

5.3 Performance Controls

5.3.1 Solar access

- 90% of the principal area of private open space for each dwelling must receive a minimum of 3 hours sunlight during daylight hours on June 21; (note exception is 3 units in Heritage Precinct bringing 84% compliance required for Heritage Precinct);
- At least 70% of residential units must have one living room that has at least 3 hours of sunlight reaching glazing to that room during daylight hours on June 21;
- 20% of the area of a development's principal communal garden spaces should receive a minimum of 3 hours sunlight during daylight hours on June 21;
- Otherwise to comply with SEPP 65 requirements.

Note: All shadow diagrams Section 5.1.5 are taken from 9am, 12pm and 3pm as required.

5.3.2 Visual Privacy

- Minimise direct overlooking of principal living rooms and private open spaces of other dwellings by appropriate planning of dwelling layouts and associated garden spaces;
- Where habitable rooms have a direct outlook onto neighbouring habitable rooms above ground level and are not separated by a distance of at least 12 m, the designer must:
 - offset windows to limit views, or
 - incorporate appropriate screening, or
 - specify sill heights of 1.6m above floor level, or
 - design angled bay windows to prevent direct views, or
 - install obscure glazing to parts of an opening below 1.6m above finished floor level.
- Windows and balconies above ground level must be designed to prevent overlooking of more than 50% of the private open space of a lower level dwelling directly below.
- Follow separation and privacy guidelines in the SEPP65 NSW Residential Flat Design Guide as minimum design standards for Independent Living Units.

5.3.3 Acoustic Privacy

- Common walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia;
- The noise level from mechanical plant, including air conditioning units and pool filtration units must not exceed 5dBA above ambient background noise level measured at the property boundary.
- Dwellings affected by noise from Victoria Street, Queen Street or Clissold Street shall be designed in accordance with AS3671-1989: Acoustics - Road traffic noise intrusion - Building Siting and Construction;



Figure 5.3.2
Site setbacks from proposed new work to neighbouring properties.



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5.3.4 Independent Living Unit Size and Mix

- The dwelling types provided in the Cardinal Freeman Village Concept Plan should address social issues of senior’s household sizes and sustainable building typologies that maximise the efficient use of urban capable land.
- Multi-unit ILU buildings must comply with the NSW Residential Flat Design Guidelines.
- To address the issue of housing affordability, the following typical apartment sizes (internal area) apply -
 - Studio 48 to 55 sqm
 - 1 bedroom 50 to 70 sqm
 - 1.5 bedroom 71.5 to 79 sqm
 - 2 bedroom 80 to 85 sqm
 - 2.5 bedroom 87.5 to 93 sqm
 - For any additional bedroom over + 20 sqm
- These sizes exclude associated outdoor spaces and basement storage to meet the requirements of Section 5.3.10
- Cross-over or cross-through apartments greater than 15m in depth must have a minimum clear internal dimension of 4m;
- The maximum internal depth of any single orientation apartment is 8m;
- Double-loaded access corridors are discouraged unless servicing cross-over or cross-through apartment types;
- The maximum number of apartments per floor accessible from a single core is limited to 6 (5 preferred), except where apartments are cross-over or cross-through types. Foyers are to be naturally lit and ventilated ie no internal types permitted.

NOTE: The exception is to the Care Precinct where plenums are permitted to achieve cross-through ventilation to foyers.
- Numbers indicated for unit mix in Table 5.3.4 are indicative. A variation of +/- 5% between categories may be expected.

	PRECINCT	TOTAL UNIT Nos	TOTAL NUMBER OF BEDS									
			Studio %	Units	1 %	Units	1+ %	Units	2 %	Units	2+ %	Units
Retained	Serviced Apts	49			100%	49						
	South West	56			25%	14	61%	34	14%	8		
	Glentworth House	23	35%	8	48%	11	17%	4				
	BLGs A + B	36			33%	12	11%	4	56%	20		
TOTAL TO BE RETAINED		164	5%	8	52%	86	26%	42	17%	28		
New	CARE	46			37%	17	30%	14	24%	11	9%	4
	VICTORIA 1	61			43%	26	10%	6	44%	27	3%	2
	VILLAGE GREEN	58			36%	21	21%	12	34%	20	9%	5
	VICTORIA 2	42			62%	26	19%	8	19%	8	0%	
	HERITAGE	18			0%		33%	6	67%	12	0%	
TOTAL NEW		225			38%	90	26%	46	31%	78	5%	11
TOTAL COMBINED		389	2%	8	45%	176	23%	88	27%	106	3%	11

Note : Building Q3, Village Green Precinct contains 1 Guest Studio. This has not been included in the unit numbers as it is non-residential

Figure 5.3.4 ILU mix