

APPENDIX E

Seniors Living Policy: Urban Design Guideline for Infill Development

Design Issues / Design Principals and Better Practices	Design Response/Comment
1. Responding to Context	
Analysis of neighbourhood character	
<p>The key elements that contribute to neighbourhood character and therefore should be considered in the planning and design of new development are:</p> <p>1.01 Street layout and hierarchy – has the surrounding pattern and hierarchy of the existing streets been taken into consideration? (e.g. scale and character of the built form, patterns of street planting, front setbacks, buildings heights)</p>	<p>Yes. The two storey scale addressing the street is compatible with the adjacent 1-2 storey residential dwellings on Kitchener Road whilst the three storey scale built form is compatible with adjacent multi-storey residential unit block buildings at the rear of the site.</p>
<p>1.02 Block and lots – has an analysis of the surrounding block and lot layout been taken into consideration for local compatibility and development suitability? (e.g. lot size, shape, orientation)</p>	<p>Has a block analysis plan been submitted?</p> <p>Yes. Refer to drawing A100/A & A200/G.</p>
<p>1.03 Built environment – has a compatibility check been undertaken to determine if the proposed development is consistent with the neighbourhoods built form? (e.g. scale, massing, should particular streetscapes or building types be further developed or discouraged?)</p>	<p>Yes. The surrounding properties consist of a mix of 1-2 storey single and residential flat dwellings as well 3 storey brick unit buildings. The more recent developments have a higher density that better utilises the large lot sizes. Residential development is compatible with the current high density residential zoning for the area.</p>
<p>1.04 Trees – do trees and planting in the proposed development reflect trees and landscapes in the neighbourhood or street?</p>	<p>Yes. Refer to Landscape drawings. Existing trees are retained where possible and practical and new landscaping is typically selections of local native groundcovers, shrubs and trees local to the area.</p>
<p>1.05 Policy environment – has Council's own LEP and DCP been considered to identify key elements that contribute to an areas character? Does the proposed development respond this?</p>	<p>Yes. The development responds to the key elements in the following policy documents:</p> <p><u>WSC DCP 60 – The Entrance:</u></p> <p><i>Residents & Visitors</i> To maintain and enhance a diverse range of housing and accommodation choice for residents and visitors.</p> <p><i>Built Form and Character</i> To promote a quality built environment focused on a human-scale of activities and community desires.</p> <p>To provide a focus for future development that will strengthen the cultural identity and unique character of The Entrance.</p> <p>To facilitate the progressive improvement of the amenity throughout The Entrance.</p> <p><u>WSC DCP 64 – Multiple Dwelling Residential:</u> Encouraging the provision of a variety of dwelling types and allowing for innovation in individual design.</p>

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		<p>Promoting standards of design which achieve functional and aesthetic quality in development.</p> <p>Encouraging designs of high architectural quality.</p> <p>Encouraging residential development appropriate to the local area context.</p> <p>Promoting sustainable development which is energy and water efficient.</p>
Site analysis		
Does the site analysis include:		
1.06 Existing streetscape elements and the existing pattern of development as perceived from the street		Has a site analysis plan been submitted? Yes. Refer to drawing A100/A.
1.07 Patterns of driveways and vehicular crossings		Yes. Existing driveway/vehicular crossing to the site is reinstated in the same location.
1.08 Existing vegetation and natural features on the site		Yes. Refer to drawings A100/A & A110/A.
1.09 Existing pattern of buildings and open space on adjoining lots		Yes. Refer to drawing A100/A.
1.10 Potential impact on privacy for, or overshadowing of, existing adjacent dwellings.		Yes. Refer to shadow diagrams drawing A600/A.
2. Site Planning and Design		
General		
Does the site planning and design:		Yes.
2.01 Optimise internal amenity and minimise impacts on neighbours?		
2.02 Provide a mix of dwelling sizes and dwellings both with and without carparking?		Yes. 23 x 1Bed Units & 9 x 2 Bed Units = 32 Units in Total. 22 on site car spaces provided.
2.03 Provide variety in massing and scale of build form within the development?		Yes. Two storey scale to the narrow frontage of Kitchener Road and three storey scale is proposed at the rear as the site increases in depth. The building blocks are articulated with a centrally located communal open space and the two main building Blocks A & B are further articulated with common stairs.
Built form		
Does the site planning and design:		No. Refer to comments in Items 1.01 & 2.03.
2.04 Locate the bulk of development towards the front of the site to maximise the number of dwellings with frontage the		

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public street?	
2.05 Have developments more modest in scale towards the rear of the site to limit impacts on adjoining neighbours?	No. See Item 2.04 comments.
2.06 Orientate dwellings to maximise solar access to living areas and private open space, and locate dwellings to buffer quiet areas within the development from noise?	Yes. Living areas and private open spaces predominantly orientated from the north-east to north west. Kitchens and bathrooms open onto communal pedestrian walkways and car parking areas that assist to buffer noise to quiet areas.
Trees, landscaping and deep soil zones	
Does the site planning and design: 2.07 Retain trees and planning on the street and in front setbacks to minimise the impact of new development on the streetscape?	Yes. Where applicable and practical.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid block deep-soil planting?	Yes. Mid block deep soil planting is achieved between Blocks A & B. However it is not practical to retain a number of existing trees at the rear of the site without impact on the health of existing species or significant inefficiencies in the yield achieved across the site.
2.09 Retain large or otherwise significant trees on other parts of the site through sensitive site planning?	Yes. Existing Trees No. 7 & 8 are retained halfway along the southern boundary which assists to break down the linear driveway and site lines from Kitchener Road.
2.10 Where not possible to retain existing trees, replace with new mature or semi-mature trees?	Yes. Refer to landscape drawings L-01/2 & L-02/2.
2.11 Increase the width of landscaped areas between driveways and boundary fences and between driveways and new dwellings?	Yes. Where practical.
2.12 Provide pedestrian paths?	Yes. Designated covered pedestrian walkway through the site is proposed.
2.13 Reduce the width of driveways?	Yes. Reduced to minimum 4.5m at narrow pinch point of the site.
2.14 Provide additional private open space above the minimum requirements?	Yes. Additional private open space achieved for ground floor units 1-11.
2.15 Provide communal open space?	Yes. Located between Blocks A & B.
2.16 Increase front, rear and/or side setbacks?	No. Adheres with WSC DCP requirements.
2.17 Provide small landscaped areas between garages, dwellings entries, pedestrian paths, driveways etc.	Yes. Refer to Site Plan drawing A200/G.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within	Yes. Refer to landscape drawing L-02/2. 'Heath Banksia' trees (Height approx. 8m) are proposed

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the neighbourhood?		along rear western boundary.
2.19 Replicate an existing pattern of deep soil planting on the front of the site?		Yes. Front setback maintained. Refer to landscape drawing L-01/2.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?		No. Housing NSW to advise if acceptable to change areas of concrete paving such as car parking spaces to semi-pervious interlocking pavers.
2.21 Use on-site detention to retain stormwater on site for re-use?		Yes. Refer to Civil Drawing C01.
Parking, garaging and vehicular circulation		
Does the site planning and design: 2.22 Consider centralised parking in car courts to reduce the amount of space occupied by driveways, garages and approaches to garages?		N/A. Long narrow site dimensions.
2.23 Maintain, where possible, existing crossings and driveway locations on the street?		Yes.
3. Impacts on Streetscape		
General		
Does the site planning and design: 3.01 Sympathise with the building and existing streetscape patterns? (i.e. siting, height, separation, driveways locations, pedestrian entries etc.)		Yes. See previous comments above.
3.02 Provide a front setback that relates to adjoining development?		Yes. Refer to Site Plan drawing A200/G.
Built form		
Does the site planning and design: 3.03 Break up the building massing and articulate building facades?		Yes. Refer to Elevations and 3D Photomontage on drawings A130/A, A500/F, A510/E & A750/C for details. The articulation is achieved through use of building mass and material selections.
3.04 Allow breaks in rows of attached dwellings?		Yes. Communal Stair wells and balcony elements are proposed.
3.05 Use a variation in materials, colours and openings to order building facades with scale and proportions that respond to the desired contextual character?		Yes. Refer to elevation drawings A500/F & A510/E.
3.06 Set back upper levels behind the front building façade?		No. The use of alternative cladding materials at the upper levels achieve a break down in the scale of the building facade.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows		N/A. This is not common practice with the adjacent existing properties.

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	to match the appearance of existing dwelling houses?	
3.08	Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	Yes. Articulation of lower roof elements over the common stairwells.
3.09	Use a roof pitch sympathetic to that of existing buildings in the street?	Yes. Low pitch skillion roof forms.
3.10	Avoid uninterrupted building facades including large areas of painted render?	Yes. No painted render proposed.
Trees, landscaping and deep soil zones		
	Does the site planning and design:	Yes. Refer to landscape plan drawing L-01/2.
3.11	Use new planting in the front setback and road reserve where it is not possible or not desirable to retain existing trees/planting?	
3.12	Plant in front of front fences to reduce their impact and improve the quality of the public domain?	Yes. Refer to site plan drawing A200/G.
Residential amenity		
	Does the site planning and design:	Yes. Private open scale proposed.
3.13	Clearly design open space in the front setback as either private or communal open space?	
3.14	Define the threshold between public and private space by level change, change in materials, fencing, planting and/or signage?	Yes. Landscape planting and structural column elements used to achieve separation between the threshold of private and public space.
3.15	Design dwellings at the front of the site to address the street?	Yes. Windows and private balconies address the narrow street frontage to Kitchener Road. Refer to 3D photomontage drawing A130/A.
3.16	Design pedestrian entries, where possible, directly off the street?	Yes. Common pedestrian walkway through the site is directly off the street.
3.17	Provide a pedestrian entry for rear residents that is separate from vehicular entries?	Yes. Common central pedestrian walkway undercover is proposed and separate from driveway access.
3.18	Design front fences that provide privacy where necessary, but also allow for surveillance of the street?	Yes. Front boundary fence is 900mm high open palisade type fence and private open space areas (rear yards) are concealed 1800mm solid fences that screened with a landscaping buffer.
3.19	Ensure that new front fences have a consistent character with front fences in the street?	Yes. Adjoining properties have either no front fencing of low height open palisade/mesh type fencing in poor condition.
3.20	Orientate mailboxes obliquely to the street to reduce visual clutter and the perception of multiple dwellings?	Yes. Refer to site plan drawing A200/G.

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3.21 Locate and treat garbage storage areas and switchboards so that their visual impact on the public domain is minimised?	Yes. Covered garbage area that is screened and in close proximity to point of collection on Kitchener Road.
Parking, garaging and vehicular circulation	
Does the site planning and design: 3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	Yes. Limited opportunity due to site dimensions without significantly reducing site efficiency.
3.23 Set back garages behind the predominant building line to reduce their visibility from the street?	N/A. No garages proposed.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Yes. See 3.22 comments.
3.25 Terminate vistas with trees, vegetation, open space or a dwelling rather than garages or parking?	Yes. Refer to site plan drawing A200/G.
3.26 Use planting to soften driveway edges?	Yes. Refer to site plan drawing A200/G.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (e.g. to delineate individual dwellings)	No. Coloured concrete pavement proposed for driveway and parking spaces to be similar. These two areas could be broken up with a different concrete colour to break up the hard paved areas into smaller spaces.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Yes. Propose 4.5m wide driveway at narrow end of the site.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway?	N/A
3.30 Reduce the width where possible to single width driveways at the entry to basement carparking rather than double?	N/A
3.31 Locate the driveway entry to basement carparking to one side rather than the centre where it is visually prominent?	N/A
3.32 Recess the driveway entry to basement car parking from the main building façade?	N/A
3.33 Where a development has a secondary street frontage, provide vehicular access to basement car parking from the secondary street?	N/A
3.34 Provide security doors to basement carparking to avoid the appearance of a 'black hole' in the streetscape?	N/A
3.35 Return façade material into the visible area of the basement car park entry?	N/A
3.36 Locate or screen all parking to minimise	Yes. Orientation of driveway changes to minimise

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visibility from the street?		visibility from street and the perceived length of the driveway.
4. Impacts on Neighbours		
Built form		
Does the site planning and design:		Yes. Limited opportunities.
4.01 Where possible, maintain the existing orientation of dwelling 'fronts' and 'backs'?		
4.02 Be particularly sensitive to privacy impacts where dwellings must be oriented at 90 degrees to the existing pattern of development?		Yes. Privacy screens to balconies will be proposed.
4.03 Set upper storeys back behind the side or rear building line?		No. Refer to Item 3.06 comments.
4.04 Reduce the visual bulk of roof forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?		Yes. Refer to Item 3.08 comments.
4.05 Incorporate second stories within the roof space and provide dormer windows?		No. Not consistent with local context.
4.06 Offset openings from existing neighbouring windows or doors?		Yes. Refer to site plan drawing A200/G.
4.07 Reduce the impact of unrelieved walls on narrow side and rear setbacks by limiting the length of the walls built to these setbacks?		Yes.
Trees, landscaping and deep soil zones		
Does the site planning and design:		Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
4.08 Use vegetation and mature planning to provide a buffer between new and existing dwellings?		
4.09 Locate deep soil zones where they will be provide privacy and shade for adjacent dwellings?		Yes. Refer to site plan drawing A200/G.
4.10 Plant in side and rear setbacks for privacy and shade for adjoining dwellings?		Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
4.11 Use species that are characteristic to the local area for new planting?		Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
Residential amenity		
Does the site planning and design:		Yes. Refer to Shadow Diagram drawing A600/A.
4.12 Protect sun access and ventilation to living areas and private open space of neighbouring dwellings by ensuring		

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adequate building separation?		
4.13	Design dwellings so that they do not directly overlook neighbours' private open space or look into existing dwellings?	Yes. Privacy screens have been suggested DA Consent Conditions to address this item further.
4.14	Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	Yes.
4.15	Ensure private open space is not adjacent to quiet neighbouring uses, e.g. bedrooms?	Yes. Refer to Site Plan drawing A200/G.
4.16	Design dwellings around internal courtyards?	N/A. Site constraints
4.17	Provide adequate screening for private open space areas?	Yes. Refer to Site Plan drawing A200/G.
4.18	Use side setbacks which are large enough to provide usable private open space to achieve privacy and soften the visual impact of new development by using screen planting?	Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
Parking, garaging and vehicular circulation		
Does the site planning and design:		Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
4.19	Provide planting and trees between driveways and side fences to screen noise and reduce visual impacts?	
4.20	Position driveways so as to be a buffer between new and existing adjacent dwellings?	Yes. Refer to landscape plan drawings L-01/2 & L-02/2.
5. Internal Site Amenity		
Built form		
Does the site planning and design:		Yes. Achieves minimum requirements.
5.01	Maximise solar access to living areas and private open space areas of the dwelling?	
5.02	Provide dwellings with a sense of identity through building articulation, roof form and other architectural elements?	Yes. Unit Entry transitional spaces, material/colour treatments to balcony balustrades/building facades and covered walkway alcove screening elements provide a sense of identity.
5.03	Provide buffer spaces and/or barriers between the dwellings and driveways or between dwellings and communal areas for villa or townhouse style developments?	Yes. Communal walkway is proposed.
5.04	Use trees, vegetation, fences, or screening devices to establish curtilages for individual dwellings in villa or townhouse style developments?	N/A

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5.05 Have dwelling entries that are clear and identifiable from the street or driveway?		Yes. Refer to comments noted in Item 5.02.
5.06 Provide a buffer between public/communal open space and private dwellings?		Yes. Communal Open Space Pathways are separated with landscape buffer planting from adjacent private open space fences. Refer to landscape plan drawings.
5.07 Provide a sense of address for each dwelling?		Yes.
5.08 Orientate dwelling entries to not look directly into other dwellings?		Yes.
Parking, garaging and vehicular circulation		
Does the site planning and design:		Yes. Refer to typical floor plan drawings.
5.09 Locate habitable rooms, particularly bedrooms, away from driveways, parking areas and pedestrian paths, or where this is not possible use physical separation, planting, screening devices or louvers to achieve adequate privacy?		
5.10 Avoid large uninterrupted areas of hard surface?		Yes.
5.11 Screen parking from views and outlooks from dwellings?		Yes.
5.12 Reduce the dominance of areas for vehicular circulation and parking by:		Yes. Where applicable.
5.13 Considering single rather than double width driveways?		
5.14 Use communal car courts rather than individual garages?		Yes.
Reduce the dominance of areas for vehicular circulation and parking by considering:		N/A
5.15 Single rather than double garages?		
5.16 Communal car courts rather than individual garages?		Yes
5.17 Tandem parking or a single garage with single car port in tandem?		N/A
5.18 Providing some dwellings without any car parking for residents without cars?		Yes. 32 units/ 22 car spaces provided.
Residential amenity		
Does the site planning and design:		Yes. Designated pedestrian and driveway circulation proposed.
5.19 Provide distinct and separate pedestrian and vehicular circulation on the site where possible, where not possible shared		

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access should be wide enough to allow a vehicle and a wheelchair to pass safely?	
5.20 Provide pedestrian routes to all public and semi-public areas?	Yes. Refer to Site Plan drawing A200/G.
5.21 Avoid ambiguous spaces in building and dwelling entries that are not obviously designated as public or private?	Yes.
5.22 Minimise opportunities for concealment by avoiding blind or dark spaces between buildings, near lifts and foyers and at the entrance to or within indoor car parks?	Yes. Lifts are collocated with stair wells.
5.23 Clearly define thresholds between public and private spaces?	Yes. Thresholds provided to each unit entry.
5.24 Provide private open space that is generous in proportion and adjacent to the main living areas of the dwelling?	Yes.
5.25 Provide private open space area that are orientated predominantly to the north, east or west to provide solar access?	Yes.
5.26 Provide private open space areas that comprise multiple spaces for larger dwellings?	Yes. At the rear of the site a screened private communal space is provided for clothes drying.
5.27 Provide private open space areas that use screening for privacy but also allow casual surveillance when located adjacent to public or communal areas?	Yes. Windows facing public communal spaces.
5.28 Provide private open space areas that are both paved and planted when located at ground level?	Yes. Refer to Site Plan Drawing A200/G.
5.29 Provide private open space areas that retain existing vegetation where practical?	N/A. Limitations of site configuration and existing vegetation.
5.30 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	No. Housing NSW to advise if acceptable to change areas of concrete paving in private open space to semi-pervious interlocking pavers.
5.31 Provide communal open space that is clearly and easily accessible to all residents and easy to maintain and includes shared facilities, such as seating and barbeques to permit resident interaction?	Yes. Centrally located. Fixed bench seating to be provided only.
5.32 Site and/or treat common service facilities such as garbage collection areas and switchboards to reduce their visual prominence to the street or to any private or communal open space?	Yes. Screened and covered areas.