5.3 Performance Controls

5.3.5 Amenity

Designers should seek to maximise the amenity of all dwellings - complying with the following standards as a minimum:

- All common access corridors to ILU buildings must receive natural light and be naturally ventilated.
- All common access corridors to ILU buildings must be screened and semi enclosed.
- ILUs must demonstrate the following :
  - Dual aspect for 60% of all dwellings
  - Any single orientation apartments should have secondary daylight and cross ventilation via plenums, high windows, operable skylights and the like
  - Natural ventilation for 30% of all bathrooms
- Comply with or exceed the following minimum finished floor to finished ceiling heights -
  - ground floor in communal use building 3.0m, 3.5m preferred and minor bulkhead intrusions permitted
  - habitable rooms 2.7m
  - non habitable rooms 2.4m
- If provided, the level of air conditioning bulkheads must comply with these minimum ceiling heights;
- South facing single orientation apartments are not permitted with the exception of a maximum of 3 ILUs in the Heritage Precinct where Heritage objectives take priority;
- At least one balcony, terrace, verandah, loggia or deck with a minimum clear depth of 2.25m must be provided to each dwelling where direct access to ground level private open space is not available;
- A tap should be provided on all open spaces that are accessible from a major living space;
- Lightweight pergolas, sunscreens, privacy screens and planters are permissible on roof terraces, provided they do not increase the bulk of the building and comply with the mandated height controls;
- Any intention to service a building with air conditioning must be declared in a planning application. No dwelling is to rely on air conditioning to provide adequate thermal comfort levels to occupants. The following must be provided in all air conditioned buildings:
  - Compressible seals/weatherstripping to external doors and operable windows;
  - Fully sealed gaps around windows, doors and openings and to all wall and floor junctions;
  - Self closing dampers or high density filters to exhaust fans;
  - Imperforate ceiling diffusers to skylights;
  - Sealing and insulation to all ductwork and refrigerant lines.
- All ILU buildings must have:
  - minimum 3.5 star Greenhouse Score water heater;
  - non potable water supply for toilet flushing and garden irrigation;
  - external clothes drying areas (balconies permitted).
- All interior paints, adhesives and carpets must have low VOC content.
- All interior joinery made from composite wood should have low or no formaldehyde content.
- The use of PVC should be avoided wherever possible.

5.3.6 Environmentally Sustainable Design

The Cardinal Freeman Village Stage 1 Concept Plan is committed to exceeding the current statutory requirements for environmental design as follows.

- Every development application must be accompanied by a BASIX certificate and BCA Section J Certificate where applicable that outlines compliance with the following for each dwelling:
  - 60% reduction in potable water use
  - 40% reduction in energy consumption (apartments)
- Water fixtures must have the following minimum WELS ratings
  - Toilets 4 star WELS rating
  - Basins/Sinks 4 star WELS rated tap
  - Showers 3 star WELS rated showerhead
  - Dishwasher 3 star WELS rated
  - Washing machine 4 star WELS rated
- Every dwelling must incorporate passive solar design principles and allow for cross ventilation. Window and door placement and operation should be designed to allow night time ventilation without compromising security.
- All ILU buildings are required to have:
  - rain water for non potable supply for toilet flushing and garden irrigation
  - minimum 3.5 star Greenhouse Score water heater, and
  - an external clothes drying area (balconies permitted).
- Provide gas boosted solar hot water systems.

5.3.7 Security and Crime Prevention through Environmental Design (CPTED)

The proposed concept will maximise opportunities for increased safety and crime prevention through the site through the following passive design strategies:

- Buildings should be designed to provide casual surveillance of public and internal streets, pathways and common garden areas.
- Footpaths, landscaped areas and driveways must provide opportunities for surveillance and allow safe movement of residents around the site.
- High walls around residential buildings and parking structures which obstruct views into the development should be minimised where topography dictates disabled access requirements.
- Dwelling and building entries must be well lit and visible from the pathways on public or internal streets.
- Shared entries and lobbies should serve a minimum number of dwellings and be lockable, with controlled access operated from within each dwelling.
- The demarcation between public, communal and private areas is to be clearly recognisable, throughout the Cardinal Freeman Village site.
- All visitor parking is to be located on the internal streets with clear lines of sight.

Additionally, the following active systems will be in place to complement the passive strategies:

- ILU buildings must have adequate lighting in common areas, stairwells and lifts.
- CPTED principled security lighting to ameliorate any potentially furtive spaces.
- Secure car parking is to be provided in the basements of ILU buildings for residents.
- On-site 24hr security staff (based in the RACF).
- Electronic access control to ILU building foyers.
- Electronic proximity reader to access underground car parks.
- Video intercom to ILUs.
- CPTED and SEPP HSPD compliant landscape lighting strategy.
- CCTV monitoring to village entries.
- Alarms integrated with the pendant/call system supplied to all residents (eg doctor's safety line or similar).

5.3 Performance Controls

5.3.8 Waste Management

- A Waste Management Plan consistent with Ashfield City Council's Waste Management Plan is to be submitted with each planning application.
- Waste Management practices for ILU Buildings should be generally consistent with Better Practice Guide for Waste Management in Multi Unit Dwellings, Resource NSW and Ashfield DCP: Planning for Less Waste.
- Waste storage facilities for garbage and recycling containers in ILU Buildings and RACF are to be provided either in a centralised garbage/recycling room accessible to garbage compactors or in a facility where bins can be easily wheeled to the street for collection. The maximum preferred grade for manual bin carting is 1:14.
- The location and design of waste collection facilities are to be recessive when viewed from public places. Any waste facilities located between the front alignment of any building and any public street or open space must be in a screened enclosure.
- Provide separate waste collection areas for residential and any commercial waste.
- All kitchens and communal laundries must be provided with facilities that enable waste to be divided and sorted into different waste streams to encourage the composting and recycling of materials.
- The CFV site must have a landscaped area or areas that are able to provide for on-site composting and/or a worm farm.
- Also see section 4.8.6 for locations of waste areas.

5.3.9 Storage

- Provide storage to comply with SEPP Senior Living requirements.
- Potential communal dining areas to have indicative storage spaces allocated.
- The minimum dwelling sizes in Section 5.3.5 exclude storage provision located in a basement or elsewhere.
- Storage additional to kitchen. linen and bedroom cupboards can be either on the same level as the ILU, within the ILU and/ or located in secure cages/rooms in the basement.
- Car parks can be fitted with over-bonnet containers arranged through one supplier by Aevum.
- All water, sewerage, recycled (grey) water, electricity, gas, and telecommunications connections are to be provided in accordance with the requirements of the relevant utility provider.
- All meter boxes are to be located in positions that are accessible to each utility provider as required - but should be screened from public streets and open spaces.
- All mailboxes are to be provided in accordance with the delivery requirements of Australia Post.
- ILU buildings and RACF should be provided with a common television/radio antennae or receptor.
- Satellite receiver dishes are not permitted to be installed where they will be visible from the public domain.
- Provide a 24-hr monitored Nurse Call/Call Alert system.

5.3.10 Public Street interfaces

Although privately owned, front garden areas have a strong impact on the quality of the public domain and are an important contribution that each individual building makes to the character of the street in which it is situated.

- Provide gardens and landscaped areas at the front of buildings to contribute to the quality of streets and public spaces in accordance with the dimensions of the Setback requirements of Section 5.5.
- Minimise the presence of vehicular access and parking in front garden areas.
- Wherever possible, permeable surface treatments should be used for off street parking spaces and driveways.
- Lightweight canopy parking structures are permitted in areas where a setback of 5.5m or more is required. These must be predominantly open in character - and may include permeable screen walls for enclosure. Solid walls and doors are not permitted.
- Front gardens will be fenced along the street boundaries by the existing stone and wrought iron fence along Victoria Street/Clissold Street; the existing stone wall along Clissold Street/Queen Street and cement rendered wall along Seaview Street. Fence heights must be consistent along each street interface and consistent with the interpretation of heritage requirements.
- Minimise the use of water-dependant turfed areas in the public domain street interface. Such surfaces are more suited to the larger scale recreational areas and should be minimised in front street setbacks.
- This plan promotes the use of local endemic species in the public domain and public domain interface, however exotic species are also permitted. Small productive herb, vegetable or picking gardens are also permitted in front and common garden areas.
- Front gardens should be maintained to an extremely high standard at all times. Aevum Ltd management of a minimum of 50% of the front garden landscape as a common area is encouraged.
- Garden structures such as gazebos, clothes lines, play equipment, swimming pools, spa baths, water storage tanks and the like are prohibited in front garden areas.
- Way-finding through the site will be improved by the rationalised siting of buildings that provide clear view corridors together with an integrated network of braille and tactile signage. All signage will be considered and located at strategic sightlines.
- Service structures will be positioned within the landscape zone. Vegetation to be used to screen services, material choices to compliment selected building materials, colours and landscape selection.

5.3.11 Street Address

Cardinal Freeman Village provides the unique opportunity to provide clear street addresses for proposed buildings adjacent to three major street addresses in Ashfield.

- All street frontages are to have primary articulation within the structural zone.
- Numbering and signage is to be clear, visible (Braille and tactile) for easy wayfinding from all street addresses through the site.
- Letterboxes to be located in easily accessible, protected areas that can be easily accessed by residents and mail delivery personnel.
- Internal streets to be named and clearly signposted at junctions with public streets.
- All pathways - internal as well as those addressing street frontages - to provide clear way-finding throughout the village.

5.3 Performance Controls

5.3.12 Communal Space interfaces

The proposed Village Green buildings Q2 and Q3 and lower ground floor of the Chapel (undercroft) form the hub and focal point for all activities and organised social interactions within the Cardinal Freeman Village.

They are linked by all main pedestrian paths creating a networked route to every building on the site.

This hub is focused around the Village Green Park - centrally located, high quality landscape, accessible park - that promotes any outdoor activity from formally organised activities to informal/chance social gatherings to occur.

- The Village Green Park integrates seamlessly with the community spaces and residential ILUs defining it.
- It responds to heritage objectives by providing curtilage for the Chapel.
- It provides the social hub for the Village.

Glentworth Garden - is the re-instated heritage garden that will provide a much needed curtilage to Glentworth House as well as provide a important secondary communal space at the south-eastern corner of the site.

Front garden areas and private landscape areas - have a strong impact on the quality of Cardinal Freeman Village where they are located adjacent to communal spaces in the site.

Communal open spaces within the site have a specific landscape character in particular where they provide curtilage for heritage items on the site. For this reason, private garden areas that are located adjacent to communal landscape spaces are controlled in this Concept Plan.

- Private garden spaces adjacent to communal landscape areas must comply with the retaining wall types as specified in Section 4 - at any point where the communal landscape level is set below the level of the private garden or terrace;
- Front gardens should be maintained to an extremely high standard at all times. For ILU buildings, management of a minimum of 50% of the front garden landscape as a common area of the facility is encouraged.

5.3.13 Private open spaces

Private open spaces should be flexible and allow for the personalised enjoyment of residents. As such their design and use is subject to fewer controls than those areas in the public domain interface.

Central gardens can also contribute to the public domain through the provision of tree planting and contiguous areas of soft landscaping that enable stormwater infiltration.

- Provide gardens that relate to the primary habitable rooms of dwellings to provide strong relationships between interior and exterior spaces and maximise the amenity of dwellings.
- Maximise infiltration and reduce urban run-off by the provision of soft landscaping and permeable surfaces wherever possible.
- Tree planting should generally be in scale with the garden space in which it is located.
- Fences are not permitted but landscape can be used to delineate private courtyard spaces that residents wish to personalise.
- Personalisation of private courtyard spaces is encouraged.
- Keeping of pets would be subject to the management policy of Aevum Ltd.
- Selection of landscape species to minimise the requirement for watering.