

Burwood Place - ADG compliance table

Revision : C 25/07/2024

		DA Approved		Section 4.55	
PART 1 – IDENTIFYING THE CONTEXT					
DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/ NO/NA	NOTES	COMPLIES YES/ NO/NA	NOTES
1A – Apartment Building Types					
1A - 1	Generic apartment building types can help determine the appropriate scale of future built form, communicate the desired character of an area and assist in the testing of envelopes.	NA (Advice Only)	This is an advisory note in the Design Guide only to classify Apartment types. The new units would be classified as Tower apartments within a Hybrid Development under the Guide definitions. The proposed development is located in dense urban area and presents itself as a strong vertical landmark.		Consistent with DA approval
1B – Local Character & Context					
1B - 1	The process of defining the context’s setting and scale helps to establish parameters for how new buildings should respond to and enhance the quality and identity of an area.	NA (Advice Only)	The development is situated along Railway Parade, South-West of the Burwood Railway Station and the Town Centre. The development is in close proximity to an existing low to medium residential zone to the West. The main arterial route, Burwood Road lies East and prominently features low rise brick buildings. The residential developments directly adjacent to the North and South of the site are high density tower apartments that range from 11 – 25 storeys. Directly west of the site is an existing school – Burwood Public School and a heritage listed building – Burwood Council Chambers. The siting, setbacks and the architectural treatment of the proposed development has hence, been carefully considered to be sympathetic to the diverse surrounding context.		Consistent with DA approval
1C – Precincts & Individual Sites					
1C - 1	A development on an individual site should carefully respond to its adjacent neighbours. A large-scale precinct development should provide a clear structure of new streets, a public domain and opportunities for growth.	NA (Advice Only)	This is an advisory note in the Design Guide only to classify the nature of the development and the desired future character. The development can be defined as a precinct under the guide definitions. The proposed tower apartments will provide a major through site link that extends the Burwood Town Centre westward. Pockets of generous, open and accessible public space are created throughout the site to strengthen the public amenities offered. The tower forms have been carefully considered to minimise overshadowing on its Southerly neighbours.		Consistent with DA approval
PART 2 – DEVELOPING THE CONTROLS					
DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/ NO/NA	NOTES	COMPLIES YES/ NO/NA	NOTES
2A – Primary Controls					
2A - 1	Primary development controls are utilised to manage the scale of the development so that it relates to the context and the desired future character of the area.	NA (Advice Only)	This is an advisory note in the Design Guide to identify the primary controls from 2B through to 2H.		Consistent with DA approval
2B – Building Envelopes					
2B - 1	Building envelopes help to establish the scale of future developments in terms of moderating bulk and height relative to the street, the public	NA (Advice Only)			Consistent with DA approval
2C – Building Height					
2C - 1	Building heights are key to informing decisions about daylight and solar access, roof design and use, wind protection and residential amenity.	NA (Advice Only)	The maximum tower height in the development stands at 144 m which sits within the height controls outlined under the Burwood LEP. The steps on the towers are driven by the solar planes in the Burwood DCP		Consistent with DA approval
2D – Floor Space Ratio (FSR)					
2D - 1	FSR is the relationship of the total Gross Floor Area of a development relative to the total site area. This measure aims to ensure that the development aligns with the desired density of the local area.	YES	The proposal complies with the permissible maximum FSR of 10.54:1 This includes and a FSR of 7.16:1 for the residential component and 3.38:1 for the non residential component		Consistent with DA approval
2E – Building Depth					
2E - 1	Range of appropriate maximum apartment depths of 12m - 18m max from glass line to glass line. Where greater depths are proposed, demonstrate that indicative layouts can achieve acceptable amenity with room and apartment depths.	YES	All apartments are either single aspect or corner apartment. The depth of this apartments range from 6 to 10 meters.		Consistent with DA approval
2F – Building Separation					
2F - 1	Minimum separation distances for buildings are: Up to four storeys (approximately 12m): - 12m between habitable rooms/balconies - 9m between habitable and non- habitable rooms - 6m between non-habitable rooms Five to eight storeys (approximately 25m):	YES (With Justification)	Most of the buildings have 24 metres separation or greater. When the building separation is lower than 24 metres mitigation systems have been applied such as louvres or vertical fins. This occurs in the following cases: South façade of Tower A. Building separation between + 18 m. Louvres have being applied to levels 4-19 to provide visual privacy to the neighbours on the south. East façade of Tower A. Building separation between 21-24 m. Perforated panels have being applied to balconies to provide visual privacy to the neighbours on the east. South façade of Tower B. Building separation between 18-24 m. Louvres and planters have being applied to levels 7-20 to provide visual privacy to the neighbours on the south. South façade of Tower E. Building separation between 18 m. Vertical fins have being applied to levels 3-11 to provide visual privacy to the		

Burwood Place - ADG compliance table

Revision : C 25/07/2024

	- 18m between habitable rooms/balconies - 12m between habitable and non- habitable rooms - 9m between non-habitable rooms Nine storeys and above (over 25m): - 24m between habitable rooms/balconies - 18m between habitable and non- habitable rooms - 12m between non-habitable rooms		neighbours on the south. South façade of Tower D. Building separation between 12 m distance to Tower E. Louvres and planters have being applied to levels 8-15 to provide visual privacy to the commercial tower.		Consistent with DA approval
2G – Street Setbacks					
2G - 1	Street setbacks are used to establish the alignment of buildings along the street frontage. Combined with building heights and road reservation, street setbacks can help enhance the quality of the public domain.	Yes	The development complies with the site specific DCP and provides: Block 01: 7 metres of primary set back 3 metres of secondary setback Block 02: 6 metres of primary set back 3 metres of secondary setback		Consistent with DA approval
2H – Side & Rear Setbacks					
2H - 1	Side and rear setbacks are related to the height of the building and helps to achieve amenity for new developments on adjacent sites.	Yes	The development complies with the site specific DCP and provides: Block 01: Tower A - 5 metres set back to the east Tower B - Over 23 metres tower setback to the west Tower A and B - 8 metres rear tower setback Block 02: Tower C - Over 7 metres set back to the east Tower D - 3 metres setback to the west. Tower E - 3 metres rear setback Tower C - over 10 metres rear setback The podium setback varies to engage and create new public spaces at ground level. The podium setback to the west has been reduced from 3 metres to 0 metres following the DRP advise to create a more civic presence facing the library park. The lower 3 levels of the Tower D, which have a commercial use, also have nil setback to the west aligning with the podium below, engaging with the park and giving a recessive feeling to the residential component of Tower D above.		Consistent with DA approval
PART 3 – SITING THE					
DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/ NO/NA	NOTES	COMPLIES YES/ NO/NA	NOTES
3A – Site analysis					
3A - 1	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	YES	A detailed site analysis (Refer to drawing: AR-DA-1105 - SITE ANALYSIS) has been prepared as part of the DA submission and includes detailed site analysis drawings outlining how the proposed building responds to its local context and a detailed Architectural Design Report which outlines how the proposed design responds to the relevant major site specific issues (Refer to separate Architectural Design Report). Shadow Diagrams have also been produced showing proposed shadows cast by the proposed development and solar access report has been prepared by an external consultant (RWDI).		Consistent with DA approval
3B – Orientation					
3B - 1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	YES	The position of the towers respond to the orthogonal grid of Burwood town centre. The north south orientation of the buildings allows for either east or west facing apartments maximising the solar access in the development.		Consistent with DA approval
3B - 2	Overshadowing of neighbouring properties is minimised during mid winter		Tower shapes have been designed to minimise the impact on the neighbouring buildings. The different chamfers respond to specific times of the day to allow solar access to the properties on the south of the development. Refer to separate report prepare by Architectus		Consistent with DA approval
3C – Public domain Interface					
3C - 1	Transition between private and public domain is achieved without compromising safety and security	YES	There are no residential dwellings at street level, so no apartments have entries at street level. Upper level balconies overlook the street or the public open space where possible Building entry address the street to improve legibility for residents and visitors.		Consistent with DA approval
3C-2	Amenity of the public domain is retained and enhanced	YES	Over 4,100 sqm of public domain have been provided.		Consistent with DA approval
3D – Public domain Interface					

Burwood Place - ADG compliance table

Revision : C 25/07/2024

3D - 1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	YES	Communal open space is provided at podium level between tower A and B and between tower C and D and on level 07 of Tower D addressing the Library park. Both blocks have indoor and outdoor common areas that provide opportunity for a wide range of uses. Dedicated to indoor communal spaces occur on Level 04 of Towers C and A and on Level 07 of Tower D Note: The site specific DCP only requires the calculation to be based on the footprint of residential/podium buildings. The remaining area has been excluded from the calculations since it is being dedicated for public domain purposes	YES	Communal space is provided at podium level between tower A and B and between tower C and D and also on level 06 addressing the Library Park. In addition there is now common area added to the top of tower A on level 35 and 38 and the top of tower C on level 33 and 37. These spaces provide both indoor and outdoor common areas that provide opportunity for a wide range of uses. Note: The site specific DCP only requires the calculation to be based on the footprint of residential/podium buildings. The remaining area has been excluded from the calculations since it is being dedicated for public domain purposes
Design criteria	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	YES (with justification)	Communal open space has an area equal to 35.6% in Block 2 and 34.5% in Block 1 of the building footprint as required in the Site Specific DCP Refer to drawing: AR-DA-7027 - COMMUNAL OPEN SPACE AR-DA-7028 - COMMUNAL OPEN SPACE	YES	Consistent with the DA approval - the communal area is calculated against the building footprint area. BLOCK 1 Total Building footprint area = 5,723m2 Required communal area = 1,430m2 (25%) INDOOR COMMUNAL SPACE = 830m2 (14.5%) OUTDOOR COMMUNAL SPACE = 1,520.5m2 (26.5%) PROPOSED TOTAL COMMUNAL AREA = 2,350.5m2 PERCENTAGE PROPOSED = 41% BLOCK 2 Total Building footprint area = 5,776m2 Required communal area = 1,444m2 (25%) INDOOR COMMUNAL SPACE = 1,030m2 (18%) OUTDOOR COMMUNAL SPACE = 1,501.5m2 (26%) PROPOSED TOTAL COMMUNAL AREA = 2,531.5m2 PERCENTAGE PROPOSED = 44% Refer to drawing: AR-DA-7027 - COMMUNAL OPEN SPACE AR-DA-7028 - COMMUNAL OPEN SPACE
			50 % of the principal outdoor area of Block 01 gets direct sun for 1h and 30 minutes in the middle of winter Block 02 has 3 main outdoor areas, all of them achieve over 2 hours of direct sunlight in 50% of the area.		Consistent with DA approval
			The reduction on time from the 2 hours is due to the high density of the area, especially the neighbouring buildings in the north. The proposal provides: - up to 34.5 % of common areas instead of 25% as stipulated in the DCP - over 4100 sqm of publicly accessible areas at ground level - The majority of balconies are oversized. Refer to Balcony areas schedule for detailed information - generous private terraces in the top levels.		The reduction on time from the 2 hours is due to the high density of the area, especially the neighbouring buildings in the north. The proposal provides: - up to 40 % of common areas instead of 25% as stipulated in the DCP - over 4100 sqm of publicly accessible areas at ground level - A large quantum of balconies are oversized. Refer to Balcony areas schedule for detailed information - generous private terraces in the top levels and to tower B
3D - 2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	YES	Facilities provided in outdoor communal areas include seating areas, and BBQ areas incorporating shade and pergola structures. These provide structure and shelter to these areas. The communal indoor areas are directly related to the outdoor areas and provide opportunities for a gym, social rooms, meeting rooms, working spaces... to be used exclusively by the residents.		Facilities provided in outdoor communal areas include seating areas, incorporating shade and pergola structures. These provide structure and shelter to these areas. The communal indoor areas are directly related to the outdoor areas and provide opportunities for a gym, social rooms, meeting rooms, working spaces... to be used exclusively by the residents.
3D - 3	Communal open space is designed to maximise safety	YES	Orientation of balconies and windows provide passive surveillance of both private and public areas to maximise safety. Public spaces will be well lit.		Consistent with DA approval
3D - 4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	YES	The public spaces provided act as a link between Burwood Road, the main retail street in the area, and the public library and public school. The proposal also provides a new plaza addressing Wynne avenue.		Consistent with DA approval
3E – Deep Soil Zones					
3E-1	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	NO	The site is located in a town centre/ high density area and the ground floor has no residential use other than lobbies. Ground Floor and Communal open space at level 4 and 07 provide landscape areas with enough soil for matures trees to grow.	NO - Consistent with DA approval	Consistent with DA approval - noting communal open space at level 3 and 06.
Design criteria	Deep soil zones are to meet the following minimum requirements : greater than 1,500m2 – minimum dimension 6 m – 7% of site area		Refer to landscape report		Refer to updated landscape report
3F – Visual Privacy					
3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	YES with justification			Consistent with DA approval

Burwood Place - ADG compliance table

Revision : C 25/07/2024

Design criteria	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m		The building separation provided below Level 9 is compliant and in most cases exceeds the minimum ADG Requirements. Above Level 9, the majority of the proposed towers provide a building separation of 24 metres or greater. In the few cases in which the building separation is lower than 24 metres the following mitigation measures have been applied to promote visual and acoustic privacy, including but not limited to louvres or vertical fins. Appropriate mitigation measures have been provided in the following cases: South façade of Tower A. Building separation between + 18 m. Louvres have being applied to levels 4-19 to provide visual privacy to the neighbours on the south. East façade of Tower A. Building separation between 21-24 m. Perforated panels have being applied to balconies to provide visual privacy to the neighbours on the east. South façade of Tower B. Building separation between 18-24 m. Louvres and planters have being applied to levels 7-20 to provide visual privacy to the neighbours on the south. South façade of Tower E. Building separation between 18 m. Vertical fins have being applied to levels 3-11 to provide visual privacy to the neighbours on the south. South façade of Tower D. Building separation between 12 m distance to Tower E. Louvres and planters have being applied to levels 8-15 to provide visual privacy to the commercial tower.	Consistent with DA approval	
		Building height	Habitable rooms and balconies	Non-habitable rooms													
up to 12m (4 storeys)	6m	3m															
up to 25m (5-8 storeys)	9m	4.5m															
over 25m (9+ storeys)	12m	6m															
Consistent with DA approval																	
3F-2	Site and building design elements increase privacy without compromising access to light and air balance outlook and views from habitable rooms and private open space	YES	The design of units has been generally arranged such that no window is situated directly adjacent to communal open space. Private open spaces at podium level have been separated from the Communal Open space by private courtyards with minimum 1.6m high fences. Recessed balconies have been used to provide separation and visual privacy at upper levels. Windows and balconies have been arranged such that the balcony or living areas of apartments do not directly look onto another apartment balcony or living room windows.	Consistent with DA approval													
3G – Pedestrian access and entries																	
3G-1	Building entries and pedestrian access connects to and addresses the public domain	YES	Lobbies of the 4 towers have been strategically located to address the public domain. Towers A and C are orientated towards the north with direct access from Railway Parade. Tower B has being orientated tower Wynne Avenue, Tower D lobby faces south addressing Burwood Lane.	YES	Lobbies of the 4 towers have been strategically located to address the public domain. Tower A is orientated towards the north with direct access from Railway parade. Towers C and B face East and West into the central plaza (Wynn Ave) and Tower D is on the South side of the tower accessed off the Western end of Burwood Lane. Note: Only change from Approved DA is tower C moving from Railway Pde to face the central plaza.												
3G-2	Access, entries and pathways are accessible and easy to identify	YES	Residential entries are clearly visible from the street and provide direct access to the podium at the podium level and to the roof top communal open space and to hallways. Way finding signage will be incorporated to augment building legibility for residents and their visitors.	Consistent with DA approval													
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	YES	Publicly accessible pedestrian links connects east-west and north-south neighbouring sites	Consistent with DA approval													
3H – Vehicle Access																	
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	YES	Vehicular access has been designed in collaboration with Burwood Council experts	Consistent with DA approval													
3J – Bicycle and Car parking																	
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	N/A		Consistent with DA approval													
Design criteria	For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres 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 needs for a development must be provided off street		The development is within 400m of Burwood Train Station and is located within a B4 Mixed use zone. Parking permitted under Burwood DCP are: 0.5 parking for Studios 1.0 parking for 1-B 1.0 parking for 2-B 1.5 parking for +3-B 1/5 for visitors Due to its proximity to the train station and to reduce the traffic generated by the proposal and encourage the use of public transport it is proposed to have a total of 930 parking spaces for residents including visitors parking. This means 413 less than the 1,343 permitted under the DCP.	YES	Updated car parking space based on traffic advice. 916 parking spaces for residents including 766 for residents and 150 for visitors and 2 car wash bays. This means 436 less than the 1,352 permitted under the DCP.												
3J-2	Parking and facilities are provided for other modes of transport	YES	Carpark includes cars, motorbikes and bicycle parking for residential, retail and commercial.	Consistent with DA approval													
3J-3	Car park design and access is safe and secure	YES		Consistent with DA approval - barriers have been included to separate uses, with boom gates and roller doors used to provide access control and security.													

Burwood Place - ADG compliance table

Revision : C 25/07/2024

3J-4	Visual and environmental impacts of underground car parking are minimised	YES	Carpark is completely underground without any area protruding the ground floor. Ventilation systems will provide adequate air. Ventilation openings are integrated in the façade and roofs.	Consistent with DA approval	
3J-5	Visual and environmental impacts of on-grade car parking are minimised	N/A		N/A	
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	N/A		N/A	

PART 4 – DESIGNING

THE BUILDING

DESIGN OBJECTIVE	DESIGN CRITERIA	COMPLIES YES/NO/NA	NOTES	COMPLIES YES/NO/NA	NOTES
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4A – Solar and Daylight Access

4A - 1	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	YES	Block 01 73% achieves + 2 hrs of sunlight in balconies and living rooms Block 2 71% achieves + 2 hrs of sunlight in balconies and living rooms Tower B is the one with the lowest performance with 51 % of units getting over 2 hours of direct daylight. The number increase to 79% when we calculate only balconies achieving +h of direct sunlight. Also, all apartments receive some direct sunlight either in the living rooms or in the balconies between 9 am and 3 pm in the middle of winter. Refer to Solar access report for detailed information. Also, Refer to Solar impact analysis report prepare by Architectus	YES	Block 1 - 70% based on previous assessment of solar analysis and elevations achieving solar compliance. Block 2 - 71% Based on previous assessment of solar analysis and elevations achieving solar compliance. Tower B is the one with the lowest performance with 57% of units getting over 2 hours of direct daylight. The number increase to approx. 80% when we calculate only balconies achieving 1.5h of direct sunlight. Also, all apartments receive some direct sunlight either in the living rooms or in the balconies between 9 am and 3 pm in the middle of winter. Consistent with DA approval Consistent with DA approval
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Design criteria	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	YES	TOWER A Total: 283 / 346 achieve + 2 hrs of sunlight in balconies and living rooms 72% achieve + 2 hrs of sunlight in balconies and living rooms 94% achieve + 1.5 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms TOWER B Total: 90 / 176 achieve + 2 hrs of sunlight in balconies and living rooms 51% achieve + 2 hrs of sunlight in balconies and living rooms 79% achieve + 2 hrs of sunlight in balconies 65% achieve + 1.5 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms COMBINED TOWERS A & B Total: 373 / 522 achieve + 2 hrs of sunlight in balconies and living rooms 73% achieve + 2 hrs of sunlight in balconies and living rooms 84% achieve + 1.5 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms TOWER C Total: 207 / 309 achieve + 2 hrs of sunlight in balconies and living rooms 67% achieve + 2 hrs of sunlight in balconies and living rooms 71% achieve + 1.5 hrs of sunlight in balconies and living rooms 6.1% don't receive any sunlight in balconies or living rooms (2 units) TOWER D Total: 203 / 253 achieve + 2 hrs of sunlight in balconies and living rooms 78% achieve + 2 hrs of sunlight in balconies and living rooms 91% achieve + 1.5 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms COMBINED TOWERS C & D Total: 371 / 519 achieve + 2 hrs of sunlight in balconies and living rooms	YES	TOWER A Total: 264 / 345 achieve + 2 hrs of sunlight in balconies and living rooms 77% achieve + 2 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms TOWER B Total: 101 / 177 achieve + 2 hrs of sunlight in balconies and living rooms 57% achieve + 2 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms COMBINED TOWERS A & B Total: 365 / 522 achieve + 2 hrs of sunlight in balconies and living rooms 70% achieve + 2 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms TOWER C Total: 213 / 307 achieve + 2 hrs of sunlight in balconies and living rooms 69% achieve + 2 hrs of sunlight in balconies and living rooms 0.6% don't receive any sunlight in balconies or living rooms (2 units) TOWER D Total: 156 / 212 achieve + 2 hrs of sunlight in balconies and living rooms 74% achieve + 2 hrs of sunlight in balconies and living rooms 0% don't receive any sunlight in balconies or living rooms COMBINED TOWERS C & D Total: 369 / 519 achieve + 2 hrs of sunlight in balconies and living rooms 71% achieve + 2 hrs of sunlight in balconies and living rooms 0.3% don't receive any sunlight in balconies or living rooms
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4A – 2	Daylight access is maximised where sunlight is limited	N/A		N/A	
4A - 3	Design incorporates shading and glare control, particularly for warmer months	YES	Fixed and operable louvres have been included in different facades through the 4 towers to minimise the impact of the sun.	Consistent with DA approval	

4B – Natural Ventilation

4B - 1	All habitable rooms are naturally ventilated	YES	All habitable rooms in the proposed residential development are provided with windows with openings at least 5% of the room area.	Consistent with DA approval	
4B - 2	The layout and design of single aspect apartments maximises natural ventilation	YES	Single aspect apartment depths have been minimised to maximise ventilation and airflow.	Consistent with DA approval	
4B - 3	At least 60% of apartments are naturally cross ventilates in the first nine storeys of a building. Apartments at ten storeys or greater are deemed to be cross ventilates only if any enclosure of the balconies at these levels allows adequate natural ventilation an cannot be fully enclosed.	YES	Refer to Drawing: AR-DA-7011 - ADG - CROSS VENTILATION AR-DA-7012 - ADG - CROSS VENTILATION	YES	Refer to Drawing: AR-DA-7011 - ADG - CROSS VENTILATION AR-DA-7012 - ADG - CROSS VENTILATION
Design criteria	1. 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 cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line	YES	64% of apartments are naturally cross ventilates in the first nine storeys Tower A achieves 64% Tower B achieves 63% Tower C achieves 65% Tower D achieves 66% Please refer to RWDI Natural Ventilation Report for detailed information.	YES	Consistent with the DA approval solution. Block 1 - 60% Tower A - 60% / Tower B - 61% Block 2 - 60% Tower C - 67% / Tower D - 44% Reduction in number is based on the following. - reducing the amount of plenums on a floor plate for ease of coordination and construction. - Change in mix in tower B which has lowered the overall number.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	N/A		N/A	

4C – Ceiling Heights

4C - 1	Ceiling height achieves sufficient natural ventilation and daylight access	YES		YES	
Design criteria	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	YES	The proposed ceiling height for habitable rooms throughout the development is 2.7m.	YES	The proposed ceiling height for habitable rooms throughout the development is 2.7m. Through design development a limited number of kitchen areas have been identified to have a reduced ceiling height of 2.4m to include the mechanical ducting over or to allow for plumbing overhead.

Burwood Place - ADG compliance table

Revision : C 25/07/2024

4C - 2	Ceiling height increases the sense of space in apartments and provides for well proportioned <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 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 edge of room with a 30 degree minimum ceiling slope	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use	Yes	Ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. Service rooms stack from floor to floor to avoid bulkheads in habitable areas	YES	The proposed ceiling height for habitable rooms throughout the development is 2.7m. Through design development a limited number of kitchen areas have been identified to have a reduced ceiling height of 2.4m to include the mechanical ducting over or to allow for plumbing overhead.			
Minimum ceiling height for apartment and mixed use buildings																				
Habitable rooms	2.7m																			
Non-habitable	2.4m																			
For 2 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 edge of room with a 30 degree minimum ceiling slope																			
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use																			
4C - 3	Ceiling heights contribute to the flexibility of building use over the life of the building	Yes	Ground floor ceiling height is greater than 3.3 m	Consistent with DA approval																
4D – Apartment Size and Layout																				
4D - 1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	YES	All units comply with the minimum internal area requirement stipulated below: 1 bedroom apartment - 50m2 2 bedroom apartment - 70m2 3 bedroom apartment - 90m2 The minimum area for apartments with 2 bathrooms are at least 5m2 greater than the minimum apartment size stated above Each habitable room has a window in an external wall, not less than 10% of the floor area of that room. Kitchens have been designed such that they are not located as part of the main circulation space. Refer to Drawing: AR-DA-7024 - ADG COMPLIANCE PLANS AR-DA-7025 - ADG COMPLIANCE PLANS	YES with minor departure and justification	All units meet the minimum area requirement with the exception of. Tower C - Apartment 2 BED J - 24 apartments - 69m² Tower D - Apartment 3 BED A - 21 Apartments - 92m² The reason for the reduced area, is through design development, the introduction of risers for servicing, and review of structural sizes had an impact on the unit areas. With both these units however they offer compliance in all other areas, and a fairly efficient use of space. Including Island bench to kitchens, and study nook to the 3 bedroom. This allows for more affordable offer to users while still having compliance with respect to apartment planning.															
Design criteria	Apartments are required to have the following minimum internal areas: 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 2. 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 <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>	Apartment type	Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	YES	Refer to Drawing: AR-DA-1102 - UNIT MIX SCHEDULE	YES with minor departure and justification	All units meet the minimum area requirement with the exception of. Tower C - Apartment 2 BED J - 22 apartments - 69m² Tower D - Apartment 3 BED A - 92m² In both instances this is a minor departure with the objectives of the control and all other compliance related matters for the apartment planning achieved.					
Apartment type	Minimum internal area																			
Studio	35m²																			
1 bedroom	50m²																			
2 bedroom	70m²																			
3 bedroom	90m²																			
4D - 2	Environmental performance of the apartment is maximised	YES	Residential Towers achieve: Tower A 6.9 NatHERS Tower B 7.5 NatHERS Tower C 6.8 NatHERS Tower D 7.6 NatHERS	YES	Residential Towers achieve: Tower A 7.7 NatHERS Tower B 7.8 NatHERS Tower C 7.8 NatHERS Tower D 8.1 NatHERS															
Design criteria	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	YES	Refer to Drawing: AR-DA-7024 - ADG COMPLIANCE PLANS AR-DA-7025 - ADG COMPLIANCE PLANS	Consistent with DA approval	Refer to Drawing: AR-DA-7019 - ADG COMPLIANCE PLANS AR-DA-7020 - ADG COMPLIANCE PLANS															
4D - 3	Apartment layouts are designed to accommodate a variety of household activities and needs	YES	Master bedrooms in all new units are at least 10m2 in area and all other bedrooms are at least 9m2 in area. The minimum dimension for each bedroom is 3m. Except in the following case Living rooms (or combined living/dining rooms have a minimum depth of: 3.6m for 1 bedroom apartments 4m for 2 and 3 bedroom apartments.	YES - Consistent with the DA approval	Master bedrooms in all new units are at least 10m2 in area and all other bedrooms are at least 9m2 in area. The minimum dimension for each bedroom is 3m. Except in the following case Living rooms (or combined living/dining rooms have a minimum depth of: 3.6m for 1 bedroom apartments 4m for 2 and 3 bedroom apartments.															
Design criteria	1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	YES	Refer to Drawing: AR-DA-7024 - ADG COMPLIANCE PLANS AR-DA-7025 - ADG COMPLIANCE PLANS	YES	Refer to Drawing: AR-DA-7019 - ADG COMPLIANCE PLANS AR-DA-7020 - ADG COMPLIANCE PLANS															
4E – Private Open Space and Balconies																				
4E - 1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity	YES With Justification	Minimum balcony areas are provided for all balconies. In general minimum depths are achieved except in apartment TD-xx02 In this case the depth of the 3 Bedroom apartment is 2 metres. To compensate this, the total area of the main balcony is 14 sqm and a secondary balcony of 4 sqm related to the main bedroom is provided.. Refer to Tower D Drawing: AR-DA-7025 - ADG COMPLIANCE PLANS	YES With Justification	Minimum balcony areas are provided for all balconies. In general minimum depths are achieved except in apartments as outlined on AR-DA-7019 - ADG COMPLIANCE PLANS AR-DA-7020 - ADG COMPLIANCE PLANS In this case the depth of the 3 Bedroom apartment is 2 metres. To compensate this, the total area of the main balcony is increased from the minimum to compensate.															
Design criteria	1. All apartments are required to have primary balconies as follows: The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. 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	YES	Refer to Drawing: AR-DA-7024 - ADG COMPLIANCE PLANS AR-DA-7025 - ADG COMPLIANCE PLANS	YES	Refer to Drawing: AR-DA-7019 - ADG COMPLIANCE PLANS AR-DA-7020 - ADG COMPLIANCE PLANS															
4E - 2	Primary private open space and balconies are appropriately located to enhance liveability for residents <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m	YES	The primary open space for all apartments are located adjacent to the primary open space for that apartment. Also, primary open spaces have been orientated to maximise solar access where possible.	YES	Consistent with DA approval. Some living area locations have been revised to improve the relationship between the living area and the balcony.
Dwelling type	Minimum area	Minimum depth																		
Studio apartments	4m²	-																		
1 bedroom apartments	8m²	2m																		
2 bedroom apartments	10m²	2m																		
3+ bedroom apartments	12m²	2.4m																		
4E - 3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	YES	The balustrades have been designed with a mix of solid panes and glass that provides the unit with views at the same time as provide privacy depending on its location. Operable screen and pergolas as well as high balustrades are used to control sun and wind. Air conditioning systems are located on the roofs.	Consistent with DA approval																
4E - 3	Private open space and balcony design maximises safety	YES	Design and detailing of balconies avoids opportunities for climbing and falls	Consistent with DA approval																
4F – Common Circulation and Spaces																				

Burwood Place - ADG compliance table

Revision : C 25/07/2024

4F - 1	Common circulation spaces achieve good amenity and properly service the number of apartments	YES	Common circulation is usually 1.5 m wide of greater. Corridor over 12m are articulated. Natural light has been provided to corridors at both ends Ceiling heights in corridors achieve 2.7 metres or greater in the majority of levels.	YES	Common circulation is usually 1.5 m wide of greater. Corridor over 12m are articulated. Natural light has been provided to corridors at both ends										
Design criteria	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	NO	A single central core serves each of the towers. The number of apartments per level varies. The top levels only have 2-4 apartments while the typical level vary between 8 and 11 depending on the level and the tower. All lifts have been designed to allow bigger number of population than a standard lift and both of them can be used for the resident. Lift numbers have been confirmed by Elevator Project Management. (Refer to Appendix 01) Extract from appendix 01: <i>With regards to the proposed vertical transportation application the findings of this report, from the information reviewed and technical design works completed to date, support the proposed concept and design of the lifting solution to deliver a high level of lift performance, tenant experience and aligns with industry best practice for sustainability and efficient power consumption technologies, whilst meeting the relevant Australian Standards and recognised Industry Codes.</i>	NO	Consistent with DA approval Refer to KONE report										
4F - 2	Common circulation spaces promote safety and provide social interaction between residents	YES	Common circulation to individual apartments are generally direct and legible. Legible signage is provided for apartment numbers, common areas and general wayfinding	Consistent with DA approval											
4G- Storage															
4G - 1	Adequate, well designed storage is provided in each apartment	YES		YES	Added storage has been provided in apartments where possible with the integration of study nooks that can double up as additional storage space.										
Design criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: At least 50% of the required storage is to be located within the apartment	YES	Refer to Drawing: AR-DA-7024 - ADG COMPLIANCE PLANS AR-DA-7025 - ADG COMPLIANCE PLANS	YES	Refer to Drawing: AR-DA-7019 - ADG COMPLIANCE PLANS AR-DA-7020 - ADG COMPLIANCE PLANS										
4G - 2	Additional storage is conveniently located, accessible and nominated for individual apartments <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	YES	Additional storage space has been provided in lockable cages and storage spaces for each apartment, within the residential car park level. Each storage area would be provided with signage identifying its nominated apartment number. Storage at this level is readily accessible and conveniently located. Storage areas shown behind parking spaces would be attributed to the apartment allocated to that parking space.	Consistent with DA approval	
Dwelling type	Storage size volume														
Studio apartments	4m³														
1 bedroom apartments	6m³														
2 bedroom apartments	8m³														
3+ bedroom apartments	10m³														
4H- Acoustic Privacy															
4H - 1	Noise transfer is minimised through the siting of buildings and building layout	YES	Generally, apartments are arranged side by side, this assist with the resolution of acoustic separation. Noise from general circulation and shafts has been considered too.	Consistent with DA approval											
4H - 2	Noise impacts are mitigated within apartments through layout and acoustic treatments	YES	Rooms with similar noise requirements are grouped together	Consistent with DA approval											
4I- Noise and Pollution															
4I - 1	In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	YES	The main source of external noise is Railway Parade. Residential apartments start at level 04. As per the acoustic report. No special treatment is required to those apartments.	Consistent with DA approval											
4I - 2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	YES	Insulation will be provided to the façade wall to minimise noise were required.	Consistent with DA approval											
4K- Apartments Mix															
4K - 1	A range of apartment types and sizes is provided to cater for different household types and into the future	YES	The building includes a range of Studio (17), 1 – Bedroom (266), 2 – Bedroom(553), 3 - Bedroom (202) and 4- bedroom apartments (3)	YES	The building includes a range of 1 – Bedroom (263), 2 – Bedroom(597), 3 -Bedroom (178) and 4- bedroom apartments (3)										
4L – Ground floor apartments															
4L - 1	Street frontage is maximised where ground floor apartments are located	N/A		N/A											
4L - 2	Design of ground floor apartments delivers amenity and safety for residents	N/A		N/A											
4M – Facades															
4M - 1	Building facades provide visual interest along the street while respecting the character of the local area	YES	Tower A and C are paired towers. Together they provide identity to the skyline of the town centre as the tallest towers of the centre. Both towers terrace from the north to the south following the north-south height plane. These terraces include generous roof top landscape. Generous tower separation is maintained between all towers both within the development and to adjacent adjoining development. The length of the east and west facades is mitigated though articulation of three fenestration approaches aligned to the terracing of the towers. These are defined by deeply recessed negative vertical slots. Tower B is located adjacent the Wynne Place at the intersection of Railway Parade and Wynne Avenue which is central to the development. The scale of Tower B is similar in height to surrounding development at approximately 20 storeys. Tower D mediates the brick podium as it engages the site. The bottom levels have a commercial use to create a civic environment addressing the new park.	Consistent with DA approval											
4M - 1	Building functions are expressed by the facade	YES	The materials clearly show the break between the retail podium and the residential levels.	Consistent with DA approval											
4N- Roof Design															
4N - 1	Roof treatments are integrated into the building design and positively respond to the street	YES	Tower roof tops provide outdoor space to units. Podium roof are design to maximise green edges in response to street amenity.	Consistent with DA approval											
4N - 2	Opportunities to use roof space for residential accommodation and open space are maximised	YES	Roof terraces are privately accessible for residents. The top level includes plantroom and is not accessible by the residents.	Consistent with DA approval											
4N - 3	Roof design incorporates sustainability features	YES	The roof incorporates green accessible terraces for the residents use.	Consistent with DA approval											
4O- Landscape Design															
4O - 1	Landscape design is viable and sustainable	YES	Refer to landscape and ESD report	YES	Refer to landscape and ESD report										
4O - 2	Landscape design contributes to the streetscape and amenity	YES	The proposal includes a new public space responding to the characteristic of the area and the constraints of the site.	YES	The proposal includes a new public space responding to the characteristic of the area and the constraints of the site. Refer to updated Landscape Design										
4P- Planting on Structures															
4P-1	Appropriate soil profiles are provided	YES	Refer to landscape report	YES	Refer to updated landscape report										
4P – 2	Plant growth is optimised with appropriate selection and maintenance	YES	Refer to landscape report	YES	Refer to updated landscape report										

Burwood Place - ADG compliance table

Revision : C 25/07/2024

4P - 3	Planting on structures contributes to the quality and amenity of communal and public open spaces	YES	Refer to landscape report	YES	Refer to updated landscape report
4Q- Universal Design					
4Q - 1	Universal design features are included in apartment design to promote flexible housing for all community members	YES	Refer to Drawings: AR-DA-7005 - ADAPTABLE UNITS BLOCK A AR-DA-7006 - ADAPTABLE UNITS BLOCK A AR-DA-7007 - ADAPTABLE UNITS BLOCK B AR-DA-7008 - ADAPTABLE UNITS BLOCK B AR-DA-7009 - ADAPTABLE UNITS BLOCK C AR-DA-7010 - ADAPTABLE UNITS BLOCK D	YES	Adaptable and livable units provided Refer to Drawings: AR-DA-7005 - ADAPTABLE UNITS BLOCK A AR-DA-7007 - ADAPTABLE UNITS BLOCK A AR-DA-7009 - ADAPTABLE UNITS BLOCK B AR-DA-7009B - ADAPTABLE UNITS BLOCK B AR-DA-7010 - ADAPTABLE UNITS BLOCK B AR-DA-7010B - IIVABLE
4Q - 2	A variety of apartments with adaptable designs are provided	YES	12 different units layouts are adaptable	YES	8 different unit layouts are adaptable with a mix of 1,2 and 3 bedrooms provided. Refer to Drawings: AR-DA-7005 - ADAPTABLE UNITS BLOCK A AR-DA-7007 - ADAPTABLE UNITS BLOCK A AR-DA-7009 - ADAPTABLE UNITS BLOCK B AR-DA-7009B - ADAPTABLE UNITS BLOCK B AR-DA-7010 - ADAPTABLE UNITS BLOCK B
4Q - 3	Apartment layouts are flexible and accommodate a range of lifestyle needs	YES	The development also provide a mix of Studios. 1, 2, 3 and 4 bedroom apartments some with additional bathrooms and study rooms or nooks.	YES	The development provide a mix of 1, 2 and 3 bedroom apartments some with additional bathrooms and study rooms or nooks, and vary in size for each to further allow for variety in housing choice.
4R- Adaptable Reuse					
4R - 1	New additions to existing buildings are contemporary and complementary and enhance and area's identity and sense of place	N/A		N/A	
4R - 2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A		N/A	
4S- Mixed Use					
4S - 1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	YES	The podium is highly active as per the Site Specific DCP	Consistent with DA approval	
4S - 2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	YES	The residential component of the development is located above the lower retail level and has been kept separate from the retail more public functions. This includes: ☒ Separate and defined entry points ☒ Separate car parking levels. ☒ Separate residential landscaped communal spaces have been provided exclusively for residents and their visitors at podium levels.	Consistent with DA approval	
4T- Awnings and Signage					
4T - 1	Awning are well located and complement and integrate with the building design	N/A	Awning and pedestrian colonnades are located along the podium frontage	Consistent with DA approval	
4T - 2	Signage responds to the context and desired streetscape character	YES	Refer to signage and Wayfinding report	Consistent with DA approval	
4U- Energy Efficiency					
4U - 1	Development incorporates passive environmental design	YES	Please refer to ESD report	YES	Refer to ESD report
4U - 2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	YES	Please refer to ESD report	YES	Refer to ESD report
4U - 3	Adequate natural ventilation minimises the need for mechanical ventilation	YES	Refer to comments under item 4B	Consistent with DA approval	
4V- Water Management and Conservation					
4V - 1	Potable water use is minimised	YES	Please refer to ESD report (BASIX certificate)	YES	Refer to ESD report (BASIX certificate)
4V - 2	Urban stormwater is treated on site before being discharged	YES	Please refer to water management plan	Consistent with DA approval	
4V - 3	Flood management systems are integrated into site design	YES	The stormwater detention tank rainwater tanks are located in ground below in Block 02 on the corner between Railway parade and Wynne Avenue.	Consistent with DA approval	
4W- Waste Management					
4W - 1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity or residents	YES	All residential waste collection and storage rooms are concealed from view. Primary waste collection rooms are located within the residential car park levels and are typically fed via garbage chutes. The garbage collection happens at the lower ground level in the loading Dock 02	Consistent with DA approval	
4W - 2	Domestic waste is minimised by providing safe and convenient source separation and recycling	YES	Waste collection rooms have been sized to incorporate waste receptacles for both general and recyclable waste. Garbage chutes are able to be directed to either general waste or recyclable waste bins. This option is selected by the resident at the garbage chutes provided on each residential level when disposing waste into the garbage chute.	Consistent with DA approval	
4X- Building Maintenance					
4X - 1	Building design detail provides protection from weathering	YES	Residential entrances have been recessed to provide natural weather protection via existing building/slab overhangs. Horizontal projections will be detailed to provide drip grooves to avoid staining of surfaces. All planter boxes and landscaped areas will be full waterproofed to prevent leaching. Building materials have been selected to be durable and low maintenance.	Consistent with DA approval	
4X - 2	Systems and access enable ease of maintenance	YES	BMUs have been provided on Tower A, C and D	YES	Anchors to be provided for cleaning
4X - 3	Material selection reduces ongoing maintenance costs	YES	Building materials have been selected to be durable and low maintenance. Robust and durable materials have been selected in high use and public areas such as the retail level, common circulation areas and lift interiors.	Consistent with DA approval	