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| **Objective** | **Assessment** | **Achieved?** |
| **3A-1 Site Analysis**Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. | A site analysis plan has been submitted acknowledging the constraints of the site and its orientation to inform building layout and design. | Yes |
| **3B-1 Orientation**Building types and layouts respond to the streetscape and site whilst optimising solar access within the development. | Each residential flat building development will address proposed new street frontages it will face, including the corners of each building. In addition, the eastern and western apartment buildings are sited adjacent to the piazza, providing an outlook over this space from all balconies and terrace areas facing it. The eastern and western apartment buildings have orientated the longer facades to the east and west to maximise solar access to allow sunlight to penetrate units and providing dual principal usable communal open space areas to allow use throughout different parts of the day. The southern apartment building is orientated on a north / south axis to allow sunlight to penetrate the northern orientated communal open space areas located on the ground level. | Yes |
| **3B-2 Orientation**Overshadowing of neighbouring properties is minimised during mid-winter. | The eastern and western apartment buildings have an east / west orientation to Road 01 and Road 02 respectably, which will result in some overshadowing to adjoining properties to the south.The eastern apartment building will overshadow a portion of the piazza at 9am, however by 10am, overshadowing of the piazza is limited. Lots to the immediate south (66 – 69) will experience overshadowing to rear yard open space areas during different parts of the day, however sufficient solar access is achieved to these lots to allow principal private open space areas to achieve 2 hours of solar access to greater than 50% of the minimum area (24m2) in accordance with Camden DCP 2011.The western apartment will overshadow road No. 02 and the front yards of some lots to the south in the morning. Throughout the course of the day, overshadowing is limited to road No. 02 only. At 3pmovershadowing isexperienced to the southern corner of the piazza and community building and pool area.The southern apartment building will overshadow the southern entry road throughout the course of the day. By late afternoon, overshadowing of the eastern adjoining lot 64 will occur, however Lot 64 still achieves solar access compliance with DCP 2011 requirements.  | Yes |
| **3C-1 Public Domain Interface**Transition between private and public domain is achieved without compromising safety and security. | Ground floor terrace areas are provided with solid balustrades and palisade open style fencing to the eastern and western apartments to provide security and the edge of ground floor terrace units, which will differentiate private and public areas of the development. | Yes |
| **3C-2 Public Domain Interface**Amenity of the public domain is retained and enhanced. | The development proposes the construction of several new roads which will be provided with street trees to enhance the new public domain. In addition, both the eastern and western apartment buildings address and provide direct access to the central piazza area, which is a focal point for social interaction and recreation opportunities.  | Yes |
| **3D-1 Communal and Public Open Space**An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. | Landscaped areas of communal open space surround each apartment building.  | Yes |
| **3D-1 Communal and Public Open Space - Design Criteria**Communal open space has a minimum area equal to 25% of the site area.Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter). | South Apartment Site Area – 4100m2Minimum Requirement – 1025m2Proposed Area – 1915.939m2 – 46.7%East ApartmentSite Area – 3513m2Minimum Requirement – 878.25m2Proposed Area – 758.445m2 - 21.5%West Apartment Site Area – 3968m2Minimum Requirement – 992m2Proposed Area – 1373.732m2 / 34.6%50% of the principal usable parts of communal open space areas will receive 2 hours or greater of solar access between 9am and 3pm at mid winter. | YesNoYes Yes |
| **3D-2 Communal and Public Open Space**Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. | Communal open space areas for each apartment building provide a range of surfaces including large open turf areas to allow for passive and active recreation, hardstand areas, andseating,with trees proposed throughout for shading opportunities. The design of the communal open space areas is considered to be inviting and will allow for a range of activities to be pursued. | Yes |
| **3D-3 Communal and Public Open Space**Communal open space is designed to maximise safety. | Communal open space areas are defined and legible and are overlooked by upper apartments reinforcing safety through casual surveillance. | Yes |
| **3E-1 Deep Soil Zones**Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. | Deep soil zones are located around the perimeter of all buildings and are co-located with communal open space areas. | Yes |
| **3E-1 Deep Soil Zones - Design Criteria**Deep soil zones are to meet the following minimum requirements:Site area <650m²7% of site area.Site area 650m²-1,500m²Minimum dimensions of 3m and 7% of site area.Site area >1,500m²Minimum dimensions of 6m and 7% of site area.Site area >1,500m² with significant existing tree coverMinimum dimensions of 6m and 7% of site area. | South Apartment Site Area – 4100m2Minimum Requirement – 287m2Proposed Area – 1418.476m2 / 34.5%East ApartmentSite Area – 3513m2Minimum Requirement – 245.91m2Proposed Area – 629.07m2 / 17.9%West Apartment Site Area – 3968m2Minimum Requirement – 277.76m2Proposed Area –1090.627m2/ 27.4%Minimum dimensions – 6mProposed dimensions – 6m | Yes |
| **3F-1 Visual Privacy**Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | Building separation distances to neighbouring lots within the development satisfy the design criteria. Internal and external privacy is achieved for all apartment buildings.  | Yes |
| **3F-1 Visual Privacy - Design Criteria**Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows:Building up to 12m (4 storeys)6m between habitable rooms and balconies, 3m between non-habitable rooms.Building up to 25m (5-8 storeys)9m between habitable rooms and balconies, 4.5m between non-habitable rooms.Building over 25m (9+ storeys)12m between habitable rooms and balconies, 6m between non-habitable rooms.Separation distances between buildings on the same site should combine required building separations depending on the type of room.Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties. | South Apartment – 8.645m to Lot 64.East Apartment – 7.493mWest Apartment – 12.992m to Lot 72. | Yes |
| **3F-2 Visual Privacy**Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. | Sufficient building separation has been provided between all buildings to achieve visual privacy. Ground floor terrace areas are physically separated from communal open space areas through balustrades and fencing. | Yes |
| **3G-1 Pedestrian Access and Entries**Building entries and pedestrian access connects to and addresses the public domain. | Building entries are provided to each apartment building and address new streets. Pedestrian pathways connecting communal open space areas lead to and connect to pedestrian footways within the road reserves. | Yes |
| **3G-2 Pedestrian Access and Entries**Access, entries and pathways are accessible and easy to identify. | All building entrances are well defined through architectural elements to enable easy identification from the street. All entrances are level to the footpaths or are provided with ramps to provide equitable access. | Yes |
| **3G-3 Pedestrian Access and Entries**Large sites provide pedestrian links for access to streets and connection to destinations. | A shared way, providing both pedestrian and vehicle access to the piazza is located to the south of the Eastern Apartment building, providing an accessible pathway to the piazza from Road No. 01 and the eastern section of the precinct.  | Yes |
| **3H-1 Vehicle Access**Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes. | Basement entry driveways and pedestrian pathways leading to building entry points are segregated from each other to avoid conflict and break up expanses of hardstand areas. | Yes |
| **3J-1 Bicycle and Car Parking**Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | One level of basement parking is proposed per apartment building, which provides for occupant parking. At-grade visitor parking is provided to all apartment buildings.  | Yes |
| **3J-1 Bicycle and Car Parking - Design Criteria**For development in the following locations:* on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area, or
* on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.The car parking need for a development must be provided off-street. | The development site is not located within the subject criteria. Carparking for the development has been provided in accordance with Part B5 Camden DCP 2011 requirements. | NA |
| **3J-2 Bicycle and Car Parking**Parking and facilities are provided for other modes of transport. | Bicycle storage areas are provided within each apartment building. | Yes |
| **3J-3 Bicycle and Car Parking**Car park design and access is safe and secure. | All car parking is provided within basement areas, located behind roller shutters with controlled access points to gain entry. | Yes |
| **3J-4 Bicycle and Car Parking**Visual and environmental impacts of underground car parking are minimised. | All residential parking is proposed within basement levels, mitigating visual impacts of large hardstand areas. Designated visitor parking spaces are located at grade adjacent to the eastern and western apartment buildings within the shared way.  | Yes |
| **4A-1 Solar and Daylight Access**To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4A-1 Solar and Daylight Access - Design Criteria**Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter. | South Apartment – 24/30 = 80%East Apartment 23//30 = 76.67%West Apartment 22/30 = 73.3%South Apartment – 4/30 = 13.3%East Apartment - Nil West Apartment - Nil | YesYes |
| **4A-3 Solar and Daylight Access**Design incorporates shading and glare control, particularly for warmer months. | Facades are articulated, providing shading opportunities to lower levels.  | Yes |
| **4B-1 Natural Ventilation**All habitable rooms are naturally ventilated. | The depths for all proposed habitable rooms are reasonable to support natural ventilation. | Yes |
| **4B-2 Natural Ventilation**The layout and design of single aspect apartments maximises natural ventilation. | The proposed apartment depths are consistent with the ADG’s design criteria for Objective 4D-2 Apartment Size and Layout and their open plan design will maximise natural ventilation flow. | Yes |
| **4B-3 Natural Ventilation**The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4B-3 Natural Ventilation - Design Criteria**At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | South Apartment – 18/30 = 60%East Apartment – 18/30 = 60%West Apartment – 18/30 = 60%No cross through units are proposed. | YesNA |
| **4C-1 Ceiling Heights**Ceiling height achieves sufficient natural ventilation and daylight access. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4C-1 Ceiling Heights - Design Criteria**Measured from finished floor level to finished ceiling level, minimum ceiling heights are:Habitable rooms2.7m.Non-habitable rooms2.4m.Two storey apartments2.7m for main living area floor.2.4m for second floor, where its area does not exceed 50% of the apartment area.Attic spaces1.8m at the edge of room with a 30 degree minimum ceiling slope.If located in mixed use areas3.3m for ground and first floor to promote future flexibility of use. | 2.7m habitable ceiling height3.3m floor to floor. | Yes |
| **4C-2 Ceiling Heights**Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms. | Bulkheads will be minimised as much as possible. Flat ceilings will exist in living areas and bedrooms. | Yes |
| **4D-1 Apartment Size and Layout**The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. | This objective has been achieved through compliance with the applicable design criteria. | Yes |
| **4D-1 Apartment Size and Layout - Design Criteria**Apartments are required to have the following minimum internal areas:Studio35m².One bedroom50m².Two bedroom70m².Three bedroom90m².The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. | All of the proposed apartments comply with the minimum areas required by the design criteria. All habitable rooms have external walls containing glazing with a total minimum glass area of not less than 10% of the floor area of the room.  | Yes |
| **4D-2 Apartment Size and Layout**Environmental performance of the apartment is maximized. | This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4D-2 Apartment Size and Layout - Design Criteria**Habitable room depths are limited to a maximum of 2.5 x the ceiling height.In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | The proposed habitable room ceiling heights are 2.7m. 2.5m x 2.7m = 6.75m maximum permitted habitable room depth.The proposed habitable rooms (excluding open plan combined living, dining and kitchens) have maximum depths less than 6.75m.Southern Apartment – 8 of 30 units exceed the maximum depth of 8m from a window to the kitchen. Depths range from 8.319m to 8.972m.Eastern Apartment – 20 of 30 units exceed the maximum depth of 8m from a window to the kitchen. Depths range from 8.323m to 9.462m.Western Apartment – 9 of 30 units exceed the maximum depth of 8m from a window to the kitchen. Depth ranges from 8.344m to 9.11m. | No |
| **4D-3 Apartment Size and Layout**Apartment layouts are designed to accommodate a variety of household activities and needs. | This objective has been achieved through compliance with the applicable design criteria.  | Yes |
| **4D-3 Apartment Size and Layout - Design Criteria**Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space),Bedrooms have a minimum dimension of 3m (excluding wardrobe space).Living rooms or combined living/dining rooms have a minimum width of:One bedroom apartments3.6m.Two or three bedroom apartments4m.The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. | All bedrooms achieve a minimum area of 9m2. All living rooms achieve the minimum width of 4m, including one bedroom apartments.  | YesYes |
| **4E-1 Private Open Space and Balconies**Apartments provide appropriately sized private open space and balconies to enhance residential amenity. | This objective has been achieved through compliance with the applicable design criteria. | Yes |
| **4E-1 Private Open Space and Balconies - Design Criteria**All apartments are required to have primary balconies as follows:Studio apartments4m².One bedroom apartments8m² with a minimum depth of 2m.Two bedroom apartments10m² with a minimum depth of 2m.Three+ bedroom apartments12m² with a minimum depth of 2.4m.For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m. |  All ground floor apartments and proposed balconies comply with the minimum area and dimensions of the design criteria.  | Yes |
| **4E-2 Private Open Space and Balconies**Primary private open space and balconies are appropriately located to enhance liveability for residents. | The apartment terraces and balconies will be located adjacent to living areas, therefore extending the apartments’ living spaces. | Yes |
| **4E-3 Private Open Space and Balconies**Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building. | The design of balconies and their locations have been used to articulate each of the building facades to promote visual interest and reinforce vertical and horizontal architectural elements projecting from the façade. | Yes |
| **4E-4 Private Open Space and Balconies**Private open space and balcony design maximizes safety. | The design of the proposed balconies and terraces will achieve a good level of safety. | Yes |
| **4F-1 Common Circulation and Spaces**Common circulation spaces achieve good amenity and properly service the number of apartments. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | Yes |
| **4F-1 Common Circulation and Spaces - Design Criteria**The maximum number of apartments off a circulation core on a single level is eight.For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. | The maximum number of units on any level is 5.   | Yes |
| **4F-2 Common Circulation and Spaces**Common circulation spaces promote safety and provide for social interaction between residents. | Ground floor lobbies allow direct, clear and legible access from the street. Corridor lobbies are 3.36 metres wide, which is wide enough to allow incidental interaction between residents. | Yes |
| **4G-1 Common Circulation and Spaces**Adequate, well designed storage is provided in each apartments. | Adequate storage areas exist for all apartments.  | Yes |
| **4G-1 Common Circulation and Spaces - Design Criteria**In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:Studio apartments4m³.One bedroom apartments6m³.Two bedroom apartments8m³.Three+ bedroom apartments10m³.At least 50% of the required storage is to be located within the apartment. | Storage spaces are provided within units and within the basement at the rear of carparking spaces satisfying the design criteria’s numerical requirements. | Yes |
| **4G-2 Common Circulation and Spaces**Additional storage is conveniently located, accessible and nominated for individual apartments. | Secure basement storage is provided at the rear of carparking spaces within the basement levels. | Yes |
| **4H-1 Acoustic Privacy**Noise transfer is minimized through the siting of buildings and building layout. | Adequate building separation distances have been proposed to mitigate any potential noise impacts across from apartments. Internally, similar room types have been co-located where possible to mitigate noise transfer. | Yes |
| **4H-2 Acoustic Privacy**Noise impacts are mitigated within apartments through layouts and acoustic treatments. | The proposed layouts will adequately mitigate any potential noise impacts within apartments. | Yes |
| **4K-1 Apartment Mix**A range of apartment types and sizes is provided to cater for different household types now and into the future. | The proposed development consists of the following unit mix:South Apartment – Lot 658 x 1 bedroom units10 x 2 bedroom units12 x 3 bedroom unitsEast Apartment – Lot 709 x 1 bedroom units9 x 2 bedroom units12 x 3 bedroom unitsWest Apartment – Lot 718 x 1 bedroom units10 x 2 bedroom units12 x 3 bedroom units | Yes |
| **4K-2 Apartment Mix**The apartment mix is distributed to suitable locations within the building. | Apartment types are mixed throughout the development. | Yes |
| **4L-1 Ground Floor Apartments**Street frontage is maximized where ground floor apartments are located. | Direct street access to ground floor terraces is provided.  | Yes |
| **4L-2 Ground Floor Apartments**Design of ground floor apartments delivers amenity and safety for residents. | Each ground floor terrace is provided with fencing and landscaping to reinforce private areas from communal areas.  | Yes |
| **4M-1 Facades**Building facades provide visual interest along the street while respecting the character of the local area. | All facades are articulated and provide vertical and horizontal architectural elements to provide visual interest to the development. Balcony and private open space areas are grouped together to create a façade of contemporary terraces. | Yes |
| **4M-2 Facades**Building functions are expressed by the façade. | All building entrances are well defined through architectural elements to enable easy identification from the street. All facades are articulated and address each road frontage that they present to, with a focus of orientating and activating the facades of the eastern and western apartments that directly adjoin the central piazza.  | Yes |
| **4N-1 Roof Design**Roof treatments are integrated into the building designed and positive respond to the streets. | The development design is to create a façade of contemporary terraces overlooking the piazza. Whilst no variation to the height of the development exists, the ceilings of each upper floor balcony are lined with timber appearance cladding, which generates a visual perspective that these elements are higher that the adjoining parapets. | Yes |
| **4N-3 Roof Design**Roof design incorporates sustainability features. | Roof areas will be thermally insulated to maximise thermal comfort to the upper most apartments. In addition, the roof overhangs and deep balconies will enable walls to be shaded in summer months.  | Yes |
| **4O-1 Landscape Design**Landscape design is viable and sustainable. | Council staff have assessed the proposed landscaping design and consider it appropriate for the site and area. | Yes |
| **4O-2 Landscape Design**Landscape design contributes to the streetscape and amenity. | Street tree planting is proposed for all new roads and will establish the public domain and reinforce the new urban identity of the area. | Yes |
| **4Q-1 Universal Design**Universal design features are included in apartment design to promote flexible housing for all community members. | At least 20% of the apartments are capable of achieving the Liveable Housing Guidelines silver level. | Yes |
| **4Q-2 Universal Design**A variety of apartments with adaptable designed are provided. | 10% of all units have been designed to be adaptable. 3 units per each apartment have been designed as adaptable units. | Yes |
| **4Q-3 Universal Design**Apartment layouts are flexible and accommodate a range of lifestyle needs. | The development offers a diverse range of apartment types and areas. | Yes |
| **4U-1 Energy Efficiency**Development incorporates passive environmental design. | Passive environmental design features include large tree plantings for shading and enabling natural light to penetrate living rooms. | Yes |
| **4U-2 Energy Efficiency**Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer. | Buildings have been orientated to assist in solar gain and shading at different parts of the day. | Yes |
| **4U-3 Energy Efficiency**Adequate natural ventilation minimises the need for mechanical ventilation. | Natural ventilation is the predominant source of air intake. No mechanical ventilation to substitute for natural ventilation is required. | Yes |
| **4V-1 Water Management and Conservation**Potable water use is minimised. | Water efficient devices are proposed through BASIX Commitments.  | Yes |
| **4V-2 Water Management and Conservation**Urban stormwater is treated on site before being discharged to receiving waters. | The proposed stormwater management system has been designed with regards to the Camden Lakeside Rezoning: Water Cycle and Civil Infrastructure Assessment as per the requirements of Camden DCP 2011. | Yes |
| **4W-1 Waste Management**Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. | Waste storage areas are proposed within the basement and are hidden from public view. | Yes |
| **4W-2 Waste Management**Domestic waste is minimised by providing safe and convenient source separation and recycling. | Two waste and recycling chutes are provided per lift core within the development to allow the transfer of waste to storage areas within the basement for collection.  | Yes |
| **4X-1 Building Maintenance**Building design detail provides protection from weathering. | Robust building materials consisting of glazing and masonry have been selected for maintenance and durability. | Yes |
| **4X-2 Building Maintenance**Systems and access enable ease of maintenance. | Roof hatches provide access to all roof tops for plant and equipment maintenance.  | Yes |
| **4X-3 Building Maintenance**Material selection reduces ongoing maintenance costs. | Pre-finished robust materials have been chosen for external façade elements.  | Yes |