to communal areas via resident-only security access points.</p> <p>Secure basement carpark with access to lifts directly connected to residential levels.</p> <p>Common entry Intercom system with a camera to allow residents to see who wants to access their dwellings without the need to open the front door.</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 comply with section 93 of the Housing SEPP.</p> <p>Refer to Access Report.</p> |
| 7 Waste management | |
| <p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p> | <p>Recycling bins have been split into two garbage bin enclosures allocated to main entry points, one from Lethbridge Street and another from Stapleton Parade, totalling 18 x 240L bins as per the Council's Waste Management Guidelines.</p> <p>Additionally, each area has sufficient space to allow for wheelchair access.</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) |
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| 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. | The additional second floor is well setback within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site. | Y |
| 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 | Y |
| 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 | Noted |
| 88 Restrictions on occupation of seniors housing | This section limits the occupation of Seniors Housing to: (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. The consent authority is responsible for ensuring that the development is occupied in accordance with these restrictions. | DCJ are responsible for allocation of tenants. | Noted |
| 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 development for the purposes of independent living units— | 108(2)(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building, | The building has a height of no more than 9.5m excluding servicing equipment with a height of 9.78m | Y |
| | 108(2)(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— | Refer to above | Y |

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| | <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> | | |
| 108(2)(c) | the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, | <p>Considered in the context of any local control</p> <p>Penrith LEP 2010 has no FSR allocated to the site</p> | Y |
| 108(2)(d) | <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>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.</p> | <p>The proposed landscape area is of 665.9 m² equivalent to 35% of the site area of 1890.6 m²</p> | Y |
| 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>The proposed deep soil area is of 326.5m² equivalent to 17.3% of the site area of 1890.6 m²</p> <p>The proposed deep soil area located at the rear of the site is of 203.5m² is above the required 184.3m² for the site</p> | <p>Y</p> <p>Y</p> |
| 108(2)(g) | at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces, | 15 of the 18 dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces equivalent to 83% | Y |
| 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>Note—</p> | <p>All ground floor units have a private open space of more than 15m²</p> <p>Each private open space has a minimum dimension of 3m accessible from a living area</p> <p>Access to all open are accessible by a continuous accessible path</p> | <p>Y</p> <p>Y</p> <p>Y</p> |

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| | 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 | of travel, within the meaning of AS 1428. | |
| | <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> <p>All above ground floor Units have a balcony with a min 2m dim as follows</p> <p>1 bed Unit = 8m² or above</p> <p>2 bed Unit = 10m² or above</p> | <p>Y</p> <p>Y</p> |
| | <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>(0.4 x 10) 4 + (0.5 x 8) 4 = 8 spaces proposed</p> <p>Accessible spaces 4 spaces proposed</p> | <p>Y</p> <p>Y</p> |
| | <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> | Refer to Access Report | Y |
| 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> | Refer to Access Report | Y |
| 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>(b) be at least 2.5m high, 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> | Y |

| Clause / Required | Proposed | Complies (Y/N) |
|--|---|----------------|
| <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>Refer to Access Report</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>circulation space has the same meaning as in AS 1428.1</p> | Refer to Access Report | Y |
| <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> | Refer to Access Report | Y |

| Clause / Required | Proposed | Complies (Y/N) |
|--|------------------------|----------------|
| <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>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. | Refer to Access Report | Y |
| <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 300 lux, (e) a double general power outlet in an accessible location, in accordance with AS 1428.1. <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> | Refer to Access Report | Y |

| Clause / Required | Proposed | Complies (Y/N) |
|---|------------------------|----------------|
| <p>9 Toilet</p> <p>(1) At least one toilet 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 toilet must have the following—</p> <ul style="list-style-type: none"> (a) a water closet pan— <ul style="list-style-type: none"> (i) in the corner of the room, and (ii) with a centreline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— <ul style="list-style-type: none"> (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1. <p>(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).</p> | Refer to Access Report | Y |
| <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> <ul style="list-style-type: none"> (a) the <i>Building Code of Australia</i>, or (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. | Refer to Access Report | Y |
| <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> | Refer to Access Report | Y |
| <p>12 Switches and power points</p> <p>(1) Switches and power points must—</p> <ul style="list-style-type: none"> (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. <p>(2) Subsection (1) does not apply to—</p> <ul style="list-style-type: none"> (a) remote controls, or (b) power points likely to serve appliances that are not regularly moved or turned off. | Refer to Access Report | Y |
| <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 | Refer to Access Report | Y |

| Clause / Required | Proposed | Complies (Y/N) |
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| <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> | Refer to Access Report | Y |
| <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> | Refer to Access Report | Y |
| <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> | Refer to Access Report | Y |
| <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 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> | Refer to Access Report | Y |

| Clause / Required | Proposed | Complies (Y/N) |
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| <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, <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> <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, <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> <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>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 or any clothes line provided for the dwelling. <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> <ul style="list-style-type: none"> (a) for below-bench cupboards—towards the top, (b) for overhead cupboards—towards the bottom, (c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level. <p>(5) In this section—</p> | Refer to Access Report | Y |

| Clause / Required | Proposed | Complies (Y/N) |
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| <i>laundry</i> includes laundry facilities in a cupboard. | | |
| 20 Linen storage An independent living unit must have a floor-to-ceiling linen storage cupboard that— (a) is at least 600mm wide, and (b) has adjustable shelving. | Refer to Access Report | Y |
| 21 Lift access in multi-storey buildings 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. | Refer to Access Report | Y |
| 22 Garbage and recycling 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. | Refer to Access Report | Y |

LAHC required to CONSIDER the Seniors Housing Design Guide:

| Seniors Housing Design Guide (SHDG) | |
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| Design Certification must be provided by the Architect that the project has considered the Seniors Housing Design Guide. | |
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| 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 of senior housing that is culturally appropriate and sensitive to Indigenous communities involves several key principles and considerations that are integrated into the proposed development as follows:</p> <ul style="list-style-type: none"> - We recognize the deep connection of Indigenous people to their land. Therefore, we propose design elements that reflect the local context, follow the site's topography, and respect the existing landscape. - Indigenous cultures place a high value on community and family. Consequently, the proposed design includes communal open space at the rear of the site that promotes social interaction, provides spaces for family visits, and allows for traditional practices, ceremonies, and gatherings. - The design of our common and private spaces is not just about functionality, but also adaptability. We have created spaces that can cater to different needs and functions, respecting and accommodating the diverse lifestyles within Indigenous communities to ensure that everyone feels considered and included. - By maximizing the number of units (83%) with natural light and (77%) ventilation, we have created a healthy living environment that mirrors the natural outdoor environment. - Our proposed design is not just about aesthetics and functionality, but also about responsibility. By using local sustainable materials, we're not only creating a design that resonates with the cultural and environmental context of the local community but also promoting environmental responsibility. |
| 2.0 Care for the planet | <p>The proposed senior housing aligns with environmental principles and involves careful consideration of design, value, and construction impacts.</p> <p>For this redevelopment, we have proposed the use of sustainable materials that are renewable, recycled, and biodegradable. Please refer to the schedule of finishes.</p> <p>We have achieved energy efficiency through low energy consumption design and incorporation of renewable energy sources, such as 18 PV panels on the roof. Please refer to BASIX for more information.</p> <p>Water conservation is a noteworthy aspect of our design, utilizing rainwater harvesting and recycling for landscape and toilet flushing to ensure efficient water use. Please refer to the BASIX and draft Hydraulic Design for details.</p> <p>To support biodiversity, we are preserving local ecosystems by using native plants, creating green urban spaces in front setbacks on both streets, and creating common open space around the existing tree at the back. More information is available in the Landscape plan.</p> <p>Pollution prevention is a priority, and we have achieved it by proposing the use of non-toxic and low-impact materials.</p> |

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| 3.0 Site analysis – environmental response | <p>The proposed development responds to the physical characteristics of the existing corner site, with a cross fall of 4.7m across the site.</p> <p>The proposed building form and layout relates to the existing site's cross fall along Stapleton Pde towards Lethbridge St. by having a two-storey height from each street end that interconnects at the corner as a three-storey section reducing the cut and fill throughout.</p> <p>The proposed 'L' shape of the building retains an existing large Tallowwood tree with the surrounding curtilage area allocated as Communal Open Space.</p> <p>The site is extensively landscaped including new trees to reinforce the residential character of the area and provide adequate privacy to residents.</p> |
| 4.0 Site analysis – urban response | <p>The development responds to the future character of the area that has a High-Density Residential Zone R4 just 50mts to the north along Lethbridge St and will contribute to the quality and urban identity of the area as a medium density residential corner building facing a public reserve.</p> <p>The bulk of the proposed building is reduced by having recessed glazed common entries and common stairs to both street frontages.</p> <p>The building sits well within Penrith Council setbacks acknowledging the existing neighbouring street pattern.</p> <p>The proposed building viewed from Stapleton Pde is of a continuous two storey that ends as a three storey at the corner with Lethbridge St. divided in three smaller components by recessed glazed lobbies.</p> <p>The proposed private open space at ground level and balconies above to all units facing the street frontage and internal common open space will promote the interaction between residents and local community.</p> |
| 5.0 Heritage | <p>According to the Planning Certificate Under Section 10.7 issued by Penrith Council on 13 June 2023 the subject site is not within conservation area and is not an item of environmental heritage.</p> |
| 6.0 Care, wellbeing and community | <p>Proposed design prioritizes health and well-being by incorporating features that ensure good cross ventilation, access to sunlight, and fresh air. We have integrated landscape planting with the building to harness the positive health benefits of nature, nurturing connections between resident communities and the outdoor environment.</p> <p>The design is not just about physical spaces, but also about fostering a sense of community. It caters to social connection, offering numerous opportunities for people to meet and interact easily, thereby enhancing the social fabric of the community.</p> <p>The design ensures barrier-free access throughout the facility, not just as a legal requirement, but as a reflection of our commitment to inclusivity and consideration for all residents, encouraging them to spend time outside.</p> <p>The design achieves an optimal connection to the outside environment with views, good solar orientation, and access to terraces and balconies.</p> <p>83% of units receive a minimum of 2 hours of direct solar access in living rooms and POS between 9 a.m. and 3 p.m. mid-winter sunlight on June 21st.</p> <p>The quality of design is promoted using a variety of materials, colours, and textures.</p> <p>Additionally, the design includes clearly legible and identifiable signage for ease of navigation.</p> |
| 7.0 Design for physical ageing and dementia | <p>The proposed design for seniors housing features a domestic character and scale. It provides de-institutionalized interior spaces, warm textures, domestic materials and finishes to create a recognizable and familiar residential atmosphere.</p> |


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| | <p>We propose all floors be slip-resistant, paying particular attention to the entry door and internal sliding door thresholds and junctions where flooring material changes. Also, we proposed increased tonal contrast between door frames and adjoining walls to clearly delineate the openings.</p> <p>To minimize shadows in common corridors, we have placed openable windows on each side to provide a variety of light sources. Additionally, 77% of units in the proposed design will achieve natural cross ventilation and 83% a minimum of 2 hours of direct sunlight on 21 June to enhance the living experience and contribute to resident's health and well-being.</p> <p>We propose clear, legible signage placed at eye level with large font sizes and contrasting text and backgrounds.</p> <p>Each unit will provide unrestricted access and connection with the outdoor gardens and landscape through generous sliding doors on verandas or balconies. Furthermore, the proposed design includes communal open space at the rear of the site to promote social interaction and provide spaces for activity gardens, vegetable growing, and potting</p> |
| Part 3 Density and Related Design Principles | |
| 8.0 Options for different types and configurations of density for seniors housing | The proposed development consists of 18 independent living units resolved as medium-density seniors housing compatible with the site's R3 Medium-Density Residential zoning. |
| 9.0 Determining density | The proposed density FSR of 1: 0.745 is compatible within a R3 Medium Density Residential zoning. |
| 10.0 Designing for different densities | The proposed development can be described as Medium Density development, predominantly two storeys with a 3 storey at the corner of the site. |
| 11.0 Guidance examples for seniors housing configurations with different densities | <p>The proposed development aligns with a type 02B Stand-alone independent living unit development of Medium Density of 2 and 3 storeys.</p> <p>Carparking is resolved as underground in response to the site's existing topography, with levelled driveway access from Lethbridge St.</p> |
| 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 | <p>The design will accommodate a mix of 1 and 2-bed dwellings.</p> <p>Each unit has been designed to accommodate people who may be active and independent and others who may be frail and need home care. It can also accommodate a person in a wheelchair.</p> <p>Each unit will provide a seamless connection to the outdoor gardens and landscape, enhancing the feeling of freedom and openness. This is achieved through generous sliding doors on verandas or balconies, allowing residents to enjoy the natural surroundings.</p> <p>Furthermore, the proposed common entries, internal halls and stairs, and communal open space at the rear of the site will promote social cohesion and strong connections.</p> |
| 14.0 Design principles for independent living for low density | N/A |
| 15.0 Design principles for independent living for medium density | Refer to table below |
| 16.0 Design Principles for independent living for high density | It is 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 |
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| 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. | <p>The proposed corner building relates to the existing site's landform by having a two-storey height from each street end that interconnects at the corner in as a three storey in respond to the existing cross fall along Stapleton Pde towards Lethbridge St.</p> <p>The building's scale and mass are reduced by having recessed glazed common entries and common stairs to both street frontages.</p> |
| 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. | <p>The development, a medium density residential corner building, is designed to harmonize with the future character of the area. It will not only contribute to the area's urban identity but also enhance the public reserve it faces.</p> <p>The site is extensively landscaped, including new trees to reinforce the area's residential character and provide adequate privacy to residents.</p> |
| 15.1.3 Where practicable, preserve existing mature trees to maintain the landscape character of the streetscape. | <p>The building's proposed 'L' shape retains a large Tallowwood tree, and the surrounding curtilage area is allocated as a Community Open Space.</p> <p>The site is extensively landscaped, including new trees to reinforce the area's residential character.</p> |
| 15.1.4 Consider opportunities for meaningful landscape, usable outdoor spaces, and vegetation to soften the built form and provide privacy. | <p>Retaining a large Tallowwood tree at the rear corner of the site creates the opportunity to provide a usable outdoor area.</p> <p>The front and rear setbacks are extensively landscaped, which will soften the proposed built form and provide adequate privacy to residents.</p> |
| 15.1.5 Provide clearly identifiable and accessible shared pedestrian and vehicular entries, driveways and paths. | The centrally located entry points from Stapleton Pde and Lethbridge St provide a secure progression from public to private spaces with clear views, creating a safe environment for residents. |
| 15.1.6 Provide a safe, well lit accessible path to an easily identifiable entrance lobby. | The centrally located entry points from Stapleton Pde and Lethbridge St are an identifiable entrance lobby with well-lit access. |
| 15.2 Solar access and design for climate | |
| 15.2.1 To design buildings that suit the climate zone of the development. | <p>The proposed development is in a Mild Temperate Climate Zone 6.</p> <p>The proposed layout, with maximum solar access, cross ventilation, and selection of materials and type of construction, responds to the above climate zone.</p> |
| 15.2.2 To design for: <ul style="list-style-type: none"> • thermal comfort • humidity • air-movement • shading • daylight • solar access | <p>The proposed building layout that maximises solar access, cross ventilation and selection of materials and type of construction has been designed to address:</p> <ul style="list-style-type: none"> - thermal comfort with adequate insulated building envelope - humidity with cavity brick and cross-ventilation - air movement with cross-ventilation - shading to the northern and west is proposed in the form of awnings, balconies and roof projections - Daylight is maximised with large windows to bedrooms and full-height glazed doors to living areas - Solar access is maximised, with 83% of dwellings receiving 2 hours of direct solar access between 9 am - 3 pm in living rooms and POS during mid-winter. |
| 15.2.3 Optimise the building envelope's thermal protective qualities to maximise efficient use of energy for heating and cooling. | The proposed building envelope, with insulated cavity brick walls and a light colorbond roof with under-roof and ceiling insulation, will maximise the efficient use of energy for heating and cooling. |

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| 15.2.4 Maximise access to natural daylight to reduce dependence on electric lighting. | The siting and layout have been designed to maximise access to natural daylight and reduce dependence on electric lighting. 83% of the proposed dwellings will receive two hours of direct solar access between 9 am and 3 pm mid-winter in living rooms and POS. |
| 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. | A comprehensive site analysis has been prepared for the site, meticulously determining the direction of cross breezes, types of weather patterns, and the path of the winter and summer sun. The proposed 'L' shape layout and orientation will maximise the capture of breezes and solar access to each dwelling. |
| 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 will be installed in all bedrooms and living areas, which, combined with cross ventilation in 77% of units, will improve each dwelling's thermal performance. |
| 15.2.7 Insulate roofs and avoid dark roof colours that absorb excessive heat. | The proposed light Colorbond Shale Grey roof will effectively minimize heat absorption. Furthermore, the combined insulation of R1.3 foil-faced blanket and R3.5 to ceilings will significantly contribute to regulating the indoor temperature. |
| 15.2.8 Make opportunities to enable natural cross ventilation through apartments. Where possible, include single loaded open walkways to facilitate this. | The siting and layout have been designed to maximise natural cross ventilation through apartments and common areas, with 83% of the proposed apartments achieving natural cross ventilation. |
| 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. | The proposed building will retain a large Tallowwood tree on the northeast corner, with the surrounding area allocated as Communal Open Space. The area will be shaded in summer and sunny in winter. Private balconies for fresh air that allow cross breeze and natural light are allocated to each above-ground floor dwelling. All Ground level dwellings have a private open space with generous landscapes and areas suitable for gardening. The design of all units prioritises natural light and ventilation, with narrow floor plates that allow for ample exposure to these elements. This not only enhances the living experience but also promotes energy efficiency. Single-loaded open corridors were considered unsuitable for the site and required yield for this development. However, all internal halls are well-sized, with cross ventilation and daylight. The internal hall layout is designed to promote casual surveillance and a sense of community. With clear sight views, it encourages residents to 'look out for each other', fostering a strong sense of security and belonging. The common lobbies, stairs, lift area, and dual access point, including covered letterbox areas, will support the socialising of residents. |
| 15.3 Stormwater | |
| 15.3.1 Minimise erosion and the potentially damaging effects from stormwater run-off on landscape and stability of pathways. | A detailed stormwater proposal has been prepared to minimise the disturbance and impacts of stormwater runoff on adjoining properties. The proposal involves capturing all rainwater within the site and discharging it to the existing stormwater main at Lethbridge St through a new kerb inlet pit. |
| 15.3.2 Maintain safe access through the site. | Safe access is provided throughout the site with direct entry path to main lobbies and rear common areas. |
| 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. | A detailed stormwater proposal has been prepared that captures all rainwater within the site and discharges it to the existing stormwater main at Lethbridge St through a new kerb inlet pit. |
| 15.3.4 Maximise areas for deep soil landscape so that plants can mature into dense stormwater catchment areas and absorb ground water. | 17% of the site area has been dedicated as deep soil landscape. |
| 15.4 Crime prevention | |
| 15.4.1 Encourage crime awareness and passive community surveillance to deter crime. | The centrally located entry point from Stapleton Pde and Lethbridge St, with direct views from internal halls, proposed ground floor private open space, and above balconies for all units facing the street, will |

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| | allow passive surveillance from dwellings and common areas to deter crime. |
| 15.4.2 Front entries to shared lobbies can be glazed to give transparency and visual links through. | The front entries from Lethbridge St and Stapleton Pde are fully glazed, allowing transparency and visual connections through the common areas, lift, and stairs. |
| 15.4.3 Design to facilitate/allow surveillance from dwellings to the street. | All units facing the street have ground floor private open space or above balconies that will facilitate/allow surveillance from dwellings to the street. |
| 15.4.4 Provide access control to shared communal lobbies. | Shared communal lobbies are to be accessed by controlled entries. |
| 15.4.4 Provide lighting to common areas and walkways and ensure any basement parking is well lit 24 hours a day. | Sensor and time controls are to be implemented common areas lighting. |
| 15.5 Accessibility | |
| 15.5.1 Provide clearly identifiable and accessible shared pedestrian entry for small clusters of dwellings. | Clearly identifiable and accessible shared entries are centrally located from Stapleton Pde and Lethbridge St. |
| 15.5.2 Provide accessible and adaptive housing to meet the needs of physical ageing and mobility issues. | All dwellings comply with the requirements of accessibility under Schedule 4 of the Housing SEPP, with adequate circulation, clearances and overall room dimensions, so to meet the needs of physical ageing and mobility issues.. |
| 15.5.3 The design of shared entries, letterboxes and lift lobbies should be accessible, and provide adequate circulation for small groups of people. | Shared entries, letterboxes and lift lobbies have been designed to be accessible with adequate circulation space for small groups of people. |
| 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 dwellings comply with the requirements of accessibility under Schedule 4 of the Housing SEPP, with adequate circulation, clearances and overall room dimensions, so that they can be adapted to the individual needs as mobility levels decrease for each independent resident. |
| 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. | A level access has been provided to the proposed outdoor communal space including space for 180 deg wheelchair turn. |
| 15.6 Waste management | |
| 15.6.1 Provide waste management systems that manage health, safety and environmental issues. | Suitable waste and recycling bin areas have been allocated along each entry from Stapleton Pde and Lethbridge St. |
| 15.6.2 Provide easy to access waste disposal points for independent residents to use. | The proposed location will provide easy access to waste disposal points for independent residents to use. |
| 15.6.3 Facilitate recycling of waste. | Recycling bins are allocated to each bin area as per Council's Waste management Guidelines. |
| 15.6.4 Provide appropriately sized disposal points that can accommodate bins for the various waste types including recyclables. | The proposed bin areas at Stapleton Pde and Lethbridge St are sized to accommodate a total of 10 x 250L bins and 8 x 250L with sufficient space for wheelchair access. |
| 15.6.5 Ensure that waste collection points are safely located away from resident areas, are covered and easily accessible. | The proposed bin areas at Stapleton Pde and Lethbridge St are each located near the front boundary for easy collection and are well screened from resident dwellings. |

LAHC required to CONSIDER Good Design for Social Housing:

| Good Design for Social Housing | |
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| Design Certification must be provided by the Architect that the project has considered the Good Design for Social Housing document. | |
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| 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 | To promote a healthy living environment, we prioritize non-toxic materials, proper ventilation, natural light, green spaces, quiet areas, and communal open spaces. Our design focus includes minimizing accident risks and ensuring security through secure entryways and well-lit common areas. The design is flexible and can adapt to tenants' changing needs. Durable materials and construction techniques are chosen to reduce the need for frequent repairs and maintain the value and appearance of the development over time. |
| <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 site design is critical in establishing cohesive, inclusive communities where everyone feels a sense of belonging. Our site design focuses on creating cohesive, inclusive communities by integrating proposed senior's housing with private developments. Our design promotes housing diversity to encourage equality and inclusivity. Our shared and public spaces create safe, inviting areas for positive social interactions and community bonding. Additionally, our senior's housing development contributes to the neighbourhood's unique character. |
| <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. | Our approach to designing homes focuses on long-term value. We integrate social, environmental, and economic benefits into our designs to create living spaces that contribute positively to the well-being of the community and the environment. Our housing designs prioritize sustainability, resilience, and socially responsible solutions for future challenges, ensuring viability for generations. Efficiency is key to our design process. We seek innovative solutions to cut costs without sacrificing quality. |
| <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. | |

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| <p><u>A Good Partner</u></p> <p>Develop genuine relationships and strong partnerships conducive to innovation and a sense of shared purpose.</p> | <p>In our view, genuine relationships are the foundation of successful collaborations, where each party feels valued and invested in the collective outcome. This shared sense of purpose promotes long-term partnerships that are flexible and strong, ready to face new challenges and opportunities together.</p> |
| <p><u>Place Making</u></p> <p>Our housing is well integrated with other investments and initiatives in a place.</p> | <p>We design senior housing projects to seamlessly integrate with their surroundings, complementing the existing built context in the area. This approach ensures that our designs contribute positively to the local environment, economy, and social fabric. By considering factors such as accessibility, community needs, and long-term sustainability, we create spaces that are not just functional, but also enhance the quality of life for residents and encourage a strong sense of place and identity.</p> <p>We are dedicated to continuously improving and striving for excellence in all our designs. With each project, we see an opportunity to learn, adapt, and innovate. We actively reflect on past experiences, seek feedback, and stay up to date with industry advancements to ensure that each new project surpasses the last. Our process involves refining our methods and practices while remaining open to new ideas and technologies that can have a positive impact on our outcomes.</p> |
| <p><u>Continuous Improvement</u></p> <p>To make the next project better than the last through learning from others, our experiences and incorporating new practices.</p> | |

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>(3) In this section—</p> | <p>Y</p> <p>N/A</p> |

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

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.

Noted