

OBJECTIVE	DESIGN GUIDANCE	DESIGN RESPONSE	COMPLIES
PART 3: SITING THE DEVELOPMENT			
3A Site Analysis			
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		The SEE and amended planning documentation provides a comprehensive description of the design rationale which underpinned the concept proposal, including the heritage significance of the retained buildings, the height of buildings along the Burwood Road streetscape and the transitioning scale and character of development within the Burwood Town Centre.	YES
3B Orientation			
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	<ul style="list-style-type: none"> Buildings along the street frontage define the street, by facing it and incorporating direct access from the street. Where the street frontage is to the east or west, rear buildings should be orientated to the north. 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. 	<p>The three building envelopes have been carefully located to enable activation of the Burwood Road streetscape, while protecting the heritage significance of the existing church building.</p> <p>Building 1 (which comprises the residential apartments) is oriented to optimise potential solar access, while minimising potential impacts on the amenity of surrounding properties, including overshadowing, visual privacy and the like.</p>	YES
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	<ul style="list-style-type: none"> Living areas, private open space and communal open space should receive solar access. Solar access to living rooms, balconies and private open spaces of neighbours should be considered. 	The layout of individual apartments will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements.	YES

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	<ul style="list-style-type: none"> 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%. Overshadowing should be minimised to the south or downhill by increased upper level setbacks. 		
3C Public Domain Interface			
Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	<ul style="list-style-type: none"> Direct access to ground floor dwellings with changes in level to allow for privacy. Upper level balconies and windows should overlook the public domain. Front fences and walls along street frontages should use visually permeable materials and treatments. Length of solid walls should be limited along street frontages. Opportunities should be provided for casual interaction between residents and the public domain. In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated. Opportunities for people to be concealed should be minimised 	<p>The layout of individual apartments will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements.</p>	YES

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Objective 3C-2 Amenity of the public domain is retained and enhanced	<ul style="list-style-type: none"> Planting softens the edges of any raised terraces. Mail boxes should be located in lobbies. The visual prominence of underground car park vents should be minimised. Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view. Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels. Durable, graffiti resistant and easily cleanable materials should be used. On sloping sites protrusion of car parking above ground level should be minimised. 	<p>The Concept DA is accompanied by a Landscape Concept Report (issued August 2019) which outlines the proposed treatment of the future communal open spaces.</p> <p>The layout of individual apartments, building entries and car park will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements.</p>	YES
3D Communal and Public Open Space			
Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	<p>Design Criteria</p> <ul style="list-style-type: none"> Communal open space has a minimum area equal to 25% of the site. 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). 	<p>The Concept DA is accompanied by a Landscape Concept Report (submitted August 2019) which outlines the location and landscaped treatment of the future communal open spaces.</p> <p>The detailed numeric requirements will be addressed within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has</p>	TBC

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	Design Guidance <ul style="list-style-type: none"> Communal open space should be consolidated into a well designed, easily identified and usable area. Communal open space should have a minimum dimension of 3m. Communal open space should be co-located with deep soil areas. 	been designed to facilitate future compliance with the ADG requirements.	
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		The Concept DA is accompanied by a Landscape Concept Report which outlines the location and landscaped treatment of the future communal open spaces.	YES
Objective 3D-3 Communal open space is designed to maximise safety		The detailed design and amenity outcomes will be outlined within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements.	YES
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood			YES
3E Deep Soil Zones			
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	Deep soil zones are to have minimum width of 6m and minimum of 7% of site area	The Concept DA includes a large central plaza that will include deep soil zones. The detailed design, including the compliance with the numeric control, will be outlined within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements.	TBC
3F Visual Privacy			

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<p>Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room</p>	<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from habitable rooms and balconies to the side and rear boundaries are as follows:</p> <ul style="list-style-type: none"> Up to 12m/4 storeys: 6m Up to 25m/5-8 storeys: 9m Over 25m (9+storeys): 12m 	<p>The Concept DA provides setback distances from Building 1 to the site boundaries including:</p> <ul style="list-style-type: none"> 6.11 metres from the Level 4 and Level 5 apartments to the northern boundary 9.1 metres from the upper level apartments to the western boundary 9.505 metres from the Level 4 terraces to the eastern boundary 9.405 metres from the upper level apartments to the southern boundary/George Street 13.53-14.1 metres from the upper level apartments to the eastern boundary <p>Screening will be provided where required to achieve appropriate levels of visual privacy between apartments and adjoining properties. This will be further resolved within the detailed proposal and assessed by way of a separate future DA.</p>	NO - justified on merit
<p>Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>		<p>The concept proposal outlines potential privacy screening measures that will facilitate visual privacy to adjoining properties, while providing for adequate light, air, private open space and amenity for individual apartments. This will be further resolved within the detailed proposal and assessed by way of a separate future DA.</p>	YES
3G Pedestrian Access and Entries			

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Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		The concept proposal includes a resident lobby within George Street, providing a clear address and a legible entry to Building 1. A through site connection is provided through the site, providing direct access to the retail, restaurant and services provided on the site, as well as Burwood Road.	YES
Objective 3G-2 Access, entries and pathways are accessible and easy to identify			YES
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations			YES
3H Vehicle Access			
Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes		Vehicle access will be provided via George Street, minimising potential conflicts with pedestrian movements and activity along Burwood Road, as well as providing for a high quality streetscape that minimise impacts on the heritage significance of the existing buildings.	YES
3J Bicycle and Car Parking			
Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	<p>For development in the following locations:</p> <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>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</p>	The Traffic and Parking Assessment previously provided by TTPA (in March 2020) confirms that adequate on-site car parking can be provided to accommodate all land use activities proposed within the Concept DA.	YES

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	The car parking needs for a development must be provided off street.		
Objective 3J-2	Parking and facilities are provided for other modes of transport	Bicycle parking will be provided at-grade and within the basement car park. The final layout will be resolved in the detailed proposal and assessed by way of a separate future DA.	YES
Objective 3J-3	Car park design and access is safe and secure		YES
Objective 3J-4	Visual and environmental impacts of underground car parking are minimised		YES
Objective 3J-5	Visual and environmental impacts of on-grade car parking are minimised		YES
Objective 3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised		YES
Part 4 – Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	The layout of individual apartments including living spaces and balconies will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements for solar and daylight access, including maintaining compliance for adjoining and surrounding buildings.	TBC
	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.		
	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.		TBC
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	TBC		
Objective 4A-2	Daylight access is maximised where sunlight is limited.		TBC
Objective 4A-3	Design incorporates shading and glare control, particularly for warmer months.	TBC	

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4B Natural Ventilation				
Objective 4B-1 All habitable rooms are naturally ventilated			The layout of individual apartments will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements for natural ventilation.	TBC
Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation				TBC
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.			TBC
	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			
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line			TBC
4C Ceiling Heights				
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none">Habitable: 2.7mNon habitable: 2.4mGround/First Floors: 3.3m		The design of individual apartments will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the concept proposal has been designed to facilitate compliance with the ADG requirements for ceiling heights.	TBC
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms				TBC
Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building				TBC
4D Apartment Size and Layout				

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Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Apartments are required to have the following minimum internal areas: <ul style="list-style-type: none"> Studio: 35sqm 1 bed: 50sqm 2 bed: 70sqm 3 bed: 90sqm <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12sqm each.</p>	The concept proposal has been designed to facilitate compliance with the ADG requirements for minimum apartment sizes. The window placements and habitable room depths will be resolved within the detailed proposal and assessed by way of a separate future DA.	YES
	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		TBC
	Objective 4D-2 Environmental performance of the apartment is maximised <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>		TBC
Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	Master bedrooms have a minimum area of 10sqm and other bedrooms 9sqm (excluding wardrobe space)	The floor layouts for individual apartments, including room sizes, will be resolved within the detailed proposal and assessed by way of a separate future DA. However, the	TBC
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)		TBC

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	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments	concept proposal has been designed to facilitate compliance with the ADG requirements.	TBC
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts		TBC
4E Private Open Space and Balconies			
Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	All apartments are required to have primary balconies as follows: Minimum area: <ul style="list-style-type: none">Studio: 4sqm1 bed: 8sqm2 bed: 10sqm3 bed: 12sqm Minimum depth: <ul style="list-style-type: none">Studio: -1 bed: 2m2 bed: 2m3 bed: 2.4m	The concept proposal has been designed to facilitate compliance with the ADG requirements for minimum balcony sizes and dimensions, liveability and solar access. Balconies have been designed to add visual interest to Building 1, as well as maintain solar compliance for the properties to the south.	YES

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	<p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15sqm and a minimum depth of 3m.</p>		
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.			NA
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.			YES
Objective 4E-4 Private open space and balcony design maximises safety.			YES
4F Common Circulation and Spaces			
Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	<p>The maximum number of apartments off a circulation core on a single level is eight.</p>	<p>The concept proposal includes up to 10 apartments from a single lift core with three passenger lifts. However, the L-shaped design means that there will be a north-south hallway and an east-west hallway, achieving a good level of amenity and natural daylight</p>	NO - justified on merit
	<p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>		YES
Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents			YES
4G Storage			
Objective 4G-1 Adequate, well designed storage is provided in each apartment	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <ul style="list-style-type: none">Studio: 4m3	<p>The concept proposal has been designed to facilitate compliance with the ADG requirements for storage. The final locations and calculations will be provided within the</p>	TBC

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	<ul style="list-style-type: none">1 bed: 6m32 bed: 8m33 bed: 10m3 <p>At least 50% of the required storage is to be located within the apartment.</p>	detailed proposal and assessed by way of a separate future DA.	
Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.			TBC
4H Acoustic Privacy			
Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout.		The concept proposal has been designed to facilitate compliance with the ADG requirements for acoustic privacy. The residential apartments are provided on the upper levels, away from the potential noise-generating land use activities below. The detailed requirements will be resolved and assessed by way of a separate future DA for the construction of Building 1.	YES
Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.			TBC
4J Noise and Pollution			
Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.		Building 1 is located at the rear of the site, away from Burwood Road. The required acoustic attenuation measures will be resolved and assessed by way of a separate future DA.	YES
Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.			TBC
4K Apartment Mix			
Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.		The concept proposal has been designed to facilitate an appropriate apartment mix that caters for likely future	TBC

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Objective 4K-2 The apartment mix is distributed to suitable locations within the building		demands. The final mix will be resolved and assessed by way of a separate future DA for the construction of Building 1	TBC
4L Ground Floor Apartments			
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		Not applicable	NA
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents			NA
4M Facades			
Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		The architectural design and façade treatment will be resolved in the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4M-2 Building functions are expressed by the facade			TBC
4N Roof Design			
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		The roof treatment will be resolved within the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised			YES
Objective 4N-3 Roof design incorporates sustainability features			TBC
4O Landscape Design			
Objective 4O-1 Landscape design is viable and sustainable		The Concept DA includes a landscape treatment that responds to the site conditions.	YES
4P Planting on Structures			

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Objective 4P-1 Appropriate soil profiles are provided		The Concept DA is accompanied by a Landscape Concept Report (submitted August 2019) which shows the location and treatment of future communal open spaces. The detailed landscape design will be outlined within the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance			TBC
Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces			TBC
4Q Universal Design			
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members		The Access Review (previously submitted) confirms that the concept proposal has been designed to facilitate compliance with the relevant access requirements. The detailed apartment layouts will be outlined within the detailed proposal and assessed in a separate future DA.	TBC
Objective 4Q-2 A variety of apartments with adaptable designs are provided			TBC
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs			TBC
4R Adaptive Reuse			
Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place		Not applicable	NA
Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse			NA
4S Mixed Use			
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement		The mixed-use development is appropriately located within Burwood Town Centre close to public transport and existing services. The mix and location of land use activities has been well-considered having regard to relevant amenity impacts.	YES
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents			YES
4T Awnings and Signage			

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Objective 4T-1	Awnings are well located and complement and integrate with the building design	The awning locations will be resolved in the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4T-2	Signage responds to the context and desired streetscape character		TBC
4U Energy Efficiency			
Objective 4U-1	Development incorporates passive environmental design	The concept proposal has been designed to achieve energy efficiency principles. The final measures will be resolved in the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer		TBC
Objective 4U-3	Adequate natural ventilation minimises the need for mechanical ventilation		TBC
4V Water Management and Conservation			
Objective 4V-1	Potable water use is minimised	The concept proposal has been designed to achieve water efficiency principles. The final measures will be resolved in the detailed proposal and assessed in a future DA.	TBC
Objective 4V-2	Urban stormwater is treated on site before being discharged to receiving waters		TBC
Objective 4V-3	Flood management systems are integrated into site design		TBC
4W Waste Management			
Objective 4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	The Concept DA includes an operational waste management plan to minimise domestic waste and provide for its effective management and collection. The final measures will be resolved in the detailed proposal and assessed by way of a separate future DA.	TBC
Objective 4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling		TBC
4X Building Maintenance			
Objective 4X-1	Building design detail provides protection from weathering	The proposed building maintenance will resolved in the detailed proposal and assessed in a separate future DA.	TBC
Objective 4X-2	Systems and access enable ease of maintenance		TBC

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Objective 4X-3 Material selection reduces ongoing maintenance costs			TBC

