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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 building block addresses proposed new street frontages it will face, including the corner of each building. Buildings have been orientated on various axis to allow sunlight to penetrate the central communal open space area located on the ground, and northern, eastern and western facades. | Yes |
| **3B-2 Orientation**  Overshadowing of neighbouring properties is minimised during mid-winter. | The development site has an east / west orientation to Road No.1, which will result in some overshadowing to adjoining properties to the south. The development has further setback the upper two floors from lower levels of the buildings fronting Road No.1 to minimize the extent of overshadowing to future development to the south. Shadow diagrams indicate that solar access to southern adjoining properties and future development will be maintained from 9am to 12.00 midday. After this time, solar access will decrease and will impact on lower levels of future development, noting that no structures currently exist in proximity to future road No.1. | Yes |
| **3C-1 Public Domain Interface**  Transition between private and public domain is achieved without compromising safety and security. | Front fencing consisting of a solid base and open style atop is proposed to enclose 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 is reliant on the parent subdivision subject to DA/2016/1468/1 to create three lots and to construct roads and street tree plantings. As the location of the basement driveway for Lot 2 has now been determined, additional street tree plantings beyond that of the earlier subdivision approval are now proposed. In addition, landscaping is provided forward of ground floor terrace areas to enhance these areas of the development adjacent to the public domain. | 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. | A central communal open space area is provided, with fingers of communal open space extending south between buildings C and D. | 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). | Site Area – 5,148m2  Minimum requirement – 1,287m2  Proposed area – 1,304m2 / 5,148m2 - 25.3%  50% of the principal usable part of the communal open space area will receive sunlight between 11.30am and 3pm. | 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 provides a range of surfaces including an open turf areas to allow for passive and active recreation, hardstand areas, bbq facilities and tiered seating, with trees proposed throughout for shading opportunities. In addition, a children’s playground is proposed centrally within the communal open space area. The design of the communal open space area 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 along the northern perimeter of buildings, including a large continuous pocket of deep soil co-located with the central communal open space area. | Yes |
| **3E-1 Deep Soil Zones - Design Criteria**  Deep soil zones are to meet the following minimum requirements:  Site area <650m²  7% of site area.  Site area 650m²-1,500m²  Minimum dimensions of 3m and 7% of site area.  Site area >1,500m²  Minimum dimensions of 6m and 7% of site area.  Site area >1,500m² with significant existing tree cover  Minimum dimensions of 6m and 7% of site area. | Site Area – 5,148m2  Minimum Requirement – 360.36m2 / 7%  Minimum dimensions – 6m  Proposed Area – 841.38m2 / 16.3%  Minimum 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 between buildings on site and from the adjoining northern property boundary meets the visual privacy design criteria. | 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. | Building A to North (Adjoining Property)  Ground – 6m  Level 2 – 6m  Level 3 & 4 – 6m  Level 5 – 9m  Level 6 – 9m  Building E to North (Adjoining Property)  Ground – 6m  Level 2 – 6m  Level 3 – 4 – 6m  Level 5 – 9m  Level 6 – 9m  Between Buildings C – D  Ground – 12m  Level 2 – 12m  Level 3 & 4 – 12m  Level 5 & 6 – 18m | 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 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 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, which includes covered awnings and varying colours of the walled elements of the entry from the remaining façade of the development. All entrances are level to the footpaths or are provided with ramps to provide equitable access. | 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. | The basement entry point is located underneath Building D and is accessible from Road No.3. The basement entry point is located well away from lobby entry points and will have minimal conflict with pedestrians walking past or attending the site. | 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. | Two levels of basement parking are proposed, which provides for occupant and visitor parking. 32 bicycle spaces are provided within Basement Level 2. | 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 within 800 metres of Leppington Railway Station, which is the closest railway station to the development. Accordingly, off-street car parking has been provided in accordance with Camden Growth Centre Precincts Development Control Plan. | NA |
| **3J-2 Bicycle and Car Parking**  Parking and facilities are provided for other modes of transport. | Bicycle storage areas are provided upon Basement Level 2 in proximity to lifts. | 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 parking is proposed within basement levels, mitigating visual impacts of large hardstand areas. | 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. | 68/95 – 71.5%  13/95 – 13.6% | Yes |
| **4A-3 Solar and Daylight Access**  Design incorporates shading and glare control, particularly for warmer months. | Facades are articulated, with the eastern, western and northern façades provided with awnings above selected windows, creating shading opportunities to windows and 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. | 58/95 – 61%  Building A – Max 15.6m  Building B – Max 12.6m  Building C – Max 13.8m  Building D – Max 18m  Building E –Max 14m | Yes  Yes |
| **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 rooms  2.7m.  Non-habitable rooms  2.4m.  Two storey apartments  2.7m for main living area floor.  2.4m for second floor, where its area does not exceed 50% of the apartment area.  Attic spaces  1.8m at the edge of room with a 30 degree minimum ceiling slope.  If located in mixed use areas  3.3m for ground and first floor to promote future flexibility of use. | 2.7m habitable ceiling height  3.05m 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:  Studio  35m².  One bedroom  50m².  Two bedroom  70m².  Three bedroom  90m².  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 compliance with the applicable design criteria. | 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.  Building A – Maximum depth 7.805m  Building B – Maximum depth 7.785m  Building C – Maximum depth 7.89m  Building D – Maximum depth 7.975m  Building E – Maximum depth 7.975m | Yes |
| **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 apartments  3.6m.  Two or three bedroom apartments  4m.  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 of 1 bedroom apartments achieve the minimum width of 3.6m.  All living rooms of 2 and 3 bedroom apartments achieve the minimum width of 4m.  All cross through apartments achieve the minimum width of 4m, with the exception to Units A5.8, A6.3 (3.6m wide) and D1.1, which has a width of 3.6m at the eastern end of the unit, opposing a 4m wide living area on the western end of the unit. | Yes, with minor exceptions. |
| **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 apartments  4m².  One bedroom apartments  8m² with a minimum depth of 2m.  Two bedroom apartments  10m² with a minimum depth of 2m.  Three+ bedroom apartments  12m² 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 serviced by a lift is 3. | 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 and through to the central communal open space area. Adjacent to building lobbies are mail boxes and circulation areas to enable social 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 apartments  4m³.  One bedroom apartments  6m³.  Two bedroom apartments  8m³.  Three+ bedroom apartments  10m³.  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 car parking spaces within 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 |
| **4J-1 Noise and Pollution**  In noisy or hostile environments the impacts of external noise and pollution are minimized through the careful siting and layout of buildings. | Buildings B, C and D are orientated towards Road No. 1 and are impacted by traffic noise from Camden Valley Way to the south. Apartment design along the southern facade of Building C consists of dual balcony areas orientated to the north and south, with winter gardens to balcony areas fronting Road No. 1 (south) and open balconies facing internally towards the communal open space area.  The south west corner of Building B is provided with a winter garden to shield noise to balcony areas and bedroom windows and is limited to a corner unit upon every level, thus reducing the number of units being exposed to this noise source. The south east corner of Building D is also provided with similar design treatments to mitigate the impacts of noise from the southern noise source. | Yes |
| **4J-2 Noise and Pollution**  Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | To mitigate noise from Camden Valley Way and Ingleburn Road, winter gardens are proposed to enclose balcony open space areas for the for first four levels of the development, predominately along the southern façade and at the eastern and western corners of buildings B and D. | 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:  10 x 1 bedroom units  68 x 2 bedroom units  17 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, including adaptable units. | 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. | The development includes a range of building heights, upper floor setbacks, varying façade design and horizontal and vertical architectural elements projecting from the main façade to provide articulation and visual interest. Whilst the character of the area remains rural and no urban form is yet to be constructed, the design is considered to be of a high standard and of architectural merit and desirable in establishing the Leppington Town Centre. | 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. The development accentuates the corners at the south east and south west along Road No. 1 (collector road) through the use of glazed winter gardens creating urban markers at these corners. | Yes |
| **4N-1 Roof Design**  Roof treatments are integrated into the building designed and positive respond to the streets. | The roof design is integrated into the overall built form and massing of the proposal by stepping the roof form to reflect the topography of the site. In addition, corner elements of each building and the grouped winter gardens along the southern façade create a distinct four storey street wall, which creates the impression of a range of building heights through upper level setbacks. | 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. | 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. | Additional street tree planting beyond that approved under the parent subdivision application (DA/2016/1468/1) is proposed for all new roads and will establish the public domain and reinforce the new urban identity of the area. | Yes |
| **4P-1 Planting on Structures**  Appropriate soil profiles are provided. | Subject to further detailed design at the construction certificate stage, planter box volumes are to be in accordance with Table 5. | Yes |
| **4P-2 Planting on Structures**  Plant growth is optimized with appropriate selection and maintenance. | Suitable species have been chosen. | Yes |
| **4P-3 Planting on Structures**  Planting on structures contributes to the quality and amenity of communal and public open spaces. | Conditions of consent have imposed the requirement to introduce green walls as part of the development. | Yes |
| **4Q-1 Universal Design**  Universal design features are included in apartment design to promote flexible housing for all community members. | 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. | Eleven units (11.5%) of the total number of units) have been designed to be adaptable, which includes 2 and 3 bedroom 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 future streets (Road No.1, Road No.2 and Road No. 3) which enables facades to face different aspects and to receive 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. Some mechanical ventilation may be required to some units when windows are closed to meet internal noise criteria. | 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. | MUSIC Modelling results indicate that the development will exceed water targets required by Camden Growth Centre Precincts Development Control Plan. | Yes |
| **4W-1 Waste Management**  Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. | A bin holding room is located on the eastern façade at the ground level of Building D, which is accompanied by basement waste storage rooms to service the development.  The bin holding room has been concealed behind the basement ramp in a L shaped design, which reduces the extent of the bin holding room being visible from the public domain. | Yes |
| **4W-2 Waste Management**  Domestic waste is minimised by providing safe and convenient source separation and recycling. | Separate recycling cupboards and waste chutes are provided 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. In addition, awnings have been provided over selective windows upon the eastern, western and northern facades to protect window openings. | Yes |
| **4X-2 Building Maintenance**  Systems and access enable ease of maintenance. | Service areas of the development, which include lifts, plant rooms and waste rooms are easily accessible to allow routine maintenance to be undertaken. | Yes |
| **4X-3 Building Maintenance**  Material selection reduces ongoing maintenance costs. | A combination of finished and pre-finished robust materials have been chosen for external façade elements. This includes large areas of brickwork. | Yes |