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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. | Buildings C9, C10 & C11, which contain residential apartments above ground floor business premises, food and drink premises and a shop positively address the streetscape with large window openings and balconies overlooking the public domain and The Hermitage Way. Consideration of building separation and the height of other development upon the site has been made to ensure that solar access to living areas and private open space areas to residential apartments meets solar access requirements. | Yes |
| **3B-2 Orientation**  Overshadowing of neighbouring properties is minimised during mid-winter. | Buildings C9, C10 and C11 have an east / west orientation to The Hermitage Way, which will result in some overshadowing to adjoining properties to the south at 9am and to Gledswood Hills Primary school to the east late in the afternoon. However, shadow impacts are limited to the southern road reserve of The Hermitage Way and to future front setback areas of future stages of the Entertainment Precinct. Some overshadowing occurs at the south west corner of the Gledswood Hills Primary school commencing at 2pm. | Yes |
| **3C-1 Public Domain Interface**  Transition between private and public domain is achieved without compromising safety and security. | No ground floor private open space or communal open space exists, with security controlled access into residential sections from lobby areas and to the basement. | Yes |
| **3C-2 Public Domain Interface**  Amenity of the public domain is retained and enhanced. | Landscaping is used to soften the building edges and surround the buildings with new street trees, landscaped planters and trees located in the deep soil area between buildings C10 and C11. Lobbies are orientated and address open space pathways that connect to the main open space area behind the shop top housing buildings. | 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. | An allocated and defined area of communal open space is not proposed for the residential development. The location of residential apartments is situated adjacent to a large publicly accessible open space area containing a village square and playground, which will be surrounded by a vibrant entertainment precinct, which will contain a cinema, various food and drink premises, a gymnasium and aquatic centre and shops. | No, but acceptable. |
| **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). | Communal open space has not specifically been provided for the residential buildings. In lieu of a designated communal open space area, the development is surrounded by a large publicly accessible area of 4,339m2 open space. | No, but acceptable. |
| **3D-4 Communal and Public Open Space**  Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. | The proposed central open space area is well connected to the surrounding pedestrian network, proposing accessibility through wide view corridors east and west and north and south through the site. A central playground is proposed, with seated areas, surrounded by an array of shops, and dining options, an aquatic centre and a cinema to provide diversity, activity, and recreational options for all ages. | 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. | This objective has been achieved through partial compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | 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. | Deep soil areas have not been specifically allocated to the residential apartments, with deep soil areas proposed within the open space area. Precinct C is the predominate retail and civic core of the Entertainment Precinct, with some apartment buildings. Given the proximity and accessibility of the surrounding public open space, and the extent of basement car parking to provide for the precinct, it is considered acceptable in this instance to not have specific deep soil areas assigned to residential development.  Proposed Lot 3 – Stage C – 752m2 / 14,744m2 – 5%. Areas of 6m provided. | No, but acceptable. |
| **3F-1 Visual Privacy**  Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | This objective has been achieved through compliance with the applicable design criteria, supplemented by consistency with the applicable design guidance. | 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. | C9 – C10 Level 1 – 12m  C9 – C10 Level 2 – 12m  C9 – C10 Level 3 – 12m  C10 – C11 Level 1 – 30.65m  C10 – C11 Level 2 – 30.65m  C10 – C11 Level 3 – 30.65m  Proposed apartment buildings are centrally located within the development site and do not share property boundaries with other residential buildings.  Building C11 has privacy screens to the northern façade upon levels 1, 2 and 3 to enhance privacy, with building separation to the adjoining building C5 (food and drink premises) varying between 7 and 7.4 metres. The use of screens preserves the privacy of future occupants and is an acceptable solution from a non-residential building form within a mixed use precinct. | 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. Minor use of privacy screens is proposed upon the northern façade of Building C11 to retain privacy from non-residential buildings. | Yes |
| **3G-1 Pedestrian Access and Entries**  Building entries and pedestrian access connects to and addresses the public domain. | Building lobbies are activated with glazing and are orientated towards open space areas. | Yes |
| **3G-2 Pedestrian Access and Entries**  Access, entries and pathways are accessible and easy to identify. | Pedestrian pathways leading to lobbies are delineated with different pavement colours and patterns from public domain areas aiding in building entry identification. Proposed architectural elements are used to distinguish building entry points through the use of glazed lobbies and awnings. | Yes |
| **3G-3 Pedestrian Access and Entries**  Large sites provide pedestrian links for access to streets and connection to destinations. | An east-west and north–south, publicly accessible pedestrian link is provided through the middle of the site, connecting to existing streets and to the future local street, ‘The Greenway’. | 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. | Vehicle access is obtained via Huntington Street from an access road that leads to a basement level below the buildings. The access road and basement ramp have minimal conflicts with pedestrians. | 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. | A single level of basement parking is proposed, which provides for occupant and visitor parking, including bicycle storage areas. | 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 less.  The car parking need for a development must be provided off-street. | The development site is not located within the subject criteria. Car parking for the development has been provided in accordance with Camden DCP 2019 requirements. | NA |
| **3J-2 Bicycle and Car Parking**  Parking and facilities are provided for other modes of transport. | Significant storage areas are provided within the basement level for the storage of bicycles. | Yes |
| **3J-3 Bicycle and Car Parking**  Car park design and access is safe and secure. | All residential car parking is provided within the basement level, 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 the basement level, mitigating visual impacts of large hardstand areas. | Yes |
| **3J-5 Bicycle and Car Parking**  Visual and environmental impacts of on-grade car parking are minimised. | At grade parking is proposed adjacent to Providence Street for parking for visitors of the Entertainment Precinct. This carpark contains pergola structures with planting atop to provide shade to reduce heat island effects and to minimize visual impacts to this hardstand area. | 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. | C9 – 14/20 = 70%  C10 – 14/20 = 70%  C11 – 17/23 = 73.9%  C9 – 3/20 = 15%  C10 – 3/20 = 15%  C11 – 3/23 = 13% | Yes  Yes |
| **4A-3 Solar and Daylight Access**  Design incorporates shading and glare control, particularly for warmer months. | Angled vertical blade louvres are proposed upon the northern façade of Building C11 to assist in shading opportunities. | 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. | C9 – 12/20 = 60%  C10 – 12/20 = 60%  C11 – 14/23 = 60.8%  No cross over or cross through apartments are proposed. Buildings propose numerous corner units that are cross ventilated. | 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  3.3m Floor to floor height  A floor to floor height of 4.5m is proposed upon the ground level of the shop top housing apartment buildings. | 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 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 open plan combined living, dining and kitchens have maximum depths less than 8m from a window. | 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 master bedrooms achieve a minimum area of 10m2, and all other bedrooms achieve a minimum area of 9m2.  All living rooms achieve the minimum width of 3.6mm for one bedroom apartments.  All living rooms achieve the minimum width of 4m for 2 and 3 bedroom apartments.  No cross over or cross through apartments are proposed. Buildings propose numerous corner units that are cross ventilated. | Yes  Yes  Yes |
| **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 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. | Apartment 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 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. | C9 / C10 – Max. 7 units  C11 – Max. 8 units. | 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 to public domain areas. Adjacent to building lobbies are mail room’s and circulation space to enable social interaction and greeting opportunities 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 level 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 additional basement storage is provided at the rear of car parking spaces at the western end of the basement level. | 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:  27 x 1 bedroom units  34 x 2 bedroom units  2 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 |
| **4M-1 Facades**  Building facades provide visual interest along the street while respecting the character of the local area. | The development’s design intent is to create a contemporary reinterpretation of iconic architectural forms from the Camden region, which overlooks a large publicly accessible village square to establish a village feel.  The development is definedby vertical lines and variation in building materials, predominately consisting of dark brick work, large windows, and prominent indentations at the corners of balcony areas. | Yes |
| **4M-2 Facades**  Building functions are expressed by the façade. | The façade differentiates between the ground floor business areas, which propose floor to floor glazing to activate the ground level. Upper levels are proposed with dark brickwork, with large window openings and balconies to express residential sections of the building. | Yes |
| **4N-1 Roof Design**  Roof treatments are integrated into the building designed and positive respond to the streets. | The upper level proposes colourbond pitch roof forms with dormer windows. | Yes |
| **4N-2 Roof Design**  Opportunities to use roof space for residential accommodation and open space are maximized. | Dormer windows are proposed to buildings C9 and C10. | Yes |
| **4N-3 Roof Design**  Roof design incorporates sustainability features. | Solar panels are proposed upon the roofs of shop top housing buildings C9, C10 and C11 in accordance with BASIX Commitments. BASIX prescribes that the photovoltaic system upon the roofs of the C9, C10 and C11 buildings are to achieve a minimum rated electrical output of 5.0 peak kW. | 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. | Landscaping is used to soften the building edges and surround the buildings with new street trees, landscaped planters and trees located in the deep soil area between buildings C10 and C11. | Yes |
| **4P-1 Planting on Structures**  Appropriate soil profiles are provided. | Subject to further detailed design at the construction certificate Stage, soil depth and 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. | Suitable species have been chosen based on soil depths and planter box volumes to enable shading and visual enhancement of public open space areas. | Yes |
| **4Q-1 Universal Design**  Universal design features are included in apartment design to promote flexible housing for all community members. | 20% of the total number of 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. | Yes |
| **4Q-3 Universal Design**  Apartment layouts are flexible and accommodate a range of lifestyle needs. | The development offers a range of apartment types and areas. | Yes |
| **4S-1 Mixed Use**  Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. | The ground floor of Buildings C9, C10 and C11 is highly activated with floor to floor glazing providing active frontages to The Hermitage Way and surrounding public open space areas. | Yes |
| **4S-2 Mixed Use**  Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. | Residential access to the basement level and lobby areas are segregated from commercial areas. | Yes |
| **4T-1 Awnings and Signage**  Awnings are well located and complement and integrate with the building design. | Awnings are proposed to each façade to provide weather protection and shading. The awnings complement the built form and ensure that the ground floor storey is relatable to human scale for pedestrians. | Yes |
| **4T-2 Awnings and Signage**  Signage responds to the context and desired streetscape character. | Proposed signage is sized efficiently and proportionate to the façade that it is proposed upon. | Yes |
| **4U-1 Energy Efficiency**  Development incorporates passive environmental design. | The development meets the requirements of 4A for solar and daylight access and provides sufficiently sized balcony areas to allow clothes drying if desired. | 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 development meets the requirements specified within the Turner Road Precinct DCP and Council’s specifications. | 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. | Waste and recycling bins within designated holding rooms are provided adjacent to lifts for convenient access and disposal of waste and recycling. | 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. | Stair access is provided to the plant and machinery level provided within the roof space to enable maintenance. | Yes |
| **4X-3 Building Maintenance**  Material selection reduces ongoing maintenance costs. | Pre-finished robust materials have been chosen for external façade elements. | Yes |