S4.55 MODIFICATION (BUILDING B ADDITIONAL LEVELS)
MAY 2018

ARCHITECTURAL DESIGN REPORT

BURWOOD GRAND MIXED USED DEVELOPMENT

BELMORE STREET, CONDER STREET AND WYNNE AVENUE, BURWOOD

KANNFINCH

BURWOOD GRAND

CONTENTS

01 INTRODUCTION

BURWOOD GRAND

1.1 INTRODUCTION

This Architectural Design Report has been prepared for Kapau Holdings Pty Ltd to accompany the S96 amendment to the current approved Development Application comprising:

- Four basement parking levels
- a 2 storey retail podium
- a 22 storey residential apartment tower (building B)
- 491 residential apartments
- 679 car spaces
- 4,036 sq metres of office space
- 1,963 sq metres of retail space (incl. Masonic Temple)

This amendment comprises of:

- 2 additional levels to building B
- 8 additonal apartments

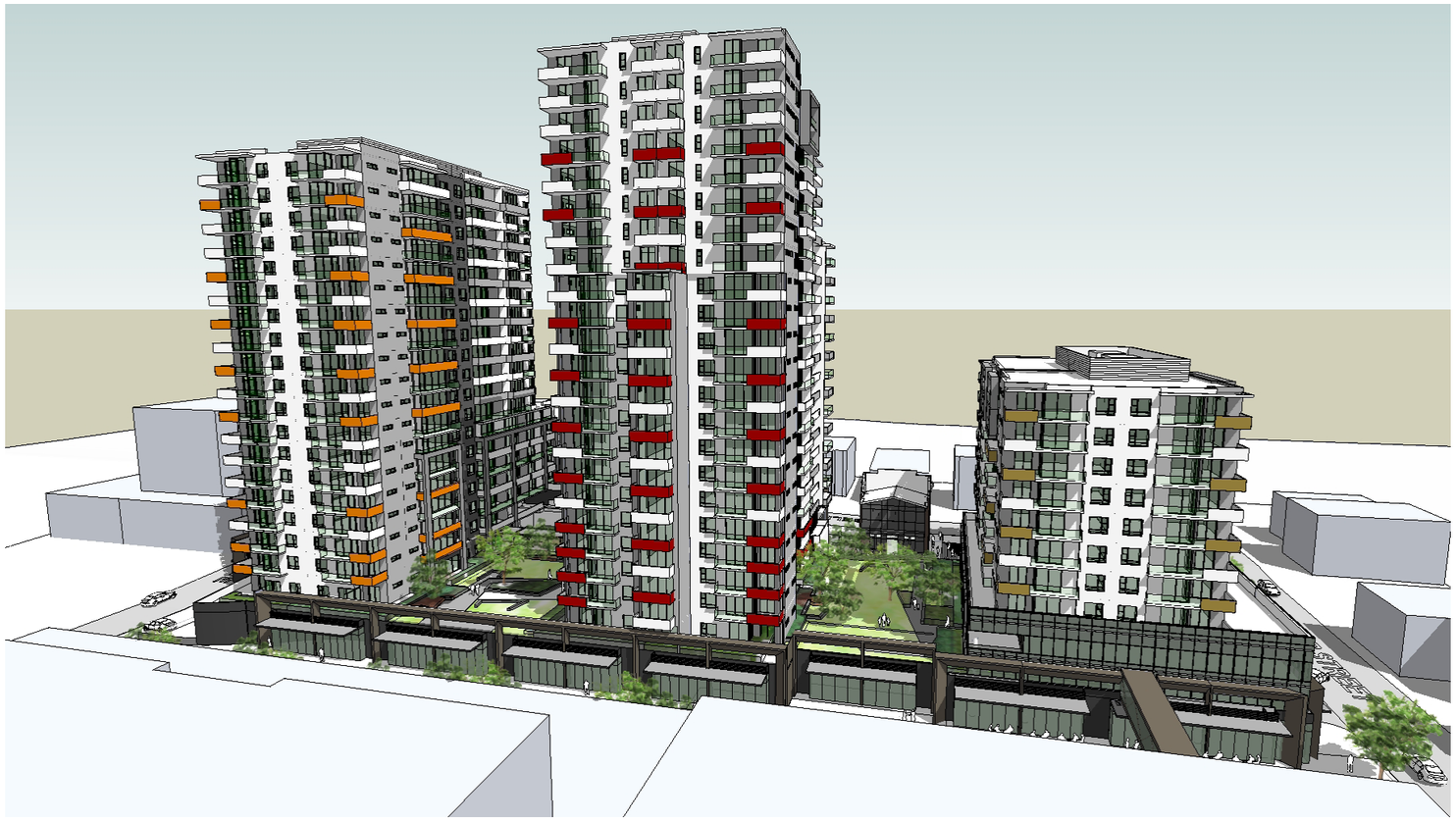


Figure 01: Bird's eye view looking South of proposed development

1.2 DESIGN VISION

Our design vision is to create a mixed-use development that provides a high quality, high amenity living and working environment of distinguished architecture with an interconnected network of landscaped communal open space and public domain.

02 THE SITE

2.1 SITE DESCRIPTION

The site is is essentially an island site consisting of 16 lots, comprising a 10,149 hectare parcel of land. The site straddles two development areas under the Burwood DCP No.36, the western portion of the site, bounded by Conder Street, Hornsey Street and the western section of Belmore Street with an area of 2,586m2 is defined as being within the 'Perimeter Area' (called Precinct A in this proposal), The eastern portion of the site bounded by Wynne Avenue and Belmore Street with and area of 7,563m2 is defined as land within the 'Middle Ring Area' of the DCP (called Precinct B in this proposal).

Site A consists of five lots listed as Lots 1 to 5 DP27194

Site B consists of 11 Lots as follows;

Lot 1 and 2 DP309715, Lots 1 and 3 DP203745 S.P 3427, Lot A DP32257, Lots 12,13 and 14 DP10184, Pt1 DP1156877 and Lot 2 DP11156877.

The only remaining building on the site is the retained portion of the former Masonic Temple.

It is proposed to purchase an additional parcel of land which has an area of approximately 213m2. This land is identified as Site C, highlighted in red on the adjacent Site pPan.

The total combined site area would increase to 10,362m2

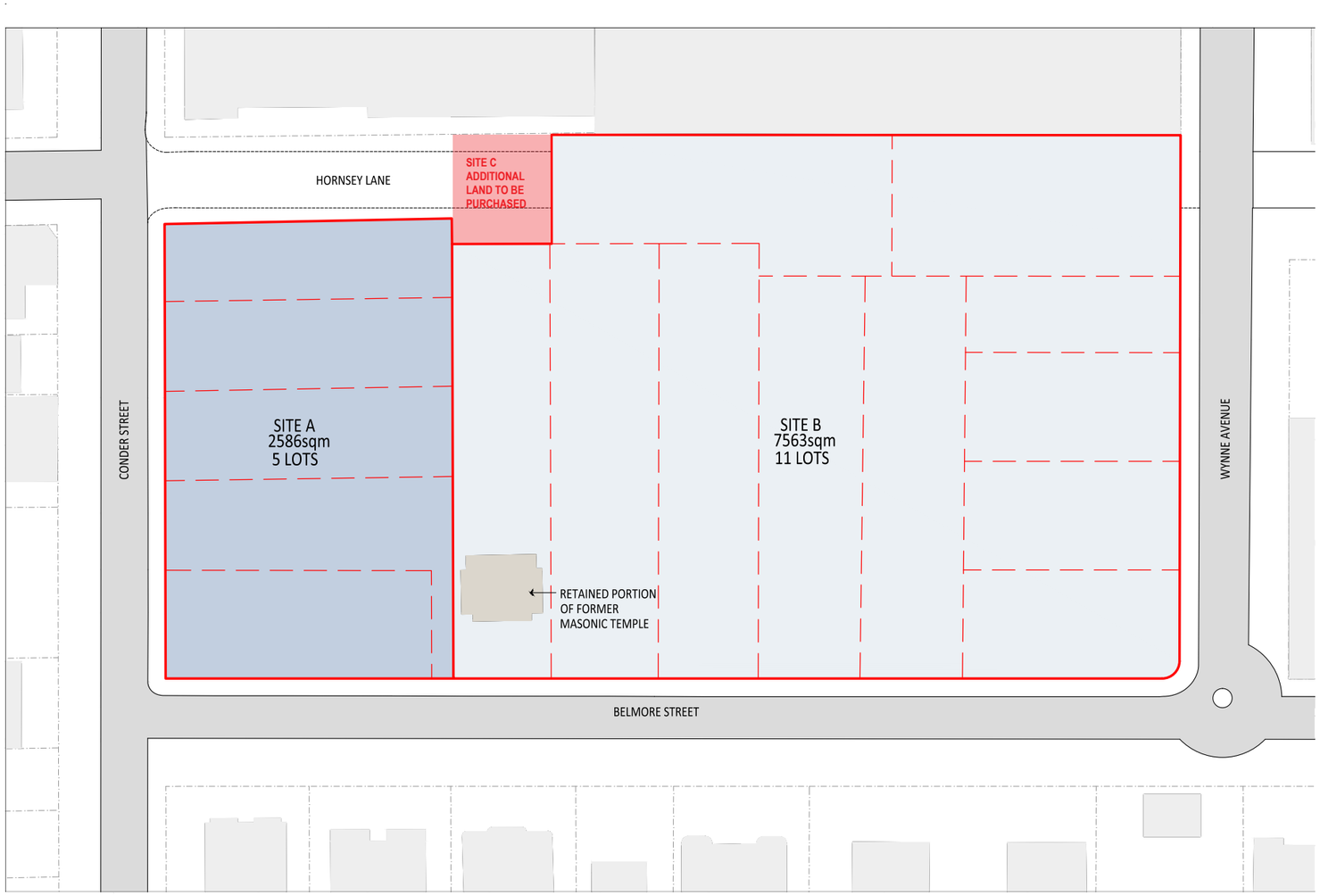


Figure 02: Site plan showing existing lot sub-division and buildings

2.2 BUILDING HEIGHTS

The western portion of the site (Part A) falls within the 'perimeter' zone of the Burwood Town Centre and has a 30 metre (9 storey) height limit. The eastern portion of the site (Part B) falls within the 'Middle Ring' zone of the Burwood Town Centre and has a 60 metre (18 storey) height limit.

Existing buildings to the west and south (along Conder Street & Belmore Streets) of the site are generally in the range of 1 to 4 storeys high, existing buildings to the east (along Wynne Avenue & Belmore Streets) are generally in the range of 2 to 8 storeys.

Existing buildings to the north (along Wynne Avenue & Railway Parade) range in height from 2 to 14 storeys (10-50m). On the northern side of Railway Parade, a mixed-use development of up to 20 storeys (70m) is currently under construction.

To the east, the proposed B1 mixed-use development (under construction) will be up to 18 storeys (60m) and along Burwood Road future development of up to 16 storeys (55m) is permissible.

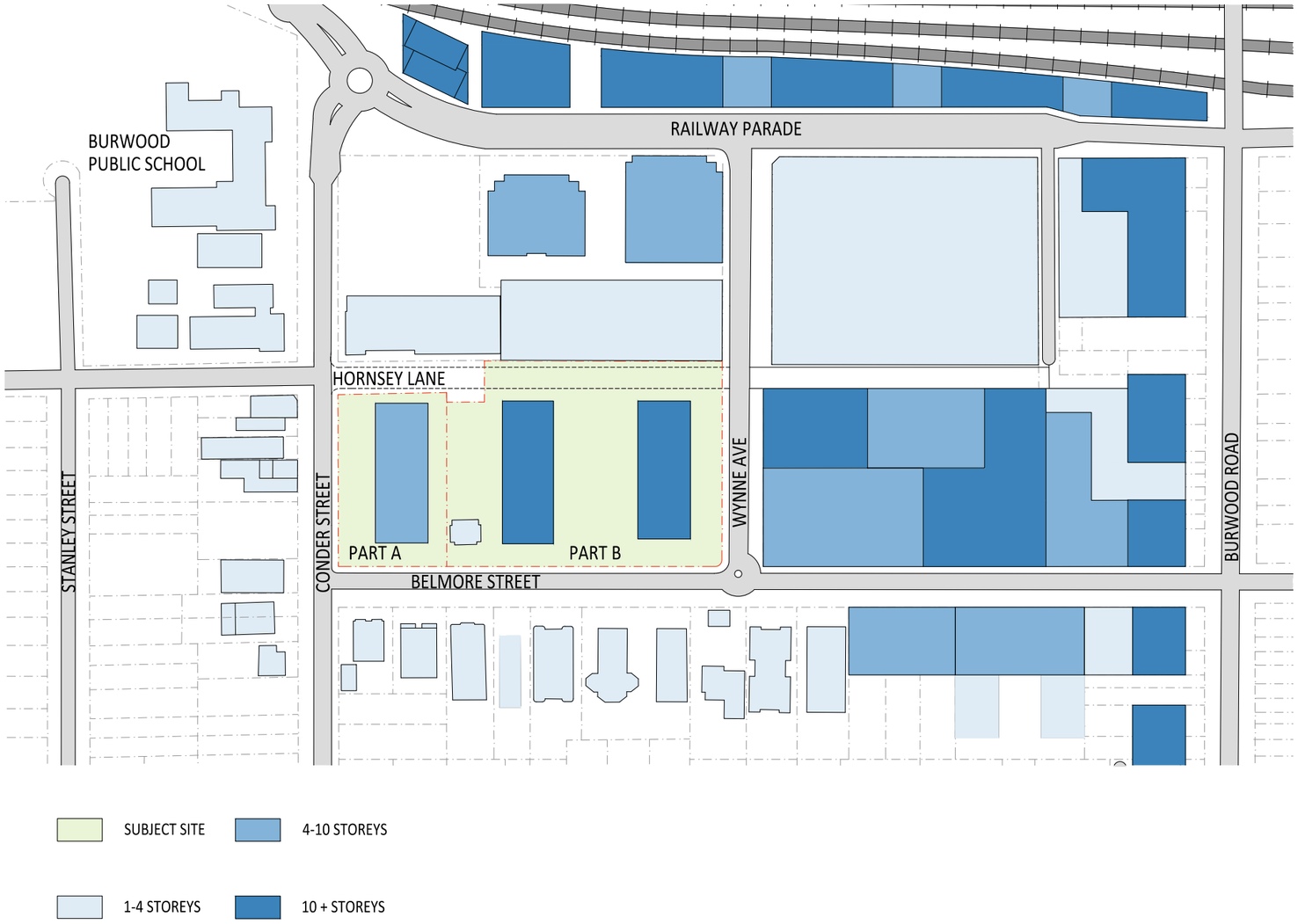


Figure 03: Height of neighbouring buildings in relationship to site context

03 DESIGN RESPONSE

3.1 DESIGN OVERVIEW

As this development occupies a large site with differing site edge qualities, the architectural design of the proposal has been undertaken to reflect those differences. The design responds to the differing scales and contexts that are to be found in the surrounding precinct with particular attention given to the interface with the lower scaled buildings in Belmore and Conder Streets.

A new ground plane has been established across the site and set at level which is 1.20m above the highest point of Belmore Street. The raised ground level rationalises the need for easy access for residents and the need for high clearance in the service vehicle level which is located immediately below. Activated uses have been positioned around the site perimeter in accordance with the urban design objectives of the Burwood Town Centre plan. Activated frontages (retail, commercial & building entries) occupy 80% of the sites perimeter with the remaining site edges devoted to vehicle access points and for the retention of a significant heritage item.

Vehicle entry has been located on two streets on the north east and north west corners of the site. The proposed vehicle entry placement will reduce traffic impacts and provide distinct entry points to different uses on the site. A new pedestrian access zone has been established with north facing retail uses fronting a 10.75m wide landscaped corridor. The new pedestrian zone which will become an extension of Hornsey Lane will be part of a safe and convenient pathway between Burwood Road and Conder Street.

Above the new ground plane three buildings accommodate office and residential uses. The building forms have been orientated to allow 22 to 26m wide separations to maximise solar access and to minimise shadow impacts. The current approved building heights are 10, 22 and 19 storeys above Belmore Street.

This amendment proposes to add 2 additional levels to building B resulting in building heights of 10, 24 and 19 storeys above Belmore Street.

Figure 04: Bird's eye view looking northwest of proposed development

3.2 TOWER DESIGN

The design of all the buildings that make up this proposal utilises a restrained architectural vocabulary of related elements to provide a unified image for the development while simultaneously creating a separate identity for each of the individual buildings.

The upper levels of the buildings' composition consist of a rational expression of punched window openings in pre-cast concrete walls, slab edges and balcony upstands. The upper storeys of building B have been set back from Belmore Street to provide variation in the roof profile and minimise over shadowing.

The principal architectural emphasis of the design is provided by the strong horizontal repetition of solid balconies, which have been interspersed with glazed balconies on alternating levels as a means of introducing a different rhythm of similar forms for design interest. The upper levels of buildings A & B feature applied box elements that envelope parts of the façade. The box elements will have a softer lustrous appearance contributed by their composite aluminium panel exterior.

The form of all three proposed buildings are deeply articulated to add interest to the facades and the articulation is emphasised with the inclusion of recessed vertical openings that penetrate into the internal hallways so that these areas have access to daylight and natural ventilation . Along the east and west facades of the two larger building the recesses noted above provide vertical gestures in the building composition as a counter point to the solid horizontal balconies. All building recesses will be finished in a darker colour to increase the apparent depth of the articulation and to give greater clarity to the break up of the building forms. All buildings have been designed to include architectural roof features comprised of applied box elements and some raised parapets. The roof features help to create a more varied skyline profile and do not contribute to adverse shadow impacts.

The proposed addtional 2 levels to building B are consistent with these design principles. The proposed floor plates have increased setbacks to not encroach on the sun access plane to the south, minimising overshadowing. Additionally, the stair transfer enclosure follows the sun access plane and is darker in colour to reduce the apparent mass of the building.

Figure 05: Bird's eye view of proposed development

3.3 TOWER FOOTPRINT & SEPARATION

The average depth of buildings A, B & C is around 19 metres but varies between 17 and 27 metres along the length of each building.

The apartments solar/daylight access and cross flow ventilation has been optimised by placing the lifts and fire stairs in the centre of the towers and the apartments around the perimeter as well as introducing a deep slot to maximise the façade area.

The apartment depths vary between 7.5 and 10 metres, all bedrooms and living areas are located adjacent to perimeter glazing and all habitable spaces are within 8 metres of the perimeter glazing.

The three towers have been positioned on the site to maximise separation, maximise solar access, provide visual and acoustic privacy and minimise overshadowing.

The minimum separation between buildings A, B and C is typically 24 metres and up to 28 metres in some locations. Buildings B and C have been setback up to 15 metres from the northern boundary to provide increased separation from future development on the adjacent site.

The current approved tower footprint and building seperation are not impacted by the proposed S4.55 application to add 2 additional levels to building B.

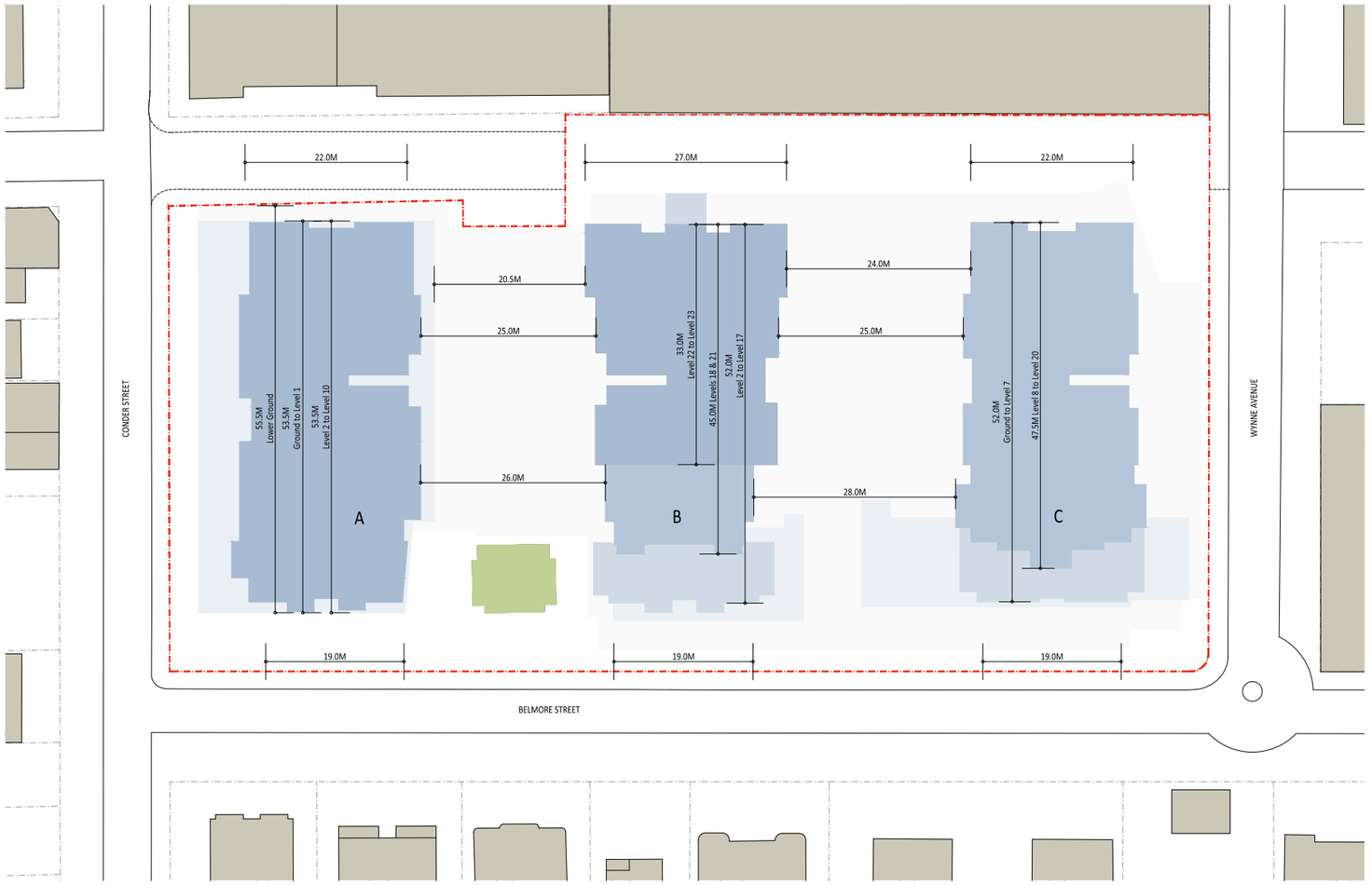


Figure 06: Tower Footprint and Separation

3.4 TOWER SETBACKS

At ground level the proposal adopts Burwood Council's DCP boundary setbacks except along Conder Street and Belmore Street where increased setbacks of up to 8.0 metres have been provided.

Above the podium, the building setbacks to the street boundary also exceed the Burwood DCP guidelines along Belmore Street, Wynne Avenue and Condor Street. The building setbacks to street boundaries above podium level vary from 9.00 metres to 16.00 metres. Finally along the northern boundary a setback of up to 15.00 metres has been provided to preserve the amenity of this proposal in the event of future development on the adjoining sites.

For all three buildings further setbacks have been provided for the upper levels. The additional setbacks have been included to reduce shadow impacts and to provide greater interest to the skyline profile of this proposal. In the approved design, building A upper eight storeys have been set back 9.0 metres from the Belmore Street boundary. For building B the upper six storeys currently are set back 20.0 to 28.0 metres from the Belmore Street boundary. For building C the upper twelve storeys have been set back 16.0 metres from the Belmore Street boundary.

These current approved tower setbacks are not impacted by the proposed S4.55 application to add 2 levels to building B. The proposed additional levels are further setback in order to not encroach on the southern sun access plane.

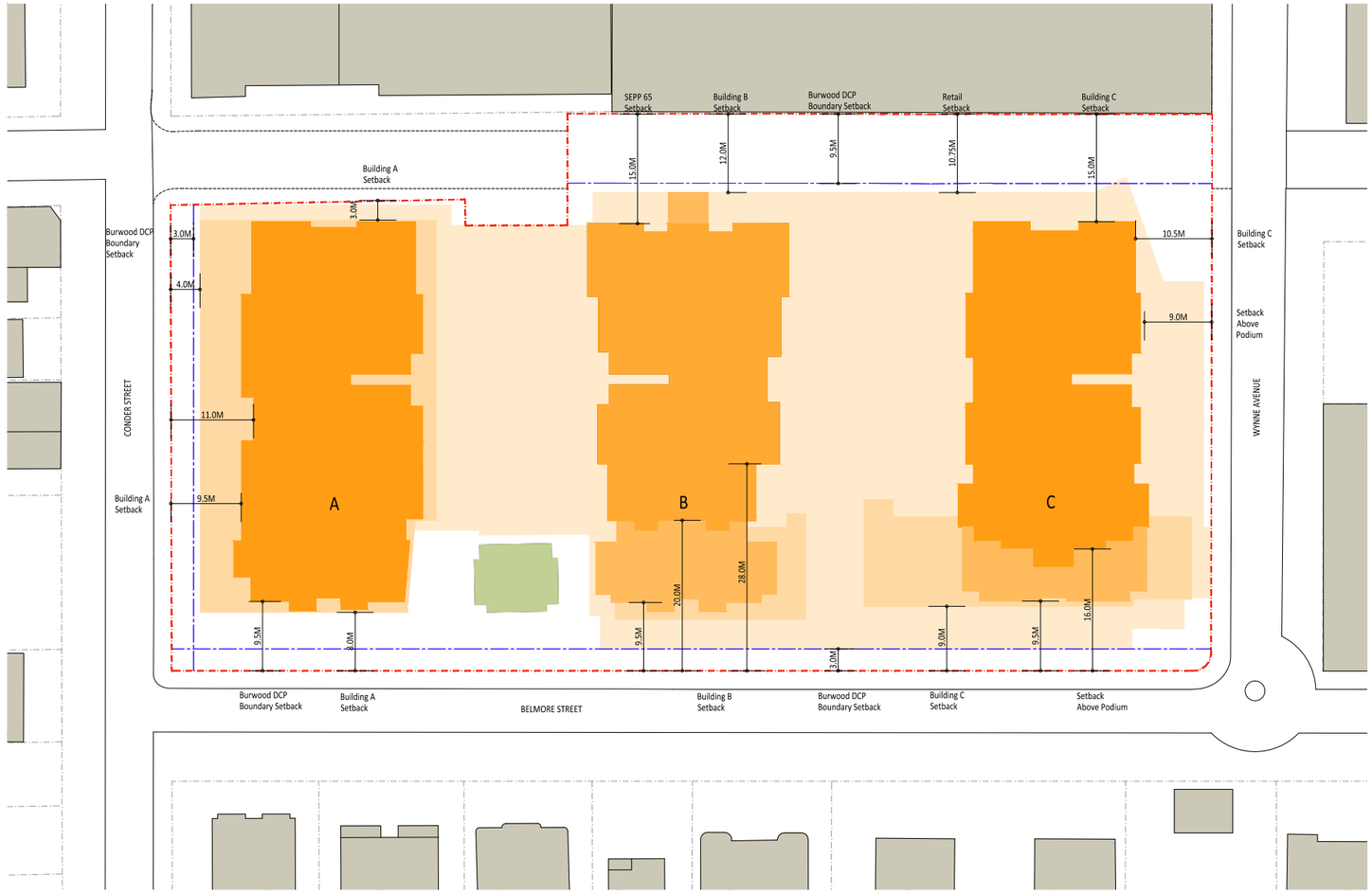


Figure 07: Tower Setbacks

3.5 BUILDING HEIGHT ANALYSIS

For the purposes of establishing building heights in this application, the ground plane as defined by the site survey has been projected to a height of 30.0 metres and 60.0 metres as nominated for the Perimeter and Middle Ring Areas respectively. A building height plane, elevated at 54 degrees from the horizontal and perpendicular to Conder Street, has been established. A second building height plane, elevated at 33 degrees from the horizontal and perpendicular to Belmore Street, has also been established. Both height planes have been generated as set out in Section 2.1.1 of the Burwood DCP using the survey information nominated above.

The analysis of the height of building B shows that the proposed additional 2 levels and stair transfer do not penetrate the 33 degree sun access plane over Belmore Street. While the additonal 2 levels increase the building height exceeding the 60m height plane, the stepped building profile means that there is only minor increase in the shadow impact over a compliant building enevelope. When viewed from ground level the apparent increase in bulk, scale and height would be of little significance.

The element of any additional overshadowing is addressed in more detail in the Shadow Analysis chapter of this report.

Figure 08: Building Height Planes - Buildings B

Figure 09: Building Height Planes - 3D Section

3.6 SHADOW ANALYSIS

As noted previously in this design report, parts of the proposed building envelopes lay outside the guidelines set down in the Burwood Town Centre DCP. This analysis looks at some of the strategies that have been employed in the design to limit environmental impacts. In particular the analysis examines how equivalent or lesser environmental impacts will result as a consequence of the adoption of increased setbacks. The image at figure 20 shows the proposed building envelopes and the image at figure 21 shows the building envelopes that would result if strict compliance with the Burwood DCP setback and building length provision was maintained.

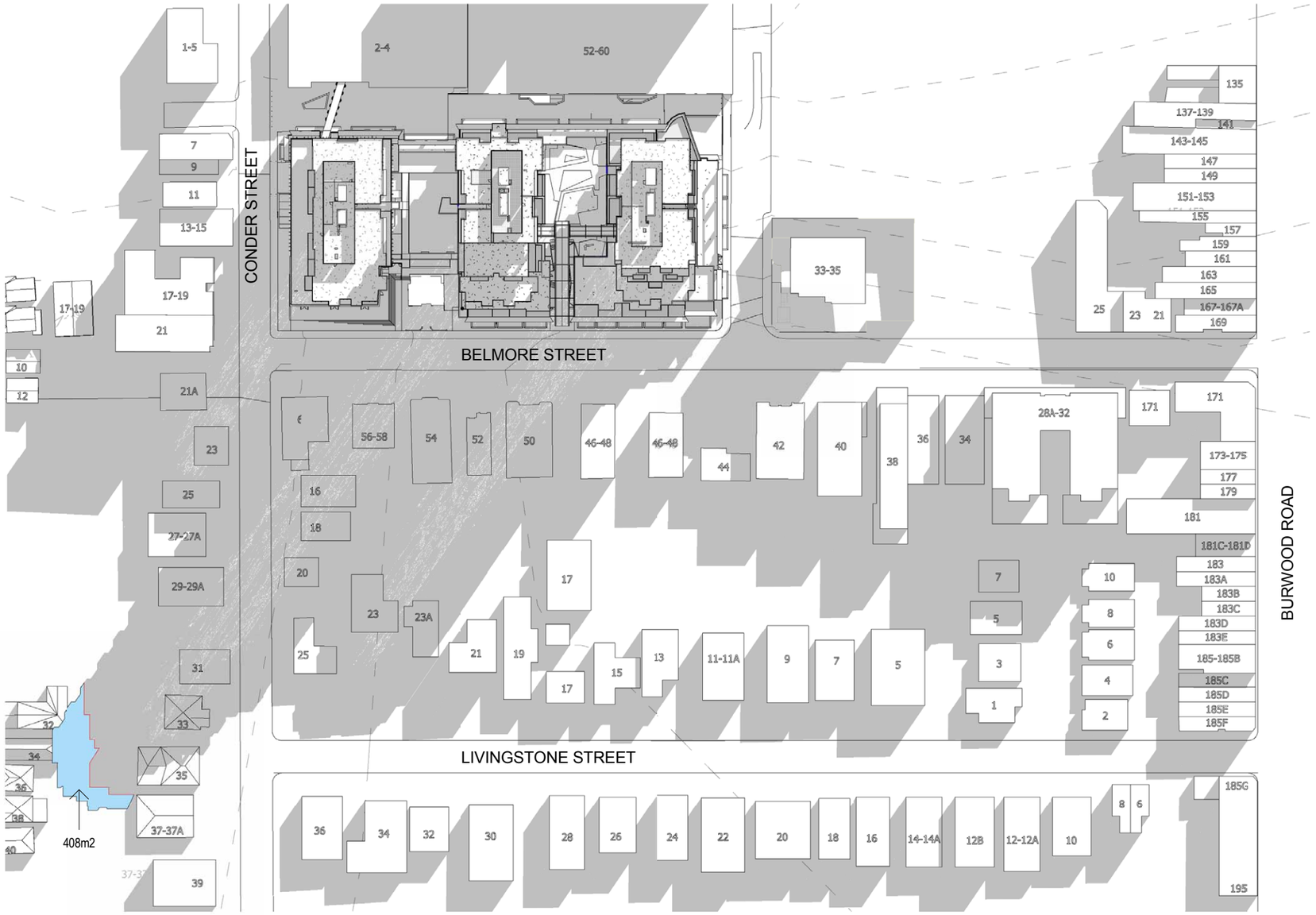
The series of shadow diagrams that follow looks at the conditions that are generated during mid winter, at the equinox and mid summer for 9am, noon and 3pm. Shadows have been generated for the existing context and approved building envelopes and these have been overlaid onto the shadows that would be cast by the proposed envelope, including the additonal 2 floors to building B.

The additional winter shadow impacts for properties to the immediate east, south and west (on Wynne Avenue, Belmore and Conder Streets) are generally negligible; however in the early morning properties to the further south west along Conder Street will have minor additional shadow impacts. We have prepared an additional shadow diagrams for 9:30am to demonstrate that the duration of the additional impact would be less than half an hour for the properties along Conder Street.

Figure 10: Proposed S96 envelope

Figure 11: Approved DA envelope

Figure 12: Porposed S96 envelope



The long axes of all the buildings have been designed to run north/south allowing minimum 24.0m wide spacing between the towers. The proposed 2 levels on building B have increased setbacks from Belmore Street to reduce the shadow impact on buildings across the street.

At 9.00am the additional shadow impact of 408m2 falls into the backyards of 32, 34, 36, 37 and 37A Stanley Street. Due to the slender form of the proposed additional levels on Building B, the shadows move quickly and by 9.30 have moved clear of these areas.

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 13

COMPARATIVE SHADOW DIAGRAM
MID WINTER 9:00AM

BURWOOD GRAND

The long axes of all the buildings have been designed to run north/south allowing minimum 24.0m wide spacing between the towers. The proposed 2 levels on building B have increased setbacks from Belmore Street to reduce the shadow impact on buildings across the street.

Previously shown shadow of 408m2 have moved considerably by 9:30am creating shadows mostly on the roofs of No. 29, 29A and 31 Conder Street. By 9.45 the shadows fall on the street and by 10am are on the opposite side of the street.

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 14

COMPARATIVE SHADOW DIAGRAM MID WINTER 9:30AM

BURWOOD GRAND

The long axes of all the buildings have been designed to run north/south allowing minimum 24.0m wide spacing between the towers. The proposed 2 levels on building B have increased setbacks from Belmore Street to reduce the shadow impact on buildings across the street.

By 10am the additional shadow impact is very minor as it is mostly cast on the roof of No. 23 and 25 Livingstone street.

Figure 15

COMPARATIVE SHADOW DIAGRAM
MID WINTER 10:00AM

BURWOOD GRAND

By 12pm the additional shadow impact is very minor as it is mostly cast on the roof of No. 17 Livingstone Street.

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

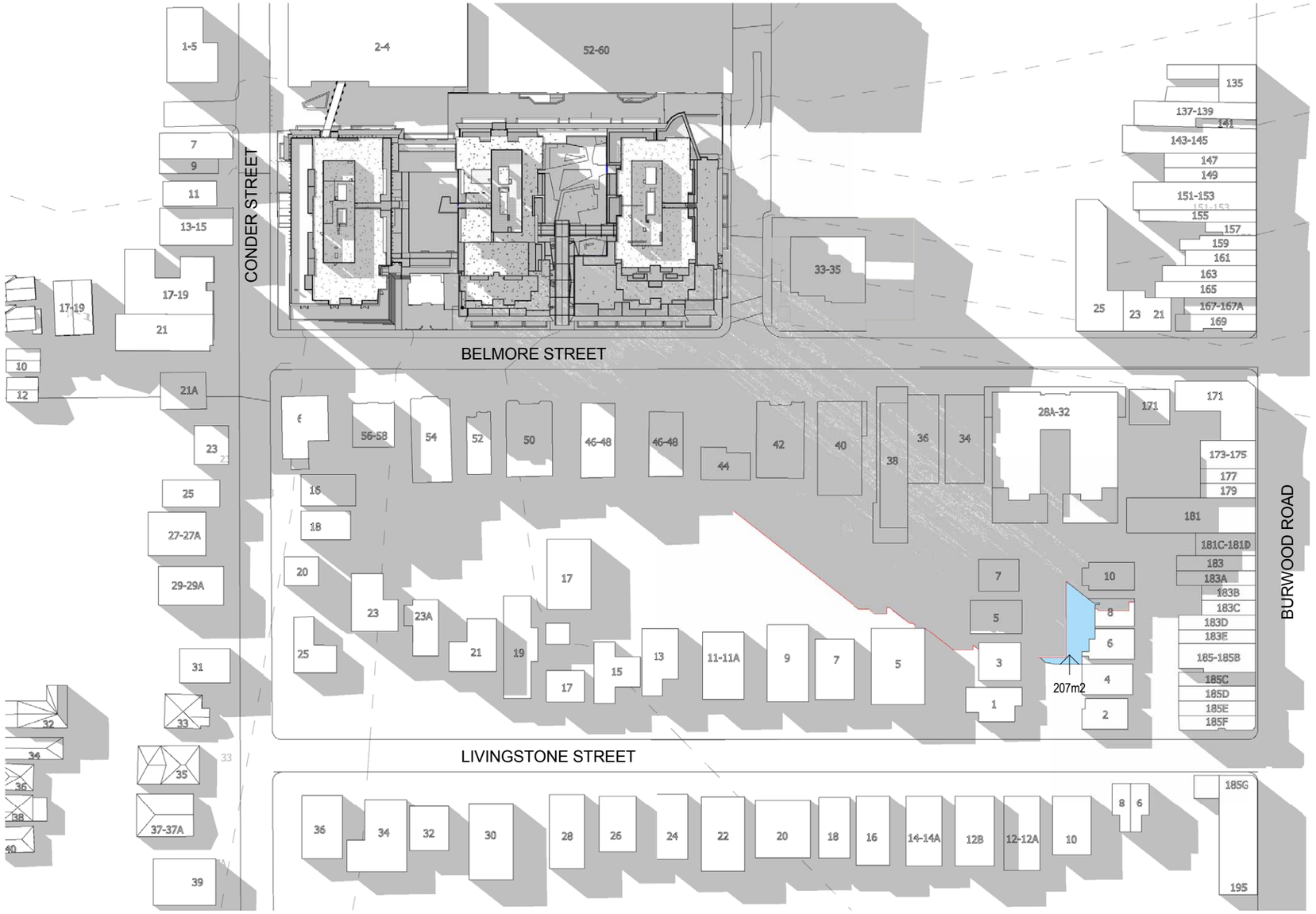
CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 16

COMPARATIVE SHADOW DIAGRAM
MID WINTER 12:00PM

BURWOOD GRAND



By 3pm the additional shadow impact is cast mostly on to the roof of No. 6 and 8 Sym Avenue.

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 17

COMPARATIVE SHADOW DIAGRAM MID WINTER 3:00PM

BURWOOD GRAND

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

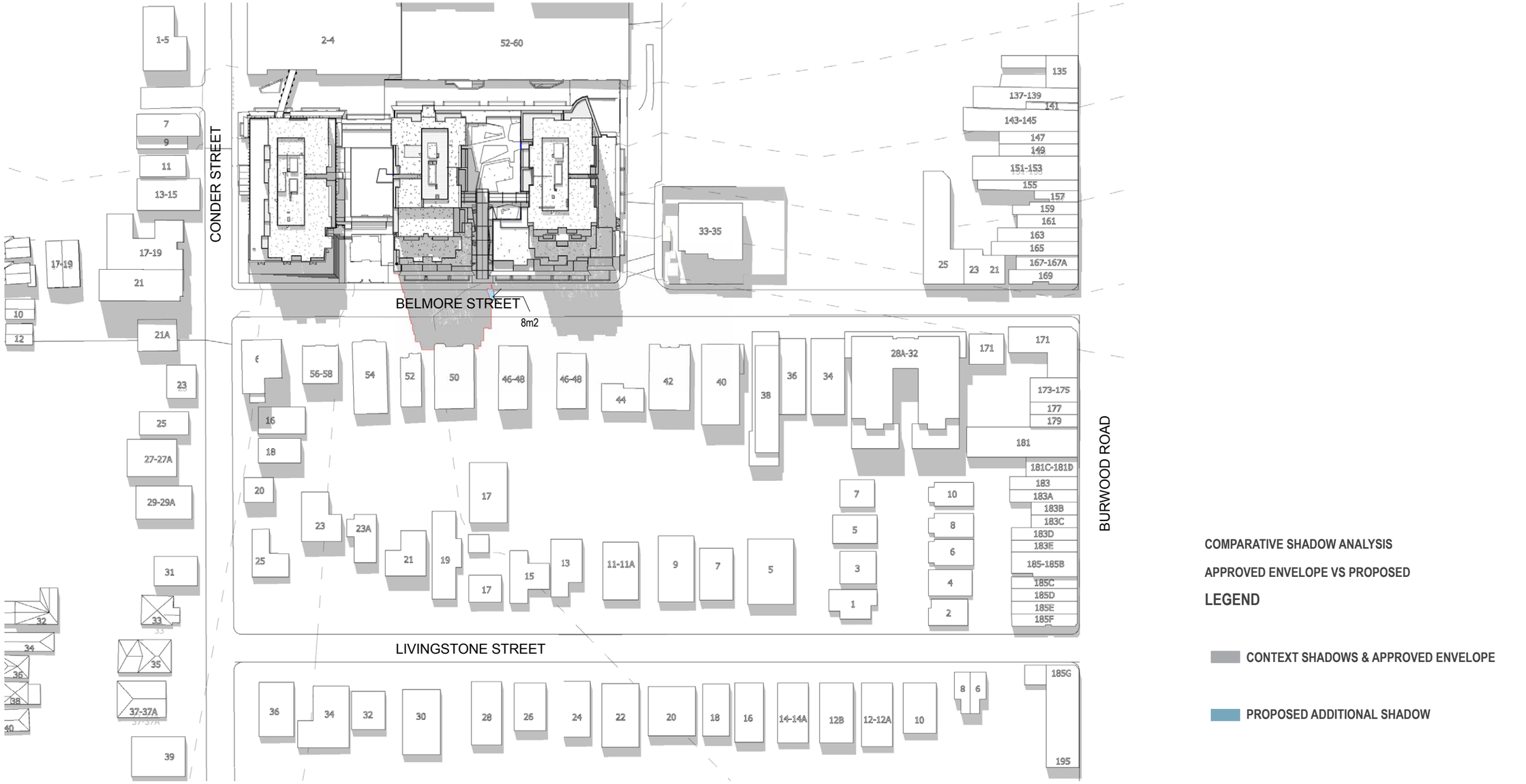
CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 18

COMPARATIVE SHADOW DIAGRAM
EQUINOX 9:00AM

BURWOOD GRAND



COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 19

COMPARATIVE SHADOW DIAGRAM
EQUINOX 12:00PM

BURWOOD GRAND

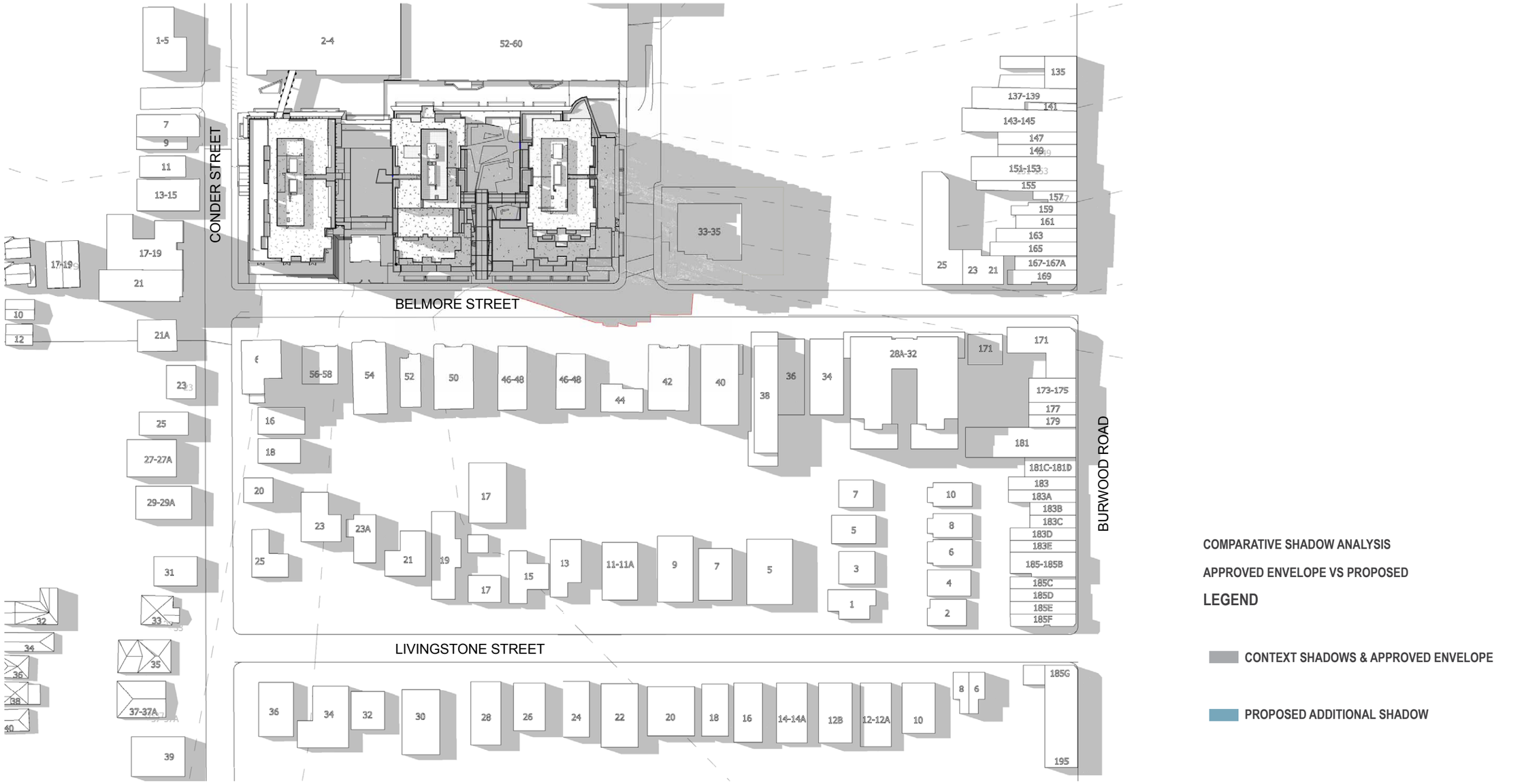
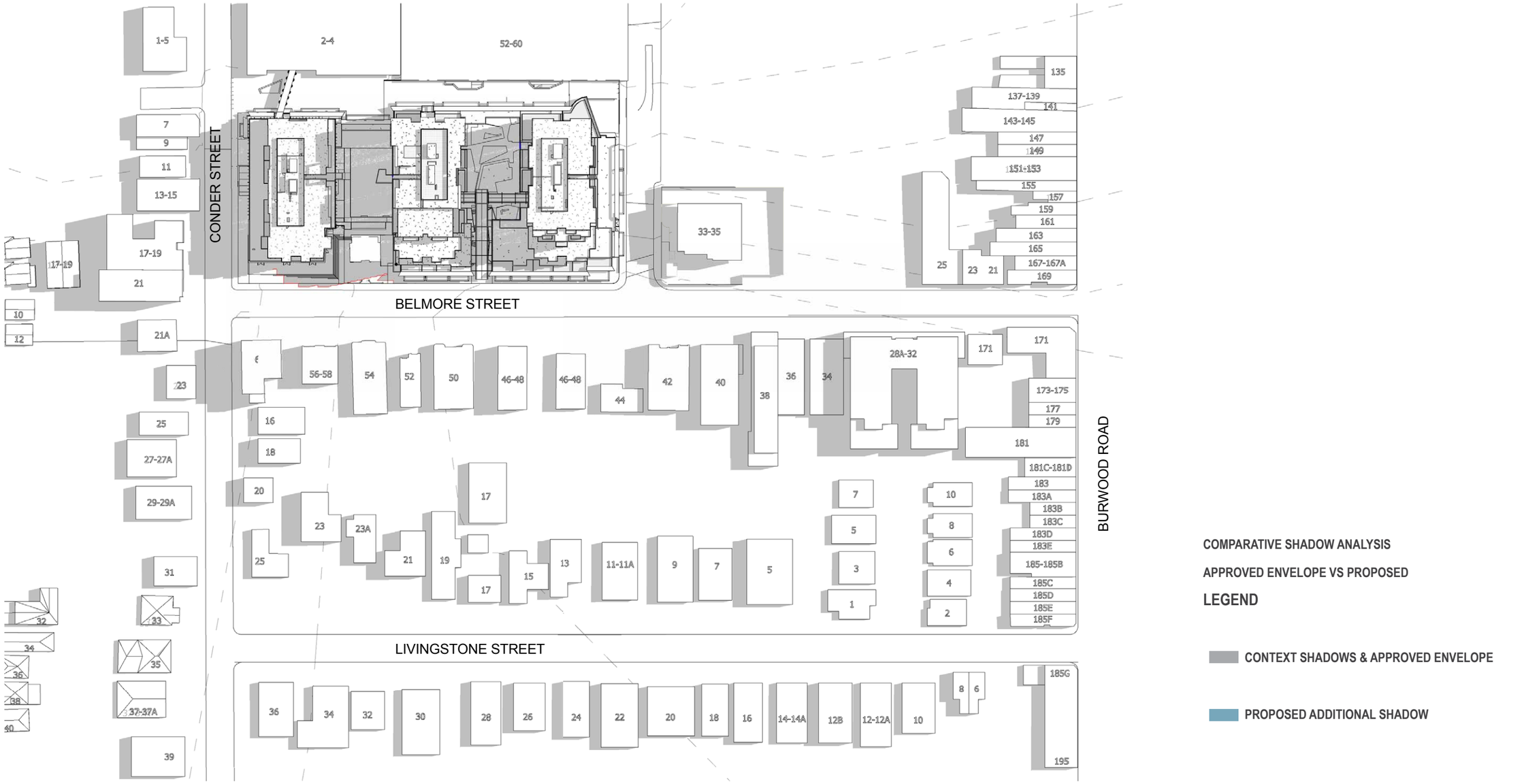


Figure 20

COMPARATIVE SHADOW DIAGRAM
EQUINOX 3:00PM

BURWOOD GRAND



COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 21

COMPARATIVE SHADOW STUDY
SUMMER 9:00AM

BURWOOD GRAND

COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

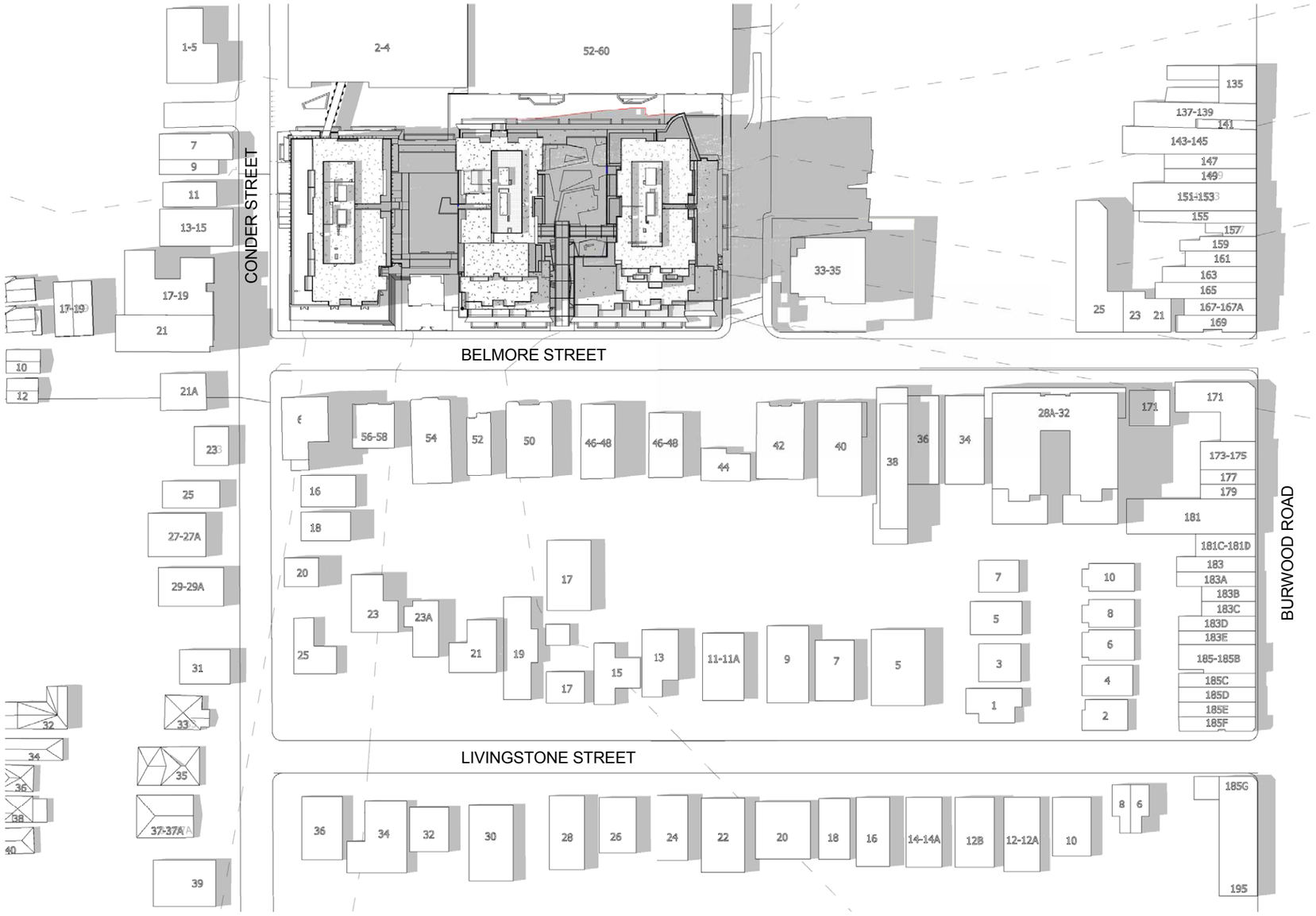
LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

PROPOSED ADDITIONAL SHADOW

Figure 22

COMPARATIVE SHADOW STUDY SUMMER 12:00PM



COMPARATIVE SHADOW ANALYSIS

APPROVED ENVELOPE VS PROPOSED

LEGEND

CONTEXT SHADOWS & APPROVED ENVELOPE

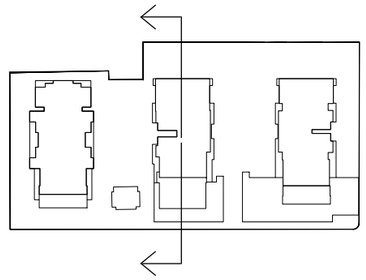
PROPOSED ADDITIONAL SHADOW

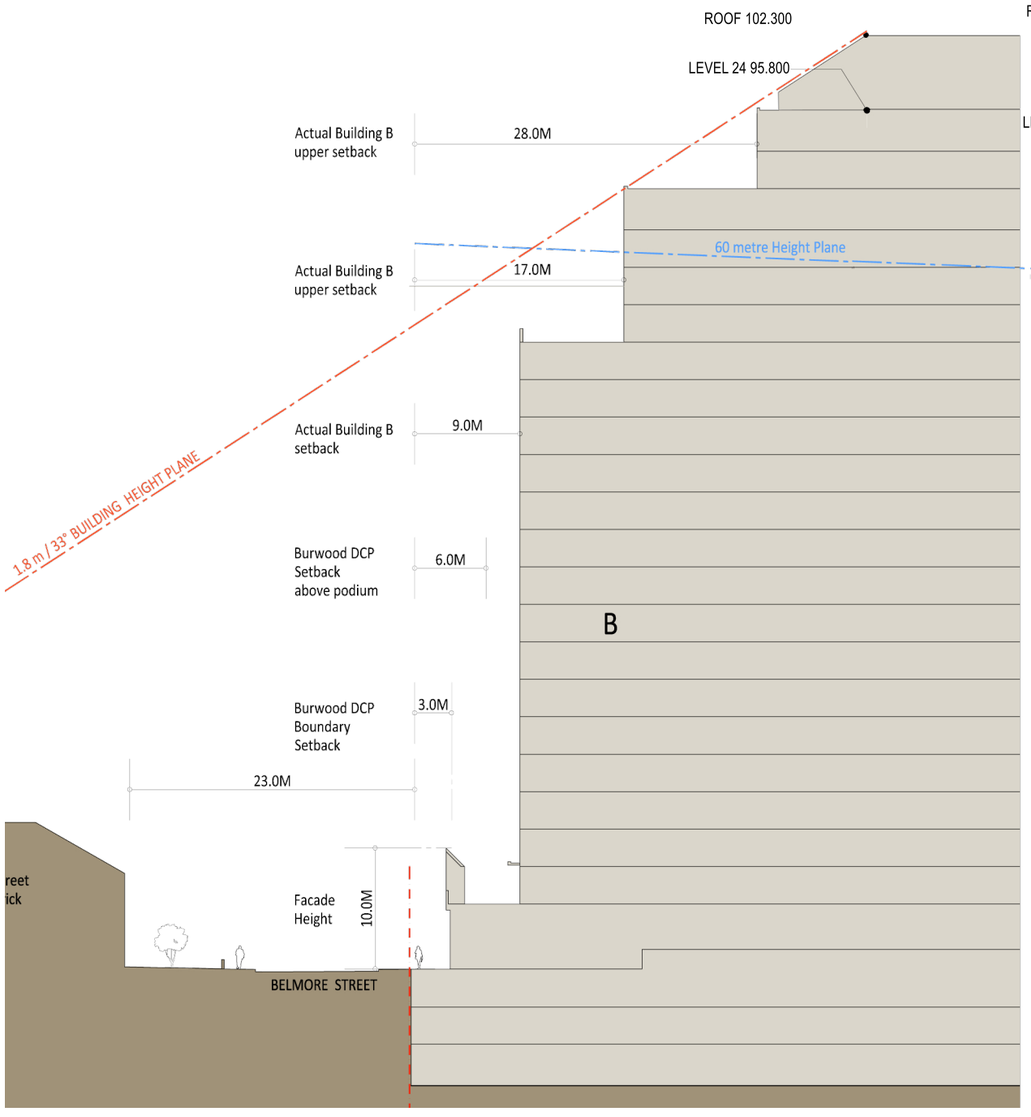
Figure 23

COMPARATIVE SHADOW STUDY
SUMMER 3:00PM

BURWOOD GRAND

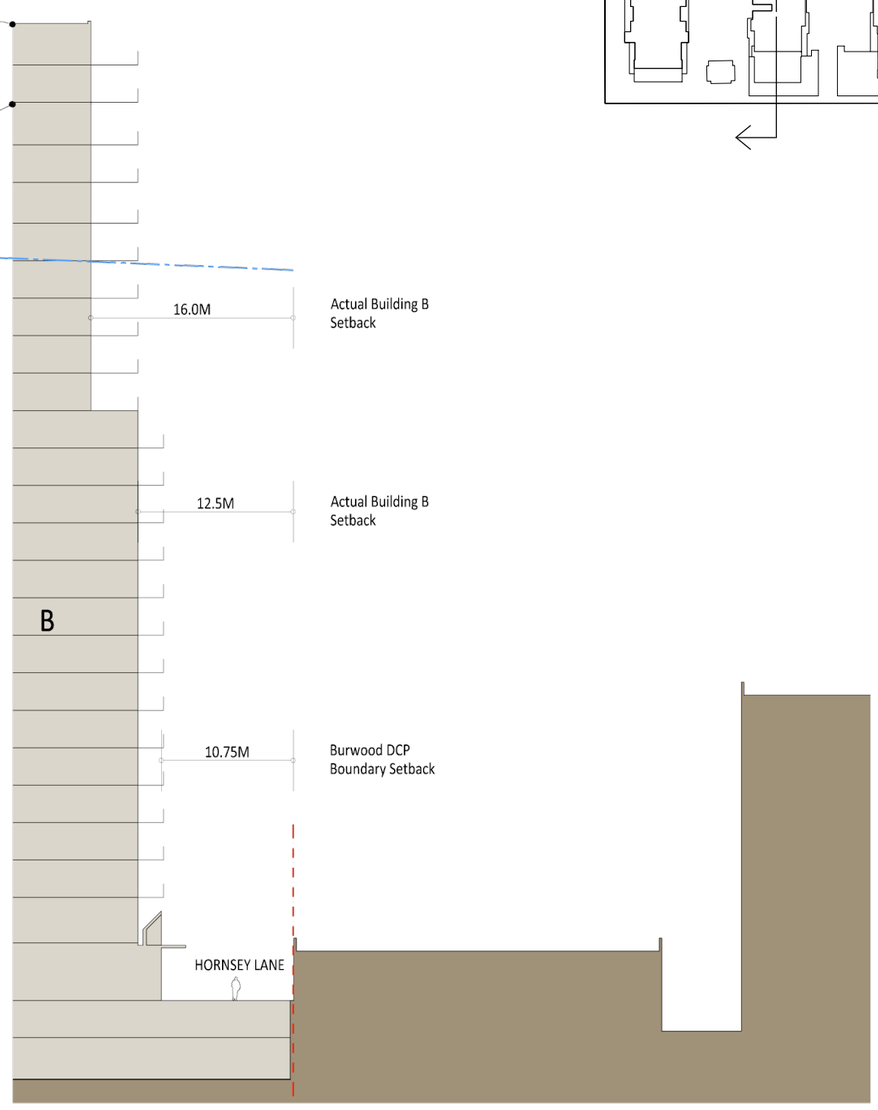
3.7 BUILDING SECTIONS & SETBACKS





This figure shows the positions of the building height planes in Belmore Street and the Building B setback of from level 2 to 17, 17.0M for levels 18 to 21 and 28.0m from levels 22 & 23, and the sloped stair transfer and increased setback to the proposed addtion of 2 levels.

Figure 24



This figure shows the position of the 60.0m building height plane along the northern edge of the site. Note the increased side boundary SEPP65 setback of 15.0m to the façade of Buildings B & C.

Figure 25

HORNSEY LANE SECTION
LOOKING WEST AT BUILDING A & B

0 5 10 20m

BURWOOD GRAND

03 SEPP65 COMPLIANCE

4.1 SEPP65 DESIGN QUALITY PRINCIPLES

PRINCIPLE 1 – CONTEXT & NEIGHBOURHOOD CHARACTER

“Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area”

The design of the proposed mixed use residential development bounded by Wynne Avenue, Belmore Street and Conder Street contributes to its context by responding to existing buildings and future built forms of the BurwoodTown Centre as defined in the Burwood Local Environmental Plan (Burwood Town Centre) 2010.

The site is essentially an island site consisting of 16 lots, comprising a 1.0149 hectare parcel of land. The site straddles two development areas under the Burwood DCP No.36, the western portion of the site, bounded by Conder Street, Hornsey Street and the western section of Belmore Street with an area of 2,586m^2 is defined as being within the ‘Perimeter Area’ (called Precinct A in this proposal), The eastern portion of the site bounded by Wynne Avenue and Belmore Street with and area of 7,563 m^2 is defined as land within the ‘Middle Ring Area’ of the DCP (called Precinct B in this proposal).

Precinct A consists of five lots listed as Lots 1 to 5 DP27194

Precinct B consists of 11 Lots including Lot 1 and 2 DP309715, Lots 1 and 3 DP203745 S.P 3427, Lot A DP32257, Lots 12,13and 14 DP10184, Pt1 DP1156877 and Lot 2 DP11156877.

The Burwood Grand mixed use development has been designed to provide a positive contribution to the streetscape of Burwood and is compatible with the emerging form and character of the centre. The development significantly improves the public domain interface of the site providing active ground level uses along Belmore Street, Conder Street and Wynne Avenue as well as the pedestrian link on the northern edge of the site.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 26: Birds eye view of proposed development looking north east.

PRINCIPLE 2 – BUILT FORM & SCALE

“Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the existing or proposed future character of the street and the surrounding buildings.”

The bulk scale and height of the proposed buildings has been designed to complement the scale of the future surrounding buildings as defined in the Burwood Town Centre LEP 2010 and DCP No.36.The proposed building heights vary from 30 to 66 metres (10 to 24 storeys) with residential dwellings being located on all levels above the ground floor that is activated by retail to all street fronts and the pedestrian walkway.

The podium height along Belmore Street and Wynne Avenue picks up the scale and alignment of adjacent existing buildings and the pediment height of the retained Masonic Temple façade.

The podium setback complies with the Burwood Council DCP 36 for Belmore Street and Wynne Avenue. Building A exceeds the minimum 3 metre setback to Conder Street and buildings B and C exceed the minimum 6m secondary setbacks to Belmore Street and Wynne Avenue. There are additional setbacks to the southern façades of the upper levels of all three buildings to minimise bulk and overshadowing.

Detailed massing studies and form options, site, shadow and context analysis have been undertaken. This process has informed the environmental design and performance of the development to optimise the efficiency, amenity, orientation and aspect of the apartment design.

The built form is appropriate to the adjacent future residential developments, contributing to the character of the streetscape and providing internal amenity and outlook. The three towers have been positioned on the site to maximise building separation and solar access, as well as provide visual and acoustic privacy and minimise overshadowing.

The separation between buildings A and B is up to 26 metres and between buildings B and C is 25 metres at all levels. Buildings B and C have been setback 12 to 15 metres from the northern boundary to provide increased separation from future development on the adjacent site.

A retail podium forms a ‘street wall’ to Belmore Street and Wynne Avenue; set well back from the ‘street wall’ are the residential towers which are articulated by deep recesses, stepping of the upper levels and a variety of façade elements.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 27: Perspective view of proposed development looking north east along Belmore Street.

PRINCIPLE 3 – DENSITY

“Good design Achieves a high level of amenity for residents of each apartment, resulting in density appropriate to the site and its context. Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality”.

The proposed total residential floor space ratio (FSR) is 4.18:1 (43,357 m^2) in addition there will be a non-residential FSR of 0.58:1 (5,999 m^2) made up of office and retail uses.

The development will have 498 residential apartments on a site area of 10,149 m^2 giving a net dwelling density equivalent to 490 dwellings per hectare.

Whilst the residential FSR exceeds the nominated Burwood Town Centre LEP 2010 FSR control by 1.18 (or around 38%), the dwelling density is supported by the proximity of the site to Burwood Rail station, the bus interchange in Railway Parade and the substantial array of retail and leisure activities available along Burwood Road. The site is well serviced with utilities such as sewer, water, gas and electricity.

The retail and office space provides the opportunity for around 300 permanent employment positions.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 28: Birds eye view of proposed development looking north west.
Note landscaped courtyards between buildings, generous building separation and setbacks.

PRINCIPLE 4 – SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for ground water recharge and vegetation”.

The design makes efficient use of natural resources, energy and water throughout its full cycle, including construction. It will meet the benchmarks for energy and water reduction set out in the Building and Sustainability Index (BASIX) report.

Most living areas and main balconies as well as bedrooms are oriented to maximise solar access, less than 4% of the apartments are single aspect/south facing. Many of the apartments are dual aspect, with cross flow or corner natural ventilation. The building slot on the east/west façades of buildings A, B and C maximises the perimeter of the building to increase light and ventilation into apartments.

A site-based, water retention system has been incorporated into the development. It comprises a concrete storage tank and filtration and pump unit in the basement car park that is used to recycle roof and ground rainwater for the irrigation of courtyard planting.

The building will have energy efficient appliances, fittings and services such as LED lighting, water reduction shower heads, dual flush toilets, gas cook tops and microwaves.

Overall the project has over 73% dwellings that are cross or corner naturally ventilated (cf 60% minimum ADG), over 70% dwellings with 2 hour solar access (cf 70% minimum ADG), and less than 4% south facing dwellings (cf 10% maximum ADG).

All dwellings will be fitted with energy efficient LED lighting and reverse cycle, split AC systems consisting of a single condenser unit and multiple fan coil units. Waste and recycling facilities are provided in the basement with recycling storage bins on each residential floor.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 29: Birds eye view of proposed development looking south.
Note landscaped courtyards between buildings, generous building separation and setbacks.

PRINCIPLE 5 – LANDSCAPE

"Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Good landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management."

The communal open space and buildings have been designed as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both residents and the adjoining public domain (refer to Landscape Architect's Concept Design Plans).

Each dwelling has access to a secure private open space, such as a balcony, terrace or courtyard, with a minimum area of 8m² for 1 bedroom, 10m² for 2 bedrooms and 12m² for 3 bedrooms and a minimum depth of 2m. Many apartments have considerably more private open space than the minimum.

Positioned between the three buildings and overlooked by many of the apartments are two substantial communal open space landscaped courtyard s; in addition there is the landscaped public space around the Masonic Temple and along the pedestrian walkway which enhances residential amenity. The total area of landscaped open space represents more than 30% of the site area. The two residential landscaped courtyards include areas for conversation, meetings, social networking and relaxation. Landscape elements include feature trees, planting, lawn areas, seating, paving, timber decking and BBQs.

An extensive upgrade of the public domain to the street frontages, pedestrian walkway and the forecourt of the Masonic Temple is also proposed. Refer to the Landscape Design Concept Plans.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 30: Plan showing proposed landscape treatment to communal courtyards.

PRINCIPLE 6 – AMENITY

“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, usual and acoustic privacy, storage, indoor and outdoor spaces, efficient buyouts and service areas and ease of access for all age groups and degrees of mobility”.

The architectural design provides amenity through the physical, spatial and environmental qualities of the development. The apartments have been designed to achieve access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts, service areas, outlook and ease of access and mobility for all ages.

The accommodation in building A consists of 88 residential apartments. The apartment mix is 17 x 1beds (18%) and 71 x 2beds (82%), these totals include 8 (10%) ‘adaptable apartments.

The accommodation in building B consist of 226 residential apartments suited to a variety of lifestyles. The apartment mix is 18 x 1 beds (8%), 186 x 2 beds (82%) and 22 x 3 beds (10%), these total include 22 (10%) ‘adaptable’ apartments.

The accommodation in building C consists of 185 residential apartments. The apartment mix is 29 x 1 beds (16%) and 156 x 2 beds (84%), these totals include 20 (10%) adaptable apartments.

Many apartments have studies or media alcoves. The residential floors have minimum ceiling heights to living rooms of 2.7 metres and 2.4 metres to non-habitable rooms. The floor to floor height is generally 3.05 metres (except for Ground & Level 1 which have 3.7m floor to floor heights to provide future flexibility of use). Each dwelling has access to a secure private open space, such as a balcony, terrace or court, with a minimum area of $8m^2$ for 1 bedroom, $10m^2$ for 2 bedrooms and $12m^2$ for 3 bedrooms, and with a minimum depth of 2m. Many apartments have considerably more private open space than the minimum.

Most apartments have at least one side facing north, east or west to optimise solar access and many have dual aspect to improve cross flow ventilation. Apartment layouts, size and proportions have been developed to maximise occupant amenity.

Figure 31: Indicative apartment interior perspective.

The apartment depths vary between 7.5 and 10 metres, all bedrooms and living areas are located adjacent to perimeter glazing and all habitable spaces are within 8 metres of the perimeter glazing.

Most apartments achieve the required total internal storage of $6m^3$ for 1 bedroom, $8m^3$ for 2 bedrooms and $10m^3$ for 3 bedrooms, the balance of the required storage space provided in storage cages in the bas ement.

Covered and secure parking is provided for residents and visitors. There are a total of 499 residential car parking spaces and 98 visitor spaces plus parking for motorbikes and bicycles on basement levels 2, 3 and 4 which is accessed from Conder Street. There is provision for 55 office parking spaces and 36 retail spaces plus motor bike and bicycle parking on basement level 1 /lower ground accessed from Wynne Avenue.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

PRINCIPLE 7 – SAFETY

“Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.”

The design of the buildings optimises safety and security, of both the development and the public domain. Safety and security has also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management. Refer CPTED statement in The Appendices.

The safety of the public is enhanced by the dwelling design that improves casual surveillance of the street from apartment terraces/balconies which overlook Belmore street, Wynne Avenue, Conder Street and the pedestrian walkway. The safety and security of residents and visitors to buildings is enhanced by providing a secured entry colonnade directly from the Belmore street as well as secured entry doors to the foyer of each tower. The communal entry courtyard is also overlooked by the apartments.

Controlled vehicular access to the project is provided by secured car park access from Conder Street and Wynne Avenue with direct access from the car park to the main lobbies for residents, the audio intercom system at the main entries and the car park entry to communicate with residents, and key card access to entry door and lifts for residents.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

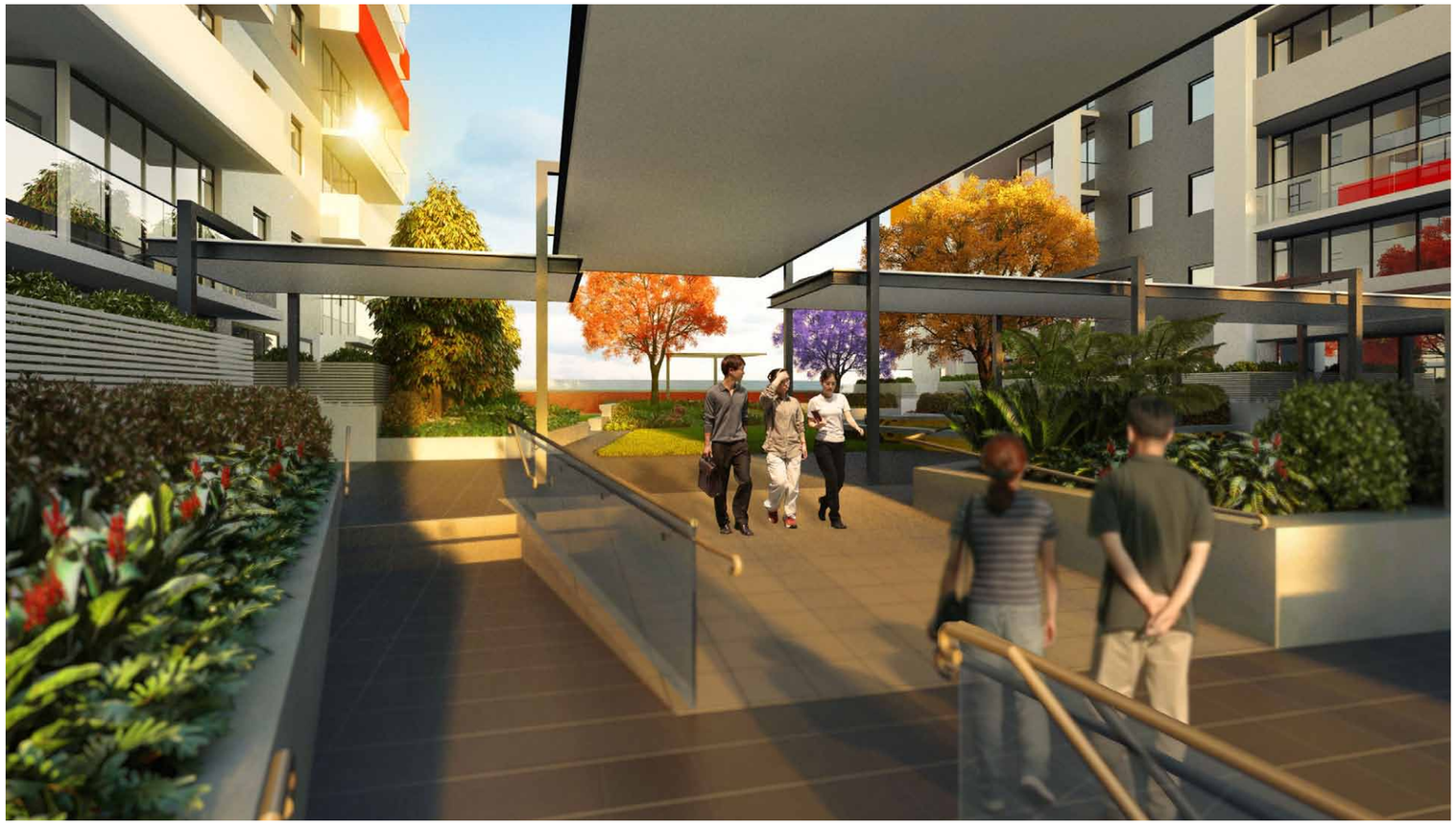


Figure 32: Perspective of residential entry colonnade.

Note The colonnade is accessed through a decorative security screen and leads to the eastern communal courtyard which is overlooked by apartments in \buildings B & C

PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

"Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features including deferent types of communal spaces for abroad range of people, providing opportunities for social interaction amongst residents".

The design responds to the social context and needs of the local community in terms of lifestyle and affordability. The site is within the Burwood Town Centre which is heavily serviced with public transport in the form of rail and buses. Facilities needed to support mixed-use developments such as childcare, schools, health care, supermarkets, educational and leisure are all in close proximity.

The development will have exceptional pedestrian amenity with accessible paths of travel to all facilities and levels of the building. The residential lobbies can be easily accessed via a ramp from Belmore Street or via lifts from the basement car park levels.

The development has a positive social benefit through the inclusion of a diverse dwelling mix of 1 bedroom (50 to 55m^2), 2 bedroom (75 to 81m^2) and 3 bedroom (107m^2) apartments that respond to the demographics of the area and a range of living needs and household budgets. The total number of 498 residential apartments includes 50 adaptable apartments (10%).

The design of the public domain, communal courtyards and entry areas will encourage social interaction amongst residents.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 33: Perspective of pedestrian walkway. The walkway will provide, exceptional pedestrian amenity, activated streetfront facilities and a convenient landscaped link between Conder Street and Wynne Avenue.

PRINCIPLE 9 – AESTHETICS

“Good design achieves a built form that has good proportions and balanced composition of elements reflecting the internal layouts and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment developments responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape”.

The building has a modern aesthetic that expresses the aspirations of the project and its spirit of innovation and environmental excellence. The expression of the elevations responds to many factors including context, construction and technology as well as apartment amenity. The appearance of the building avoids the overused expression of cellular, crate-like elements. Special attention has been given to the composition of building elements, materiality and colour.

The podium level façades include splayed vertical fins which are capped by splayed hoods; these expressed ‘frames’ provide a consistent appearance/rhythm to the retail shopfronts and incorporate ventilation louvres, BOH egress/access doorways and awnings. The base of the expressed ‘frames’ will be clad in a hard wearing stone finish, the upper parts of the fins and hoods are intended to be clad with pre-finished aluminium panels. Shopfronts will be frameless glass.

The tower façades are articulated by deep recesses, stepping of the upper levels and a variety of façade elements. Proposed finishes include painted pre-cast concrete wall panels, prefinished aluminium framed glass windows and doors, balcony balustrades will have a combination of prefinished solid panels or clear glazing. Three vivid feature colours (khaki, red and yellow) will be used on some balustrade and entry wall panels to provide added interest and a strong colour identity for each tower.

The current Design Quality Principles described are not impacted by the proposed S4.55 application to add 2 additional levels to Building B.

Figure 34: Persepctive view of proposed development looking northwest.
Note expressed podium ‘farmes’ highly articulated tower facades.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 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**	Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	Yes	Refer to Architectural Design Report
Objective 3B-1 **Building types and layouts respond to the streetscape and site while optimising solar access within the development**	Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1)	Yes	Refer elevations and perspective views
	Where the street frontage is to the east or west, rear buildings should be orientated to the north	Noted	
	Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Yes	Refer shadow studies site/building layout maximises solar access.
Objective 3B-2 **Overshadowing of neighbouring properties is**	Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access		

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
minimised during mid winter		Yes	Refer shadow studies
	Solar access to living rooms, balconies and private open spaces of neighbours should be considered	Yes	Refer shadow studies
	Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	Yes	The location and massing of building C was modelled to reduce overshadowing.
	If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	Yes	Building separation & setbacks meet or exceed minimum requirements.
	Overshadowing should be minimised to the south or down hill by increased upper level setbacks	Yes	The upper levels of all buildings are setback to reduce overshadowing.
	It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	Yes	The buildings have been positioned & oriented to minimise overshadowing & privacy impacts.
Objective 3C-1 **Transition between private and public domain is achieved without**	Terraces, balconies and courtyard apartments should have direct street entry, where appropriate	Yes	Access to all residential apartments is available from the shared landscape courtyard between buildings B & C.
	Changes in level between private terraces, front gardens and dwelling entries above the street level	Yes	All apartments are above street level to provide surveillance. Ground level apartments have

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
compromising safety and security	provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1)		landscape buffer zones to improve visual privacy.
	Upper level balconies and windows should overlook the public domain	Yes	
	Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m	N/A	There are no apartments with direct street frontages.
	Length of solid walls should be limited along street frontages	Yes	
	Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets	Yes	Access to all residential apartments is available from the shared landscape courts between buildings B & C as well as separate foyers for buildings A & C accessible from the street.
	In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • Architectural detailing • Changes in materials • Plant species • Colours	Yes	Variations in facade details & material as well as individual feature colours for each building provide differentiation and improve legibility.
	Opportunities for people to be concealed should be minimised	Yes	Refer CPTED Statement.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 3C-2 **Amenity of the public domain is retained and enhanced**	Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	Yes	Refer landscape drawings.
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Yes	The mail room is located adjacent to the main entry.
	The visual prominence of underground car park vents should be minimised and located at a low level where possible	Yes	Carpark ventilation has been integrated into the louvered panels above the retail shopfronts.
	Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	Yes	
	Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	Yes	
	Durable, graffiti resistant and easily cleanable materials should be used	Yes	The facade materials used around the base of the development include stone, glass & prefinished metal.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking	N/A	The development is located within a dense urban environment. Street access and building entries are clearly defined.
	On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	Yes	Parking areas are 'wrapped' with active uses/shopfronts.
Objective 3D-1 **An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping**	*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	There is approx. 2,300m^2 of communal open space. In addition there is approx. 1,800m^2 of public open space/public domain. The bulk of the communal open space is oriented to maximise solar access.
	Communal open space should be consolidated into a well designed, easily identified and usable area	Yes	The largest components of the communal open space is provided by the two large landscaped courtyards positioned between the buildings.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions	Yes	The two main courtyards are more than 24m wide and 50 to 60m long.
	Communal open space should be co-located with deep soil areas	No	Most of the communal open space is located above the basement parking areas. The deep soil zones are located around the perimeter of the site on Conder & Belmore Streets.
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Yes	There is direct access from the ground floor foyers to the landscaped courtyards.
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof	Yes	Refer notes above.
	Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	Yes	Refer notes above. Private open space terraces/balconies generally exceed minimum requirements. There is over 1,800m^2 of public open space around the perimeter of the site.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 3D-2 **Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting**	Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms	Yes	Refer to landscape drawings, seating, BBQ areas, shade structures & play areas are included within the communal open space.
	The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts	Yes	Refer to landscape drawings.
	Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	Yes	Carpark ventilation, substations, etc have been incorporated into podium facade designs to minimise visual impact.
Objective 3D-3 **Communal open space is designed to maximise safety**	Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies	Yes	All communal open space is readily visible from the surrounding apartments.
	Communal open space should be well lit		

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Where communal open space/facilities are provided for children and young people they are safe and contained	Yes	
Objective 3D-4 **Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood**	The public open space should be well connected with public streets along at least one edge	Yes	The pedestrian walkway links Wynne Avenue & Conder Streets.
	The public open space should be connected with nearby parks and other landscape elements	Noted	
	Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid	Yes	
	Solar access should be provided year round along with protection from strong winds	Yes	Retail shopfronts include awnings.
	Opportunities for a range of recreational activities should be provided for people of all ages	Yes	
	A positive address and active frontages should be provided adjacent to public open space	Yes	There are active frontages along the bulk of the site perimeter.
	Boundaries should be clearly defined between public open space and private areas	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

<table>
<tr><th>DESIGN OBJECTIVE</th><th>DESIGN GUIDANCE</th><th>COMPLIES</th><th>COMMENT</th></tr>
<tr><td rowspan="2">Objective 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</td><td>Design criteria

1. Deep soil zones are to meet the following minimum requirements:

<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>Less than 650m2</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m2 – 1,500m2</td><td>3m</td></tr><tr><td>Greater than 1,500 m2</td><td>6m</td></tr><tr><td>Greater than 1,500 m2 with significant existing tree cover</td><td>6m</td></tr></table></td><td>No</td><td>Potential deep soil zones are located along Conder Street and around the retained portion of the Masonic Temple; the total area is approx. 320m^2 which is a little over 3% of the site area. The site is located within the Burwood Town Centre and the required pedestrian walkway and non-residential uses at ground level reduce the area available for deep soil zones.</td></tr>
<tr><td>On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

• 10% of the site as deep soil on sites with an area of 650m^2 - 1,500m^2
• 15% of the site as deep soil on sites greater than 1,500m^2

Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include:

• basement and sub-basement car park design that is consolidated beneath building footprints
• use of increased front and side setbacks
• adequate clearance around trees to ensure long</td><td>Noted</td><td></td></tr>
</table>

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil		
	Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting	Yes	The site is within the Burwood Town Centre. The required pedestrian walkway and non-residential uses at ground level reduce the area available for deep soil zones. At least 50% of the communal open space will have a minimum soil depth of 600mm. Refer landscape drawings. An on-site detention tank will be provided for stormwater management.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
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<table>
<tr><th>DESIGN OBJECTIVE</th><th>DESIGN GUIDANCE</th><th>COMPLIES</th><th>COMMENT</th></tr>
<tr><td></td><td>provided such as on structure</td><td></td><td></td></tr>
<tr><td>Objective 3F-1
Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</td><td>1. 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>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)
Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring</td><td>Yes</td><td>Separation distances between buildings are around 25m. Boundary setbacks generally exceed minimum requirements.</td></tr>
</table>

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	properties		
	Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	Yes	
	For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances • for service and plant areas use the non-habitable room distances	Yes	Refer comments above.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	Yes	
	Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	Noted	
	Direct lines of sight should be avoided for windows and balconies across corners	Yes	
	No separation is required between blank walls	Noted	
Objective 3F-2 **Site and building design elements**	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:	Yes	Ground floor private open space is separated from communal open space by a combination of setbacks, planter boxes, planting zones & privacy screens.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	• setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies		
	Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	Yes	
	Balconies and private terraces should be located in front of living rooms to increase internal privacy	Yes	
	Windows should be offset from the windows of adjacent buildings	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Recessed balconies and/or vertical fins should be used between adjacent balconies	Yes	
Objective 3G-1 **Building entries and pedestrian access connects and addresses the public domain**	Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	Yes	The main residential entry is from Belmore Street. An additional entry to building C is accessed from Wynne Avenue.
	Entry locations relate to the street and subdivision pattern and the existing pedestrian network	Yes	
	Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	Yes	
	Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	Yes	The primary building entry is defined by recessed entry gates and projecting awning.
Objective 3G-2 **Access, entries and pathways are accessible and easy to identify**	Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	Yes	Refer perspective views.
	The design of ground floors and underground car parks minimise level changes along pathways and entries	Yes	
	Steps and ramps should be integrated into the overall building and landscape design	Yes	Refer landscape drawings.
	For large developments 'way finding' maps should be provided to assist visitors and residents (see	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	figure 4T.3)		
	For large developments electronic access and audio/video intercom should be provided to manage access	Yes	
Objective 3G-3 **Large sites provide pedestrian links for access to streets and connection to destinations**	Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport	Yes	The pedestrian walkway links Wynne Avenue & Conder Streets.
	Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	Yes	
Objective 3H-1 **Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes**	Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	Yes	Refer architectural elevations and perspective views.
	Car park entries should be located behind the building line	Yes	
	Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	impacts on the building form and layout		
	Car park entry and access should be located on secondary streets or lanes where available	Yes	Carpark entries are on Wynne Avenue & Conder Streets.
	Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	Noted	
	Access point locations should avoid headlight glare to habitable rooms	Yes	
	Adequate separation distances should be provided between vehicle entries and street intersections	Noted	
	The width and number of vehicle access points should be limited to the minimum	Yes	
	Visual impact of long driveways should be minimised through changing alignments and screen planting	Noted	
	The need for large vehicles to enter or turn around within the site should be avoided	Noted	There is a dedicated truck turning bay & loading bay.
	Garbage collection, loading and servicing areas are screened	Yes	
	Clear sight lines should be provided at pedestrian and vehicle crossings	Yes	
	Traffic calming devices such as changes in paving material or textures should be used where appropriate	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	Yes	Refer landscape drawings.
Objective 3J-1 **Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas**	**Design criteria** 1. 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	Yes	Parking provisions comply with the Guide to Traffic Generating Developments, All parking is off street and under cover.
	Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site	Yes	2 share car parking bays will be provided.

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Where less car parking is provided in a development, council should not provide on street resident parking permits	Noted	
Objective 3J-2 **Parking and facilities are provided for other modes of transport**	Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters	Yes	Dedicated motor bike parking bays are provided.
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Yes	Dedicated bicycle parking bays are provided.
	Conveniently located charging stations are provided for electric vehicles, where desirable	Noted	
Objective 3J-3 **Car park design and access is safe and secure**	Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces	Yes	Refer lower ground and basement plans.
	Direct, clearly visible and well lit access should be provided into common circulation areas	Yes	
	A clearly defined and visible lobby or waiting area should be provided to lifts and stairs	Yes	
	For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Yes	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 3J-4 **Visual and environmental impacts of underground car parking are minimised**	Excavation should be minimised through efficient car park layouts and ramp design	Noted	
	Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	Yes	
	Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	Noted	
	Natural ventilation should be provided to basement and sub basement car parking areas	No	There are 4 basement levels so mechanical ventilation is required.
	Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	Yes	
Objective 3J-5 **Visual and environmental impacts of on-grade car parking are minimised**	Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is	Yes	All parking is off street.

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving		
Objective 3J-6 **Visual and environmental impacts of above ground enclosed car parking are minimised**	Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small	Yes	All parking is off street and 'wrapped' with active uses.

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level		
Objective 4A-1 **To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space**	**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	Yes	73% of the apartment living rooms and private open spaces will receive a minimum of 2 hours direct sunlight in mid winter.
	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	Noted	
	3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm	Yes	Less than 10% of apartments will receive no direct sunlight in mid winter.

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	at mid winter		
	The design maximises north aspect and the number of single aspect south facing apartments is minimised	Yes	
	Single aspect, single storey apartments should have a northerly or easterly aspect	Noted	Less than 5% of apartments have single aspect, southern orientation.
	Living areas are best located to the north and service areas to the south and west of apartments	Noted	
	To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows	Noted	
	To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of $1m^2$ of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	Yes	Solar studies indicate that 73% of the apartment living rooms will receive a minimum of 2 hrs direct sunlight in mid winter.
	Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the	Noted	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective		
Objective 4A-2 **Daylight access is maximised where sunlight is limited**	Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms	Noted	
	Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved	Noted	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Opportunities for reflected light into apartments are optimised through: For habitable rooms of apartments, they should only be used as a secondary light source • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes	Noted	
Objective 4A-3 **Design incorporates shading and glare control, particularly for warmer months**	A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level	Yes	A combination of facade recesses, cantilevered balconies, sun hoods and louvered screens are utilised to provide shade and glare control.

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	below 20% (reflective films are avoided)		
Objective 4B-1 **All habitable rooms are naturally ventilated**	The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms	Yes	70% of all apartments have provision for natural cross ventilation.
	Depths of habitable rooms support natural ventilation	Yes	
	The area of unobstructed window openings should be equal to at least 5% of the floor area served	Noted	
	Light wells are not the primary air source for habitable rooms	Yes	
	Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	Yes	Full height sliding glass doors/windows are utilised for balcony access & to maximise natural ventilation.
Objective 4B-2 **The layout and design of single**	Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3)	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
aspect apartments maximises natural ventilation			
	Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Noted	
Objective 4B-3 **The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents**	**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	Yes	
	2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Noted	There are no cross-through or cross-over apartments.

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	Yes	Refer notes above.
	In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	Noted	
	Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	Noted	
	Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	Noted	
Objective 4C-2 **Ceiling height increases the sense of space in apartments and provides for well proportioned rooms**	A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-	Yes	Ceiling heights of habitable rooms have been maximised.

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	habitable areas, such as robes or storage, can assist		

4.2 SEPP65 COMPLIANCE SCHEDULE

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<table>
<tr><th>DESIGN OBJECTIVE</th><th>DESIGN GUIDANCE</th><th>COMPLIES</th><th>COMMENT</th></tr>
<tr><td rowspan="2">Objective 4C-3
Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>Design criteria
1. Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m^2</td></tr><tr><td>1 bedroom</td><td>50m^2</td></tr><tr><td>2 bedroom</td><td>70m^2</td></tr><tr><td>3 bedroom</td><td>90m^2</td></tr></table>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 12m^2 each</td><td>Yes</td><td>The floor to floor height on the ground & first floor levels is 3,700mm to provide the opportunity for future non-residential uses.</td></tr>
<tr><td>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</td><td>Yes</td><td>All apartments have internal areas which meet or exceed the nominated minimums.</td></tr>
</table>

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space)	Noted	
	A window should be visible from any point in a habitable room	Yes	
	Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	Mostly	Generally living rooms & bedrooms meet or exceed the nominated minimum dimensions. There are however a small number of bedrooms which have a dimension which is less than 3m in one direction but more than 3m in the other direction.
Objective 4D-2 **Environmental performance of the apartment is maximised**	**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	Mostly	There are a small number of apartments where the overall depth is around 8.4m but these apartments have wider living rooms and full height, wrap-around glazing.
	Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	Noted	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	All living areas and bedrooms should be located on the external face of the building	Mostly	All living areas are on the external face of the building but some of the one bed/studio apartments have an in-board bedroom with frosted glass sliding wall to living area.
	Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	Noted	Some bathrooms have external operable windows. All living spaces are oriented towards the primary outlook.
Objective 4D-3 **Apartment layouts are designed to accommodate a variety of household activities and needs**	**Design criteria** 1. Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space)	Yes	
	2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	Mostly	A small number of bedrooms are slightly less than 3m in one direction but more than 3m in the other direction.
	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	Yes	All living spaces achieve the nominated minimum widths.
	4. The width of cross-over or cross-through	Noted	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	apartments are at least 4m internally to avoid deep narrow apartment layouts		
	Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas	Mostly	Generally the layout of 2 & 3 bedroom apartments has bedrooms on both sides of the living space. Openings directly off living spaces are minimised.
	All bedrooms allow a minimum length of 1.5m for robes	Yes	
	The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high	Yes	
	Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

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<table>
<tr><th>DESIGN OBJECTIVE</th><th>DESIGN GUIDANCE</th><th>COMPLIES</th><th>COMMENT</th></tr>
<tr><td></td><td>furnished than square spaces (1:1))
• efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms</td><td></td><td></td></tr>
<tr><td>Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity</td><td>Design criteria
1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space)
<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartment</td><td>4m^2</td><td>-</td></tr><tr><td>1 bedroom apartment</td><td>8m^2</td><td>2m</td></tr><tr><td>2 bedroom apartment</td><td>10m^2</td><td>2m</td></tr><tr><td>3 bedroom apartment</td><td>12m^2</td><td>2.4m</td></tr></table>The minimum balcony depth to be counted as contributing to the balcony area is 1m</td><td>Yes</td><td>Primary balcony areas/depths meet or exceed nominated minimums.</td></tr>
<tr><td></td><td>2. For apartments at ground level or on a podium or</td><td>Yes</td><td></td></tr>
</table>

4.2 SEPP65 COMPLIANCE SCHEDULE

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	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		
	Increased communal open space should be provided where the number or size of balconies are reduced	Noted	
	Storage areas on balconies is additional to the minimum balcony size	Noted	
	Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	Noted	
Objective 4E-2 **Primary private open space and**	Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space	Yes	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
balconies are appropriately located to enhance liveability for residents	Private open spaces and balconies predominantly face north, east or west	Yes	
	Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Yes	
Objective 4E-3 **Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building**	Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	Yes	Balustrades for all apartments generally combine solid and glazed sections. Refer elevations.
	Full width full height glass balustrades alone are generally not desirable	Noted	
	Projecting balconies should be integrated into the building design and the design of soffits considered	Noted	
	Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	Noted	
	Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	Noted	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Downpipes and balcony drainage are integrated with the overall facade and building design	Yes	
	Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	Noted	
	Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	Noted	
	Ceilings of apartments below terraces should be insulated to avoid heat loss	Yes	
	Water and gas outlets should be provided for primary balconies and private open space	Noted	
Objective 4E-4 **Private open space and balcony design maximises safety**	Changes in ground levels or landscaping are minimised	Noted	
	Design and detailing of balconies avoids opportunities for climbing and falls	Yes	
Objective 4F-1 **Common circulation spaces achieve good amenity and**	**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	No	Building B has eleven apartments per floor up to level 15 and eight apartments per floor above. Building C has eleven apartments per floor up to level 7 and nine apartments per floor above. Both buildings are served by three lifts.

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properly service the number of apartments	lift is 40		
	Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	Noted	Corridor widths are increased in front of the lifts and at both ends of the corridor.
	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	Yes	
	Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	Yes	Windows are provided adjacent to the lift core.
	Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	Noted	
	Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments		

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	Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	Noted	
	Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	Yes	
	Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	Noted	
Objective 4F-2	Direct and legible access should be provided between vertical circulation points and apartment entries by	Yes	

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DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Common circulation spaces promote safety and provide for social interaction between residents	minimising corridor or gallery length to give short, straight, clear sight lines		
	Tight corners and spaces are avoided	Noted	
	Circulation spaces should be well lit at night	Yes	
	Legible signage should be provided for apartment numbers, common areas and general wayfinding	Yes	
	Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	Noted	
	In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	Noted	
	Where external galleries are provided, they are more open than closed above the balustrade along their length	Noted	

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<table>
<tr><th>DESIGN OBJECTIVE</th><th>DESIGN GUIDANCE</th><th>COMPLIES</th><th>COMMENT</th></tr>
<tr><td rowspan="5">Objective 4G-1
Adequate, well designed storage is provided in each apartment</td><td>Design criteria
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartment</td><td>4m^2</td></tr><tr><td>1 bedroom apartment</td><td>6m^2</td></tr><tr><td>2 bedroom apartment</td><td>8m^2</td></tr><tr><td>3 bedroom apartment</td><td>10m^2</td></tr></table>At least 50% of the required storage is to be located within the apartment</td><td>Yes</td><td>66% of the apartments have provision for the nominated storage volumes within the apartment. The balance of apartments have a combination of storage within the apartment and in dedicated storage cages within the basement levels. In all cases at least 50% of the required storage is within the apartment.</td></tr>
<tr><td>Storage is accessible from either circulation or living areas</td><td>Noted</td><td></td></tr>
<tr><td>Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street</td><td>Noted</td><td></td></tr>
<tr><td>Left over space such as under stairs is used for storage</td><td>Noted</td><td></td></tr>
<tr><td></td></tr>
<tr><td rowspan="2">Objective 4G-2
Additional storage is conveniently located,</td><td>Storage not located in apartments is secure and clearly allocated to specific apartments</td><td>Yes</td><td>Refer notes above.</td></tr>
<tr><td>Storage is provided for larger and less frequently accessed items</td><td>Yes</td><td></td></tr>
</table>

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
accessible and nominated for individual apartments	Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible	Yes	Refer notes above.
	If communal storage rooms are provided they should be accessible from common circulation areas of the building	Noted	
	Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Yes	
Objective 4H-1 **Noise transfer is minimised through the siting of buildings and building layout**	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy)	Yes	
	Window and door openings are generally orientated away from noise sources	Yes	
	Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas	Noted	
	Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources	Noted	
	The number of party walls (walls shared with other apartments) are limited and are appropriately insulated	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Yes	
Objective 4H-2 **Noise impacts are mitigated within apartments through layout and acoustic treatments**	Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers	Yes	
	Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 4J-1 **In noisy or hostile environments the impacts of external noise and pollution**	To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non- habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry	Yes	The location and siting of the buildings meets or exceeds the minimum setback and separation requirements. In addition, a number of the nominated design solutions have been utilised.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	Noted	
Objective 4J-2 **Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission**	Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	Yes	The design will incorporate solutions/detailing to mitigate noise transmission. Refer Acoustic Report.
Objective 4K-1 **A range of apartment types and sizes is provided to cater**	A variety of apartment types is provided	Yes	Proposed apartment mix is 13% x 1 bed, 83% x 2 bed and 4% x 3 bed.
	The apartment mix is appropriate, taking into consideration:	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
for different household types now and into the future	• the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups		
	Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	Yes	
Objective 4K-2 **The apartment mix is distributed to suitable locations within the building**	Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3)	Yes	
	Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Yes	
Objective 4L-1 **Street frontage activity is maximised where ground floor apartments are located**	Direct street access should be provided to ground floor apartments	No	All apartments are accessed from the shared landscaped courtyard space.
	Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal	Noted	

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street		
	Retail or home office spaces should be located along street frontages	Yes	Street frontages are activated by retail uses and building entries.
	Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	Yes	
Objective 4L-2 **Design of ground floor apartments delivers amenity and safety for residents**	Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design	Yes	Private open space for ground floor apartments is separated from communal open space by a combination of planter boxes, landscape buffer zones and privacy screens/fences.
	Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	winter and shade in summer		
Objective 4M-1 **Building facades provide visual interest along the street while respecting the character of the local area**	Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	Yes	Refer elevations and perspective views.
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings	Yes	The tower facades are articulated by deep recesses, stepping of the upper levels and a variety of facade elements. Proposed finishes include painted, precast concrete wall panels, prefinished aluminium framed glass windows and doors, balcony balustrades will have a combination of solid and glass panels.
	Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	Yes	The podium height along Belmore Street picks up the scale of the pediment height of the retained Masonic Temple facade.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	Yes	Refer notes above.
Objective 4M-2 **Building functions are expressed by the facade**	Building entries should be clearly defined	Yes	
	Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or chances in height	Yes	Refer elevations and perspectives.
	The apartment layout should be expressed externally through facade features such as party walls and floor slabs	Noted	
Objective 4N-1 **Roof treatments are integrated into the building design and positively respond to the street**	Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	Yes	All buildings have been designed to include architectural roof features including raised parapets, projecting hoods and 'box' elements to create a more varied skyline profile.
	Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building	Noted	

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	• service elements are integrated		
Objective 4N-2 **Opportunities to use roof space for residential accommodation and open space are maximised**	Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights	Noted	There is no habitable roof space.
	Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	Noted	There is no open space at roof level.
Objective 4N-3 **Roof design incorporates sustainability features**	Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun	Yes	Projecting hoods and balconies provide shade from summer sun.
	Skylights and ventilation systems should be integrated into the roof design	Noted	
Objective 4O-1 **Landscape design is viable and sustainable**	Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs	Yes	Refer landscape drawings. The communal open space has been designed as an integrated and sustainable system, resulting in greater aesthetic quality and amenity.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	• composting • green roofs or walls		
	Ongoing maintenance plans should be prepared	Noted	
	Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards	Yes	Refer landscape drawings.
	Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Yes	
Objective 4O-2 ***Landscape design contributes to the streetscape and amenity***	Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops	Yes	An extensive upgrade of the surrounding public domain street frontages, pedestrian walkway and forecourt of the Masonic Temple is proposed.
	Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Plants selected should be endemic to the region and reflect the local ecology	Yes	
Objective 4P-1 **Appropriate soil profiles are provided**	Structures are reinforced for additional saturated soil weight	Yes	
	Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage	Yes	At least 50% of the communal open space will have a minimum soil depth of 600mm. In some areas depths will be substantially deeper to support the incorporation of trees.
	Minimum soil standards for plant sizes should be provided in accordance with Table 5	Noted	
Objective 4P-2 **Plant growth is optimised with appropriate selection and maintenance**	Plants are sited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity	Yes	Refer landscape drawings.
	A landscape maintenance plan is prepared	Noted	
	Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey	Noted	

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	water is used		
Objective 4P-3 **Planting on structures contributes to the quality and amenity of communal and public open spaces**	Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structure designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	Noted	The bulk of the communal open space sits on top of the basement carpark structure. At least 50% of this area will have a minimum soil depth of 600mm.
Objective 4Q-1 **Universal design features are included in apartment design to promote flexible housing for all community members**	Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	No	10% of the apartments have been designed as 'adaptable' which exceeds the silver level universal design features. The remainder of apartments achieve silver level universal design features for dwelling access, entrance and carparking.
Objective 4Q-2 **A variety of**	Adaptable housing should be provided in accordance with the relevant council policy	Yes	10% of apartments have been designed as adaptable.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
apartments with adaptable designs are provided	Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	Yes	
Objective 4Q-3 **Apartment layouts are flexible and accommodate a range of lifestyle needs**	Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Noted	
Objective 4R-1 **New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place**	Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours	N/A	
	Additions to heritage items should be clearly identifiable from the original building	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	New additions allow for the interpretation and future	N/A	
Objective 4R-2 **Adapted buildings provide residential amenity while not precluding future adaptive reuse**	Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope	Noted	
	Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating	N/A	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	• alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies		
Objective 4S-1 **Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement**	Mixed use development should be concentrated around public transport and centres	Yes	
	Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	Yes	The design incorporates most of the nominated design solutions.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 4S-2 **Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents**	Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided	Yes	The design incorporates all of the nominated design solutions.
	Landscaped communal open space should be provided at podium or roof levels		
Objective 4T-1 **Awnings are well located and complement and integrate with the building design**	Awnings should be located along streets with high pedestrian activity and active frontages	Yes	
	A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern	Yes	There are awnings above the retail shopfronts and building entry points.

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Awnings should be located over building entries for building address and public domain amenity	Yes	
	Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	Yes	
	Gutters and down pipes should be integrated and concealed	Yes	
	Lighting under awnings should be provided for pedestrian safety	Yes	
Objective 4T-2	Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	Yes	
	Legible and discrete way finding should be provided for larger developments	Yes	
	Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	Yes	
Objective 4U-1 **Development incorporates passive environmental design**	Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	Yes	
	Well located, screened outdoor areas should be provided for clothes drying	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 4U-2 **Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer**	A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens	Yes	Low E glazing is used on some facades. Floors are concrete with tiles/timber flooring to living areas. Roofs, walls & floors are insulated to meet BASIX requirements.
	Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Yes	Centralised cooling and hot water systems are porposed.
Objective 4U-3 **Adequate natural ventilation minimises the need for mechanical ventilation**	A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	Yes	
Objective 4V-1 **Potable water use is minimised**	Water efficient fittings, appliances and wastewater reuse should be incorporated	Yes	
	Apartments should be individually metered	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
	Rainwater should be collected, stored and reused on site	Yes	Rainwater will be stored for reuse for irrigation purposes.
	Drought tolerant, low water use plants should be used within landscaped areas	Yes	
Objective 4V-2 **Urban stormwater is treated on site before being discharged to receiving waters**	Water sensitive urban design systems are designed by a suitably qualified professional	Yes	
	A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	Noted	
Objective 4V-3 **Flood management systems are integrated into site design**	Detention tanks should be located under paved areas, driveways or in basement car parks	Yes	
	On large sites parks or open spaces are designed to provide temporary on site detention basins	Noted	
Objective 4W-1	Adequately sized storage areas for rubbish bins should	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	be located discreetly away from the front of the development or in the basement car park		
	Waste and recycling storage areas should be well ventilated	Yes	
	Circulation design allows bins to be easily manoeuvred between storage and collection points	Noted	
	Temporary storage should be provided for large bulk items such as mattresses	Yes	
	A waste management plan should be prepared	Noted	
Objective 4W-2 **Domestic waste is minimised by providing safe and convenient source separation and recycling**	All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	Yes	
	Communal waste of recycling rooms are in convenient and accessible locations related to each vertical core	Yes	
	For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	Yes	
	Alternative waste disposal methods such as composting should be provided	Noted	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 4X-1 **Building design detail provides protection from weathering**	A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edge with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations	Yes	The design incorporates many of the nominated design solutions.
Objective 4X-2 **Systems and access enable ease of maintenance**	Window design enables cleaning from the inside of the building	Yes	The proposed vertical sliding window system enables cleaning from inside the building.
	Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade	Noted	
	Design solutions do not require external scaffolding for maintenance access	Noted	
	Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems		
	Centralised maintenance, services and storage should be provided for communal open space areas within the building	Yes	

4.2 SEPP65 COMPLIANCE SCHEDULE

Burwood Grand – Proposed Mixed Use Development
ASSESSMENT AGAINST SEPP65 / APARTMENT DESIGN GUIDE

DESIGN OBJECTIVE	DESIGN GUIDANCE	COMPLIES	COMMENT
Objective 4X-3 **Material selection reduces ongoing maintenance costs**	A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	Yes	The design incorporates a number of the nominated design solutions.

05 BUILDING PERSPECTIVES

5.0 BUILDING PERSPECTIVES

BIRD'S EYE VIEW
BUILDING A, B & C

BURWOOD GRAND

5.0 BUILDING PERSPECTIVES

STREET LEVEL VIEW
BUILDING A, B & C

BURWOOD GRAND

5.0 BUILDING PERSPECTIVES

STREET LEVEL VIEW
BUILDING A, B & C

BURWOOD GRAND

5.0 BUILDING PERSPECTIVES

STREET LEVEL VIEW
BUILDING A, B & C

BURWOOD GRAND

06 AREA SCHEDULES

BURWOOD GRAND

6.0 AREA SCHEDULES

KANNFINCH

BURWOOD GRAND

BELMORE STREET, BURWOOD

APARTMENT AREA SUMMARY

SECTION 4.55 (Building B Additional levels)

May 2018

FLOOR SPACE AREA (FSA)
SITE A

BUILDING A	RESIDENTIAL	COMMERCIAL	RETAIL	
TOTAL	7528 m^2	4036 m^2	257 m^2	

BUILDING B	RESIDENTIAL	COMMERCIAL	RETAIL	
TOTAL	0 m^2	0 m^2	0 m^2	

BUILDING C	RESIDENTIAL	COMMERCIAL	RETAIL	
TOTAL	0 m^2	0 m^2	0 m^2	

	RESIDENTIAL	COMMERCIAL	RETAIL	
BUILDING SUB TOTAL	7528 m^2	4036 m^2	257 m^2	
TOTAL	11821			

SITE AREA

2586 m2

FSR

	RESIDENTIAL	COMMERCIAL	RETAIL
	2.91 :1	1.56 :1	0.10 :1

TOTAL FSR

4.57 :1

FLOOR SPACE AREA (FSA)
SITE B

BUILDING A	RESIDENTIAL	RETAIL		MASONIC TEMPLE
TOTAL	0 m^2	0 m^2		0 m^2

BUILDING B	RESIDENTIAL	RETAIL		MASONIC TEMPLE
TOTAL	20071 m^2	555 m^2		168 m^2

BUILDING C	RESIDENTIAL	RETAIL		MASONIC TEMPLE
TOTAL	15758 m^2	983 m^2		0 m^2

	RESIDENTIAL	RETAIL		MASONIC TEMPLE
BUILDING SUB TOTAL	35829 m^2	1538 m^2		168 m^2
TOTAL	37535			

SITE AREA

7563 m2

FSR

	RESIDENTIAL	RETAIL	MASONIC TEMPLE
	4.74 :1	0.20 :1	0.02 :1

TOTAL FSR

4.96 :1

FSR ANALYSIS
FSR ALLOWABLE

SITE A		
SITE AREA	RESIDENTIAL & NON RESIDENTIAL	
2586	@3:1	
	7758 m^2	
SITE B		
SITE AREA	RESIDENTIAL	NON RESIDENTIAL
7563	@3:1	@1.5:1
	22689 m^2	11344.5 m^2
SITE C		
SITE AREA	RESIDENTIAL	
213	@4.5:1	
	958.5 m^2	

COMBINED A + B + C		
SITE AREA	RESIDENTIAL	NON RESIDENTIAL
10362	31405.5 m^2	11345 m^2
TOTAL	42750	

FSR ACHIEVED

SITE A				
SITE AREA	RESIDENTIAL	COMMERCIAL	RETAIL	MASONIC TEMPLE
2586	2.91 :1	1.56 :1	0.10 :1	- -
	7528 m^2	4036 m^2	257 m^2	0 m^2
SITE B				
SITE AREA	RESIDENTIAL	COMMERCIAL	RETAIL	MASONIC TEMPLE
7563	4.74 :1	- -	0.20 :1	0.02 :1
	35829 m^2	0 m^2	1538 m^2	168 m^2
COMBINED A + B + C				
SITE AREA	RESIDENTIAL	NON-RESIDENTIAL (INCL. MASONIC TEMPLE)		
10362	4.18 :1	0.58 :1 OF SITE B		
	43357 m^2	5999 m^2		
TOTAL	49356			

6.0 AREA SCHEDULES

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BURWOOD GRAND

BELMORE STREET, BURWOOD

APARTMENT AREA SUMMARY

SECTION 4.55 (Building B Additional levels)

May 2018

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS				APARTMENT TYPE						SEPP65 COMPLIANCE				
	(EXCLUDES BALCONIES/ ROOF TERRACES	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED DUAL KEY	2 BED ADAPT	3 BED + S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
BUILDING A	12633 m²	272 m²	4036 m²	7528 m²	257 m²	3664 m²	6442 m²	1285 m²	7727 m²	0	16	1	39	24	8	0	72	48	48	0	88

TOTAL	88

APARTMENT MIX (BLDG A)					
18%	1%	44%	27%	9%	0%

PERCENTAGE (BLDG A)				
82%	55%	55%	0%	100%

		GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS				APARTMENT TYPE						SEPP65 COMPLIANCE				
		(EXCLUDES BALCONIES/ ROOF TERRACES)	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED + S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
BUILDINGS	BUILDING B	26053 m²	555 m²	0 m²	20071 m²	525 m²	0 m²	17484 m²	3498 m²	20893 m²	1	15	2	82	82	22	22	159	178	152	2	226
	BUILDING C	21985 m²	983 m²	0 m²	15758 m²	928 m²	0 m²	13577 m²	2914 m²	16494 m²	0	22	6	93	43	20	0	132	124	123	15	184
	SUB TOTAL	48038 m²	1538 m²	0 m²	35829 m²	1453 m²	0 m²	31061 m²	6412 m²	37387 m²	1	37	8	175	125	42	22	291	302	275	17	410

TOTAL	410

APARTMENT MIX (BLDG B + C)					
9%	2%	43%	30%	10%	5%

PERCENTAGE (BLDG B + C)				
71%	74%	67%	4%	100%

TOTAL (BUILDING A+B+C)	60671 m²	1810 m²	4036 m²	43357 m²	1710 m²	3664 m²	37503 m²	7697 m²	45114 m²	1	53	9	214	149	50	22	73%	70%	65%	3%	100%

TOTAL	498

APARTMENT MIX (ALL BUILDINGS)					
11%	2%	43%	30%	10%	4%

PARKING	
RETAIL	36
COMMERCIAL	55
RESIDENTIAL APARTMENTS	499
RESIDENTIAL VISITORS	98
TOTAL	688

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BURWOOD GRAND

BELMORE STREET, BURWOOD

APARTMENT AREA SUMMARY

SECTION 4.55 (Building B Additional levels)

May 2018

AREA DEFINITIONS

Gross Building Area (GBA):
Aggregate floor space measured from external face of external walls (excludes balconies / roof terraces).

Floor Space Area (FSA):
For the purposes of this schedule FSA is measured in accordance with the Gross Floor Area (GFA), definition noted below.

Gross Floor Area: (GFA)
Burwood Local Environmental Plan (Burwood Town Centre) 2010

Definition of "Floor Space Ratio":
The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

Exclusion from gross floor area:
Any part of a building (whether located at, above or below ground level) that is used for public car parking that is owned or operated by or on behalf of the consent authority immediately before the commencement of this Plan is excluded from building's gross floor area.

"Gross Floor Area" means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic.
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

Net Saleable Area (NSA):
For Retail, estimated at 95% of FSA
For Residential Apartments, measured to internal face of: external walls; and inter-tenancy walls
For balconies measured to internal face of all balustrades.

SEPP 65 COMPLIANCE REQUIREMENTS

Solar Access
Living rooms and private open space (balconies, terraces) should receive a minimum of three hours direct sunlight between 9:00am and 3:00pm in mid winter. At least 70% of apartments should comply.

Cross Flow Ventilation
Single aspect apartments should be limited in depth to 8m from a window. Apartments with dual aspect support natural cross flow ventilation. A minimum of 60% of apartments should be naturally cross ventilated.

Storage
In addition to kitchen cupboards and bedroom wardrobes, provide storage facilities at the following rates:
One bedroom / $6m^3$
Two bedroom / $8m^3$
Three bedroom / $10m^3$

Singe Aspect South
Limit the number of single aspect apartmetns with southerly aspect to a maximum of 10%.

Balcony Depth
Primary balconies for all apartments should have a minimum depth of 2 metres.

6.0 AREA SCHEDULES

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BUILDING A

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
B1 / LOWER GROUND LEVEL																				
RETAIL LG.01		151 m²			143 m²															
RETAIL LG.02		121 m²			114 m²															
COMMERCIAL			667 m²			618 m²														
APARTMENT				80 m²																
TOTAL	**1038 m²**	**272 m²**	**667 m²**	**80 m²**	**257 m²**	**618 m²**	**0 m²**	**0 m²**	**0 m²**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
GROUND LEVEL																				
COMMERCIAL			1732 m²			1566 m²														
TOTAL	**1666 m²**	**0 m²**	**1732 m²**	**0 m²**	**0 m²**	**1566 m²**	**0 m²**	**0 m²**	**0 m²**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
LEVEL 1																				
COMMERCIAL			1637 m²			1480 m²														
TOTAL	**1633 m²**	**0 m²**	**1637 m²**	**0 m²**	**0 m²**	**1480 m²**	**0 m²**	**0 m²**	**0 m²**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
LEVEL 2																				
APT A.2.01							78 m²	18 m²	96 m²			YES				YES	NO	YES	NO	YES
APT A.2.02							81 m²	18 m²	99 m²			YES				YES	NO	NO	NO	YES
APT A.2.03							50 m²	10 m²	60 m²	YES						YES	NO	NO	NO	YES
APT A.2.05 (A)							82 m²	13 m²	95 m²					YES		YES	YES	YES	NO	YES
APT A.2.06 (A)							82 m²	13 m²	95 m²					YES		YES	YES	YES	NO	YES
APT A.2.07							77 m²	16 m²	93 m²				YES			YES	YES	NO	NO	YES
APT A.2.08							77 m²	16 m²	93 m²				YES			YES	YES	NO	NO	YES
APT A.2.09							80 m²	19 m²	99 m²				YES			YES	NO	NO	NO	YES
APT A.2.10							61 m²	22 m²	83 m²		YES					NO	YES	YES	NO	YES
APT A.2.11							75 m²	13 m²	88 m²			YES				NO	YES	YES	NO	YES
APT A.2.12							50 m²	10 m²	60 m²	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m²**	**0 m²**	**0 m²**	**931 m²**	**0 m²**	**0 m²**	**793 m²**	**168 m²**	**961 m²**	**2**	**1**	**3**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING A

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 3																				
APT A.3.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.3.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.3.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.3.05 (A)							82 m^2	15 m^2	97 m^2					YES		YES	YES	YES	NO	YES
APT A.3.06 (A)							82 m^2	15 m^2	97 m^2					YES		YES	YES	YES	NO	YES
APT A.3.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.3.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.3.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.3.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.3.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.3.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**163 m^2**	**970 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

LEVEL 5																				
APT A.5.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.5.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.5.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.5.05 (A)							82 m^2	13 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT A.5.06 (A)							82 m^2	13 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT A.5.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.5.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.5.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.5.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.5.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.5.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING A

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 6																				
APT A.6.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.6.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.6.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.6.05 (A)							82 m^2	13 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT A.6.06 (A)							82 m^2	13 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT A.6.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.6.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.6.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.6.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.6.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.6.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**
LEVEL 7																				
APT A.7.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.7.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.7.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.7.05							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.7.06							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.7.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.7.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.7.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.7.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.7.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.7.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**6**	**3**	**0**	**0**	**9**	**6**	**6**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING A

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 8																				
APT A.8.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.8.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.8.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.8.05							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.8.06							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.8.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.8.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.8.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.8.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.8.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.8.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**6**	**3**	**0**	**0**	**9**	**6**	**6**	**0**	**11**
LEVEL 9																				
APT A.9.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.9.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.9.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.9.05							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.9.06							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.9.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.9.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.9.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.9.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.9.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.9.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**6**	**3**	**0**	**0**	**9**	**6**	**6**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING A

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 10																				
APT A.10.01							78 m^2	18 m^2	96 m^2			YES				YES	NO	YES	NO	YES
APT A.10.02							81 m^2	18 m^2	99 m^2			YES				YES	NO	NO	NO	YES
APT A.10.03							50 m^2	10 m^2	60 m^2	YES						YES	NO	NO	NO	YES
APT A.10.05							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.10.06							82 m^2	13 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT A.10.07							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.10.08							77 m^2	16 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT A.10.09							80 m^2	17 m^2	97 m^2				YES			YES	NO	NO	NO	YES
APT A.10.10							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.10.11							75 m^2	14 m^2	89 m^2			YES				NO	YES	YES	NO	YES
APT A.10.12							50 m^2	10 m^2	60 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**0 m^2**	**931 m^2**	**0 m^2**	**0 m^2**	**807 m^2**	**159 m^2**	**966 m^2**	**2**	**0**	**6**	**3**	**0**	**0**	**9**	**6**	**6**	**0**	**11**

	GBA	FSA RETAIL	FSA COMMERCIAL (OFFICE)	FSA RESIDENTIAL APARTMENTS	NSA RETAIL	NLA COMMERCIAL (OFFICE)	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)		(GFA BURWOOD COUNCIL)	INTERNAL		INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
BUILDING TOTAL	**12633 m^2**	**272 m^2**	**4036 m^2**	**7528 m^2**	**257 m^2**	**3664 m^2**	**6442 m^2**	**1285 m^2**	**7727 m^2**	**16**	**1**	**39**	**24**	**8**	**0**	**72**	**48**	**48**	**0**	**88**

TOTAL	88

APARTMENT MIX					
18%	1%	44%	27%	9%	0%

PERCENTAGE				
82%	55%	55%	0%	100%

6.0 AREA SCHEDULES

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BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
B1 / LOWER GROUND LEVEL																			
RETAIL LG.03		44 m^2		41 m^2															
RETAIL LG.05		118 m^2		112 m^2															
RETAIL LG.06		89 m^2		84 m^2															
TOTAL	**2987 m^2**	**251 m^2**	**0 m^2**	**237 m^2**	**0 m^2**	**0 m^2**	**0 m^2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
GROUND LEVEL																			
RETAIL G.01		148 m^2		140 m^2															
RETAIL G.02		156 m^2		148 m^2															
APT B.G.01					77 m^2	16 m^2	93 m^2				YES				NO	NO	NO	NO	YES
APT B.G.02					75 m^2	25 m^2	100 m^2					YES			NO	YES	YES	NO	YES
APT B.G.03					75 m^2	25 m^2	100 m^2					YES			NO	YES	YES	NO	YES
APT B.G.05(A)					81 m^2	47 m^2	128 m^2						YES		YES	YES	NO	NO	YES
APT B.G.06					45 m^2	8 m^2	53 m^2	YES							YES	NO	YES	NO	YES
APT B.G.07(A)					81 m^2	61 m^2	142 m^2						YES		YES	YES	NO	NO	YES
APT B.G.08					50 m^2	16 m^2	66 m^2			YES					NO	NO	YES	NO	YES
APT B.G.09					67 m^2	28 m^2	95 m^2			YES					YES	NO	YES	NO	YES
APT B.G.10					77 m^2	47 m^2	124 m^2				YES				NO	NO	YES	NO	YES
TOTAL	**1305 m^2**	**304 m^2**	**780 m^2**	**288 m^2**	**628 m^2**	**273 m^2**	**901 m^2**	**1**	**0**	**2**	**2**	**2**	**2**	**0**	**4**	**4**	**6**	**0**	**9**
LEVEL 1																			
APT B.1.01					77 m^2	21 m^2	98 m^2				YES				YES	NO	NO	NO	YES
APT B.1.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.1.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.1.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.1.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.1.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.1.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.1.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.1.10					77 m^2	21 m^2	98 m^2				YES				NO	NO	YES	NO	YES
APT B.1.11					75 m^2	13 m^2	88 m^2				YES				NO	NO	NO	NO	YES
APT B.1.12					50 m^2	9 m^2	59 m^2		YES						NO	NO	NO	YES	YES
APT B.1.13					50 m^2	9 m^2	59 m^2		YES						NO	NO	NO	YES	YES
APT B.1.15					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
TOTAL	**1195 m^2**	**0 m^2**	**1085 m^2**	**0 m^2**	**920 m^2**	**181 m^2**	**1101 m^2**	**0**	**3**	**0**	**6**	**2**	**2**	**0**	**7**	**5**	**6**	**2**	**13**

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 2																			
APT B.2.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.2.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.2.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.2.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.2.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.2.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.2.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.2.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.2.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.2.11					75 m^2	10 m^2	85 m^2				YES				NO	YES	NO	NO	YES
APT B.2.12					75 m^2	10 m^2	85 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1040 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**146 m^2**	**962 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**
LEVEL 3																			
APT B.3.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.3.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.3.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.3.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.3.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.3.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.3.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.3.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.3.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.3.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.3.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**
LEVEL 5																			
APT B.5.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.5.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.5.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.5.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.5.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.5.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.5.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.5.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.5.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.5.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.5.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 6																			
APT B.6.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.6.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.6.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.6.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.6.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.6.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.6.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.6.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.6.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.6.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.6.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**
LEVEL 7																			
APT B.7.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.7.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.7.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.7.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.7.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.7.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.7.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.7.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.7.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.7.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.7.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**
LEVEL 8																			
APT B.8.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.8.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.8.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.8.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.8.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.8.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.8.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.8.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.8.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.8.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.8.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 9																			
APT B.9.01					75 m^2	16 m^2	91 m^2					YES			YES	NO	YES	NO	YES
APT B.9.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.9.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.9.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.9.06					50 m^2	6 m^2	56 m^2		YES						YES	NO	YES	NO	YES
APT B.9.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.9.08					77 m^2	15 m^2	92 m^2				YES				NO	NO	YES	NO	YES
APT B.9.09					77 m^2	15 m^2	92 m^2				YES				YES	NO	YES	NO	YES
APT B.9.10					75 m^2	16 m^2	91 m^2					YES			NO	NO	YES	NO	YES
APT B.9.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.9.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**6**	**7**	**0**	**11**
LEVEL 10																			
APT B.10.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.10.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.10.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.10.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.10.06					50 m^2	6 m^2	56 m^2		YES						YES	YES	YES	NO	YES
APT B.10.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.10.08					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.10.09					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.10.10					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.10.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.10.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**939 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**11**	**7**	**0**	**11**
LEVEL 11																			
APT B.11.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.11.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.11.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.11.05(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.11.06					50 m^2	6 m^2	56 m^2		YES						YES	YES	YES	NO	YES
APT B.11.07(A)					81 m^2	16 m^2	97 m^2						YES		YES	YES	NO	NO	YES
APT B.11.08					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.11.09					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.11.10					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.11.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.11.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**940 m^2**	**0 m^2**	**816 m^2**	**154 m^2**	**970 m^2**	**0**	**1**	**0**	**4**	**4**	**2**	**0**	**8**	**11**	**7**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 12																			
APT B.12.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.12.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.12.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.12.05					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.12.06					50 m^2	6 m^2	56 m^2		YES						YES	YES	YES	NO	YES
APT B.12.07					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.12.08					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.12.09					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.12.10					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.12.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.12.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**940 m^2**	**0 m^2**	**816 m^2**	**152 m^2**	**968 m^2**	**0**	**1**	**0**	**6**	**4**	**0**	**0**	**8**	**11**	**7**	**0**	**11**
LEVEL 13																			
APT B.13.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.13.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.13.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.13.05					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.13.06					50 m^2	6 m^2	56 m^2		YES						YES	YES	YES	NO	YES
APT B.13.07					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.13.08					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.13.09					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.13.10					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.13.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.13.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**940 m^2**	**0 m^2**	**816 m^2**	**152 m^2**	**968 m^2**	**0**	**1**	**0**	**6**	**4**	**0**	**0**	**8**	**11**	**7**	**0**	**11**
LEVEL 15																			
APT B.15.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.15.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.15.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.15.05					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.15.06					50 m^2	6 m^2	56 m^2		YES						YES	YES	YES	NO	YES
APT B.15.07					81 m^2	15 m^2	96 m^2				YES				YES	YES	NO	NO	YES
APT B.15.08					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.15.09					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.15.10					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.15.11					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.15.12					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1060 m^2**	**0 m^2**	**940 m^2**	**0 m^2**	**816 m^2**	**152 m^2**	**968 m^2**	**0**	**1**	**0**	**6**	**4**	**0**	**0**	**8**	**11**	**7**	**0**	**11**

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 16																			
APT B.16.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.16.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.16.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.16.05					107 m^2	17 m^2	124 m^2							YES	YES	YES	NO	NO	YES
APT B.16.06					107 m^2	17 m^2	124 m^2							YES	YES	YES	NO	NO	YES
APT B.16.07					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.16.08					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.16.09					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.16.10					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.16.11					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1052 m^2**	**0 m^2**	**936 m^2**	**0 m^2**	**818 m^2**	**150 m^2**	**879 m^2**	**0**	**0**	**0**	**4**	**4**	**0**	**2**	**7**	**10**	**6**	**0**	**10**
LEVEL 17																			
APT B.17.01					75 m^2	16 m^2	91 m^2					YES			YES	YES	YES	NO	YES
APT B.17.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.17.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.17.05					107 m^2	17 m^2	124 m^2							YES	YES	YES	NO	NO	YES
APT B.17.06					107 m^2	17 m^2	124 m^2							YES	YES	YES	NO	NO	YES
APT B.17.07					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.17.08					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.17.09					75 m^2	16 m^2	91 m^2					YES			NO	YES	YES	NO	YES
APT B.17.10					75 m^2	14 m^2	89 m^2				YES				NO	YES	NO	NO	YES
APT B.17.11					75 m^2	14 m^2	89 m^2				YES				YES	YES	NO	NO	YES
TOTAL	**1052 m^2**	**0 m^2**	**936 m^2**	**0 m^2**	**818 m^2**	**150 m^2**	**968 m^2**	**0**	**0**	**0**	**4**	**4**	**0**	**2**	**7**	**10**	**6**	**0**	**10**
LEVEL 18																			
APT B.18.01					76 m^2	23 m^2	99 m^2					YES			YES	YES	NO	NO	YES
APT B.18.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.18.03					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.18.05					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.18.06					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.18.07					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.18.08					77 m^2	15 m^2	92 m^2				YES				YES	YES	YES	NO	YES
APT B.18.09					76 m^2	23 m^2	99 m^2					YES			NO	YES	NO	NO	YES
TOTAL	**815 m^2**	**0 m^2**	**771 m^2**	**0 m^2**	**670 m^2**	**136 m^2**	**806 m^2**	**0**	**0**	**0**	**2**	**4**	**0**	**2**	**6**	**8**	**6**	**0**	**8**

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 19																			
APT B.19.01					76 m²	23 m²	99 m²					YES			YES	YES	NO	NO	YES
APT B.19.02					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.19.03					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.19.05					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.19.06					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.19.07					77 m²	15 m²	92 m²				YES				NO	YES	YES	NO	YES
APT B.19.08					77 m²	15 m²	92 m²				YES				YES	YES	YES	NO	YES
APT B.19.09					76 m²	23 m²	99 m²					YES			NO	YES	NO	NO	YES
TOTAL	**815 m²**	**0 m²**	**771 m²**	**0 m²**	**670 m²**	**136 m²**	**806 m²**	**0**	**0**	**0**	**2**	**4**	**0**	**2**	**6**	**8**	**6**	**0**	**8**
LEVEL 20																			
APT B.20.01					76 m²	23 m²	99 m²					YES			YES	YES	NO	NO	YES
APT B.20.02					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.20.03					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.20.05					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.20.06					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.20.07					77 m²	15 m²	92 m²				YES				NO	YES	YES	NO	YES
APT B.20.08					77 m²	15 m²	92 m²				YES				YES	YES	YES	NO	YES
APT B.20.09					76 m²	23 m²	99 m²					YES			NO	YES	NO	NO	YES
TOTAL	**815 m²**	**0 m²**	**771 m²**	**0 m²**	**670 m²**	**136 m²**	**806 m²**	**0**	**0**	**0**	**2**	**4**	**0**	**2**	**6**	**8**	**6**	**0**	**8**
LEVEL 21																			
APT B.21.01					76 m²	23 m²	99 m²					YES			YES	YES	NO	NO	YES
APT B.21.02					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.21.03					75 m²	13 m²	88 m²					YES			YES	YES	YES	NO	YES
APT B.21.05					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.21.06					107 m²	17 m²	124 m²							YES	YES	YES	YES	NO	YES
APT B.21.07					77 m²	15 m²	92 m²				YES				NO	YES	YES	NO	YES
APT B.21.08					77 m²	15 m²	92 m²				YES				YES	YES	YES	NO	YES
APT B.21.09					76 m²	23 m²	99 m²					YES			NO	YES	NO	NO	YES
TOTAL	**815 m²**	**0 m²**	**771 m²**	**0 m²**	**670 m²**	**136 m²**	**806 m²**	**0**	**0**	**0**	**2**	**4**	**0**	**2**	**6**	**8**	**6**	**0**	**8**

KANNFINCH

BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 22																			
APT B.22.01					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.22.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.22.03					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.22.05					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.22.06					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.22.07					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
TOTAL	**670 m^2**	**0 m^2**	**516 m^2**	**0 m^2**	**518 m^2**	**90 m^2**	**608 m^2**	**0**	**0**	**0**	**2**	**2**	**0**	**2**	**4**	**6**	**6**	**0**	**6**
LEVEL 23																			
APT B.23.01					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.23.02					75 m^2	13 m^2	88 m^2					YES			YES	YES	YES	NO	YES
APT B.23.03					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.23.05					107 m^2	17 m^2	124 m^2							YES	YES	YES	YES	NO	YES
APT B.23.06					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
APT B.22.07					77 m^2	15 m^2	92 m^2				YES				NO	YES	YES	NO	YES
TOTAL	**670 m^2**	**0 m^2**	**516 m^2**	**0 m^2**	**518 m^2**	**90 m^2**	**608 m^2**	**0**	**0**	**0**	**2**	**2**	**0**	**2**	**4**	**6**	**6**	**0**	**6**

6.0 AREA SCHEDULES

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BUILDING B

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED+S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 25																			
APT B.25.01					76 m2	14 m2	90 m2					YES			YES	YES	YES	NO	YES
APT B.25.02					107 m2	16 m2	123 m2							YES	YES	YES	YES	NO	YES
APT B.25.03					107 m2	16 m2	123 m2							YES	YES	YES	YES	NO	YES
APT B.25.05					106 m2	65 m2	171 m2							YES	NO	YES	YES	NO	YES
	581 m2	**0 m2**	**476 m2**	**0 m2**	**396 m2**	**111 m2**	**507 m2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	**3**	**4**	**4**	**0**	**4**
LEVEL 26																			
APT B.26.01					76 m2	14 m2	90 m2					YES			YES	YES	YES	NO	YES
APT B.26.02					107 m2	16 m2	123 m2							YES	YES	YES	YES	NO	YES
APT B.26.03					107 m2	16 m2	123 m2							YES	YES	YES	YES	NO	YES
APT B.26.05					106 m2	29 m2	135 m2							YES	NO	YES	YES	NO	YES
	581 m^2	**0 m^2**	**470 m^2**	**0 m^2**	**396 m^2**	**75 m^2**	**471 m^2**	**0**	**0**	**0**	**0**	**1**	**0**	**3**	**3**	**4**	**4**	**0**	**4**

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE							SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL	INTERNAL	BALCONY	TOTAL	STUDIO	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED + S	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
BUILDING TOTAL	**26053 m^2**	**555 m^2**	**20071 m^2**	**525 m^2**	**17484 m^2**	**3498 m^2**	**20893 m^2**	**1**	**15**	**2**	**82**	**82**	**22**	**22**	**159**	**178**	**152**	**2**	**226**

TOTAL	226

APARTMENT MIX						
0%	7%	1%	36%	36%	10%	10%

PERCENTAGE					
70%	79%	67%	1%	100%	

6.0 AREA SCHEDULES

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BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
B1 / LOWER GROUND LEVEL																		
RETAIL LG.07		63 m2		59 m2														
RETAIL LG.08		56 m2		53 m2														
RETAIL LG.09		83 m2		78 m2														
RETAIL LG.10		41 m2		38 m2														
RETAIL LG.11		99 m2		94 m2														
TOTAL	**3147 m^2**	**342 m^2**	**110 m^2**	**322 m^2**	**0 m^2**	**0 m^2**	**0 m^2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
GROUND LEVEL																		
RETAIL G.03		204 m2		193 m^2														
RETAIL G.05		127 m2		120 m^2														
RETAIL G.06		165 m2		156 m^2														
RETAIL G.07		145 m2		137 m^2														
APT.C.G.01					59 m^2	43 m^2	103 m^2		YES					NO	NO	NO	NO	YES
APT.C.G.02					69 m^2	27 m^2	96 m^2		YES					NO	NO	NO	NO	YES
APT.C.G.03					50 m^2	15 m^2	65 m^2		YES					YES	NO	NO	NO	YES
APT.C.G.05(A)					81 m^2	89 m^2	170 m^2					YES		YES	YES	YES	NO	YES
APT.C.G.06(A)					81 m^2	102 m^2	183 m^2					YES		YES	YES	YES	NO	YES
APT.C.G.07					76 m^2	39 m^2	115 m^2				YES			YES	YES	NO	NO	YES
APT.C.G.08					76 m^2	39 m^2	115 m^2				YES			YES	YES	NO	NO	YES
APT.C.G.09					59 m^2	27 m^2	86 m^2		YES					YES	NO	NO	NO	YES
TOTAL	**1626 m^2**	**641 m^2**	**687 m^2**	**606 m^2**	**551 m^2**	**381 m^2**	**933 m^2**	**0**	**4**	**0**	**2**	**2**	**0**	**6**	**4**	**2**	**0**	**8**
LEVEL 1																		
APT.C.1.01					59 m^2	26 m^2	85 m^2		YES					YES	NO	NO	NO	YES
APT.C.1.02					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.1.03					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.1.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.1.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.1.07					76 m^2	17 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT.C.1.08					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.1.09					59 m^2	13 m^2	72 m^2		YES					YES	NO	NO	NO	YES
APT.C.1.10					89 m^2	29 m^2	118 m^2			YES				YES	YES	YES	NO	YES
APT.C.1.11					50 m^2	16 m^2	66 m^2	YES						NO	NO	YES	YES	YES
APT.C.1.12					75 m^2	21 m^2	96 m^2			YES				NO	NO	YES	YES	YES
APT.C.1.13					75 m^2	21 m^2	96 m^2			YES				NO	NO	YES	YES	YES
APT.C.1.15					75 m^2	21 m^2	96 m^2			YES				NO	NO	YES	YES	YES
APT.C.1.16					75 m^2	22 m^2	97 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**1349 m^2**	**0 m^2**	**1206 m^2**	**0 m^2**	**1023 m^2**	**267 m^2**	**1290 m^2**	**1**	**2**	**7**	**2**	**2**	**0**	**9**	**6**	**8**	**4**	**14**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 2																		
APT.C.2.01					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
APT.C.2.02					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.2.03					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.2.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.2.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.2.07					76 m^2	17 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT.C.2.08					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.2.09					77 m^2	28 m^2	105 m^2				YES			YES	NO	NO	NO	YES
APT.C.2.10					75 m^2	9 m^2	84 m^2			YES				NO	YES	YES	NO	YES
APT.C.2.11					75 m^2	9 m^2	84 m^2			YES				NO	YES	YES	NO	YES
APT.C.2.12					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**910 m^2**	**0 m^2**	**793 m^2**	**162 m^2**	**955 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

LEVEL 3																		
APT.C.3.01					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
APT.C.3.02					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.3.03					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.3.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.3.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.3.07					76 m^2	17 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT.C.3.08					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.3.09					77 m^2	28 m^2	105 m^2				YES			YES	NO	NO	NO	YES
APT.C.3.10					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.3.11					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.3.12					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**910 m^2**	**0 m^2**	**793 m^2**	**170 m^2**	**963 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

LEVEL 5																		
APT.C.5.01					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
APT.C.5.02					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.5.03					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.5.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.5.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.5.07					76 m^2	17 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT.C.5.08					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.5.09					77 m^2	28 m^2	105 m^2				YES			YES	NO	NO	NO	YES
APT.C.5.10					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.5.11					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.5.12					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**910 m^2**	**0 m^2**	**793 m^2**	**170 m^2**	**963 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 6																		
APT.C.6.01					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
APT.C.6.02					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.6.03					76 m^2	17 m^2	93 m^2			YES				YES	NO	NO	NO	YES
APT.C.6.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.6.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.6.07					76 m^2	17 m^2	93 m^2				YES			YES	YES	NO	NO	YES
APT.C.6.08					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.6.09					77 m^2	28 m^2	105 m^2				YES			YES	NO	NO	NO	YES
APT.C.6.10					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.6.11					75 m^2	13 m^2	88 m^2			YES				NO	YES	YES	NO	YES
APT.C.6.12					50 m^2	9 m^2	59 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**910 m^2**	**0 m^2**	**793 m^2**	**170 m^2**	**963 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**
LEVEL 7																		
APT.C.7.01					50 m^2	8 m^2	58 m^2	YES						YES	NO	YES	NO	YES
APT.C.7.02					76 m^2	15 m^2	91 m^2			YES				YES	NO	NO	NO	YES
APT.C.7.03					76 m^2	15 m^2	91 m^2			YES				YES	NO	NO	NO	YES
APT.C.7.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.7.06(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.7.07					76 m^2	15 m^2	91 m^2				YES			YES	YES	NO	NO	YES
APT.C.7.08					76 m^2	16 m^2	92 m^2				YES			YES	YES	NO	NO	YES
APT.C.7.09					77 m^2	26 m^2	103 m^2				YES			YES	NO	NO	NO	YES
APT.C.7.10					75 m^2	11 m^2	86 m^2			YES				NO	YES	YES	NO	YES
APT.C.7.11					75 m^2	11 m^2	86 m^2			YES				NO	YES	YES	NO	YES
APT.C.7.12					50 m^2	8 m^2	58 m^2	YES						YES	NO	YES	NO	YES
TOTAL	**1037 m^2**	**0 m^2**	**910 m^2**	**0 m^2**	**793 m^2**	**153 m^2**	**946 m^2**	**2**	**0**	**4**	**3**	**2**	**0**	**9**	**6**	**6**	**0**	**11**
LEVEL 8																		
APT.C.8.01					77 m^2	16 m^2	93 m^2			YES				NO	YES	YES	NO	YES
APT.C.8.02					77 m^2	16 m^2	95 m^2			YES				YES	NO	YES	NO	YES
APT.C.8.03(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.8.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.8.06					76 m^2	15 m^2	91 m^2				YES			YES	YES	NO	NO	YES
APT.C.8.07					76 m^2	19 m^2	95 m^2				YES			YES	YES	NO	NO	YES
APT.C.8.08					78 m^2	15 m^2	93 m^2			YES				YES	YES	YES	NO	YES
APT.C.8.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.8.10					78 m^2	12 m^2	90 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**770 m^2**	**0 m^2**	**674 m^2**	**127 m^2**	**803 m^2**	**1**	**0**	**4**	**2**	**2**	**0**	**6**	**7**	**7**	**1**	**9**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 9																		
APT.C.9.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.9.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.9.03(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.9.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.9.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.9.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.9.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.9.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.9.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**770 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**4**	**2**	**2**	**0**	**6**	**7**	**7**	**1**	**9**
LEVEL 10																		
APT.C.10.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.10.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.10.03(A)					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.10.05(A)					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.10.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.10.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.10.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.10.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.10.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**770 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING C

ECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 11																		
APT.C.11.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.11.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.11.03(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.11.05(A)					81 m^2	14 m^2	95 m^2					YES		YES	YES	YES	NO	YES
APT.C.11.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.11.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.11.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.11.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.11.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**770 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**4**	**2**	**2**	**0**	**6**	**7**	**7**	**1**	**9**

LEVEL 12																		
APT.C.12.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.12.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.12.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.12.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.12.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.12.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.12.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.12.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.12.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**

KANNFINCH

BUILDING C

ECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 13																		
APT.C.13.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.13.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.13.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.13.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.13.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.13.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.13.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.13.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.13.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**
LEVEL 15																		
APT.C.15.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.15.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.15.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.15.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.15.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.15.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.15.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.15.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.15.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**
LEVEL 16																		
APT.C.16.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.16.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.16.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.16.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.16.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.16.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.16.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.16.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.16.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**

6.0 AREA SCHEDULES

KANNFINCH

BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 17																		
APT.C.17.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.17.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.17.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.17.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.17.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.17.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.17.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.17.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.17.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**
LEVEL 18																		
APT.C.18.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.18.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.18.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.18.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.18.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.18.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.18.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.18.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.18.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**
LEVEL 19																		
APT.C.19.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.19.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.19.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.19.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.19.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.19.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.19.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.19.09					50 m^2	6 m^2	56 m^2	YES						NO	NO	YES	YES	YES
APT.C.19.10					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**895 m^2**	**0 m^2**	**772 m^2**	**0 m^2**	**674 m^2**	**120 m^2**	**794 m^2**	**1**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**7**	**1**	**9**

KANNFINCH

BUILDING C

SECTION 4.55 (Building B Additional levels)

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL (95% of FSA)	INTERNAL	EXTERNAL AREA	TOTAL	1 BED	1 BED + S/U	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
LEVEL 20																		
APT.C.20.01					77 m^2	14 m^2	91 m^2			YES				NO	YES	YES	NO	YES
APT.C.20.02					77 m^2	14 m^2	91 m^2			YES				YES	NO	YES	NO	YES
APT.C.20.03					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.20.05					81 m^2	14 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.20.06					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.20.07					76 m^2	12 m^2	88 m^2				YES			YES	YES	NO	NO	YES
APT.C.20.08					78 m^2	17 m^2	95 m^2			YES				YES	YES	YES	NO	YES
APT.C.20.09					78 m^2	17 m^2	95 m^2			YES				NO	YES	YES	NO	YES
TOTAL	**833 m^2**	**0 m^2**	**721 m^2**	**0 m^2**	**624 m^2**	**114 m^2**	**738 m^2**	**0**	**0**	**6**	**2**	**0**	**0**	**6**	**7**	**6**	**0**	**8**

	GBA	FSA RETAIL	FSA RESIDENTIAL	NSA RETAIL	NSA RESIDENTIAL APARTMENTS			APARTMENT TYPE						SEPP65 COMPLIANCE				
	TOTAL	(GFA BURWOOD COUNCIL)	(GFA BURWOOD COUNCIL)	INTERNAL	INTERNAL	BALCONY	TOTAL	1 BED	1 BED + S	2 BED	2 BED + S	2 BED ADAPT	3 BED	SOLAR ACCESS	CROSS FLOW	STORAGE	SOUTH SINGLE ASPECT	BALCONY DEPTH
BUILDING TOTAL	**21985 m^2**	**983 m^2**	**15758 m^2**	**928 m^2**	**13577 m^2**	**2914 m^2**	**16494 m^2**	**22**	**6**	**93**	**43**	**20**	**0**	**132**	**124**	**123**	**15**	**184**

TOTAL			**184**	**APARTMENTS**	
APARTMENT MIX					
12%	3%	51%	11%	11%	
PERCENTAGE					
72%	67%	67%	8%	100%	

07 CONCLUSION

7.0 CONCLUSION

The original development proposal was carefully resolved to give rise to a development outcome that will benefit the Burwood area in social, economic and environmental terms. The proposed S96 modifications maintain all the positive aspects of the approved development, and the proposed changes have been designed to minimise adverse environmental impacts. The proposal also responds to the evolved market expectations, new strategic policy context and complies with the design excellence and urban design principles of SEPP65.

This assessment of the proposed S96 modifications indicates that the development will have negligible additional environmental impacts. In terms of bulk and scale the building envelopes are able to sit comfortably in the streetscape.

The building envelopes have been developed to minimise additional overshadowing and will not have a significant impact on the surrounding road network as a result of traffic generation levels.

In summary, the development:

1. Is environmentally sensitive, and minimises any impact on the environment and amenity of the locality;

2. Contributes to the diversity of retail, commercial and residential development in an established business zone on a site located at the edge of a major town centre;

3. Is consistent with the objectives of the LEP and the wider Strategic planning instruments for the area;

4. Will provide an appropriate planning and urban design response;

5. Improves the commercial viability and useability of area, associated retail and commercial areas and public transport;

6. Will provide a lively and dynamic mixed use urban outcome; and

7. Will contribute positively to the streetscape and public domain.

Given the environmental planning merits outlined above and significant public benefits of the development, we trust the proposed minor modifications to building B will be favourably considered.