

ATTACHMENT A

STATEMENT OF ENVIRONMENTAL EFFECTS

Control Burwood DCP 2012	Compliance	Comment pertaining to current DA 193/2015	Comments pertaining to this S(6(1A) application for VPA Modifications
2.2 General Site Analysis All Development Applications should prepare and submit a site analysis, except Development Applications for the purposes of: <ul style="list-style-type: none"> • Change of use • Minor alterations and additions, and • Swimming pools. 	N/A	A site analysis was undertaken by Kann Finch as part of the DA approval process.	NO CHANGE
2.3 Views and Vistas P1 Development applications must identify existing views and vistas significant to the proposal, assess the impacts of the development and demonstrate how significant views and vistas are to be protected and enhanced P2 Development applications must demonstrate how building design, location and landscaping will encourage view sharing between properties. P3 Assessment of views and vistas must take account of other planning policies and development standards in this DCP and BLEP 2012, e.g. building height, setbacks. P4 Developments must have particular regard to high quality and priority views and vistas identified in other parts of this DCP, e.g. in relation to heritage items and heritage conservation areas.	Complies	At the ground plane the building base has been set back from the street boundary in compliance with Council's controls to increase the street vistas. In addition, the introduction of a new laneway with the extension of Hornsey Street to Wynne Ave creates a new vista. The podium of the proposed building on Belmore Street has been set back and modelled to provide vistas of the heritage listed Masonic Building in response to council's requirements. The tower buildings above podium has been sited and orientated north south to maximise vistas north south across the site. The modification to Building C will not impact on views and vistas.	NO CHANGE
2.4 Streetscapes P1 Development applications must identify streetscape characteristics, assess the impacts of the development and demonstrate how significant streetscape qualities are to be protected and enhanced. P2 Development applications must demonstrate how building design, location and landscaping will encourage the protection and enhancements of streetscapes. P3 Developments must have particular regard to high quality streetscapes identified in other parts of this DCP, e.g. in relation to heritage items and conservation areas.	N/A	The modification to Building C will not impact on the approved streetscape design of the approved building.	NO CHANGE
3.2 General Building Design Controls in Centres and Corridors			
3.2.1 Design Excellence	Complies	The modification to Building C will not impact on	NO CHANGE

<p>P1 Building design must represent architectural design excellence in the following ways:</p> <ul style="list-style-type: none"> • The form and external appearance of any development should significantly improve the quality and amenity of the public domain. • An appropriate composition of building elements, textures, materials and colours should reflect the use, internal design and structure of the development. • The development should respond positively to the environment and context. • Appropriate consideration must be given to the existing or likely potential development of adjoining sites. 		<p>the design excellence characteristics of the approved building.</p> <p>The floorplans and elevations have been modified to address the previous comments from Council's Planning and Urban Design consultants and incorporated the following modifications;</p> <p>-additional articulation/colour highlights to all facades -additional recesses/notches in the balconies to the east and west facades -additional expressed piers to the lower level balconies -additional balconies to the southern façade</p> <p>The combination of the above modifications will reduce the visual bulk/scale, enhance visual appeal, increase visual distinction between upper and lower tower facades and improve amenity/utility of the balconies.</p> <p>Refer to Architectural Drawings and Design Report.</p>	
<p>3.2.2 Materials and Finishes</p> <p>P1 Building exteriors must be designed with regard to the following criteria:</p> <ul style="list-style-type: none"> • Use of high quality finishes. • Avoidance of extensive expanses of blank glass or solid walls. • Encouragement of visually interesting building treatments. • Integration of building elements to conceal from public view, areas and equipment such as aerials, antennae, clothes drying, instantaneous water heaters, washing machines, air conditioners, plant equipment or the like. • Incorporation of external lighting where appropriate. • Avoidance of excessive light spillage. • Use of translucent or opaque materials for balustrades is encouraged. No clear glass balustrades will be permitted. <p>P2 Building entrances must be visible from the street.</p> <p>P3 Painted finishes to materials are not desirable. Pre-coated factory applied finishes such as powder coating are encouraged.</p> <p>P4 Walls of development must be articulated and designed to provide visual interest when viewed from the street. Material selection, treatment, proportion and pattern of wall surfaces must be considered.</p> <p>P5 Low maintenance and graffiti resistant materials must be used wherever possible on surfaces susceptible to graffiti.</p>	<p>Complies</p>	<p>See above. Refer to Architectural Design Report in Appendix E.</p>	<p>NO CHANGE</p>
<p>3.2.3 Roofs and Roof Tops</p>		<p>The modification to Building C will not impact on</p>	<p>ROOF OF BUILDING A</p>

<p>P1 Roof designs must have regard for, and be integrated into the overall design of the development and its role in the skyline of the centre or corridor.</p> <p>P2 Roofs must respond to the orientation of the site. For example, the use of eaves and skillion roofs to facilitate to solar access.</p> <p>P3 The visual impact of service elements must be minimised by integrating them into the roof design. These elements include lift over-runs, service plant rooms, vent stacks, telecommunication infrastructures, gutters and downpipes.</p> <p>P4 Development must be designed with regard to how it is observed from the street, from adjacent development and as part of a larger skyline. Opportunities for sculptural expression to create a varied skyline must be considered.</p>	Complies	the roof and roof top characteristics of the approved building Refer to Architectural Design Report in Appendix E.	COMMERCIAL PLANT MODIFIED
<p>3.2.4 Street-Front Activities and Building Access</p> <p>P1 Where, as a result of the nature of the development, there are specific security requirements, security measures must form an integral part of the building design. Roller shutters are not permitted but retractable open security grilles may be considered.</p> <p>P2 Ground floor level development must:</p> <ul style="list-style-type: none"> • Promote quality non-residential activities in accordance with the zone. • Minimise the number of service doors. • Encourage visual interest on service doors with displays etc. • Provide access points to and from the public domain at not more than 20 metre intervals. • Provide at grade access at entry points. • Incorporate visually interesting streetscape frontages at ground level with attractive entries, clear glazed windows and window displays, artworks, articulated architecture and facade modulation. <p>P3 Separate and clearly identifiable entrances must be provided from the street for pedestrians and cars, and different uses (residential and non-residential).</p> <p>P4 Building entrances must have a direct physical and visual connection with the street.</p> <p>P5 Residential component of any development must have a clear street address and a separate entry.</p> <p>P6 Outdoor dining is generally encouraged on the footpath of</p>	Complies	<p>The proposed podium of the building has been designed to reinforce the streetscape and provide activation to the streets and new laneway.</p> <p>Retail uses are provided along three of the four site boundaries of Wynne Ave, Belmore Street and the new laneway. Conder street is activated by a combination of retail, lobby and serviced apartment uses.</p> <p>The retail shops on the street are accessible on grade, with clear glazed windows and displays.</p> <p>There is no change as a result of the proposed modifications to Building C.</p> <p>The vehicle and lobby entries are clearly identified from the street.</p> <p>See above.</p> <p>See above.</p> <p>Ability to comply due to widening of footpaths.</p> <p>Building A has a serviced apartment lobby accessed directly from the street.</p> <p>A mail room is provided for Residential Buildings B and C adjacent to the street entry.</p>	NO CHANGE

<p>commercially active street frontages, subject to compliance with Council's Outdoor Eating Area Policy.</p> <p>P7 All commercial components must have a clear street address.</p> <p>P8 All mail box and postal facilities shall be incorporated into the building in accordance with the requirements of Australia Post. Mail boxes shall be sited and designed for attractive visual appearance and function, as well as to complement the architecture and environs. Where located externally in the case of a residential building, the mail boxes shall be located at right angles to the street boundary on either or both sides of the main access walkway. It is not permitted to locate mail boxes that are accessible only from the footpath outside a development.</p>		<p>There is no change as a result of the proposed modifications to Building C.</p>	
<p>3.2.5 Subdivision and Car Parking Spaces</p> <p>P1 An application for Strata Title or Community Title subdivision of land may include a car parking space only where the parking space is part of another lot.</p> <p>P2 Consent must not be granted to Strata Title or Community Title subdivision which results in the subdivision of car parking alone.</p>	Noted		<p>COMMERCIAL AND RETAIL PARKING AND AILES ON LOWER GROUND FLOOR REARRANGED</p>
<p>3.2.6 Site Isolation</p> <p>P1 The creation of isolated sites is discouraged.</p> <p>P2 Where a development may result in the creation of an isolated site or sites, the applicant is required to demonstrate that negotiations between the owners of the properties commenced at an early stage that was prior to the lodgement of the Development Application. Where no satisfactory result is achieved, the Development Application must include evidence of negotiations with the owners of the properties. These details must include offers to such owners. Such offers are to be reasonable and are to be based on at least one recent independent valuation and include other reasonable expenses likely to be incurred in the sale of the process.</p> <p>P3 Where a development may result in the creation of an isolated site the applicant must demonstrate that orderly and economic use and development of the separate sites can be achieved that is consistent with the planning controls. Such demonstration is achieved by the applicant providing an envelope for that site, indicating height, setbacks, resultant site coverage (building and basement), sufficient to understand the relationship between the development and that site, the likely impacts the development will have on each other, such as solar access, visual and acoustic</p>	Complies	<p>The proposed development consolidates 17 separate lots in to a single site.</p>	<p>NO CHANGE</p>

<p>privacy, impacts for residential development and traffic impacts if that site is on a main road.</p> <p>P4 The development of an isolated site is not to detract from the character of the streetscape and is to achieve a satisfactory level of amenity, including solar access, visual and acoustic privacy.</p>			
<p>3.2.8 Apartment Mix and Minimum Dwelling Sizes</p> <p>P1 Residential development in excess of 20 dwellings must provide a mix of dwellings containing 1, 2 or more bedrooms.</p> <p>P2 All residential developments must provide the following minimum apartment sizes:</p> <ul style="list-style-type: none"> • Studio apartments - 40 square metres. • 1 bedroom apartments - 50 square metres. • 2 bedroom apartments – 70 square metres. • 3+ bedroom apartments – 95 square metres. <p>P3 Calculation of the apartment size must be the net area and is exclusive of the apartment's perimeter walls, balconies and excessive internal circulation of the dwellings. The storage areas required to be provided within each dwelling by Section 3.2.16 of this DCP section may be included in the calculation of the net.</p>	Complies	<p>The approved development provided the following mix of apartments;</p> <p>12% 1 bedroom 86% 2 bedroom 2% 3 bedroom</p> <p>The apartment sizes range from</p> <p>1 bedroom 50-55m² 2 bedroom 75-80m² 3 bedroom 100-110m²</p> <p>As a result of the proposed modification to the apartment layout in Building C the mix of apartments is as follows:</p> <p>15% 1 bedroom (+3%) 83% 2 bedroom (-3%) 2% 3 bedroom (no change)</p>	NO CHANGE
<p>3.2.9 Building Depth</p> <p>P1 For development including multi dwelling housing refer to the building amenity provisions of the RFDC (RFDC) which supplements SEPP 65 – Design Quality of Residential Flat Development.</p>	Generally Complies	<p>There is a minor change to the approved building depth of Building C as a result of the proposed modifications. The extent of the change is minor as indicated in the Architectural Drawings in Appendix A.</p>	NO CHANGE
<p>3.2.11 Ceiling Height</p> <p>P1 Development must provide the following minimum ceiling heights. Dimensions are expressed from finished floor levels to finished ceiling levels:</p> <ul style="list-style-type: none"> • Ground level of all development (commercial and residential): 3.3 metres. • Non-residential floors above ground level: 3.0 metres. • Residential floors above ground level: 2.7 metres for habitable rooms and 2.4 metres for non-habitable rooms. 	Complies	<p>The ground level of the podium achieves a minimum 3.3 metres to the ceiling. The apartments achieve a minimum 2.7 metres to all habitable rooms.</p> <p>The approved floor to ceiling heights remain unchanged as a result of this modification.</p>	NO CHANGE
<p>3.2.12 Natural Ventilation</p> <p>P1 For development including multi dwelling housing refer to the building amenity provisions of the RFDC which supplements SEPP 65 - Design Quality of Residential Flat Development.</p>	Complies	<p>The SEPP 65 Compliance Schedule prepared by Kann Finch in relation to the proposed modifications to Building C indicates that 60% of the apartments will be naturally ventilated (RFDC rule of thumb 60%).</p>	NO CHANGE

3.2.13 Daylight Access P1 For development including multi dwelling housing refer to the building amenity provisions of the RFDC which supplements SEPP 65 - Design Quality of Residential Flat Development.	Complies	<p>The SEPP 65 Compliance Schedule prepared by Kann Finch in relation to the proposed modifications to Building C indicates that 75% of the apartments will receive over three hours direct sunlight between 8.00am and 3.00pm in mid-winter. With 64% of apartments receiving between 2.5 and 3 hours sunlight between 9.00am and 3.00pm.</p> <p>The RFDC rule of thumb requires 70% of apartments should receive over three hours direct sunlight between 9.00am and 3.00p. However, the RFDC notes that a minimum of two hours may be acceptable in dense urban areas.</p>	NO CHANGE
3.2.14 Visual and Acoustic Privacy P1 Development must be located and orientated to maximise visual privacy between development on the site and adjacent development by: <ul style="list-style-type: none"> • Providing adequate rear and side setbacks. • Utilising the site layout to increase building separation. For example, orientation of buildings on narrow sites to the front and rear of the lot, thereby utilising the street width and rear garden depth to increase the apparent building separation distance. P2 Detailed site and building design elements may be incorporated to increase privacy without compromising access to light and air. Design detailing may include: <ul style="list-style-type: none"> • Solid or semi-solid balustrades to balconies. • Offset windows of dwellings. • Recessed balconies and/or vertical fins. • Louvres or screen panels to windows and/or balconies. • Fencing. • Vegetation as a screen between spaces. • Pergolas or shading devices to limit overlooking. 	Complies	<p>The SEPP 65 Compliance Schedule and Design Report prepared by Kann Finch in relation to the proposed modifications to Building C indicates that the proposed building separation distances and setbacks comply with or exceed the requirements of the RFDC.</p>	NO CHANGE
3.2.15 Private Open Space P1 All dwellings must have direct access to one primary open space from the main living area. P2 The primary open space must be dimensioned to promote indoor/outdoor living. A dining table and two chairs (small apartment, i.e. 1 bedroom) or four chairs (large apartment, i.e. 2 or more bedrooms) should fit on the primary open space. The following minimum dimensions, clear of balustrades, must be achieved: <ul style="list-style-type: none"> • Minimum depth - 2 metres (up to 1 bedroom). • Minimum depth - 2.5 metres (2 	Generally Complies	<p>Each dwelling has access to a secure private open space, such as a balcony, terrace or court, with a minimum area of 6m² for 1 bedroom, 8m² for 2 bedrooms and 12 m² for 3 bedrooms, and with a minimum depth of 2 metres. Many apartments have considerably more private open space than the minimum.</p> <p>All apartments have private balconies or garden terraces.</p>	NO CHANGE

<p>or more bedrooms).</p> <ul style="list-style-type: none"> Minimum area - 8 sq metres (1 and 2 bedrooms). Minimum area - 10 sq metres (3 bedrooms or larger). <p>P3 Private open space must respond to site conditions including sun, noise, wind and privacy. Sun screens, pergolas, shutters and openable walls are to be used to increase amenity where appropriate.</p> <p>P4 Private open space must form an integral part of the development's design.</p>			
<p>3.2.16 Lobbies and Internal Circulation – All Development</p> <p>P1 Entry lobbies must be designed to provide facilities for seating, mail delivery and collection, and supervising personnel wherever possible.</p> <p>P2 Lift lobbies must be naturally ventilated. Daylight is to enter all residential lift lobbies.</p> <p>P3 Common area corridors must be designed to facilitate easy movement of people and furniture. Corridors must incorporate varied surfaces, textured and materials, and clearly identified apartment numbers.</p> <p>P4 Common area corridors must be a minimum of 2 metres in width.</p> <p>P5 The name and number of a development must be clearly displayed at the entry outside the development. Suitable illumination for after-hours recognition must be provided.</p>	Generally Complies	<p>The residential lobbies provide seating and natural daylight and ventilation. The mail delivery is located adjacent to Belmore Street to comply with Australia Post access requirements.</p> <p>The common area corridors are generally 2 metres in depth however in end corridor locations this depth reduces to 1.5 metres to facilitate the provision of services.</p> <p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	NO CHANGE
<p>3.2.17 Storage for Apartments</p> <p>P1 For development including multi dwelling housing refer to the building configuration provisions of the RFDC which supplements SEPP 65 - Design Quality of Residential Flat Development.</p> <p>P2 At least 50% of the storage area must be provided within the dwelling and 25% accessible from active areas.</p> <p>P3 Where the remaining 50% of the storage is located in the basement of the development it must be linked to its associated dwelling through its relevant strata title.</p>	Complies	<p>80% of the required storage is provided within the apartments the remaining 20% is to be provided in the basement car park.</p> <p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	NO CHANGE
<p>3.2.18 Safety and Security</p> <p>P1 The routes between a development's entrance and its dwellings must be designed to maximise occupant safety. The routes from car parking areas to the lift lobby are particularly important in this regard. Clear sight lines and well-lit routes must be provided.</p> <p>P2 Development must comply with Council's Burwood Community Crime</p>	Complies	<p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	COMMERCIAL PARKING ON LOWER GROUND LEVEL PROVIDED WITH SECURITY FENCE SURROUND AND AUTOMATED GATE WITH CARD READER ACCESS

<p>Prevention and Safety Plan.</p> <p>P3 Development must be provided with clearly defined site boundaries to strengthen the distinction between public and private space.</p> <p>P4 Facades at ground level must be activated by locating after hours uses so they are visible from the publicly accessible areas.</p> <p>P5 Development access must be controlled by:</p> <ul style="list-style-type: none"> • Restricting access from balconies, roofs and windows of neighbouring development. • Providing separate access from public and common areas. • Providing separate access for residents in mixed-use developments. • Providing an audio or video intercom system at the pedestrian or vehicular entrance or in the lobby for visitors to communicate with residents. • Providing secure keyed or electronic access for residents <p>P6 Concealment opportunities must be minimised from development by:</p> <ul style="list-style-type: none"> • Eliminating blind or dark alcoves near lifts and stairwells. • Providing clear sight lines and well lit routes throughout the development. • Providing appropriate levels of illumination for all common areas. <p>P7 Residential development must be oriented so that primary windows and private open space address the street and publicly accessible areas.</p> <p>P8 Where, as a result of the nature of the development, there are specific security requirements, security measures must form an integral part of the building design. Roller shutters are not permitted but retractable open security grilles may be considered.</p>			
<p>3.2.19 Access and Mobility</p> <p><i>All Development</i></p> <p>P1 The main entry of development must be designed and identified for use by persons with a mobility impairment.</p> <p>P2 The main entry must be accessible from the street footpath in accordance with Australian Standard (AS) 1428: Design for Access and Mobility.</p> <p>P3 Safe and convenient access must be provided in all development, car parks and communal facilities.</p> <p>P4 Compliance with AS 1428.1 is required with respect to access requirements on new building work.</p>	<p>Complies</p>	<p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	<p>NO CHANGE</p>

<p>P5 Tactile indicators must be provided on the ground immediately adjacent to the approach and departure sides of any changes in floor levels in the public domain which incorporate a step, ramp, stepped ramp or the like in accordance with AS1428.4.</p> <p><i>Residential Component of Development</i></p> <p>P6 At least 10% of dwellings in a development must be provided as adaptable housing to Adaptable House Class A or B standard to cater for ageing in place and mobility impaired residents, in accordance with AS 4299: Adaptable Housing.</p> <p>P7 At least one car parking space must be provided and allocated to each dwelling required to be provided as accessible or adaptable housing under this Section and the car parking space must be accessible in accordance with the provisions of AS1428.2 to facilitate automatic vehicular wheelchair loading and unloading.</p> <p>P8 For development providing between 20 to 79 dwellings, one accessible visitor car parking space must be provided on site must be accessible in accordance with the provisions of AS 1428.2 to facilitate automatic vehicular wheelchair loading and unloading.</p> <p>P9 For development providing 80 or more dwellings, additional accessible visitor car parking spaces must be provided on-site which are accessible, as per P8 above, at the rate of one per each 60 dwellings or part thereof.</p>			
<p>3.2.20 Awnings</p> <p>P1 Awnings must be provided above the public domain where development is built to the street boundary.</p> <p>P2 Awnings must be provided in residential development to contribute to the legibility of the developments entry.</p> <p>P3 No part of any awning may be constructed less than 3.2 metres or more than 5.5 metres from the finished ground level of the public domain.</p> <p>P4 Artificial lighting must be installed at no greater than 6 metres centres and enable face recognition.</p> <p>P5 Awnings must be set back a minimum 600mm from the kerb line.</p> <p>P6 Awnings must be cut out to facilitate the growth of street trees and placement of light poles.</p> <p>P7 Awnings must be regularly maintained to ensure ongoing structural adequacy and weather protection.</p> <p>P8 Awnings must have sufficient width to provide weather protection.</p>	See Comment	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

3.3.2 Burwood Town Centre			
3.3.2.1 Building Height Plane P1 The height of buildings on land within the BTC is not to project above the BHP as identified in Clause 4.3A and on the map marked "Building Height Plane Map in the BLEP 2012. Advisory Note: The BTC is not orientated true north which explains the difference of solar angles along different parts of the Town Centre boundary as illustrated in Figure 2. P2 For ease of reference the BHP particulars from the BLEP 2012 are set out in the map and table in Figure 2. P3 For the purposes of providing additional guidance, Figures 2 (a), (b), (c), (d) and (e) indicate the operation of the BHP in Conder Street and Wynne Avenue, Belmore Street, Clarence Street and Shaftesbury Road. P5 Neither the Building Height Plane nor the Maximum Building Height established under the Height of Building Map in the BLEP 2012 can be exceeded. All development proposals must comply with both standards which should be read in conjunction.	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
3.3.2.2 Burwood Town Centre Areas Overview The BTC is divided into Areas known as the Commercial Core, Middle Ring, Perimeter and Transition Areas. These are shown in Figure 3 - Burwood Town Centre Areas map. For each of the four Areas, this section provides more detailed controls that aim to achieve the desired urban form in each area consistent with the development standards in the BLEP 2012. Burwood Road is the main street in the BTC. It has a distinct role and current and future built form, and is subject to specific building controls.	Noted		NO CHANGE
3.3.2.3 Commercial Core and Middle Ring Areas Podium Height P1 Development in the Commercial Core and Middle Ring Areas built to the street front must not have a podium height greater than 15 metres. <i>Burwood Road</i> P2 Development along Burwood Road built to the street front must not be greater than 12 metres in height. P3 Street front development along Burwood Road must enhance	Complies N/A N/A	The maximum podium height is 10 metres on Belmore Street and Wynne Ave. The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>P2 The building separation requirements established under P1 must be shared equally with adjoining development across a boundary (refer to Figure 8. The applicant must demonstrate that daylight access; urban form, open space and visual and acoustic privacy can be satisfactorily achieved.</p> <p>P3 The maximum length in any direction of any part of a building parallel to the street above 15 metres in height is 45m (refer to Figure 9). This portion of the building must be suitably articulated to alleviate building mass and improve building appearance.</p>	<p>Generally Complies</p>	<p>The buildings above podium along Belmore Street comply with this requirement with a width of 19 metres.</p> <p>The serviced apartment Building A fronting Conder Street complies with this control above 25 metres. Below 25 metres the building has a width of 50 metres, therefore 3 levels of the building do not comply. In this case it is noted that the building includes a significant (8-10 metre) street setback and a high level of articulation which minimise the visual impact of the building on the streetscape.</p> <p>The residential Building B fronting Wynne Ave complies with this control above 22 metres (from the Belmore Street intersection) with a width of 42 metres. Below 22 metres the building has a width of 49 metres; therefore 3 levels of the building do not comply. To mitigate the impact of the 3 non complying levels of the building a high level of building articulation has been introduced including a significant 'vertical slot' which minimise the visual impact of the building on the streetscape.</p>	
<p>Communal Open Space</p> <p><i>Podium Areas</i></p> <p>P1 Podium areas must be made accessible as communal open space.</p> <p>P2 Landscaping must be provided in communal open space. A minimum 0.6 metre soil depth must be provided over 50% of the area to support planting or soft landscaping.</p> <p><i>Roof Tops</i></p> <p>P3 Accessible communal open space may be provided on roof tops of development.</p> <p>P4 The design of roof top communal open space must also have regard to its visual and acoustic impact and effects of wind.</p> <p>P5 For residential development refer to the communal open space provisions of the RFDC which supplements S E P P 65 – Design Quality of Residential Flat Development.</p>	<p>Complies</p> <p>N/A</p>	<p>The podium area is utilised as private communal open landscaped space (refer to Appendix 02). The area has a minimum of 50% of area with a minimum of 0.6metres of soil.</p>	

3.7 Transport and Parking in Centres and Corridors			
<p>3.7.2 Burwood Town Centre and Strathfield Town Centre</p> <p>Advisory Note: All provisions apply to the Burwood Road North area zoned B4 Mixed Use as well as the BTC and STC.</p> <p>P1 Basic parking requirement: Development in the B4 Mixed Use zone in the Burwood and Strathfield Town centres must provide parking spaces on site for each proposed land use in accordance with the Table 2.</p> <p>P2 Parking for visitors to the Burwood Town Centre: Notwithstanding P1, in the B4 Mixed Use zone in the Burwood Town Centre Council may consider and accept an offer from an applicant of a monetary contribution for Visitors Parking in lieu of the provision on-site of all or part of the parking requirement. Such an offer is voluntary and subject to Council's agreement at its discretion. If approved, it will be administered through a Voluntary Planning Agreement under the Environmental Planning and Assessment Act 1979.</p> <p>For the purposes of this DCP sub-section Visitors Parking means:</p> <ul style="list-style-type: none"> • Parking demand generated by persons in vehicles making short-term visits to the residents of buildings comprising residential flat buildings or shop top housing in the B4 Mixed Use zones, as specified in Table 2; • Parking demand generated by the short term needs of persons in vehicles making short-term visits to access commercial premises (comprising office, business and retail premises) and other defined land uses in the BTC, as specified in Table 2 below. <p>The reasons for adoption of this strategy are:</p> <ul style="list-style-type: none"> • Locating some spaces in consolidated public car parks that have extended opening hours, higher turnover and safe and secure access will provide better, more useable parking facilities being available to the general public. • Locating some spaces in consolidated public parking areas means better use of resources and value for money for developers and the community. • Locating some spaces in consolidated public parking areas supports greener and cleaner outcomes for the community. Business centres 	<p>Complies</p> <p>N/A</p> <p>N/A</p>	<p>The proposed modifications to Building C result in the addition of 17 apartments (15 x 1 bed, 2 x 2 bed). This requires an increase in 20 car spaces including 3 visitor spaces.</p> <p>These spaces are to be provided as a result of layout changes to the existing approved car park. Refer to Traffic Report in Appendix C.</p>	<p>NO CHANGE</p>

<p>need adequate parking supply to meet the needs of users and to compete with other centres, balanced with encouragement of public transport use, walking and cycling that can help reduce on-street traffic congestion, and improve a centre's amenity and attractiveness to visitors.</p> <p>P3 Other parking not provided on site: In the B4 zone in the Burwood and Strathfield Town Centres, and along Burwood Road North, if an applicant for development is unable to provide the on-site parking spaces as determined under P1 from the Table (other than Visitors Parking spaces agreed in accordance with P2 above) because it is a difficult site, Council may consider an offer of a monetary contribution in lieu of the on-site provision of the parking spaces. Such an offer is voluntary and will be accepted solely at Council's discretion. If approved by Council, it will be administered through a Voluntary Planning Agreement under the Environmental Planning and Assessment Act 1979.</p> <p>The characteristics that Council will take into account in determining if it is a difficult site include:</p> <ul style="list-style-type: none"> • The site is very small, i.e. less than the minimum subdivision lot size for the area in the BLEP 2012, and isolated with no opportunities for amalgamation; or • The site is small, i.e. less than 600 sq m and there are limited options for on-site parking provision, e.g. the site is mostly occupied by existing buildings and involves only a change of use; or • Vehicular access is severely constrained, e.g. the site only has frontage to Classified road. <p>It is the responsibility of the applicant to demonstrate that one or more of the above features applies and that redevelopment or the change of use is unlikely to be viable economically if parking requirements are applied strictly.</p> <p>This option does not apply to development of residential accommodation or serviced apartments in the B4 Mixed Use zone.</p> <p>The voluntary monetary contribution offered must be equal to the number of spaces not being provided on site, multiplied by the dollar amount of the cost of providing an on-site parking space (see above). There is no discount in these cases. The following formula applies, and the calculation is pro-rata, that is, the actual number to 1 decimal point, with no rounding up or down to a whole number:</p> <p><i>(Number of spaces not being provided on</i></p>	<p>N/A</p> <p>Complies</p>	<p>Parking for people with a disability is provided in compliance with the Australian Standard.</p>	
---	----------------------------	---	--

<p>site X the cost of an on-site parking space) = Parking contribution in lieu offer.</p> <p>Example: (4.3 X \$45,000) = \$225,000</p> <p>P4 Parking space cost figures for formulas: Calculations of the offer for a contribution in lieu of on-site parking provision through the formulas in P2 and P3 above are to use the cost figure per space applicable in the year the Development Application is made, as published in the Schedule of Fees and Charges on Council's website (Please note that the figure of \$45,000 used above is only an example.) The cost figure per parking space is updated annually in accordance with construction cost movements.</p> <p>P5 Parking for people with a disability: Notwithstanding any voluntary monetary contribution made under P2 or P3 above, parking for people with a disability required under legislation or applicable Australian Standards must be provided on the site of the development where it is practicable to do so. This is the case even where it amounts to an increased total provision of parking for a development.</p> <p>P6 Change of use: Where Table 2 indicates that additional parking is required for a land use that is a change of use of existing floor area the above opportunities for voluntary contributions in lieu of on-site provision of parking spaces may apply at Council's discretion where the applicable criteria are met.</p> <p>P7 Use of funds received under Voluntary Planning Agreements (VPAs): Refer to Council's adopted policy for expenditure of funds received under P3, which is an addendum to Council's VPA policy.</p>			
<p>3.8 Heritage in Centres and Corridors</p>			NO CHANGE
<p>3.8.1 General Provisions</p> <p>P1 Development Applications that propose works to, or demolition of, a heritage property are required to submit a heritage report, known as a Heritage Impact Statement (HIS), prepared by a qualified and recognised heritage professional as part of the application to Council. This report shall detail the impacts of the proposed development on the heritage significance of the property. Council may, at its discretion, require a Conservation Management Plan (CMP), instead of a HIS.</p> <p>P2 Where substantial demolition is proposed, the HIS is required to provide justification on heritage grounds and demonstrate that options for retention have been investigated. An assessment of significance must include a comparative analysis of the building in relation to others of its kind in the local area. Claims concerning physical condition are required to be supported by a Structural Engineer's</p>	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>report. Conclusions should be based upon the heritage significance of the property, not on the development potential of the land it is situated upon.</p> <p>P3 Council will require the submission of a heritage statement, prepared in accordance with the NSW Heritage Branch guideline <i>Statements of Heritage Impact</i>, where development is proposed adjacent to a heritage property.</p> <p>P4 Major re-development of a heritage property shall have regard to the NSW Heritage Branch's <i>Design in Context: Guidelines for Infill Development in the Historic Environment</i>.</p>			
<p>3.8.2 Building Design Considerations</p> <p>P4 Development of a heritage property must: Provide a use that is compatible with its heritage significance. Be sympathetic in terms of its design, bulk, scale and character. Adopt materials/finishes, form, proportions and detailing that responds to the traditional style of the heritage property. Provide adequate setbacks around the heritage property to ensure the maintenance of its historic setting and facilitate interpretation.</p> <p>P5 Development in the vicinity of a heritage property must be designed to have regard to the heritage property's:</p> <ul style="list-style-type: none"> • Scale and character. • Form and proportions. • Materials, colours and finishes. • Street alignment and established setbacks in the surrounding area. <p>P6 Development or adaptive re-use of a heritage property should seek to retain significant external and internal fabric. In particular, those public and community buildings (e.g. churches, schools, hospitals, community halls), pubs and hotels, or other buildings with high public visitation.</p> <p>For example, significant external design details may include wall tiles, historic advertising, pressed metal awning soffits, balconies, doors and joinery. Significant internal design details may include staircases, plasterwork, joinery or fittings. The spatial qualities of a building will sometimes also be important.</p> <p>P7 Development should retain sufficient evidence of the significant internal layout to enable interpretation. Retaining evidence of former room layouts can be achieved by retaining evidence of the cellular pattern through joinery, ceilings, nibs and bulkheads.</p>	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
<p>3.8.3 Incorporating Heritage Items into New Development</p> <p>P8 Where a larger development</p>	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>proposes to incorporate a heritage item or significant place, the design must include appropriate measures to:</p> <ul style="list-style-type: none"> • Retain an appropriate setting to allow for the continued appreciation and integrity of the heritage item. • Ensure the heritage item is not visually obscured or adversely altered, particularly regarding sight lines from the public domain. <p>P9 Where a development involves subdivision, Council will generally require that repair or restorative work to the heritage property is undertaken prior to the subdivision. This approach seeks to ensure that the conservation of the heritage property is integral to the redevelopment.</p>			
<p>3.8.4 Sight Lines</p> <p>P10 Development adjacent to a heritage property must incorporate front and/or side setbacks to achieve sight lines to the significant building in accordance with Figure 22.</p>	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
<p>3.8.5 Views and Vistas</p> <p>P11 Development of a heritage property, or development in its vicinity, must:</p> <ul style="list-style-type: none"> • Provide an adequate area of land around the development to allow interpretation of the significant building or place. • Not detract from the setting of the heritage property. • Retain and respect significant views/vistas from the public domain to a heritage property, as well as the views/vistas originating from the heritage property itself. 	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
<p>3.8.7 Adaptive Re-Use</p> <p>P13 The adaptive re-use of heritage properties is generally supported where Council is satisfied that such a use would contribute to the ongoing maintenance and viability of that item or place.</p> <p>P14 Adaptive re-use shall require that particular attention be given to original interior features of a building and the original layout of rooms, particularly where that building is proposed to be used for a business purpose and there would be some degree of public visitation.</p> <p>P15 Where a development relies on the conservation incentive provisions under clause 5.10 (10) of the BLEP 2012, consideration will be given to the extent of alteration proposed and operation matters in respect to that use, such as the location of parking. A CMP is required in proposals which rely on the incentive provisions.</p>	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>3.8.8 Signage, Visual Presentation and Colour Schemes</p> <p>P16 Signage proposed upon historic facades or exteriors shall not obscure significant architectural elements, nor detract from the character of the heritage property.</p> <p>P17 Signage shall be restricted upon historic facades. Where applicable, the signs should occupy the areas upon a building traditionally reserved for signage, such as the top hamper or awning fascia. Signage should be addressed as an overall scheme to avoid the accumulation of signs over time.</p> <p>P18 Projecting signs are not permitted upon heritage properties.</p> <p>P19 Roller shutters, security bars or similar devices shall not obscure significant architectural elements upon a heritage property, nor detract from the character of buildings. In general, sympathetic alternatives can be found to address the security of business/office/retail premises, such as anti-theft glass and internal locks.</p> <p>P20 Redevelopment shall be taken as an opportunity to remove unsympathetic work upon a heritage property, such as air conditioning units above shop awnings, or earlier signage. Redevelopment should also be used to reinstate lost building elements.</p> <p>P21 Exterior stonework and face brickwork of a heritage property shall not be painted or otherwise obscured. The cement rendering of masonry exteriors is generally not supported on heritage grounds.</p> <p>P22 Original and early landscaping that includes plantings with direct links or association to the heritage property must be retained.</p> <p>P23 New colour schemes should reflect the most significant design period of the heritage property. Corporate colours will not be permitted to dominate the architectural elements of a building or obscure building features.</p> <p>P34 New colour schemes for a building in the vicinity of a heritage property must not detract from the setting of the heritage property.</p>	N/A	The proposed modifications to Building C do not impact on this aspect of the approved design.	LOCATION OF PROPOSED SIGNAGE ZONES TO COMMERCIAL FAÇADE HAVE BEEN ALLOCATED
<p>3.9 Public Domain and Amenity</p>			
<p>3.9.2 Public Squares and Forecourts</p> <p>P1 The ground levels of developments that are adjacent to/have frontage to designated public squares and forecourts must provide active uses which address and define the edges of the squares and forecourts, and upper levels must enable casual surveillance.</p> <p>P2 Developments must provide</p>	Complies	the proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>access to designated public squares and forecourts that is suitable for people with mobility impairment.</p> <p>P3 The squares and forecourts must be unobstructed by buildings, open to the sky and have direct and physical linkages into and through the squares and forecourts.</p>			
<p>3.9.3 Pedestrian Links</p> <p>P1 Existing pedestrian links must be retained or replaced.</p> <p>P2 New pedestrian links are to be provided in the indicative locations illustrated in Figure 26. A pedestrian link can be in the form of an arcade or a pathway. The exact location and form of a pedestrian link in each case will be determined as part of detailed development planning.</p> <p>P3 Existing and new pedestrian links should complement and link with each other to improve the pedestrian network.</p> <p>P4 Any pedestrian link must:</p> <ul style="list-style-type: none"> • Have interactive uses and provide casual visual surveillance. • Be obvious and direct throughways for pedestrians. • Minimise barriers to mobility through the link. • In the case of an arcade, provide public access from at least 6am to 10pm daily. If it is a pathway, provide and maintain uncontrolled (no gates, doors or the like) public access at all times (24 hours a day, 7 days a week). • Have a minimum width of 4.5 metres, clear of all obstructions and where possible a width of 6 metres (except for the pedestrian link between Hornsey Street and Clarendon Place). • Have signage at the street entries indicating public accessibility and the name of the street to which the connection links. 	<p>Complies</p> <p>Complies</p>	<p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	<p>NO CHANGE</p>
<p>3.9.4 Lanes</p> <p>P1 Existing lanes in the BTC should be retained (refer Figure 28).</p> <p>P2 Where development has a frontage to a lane that is also a pedestrian route, the environment of the lane must be improved by providing design details that create visual interest and improve public safety and amenity.</p>	<p>N/A</p>		<p>NO CHANGE</p>
<p>3.9.5 Treatment of Street Front Setbacks</p> <p>P1 In the Commercial Core and Middle Ring Areas, where a street front</p>	<p>Complies</p>	<p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	<p>NO CHANGE</p>

<p>setback of development is required in Figure 6, the setback area is to be treated and upgraded in a manner consistent with the requirements for the public domain immediately in front of the development. A right of pedestrian and vehicle movement by way of an easement in Council's favour in accordance with a Section 88B Instrument under the Conveyancing Act 1919 over the setback area is to be placed on the title of the land.</p> <p>P2 In the Perimeter and Transition Areas, where a street front setback is required in Figure 10:</p> <ul style="list-style-type: none"> Where the development is wholly for residential purposes, the setback area remains part of the common property of the residential development and is to be landscaped and maintained accordingly. Where the development is for mixed use or non-residential purposes at street level, and the setback is 3m or more, the setback area is to be treated and upgraded in a manner consistent with the requirements for the public domain immediately in front of the development. A right of pedestrian and vehicle movement by way of an easement in Council's favour in accordance with a Section 88B Instrument under the Conveyancing Act 1919 over the setback area is to be placed on the title of the land. <p>P3 Where a street front setback is required and the development is for non-residential purposes at ground level, the provision of cantilevered awnings over the setback area is encouraged. Such awnings must not extend more than 3m from the front facade of the setback building or beyond the street front boundary of the development site.</p>			
<p>3.9.6 Public Domain Finishes and Elements within Development</p> <p>P1 Appropriate lighting must be provided in publicly accessible areas of development that responds to a range of environmental factors such as location, scale and streetscape, to highlight architectural features, incorporate banners and art. These must be cost effective in power usage and maintenance. Solar powered lighting options are encouraged.</p> <p>P2 Where publicly accessible areas are provided within a development, all elements including paving, street furniture, planting, fences, kerbs and drainage must be provided to a standard not less than would be required in Council's Public Works Elements Manual (Final Draft June 2006).</p>	<p>Complies</p>	<p>The proposed modifications to Building C do not impact on this aspect of the approved design.</p>	<p>NO CHANGE</p>

3.9.7 Solar Access to Burwood Park P1 Development must not cast shadows over Burwood Park between 10am and 2pm on 21 June.	N/A		
3.9.8 Acquisition of Land for Traffic Management and Open Space P1 The following parcels of land that are indicated by designation on Figure 29 are part of an acquisition strategy by Council for the purpose indicated: <ul style="list-style-type: none"> • A, being part of Lot C in DP 411585 (47-47A Burwood Road) – road widening. • C, being part of Lot 1 in DP 198 (118-120 Burwood Road) – road widening. • F, being Lot 1 in DP 102952 (currently pedestrian walkway) – road widening. • G, being Lot 1 in DP 330221 and Lot 1 in DP 71397 (49-51 Burwood Road) – road widening. • H, being Lot 2 in DP 222750 (168 Burwood Road) – local public open space. P2 The land parcels will be acquired at an opportune time agreed by both the landowner and Council, such as purchase by Council when a property is placed on the market, or via an agreement for dedication of the land to Council as part of a redevelopment application.	N/A		
3.9.9 Access and Mobility for the Public Domain P1 The public domain surrounding and/or immediately adjacent to any development proposal must be upgraded to Council's current standards at the applicant's cost. P2 Wherever a pedestrian way meets a roadway which facilitates pedestrians traversing the roadway, laybacks in the kerb must be provided at suitable gradients to allow access for persons with mobility impairment. P3 Tactile indicators must be provided on the ground immediately adjacent to the approach and departure sides of any changes in floor levels in the public domain which incorporate a step, ramp, stepped ramp or the like in accordance with AS1428.4.	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
6.2.5 Waste Management			
6.2.5.4 Design of Waste Management Facilities in Mixed Use Development Application This section applies to: <ul style="list-style-type: none"> • Development applications for new mixed use development (e.g. developments includes both residential space and commercial space). • Development applications (that 	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	COMMERCIAL AND RESIDENTIAL GARBAGE ROOMS WITHIN THE COMMERCIAL AREA ON LOWER GROUND FLOOR HAVE BEEN REPOSITIONED.

<p>affect waste management) for alterations/additions to existing mixed use development.</p> <p>Submission Requirements</p> <ul style="list-style-type: none"> • Development application must include a completed copy of Part 1 of the Waste management plan. • Plans submitted with a Development Application which includes residential development must include information as required for residential development. • Plans submitted with a Development Application which includes non-residential development must include information as required for non-residential development. <p>Performance Criteria</p> <ul style="list-style-type: none"> • The controls listed in section 3.2.3 apply to the residential element of mixed use development. • The controls listed in section 3.3.3 apply to the non-residential element of mixed use development. • Mixed use development must incorporate separate waste management systems for the residential and the non-residential component. There must be separate waste/recycling storage areas/rooms for the residential and non-residential elements. • The residential waste management system and the non-residential waste management system must be designed to efficiently operate without conflict. • The waste management system for the non-residential component must be designed to reduce the potential for adverse amenity impacts upon the residential element. • Commercial tenants must be discouraged (through signage and other means) from using the residential waste/recycling bins. 			
<p>6.3 Acid Sulphate Soils</p> <p>The BLEP 2012 includes Clause 6.1 that requires development consent to be granted by Council for the carrying out of works specified in the Table to the Clause, on a class of land also specified in the Table. Only two classes apply to land in the Burwood LGA being:</p> <p>Class 4 Works more than 2 metres below the natural ground surface. Works by which the water table is likely to be lowered more than 2 metres below the natural ground surface.</p>	N/A		NO CHANGE

<p>Class 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p> <p>Council cannot grant consent under Clause 6.1 unless an acid sulphate soils plan has been prepared for the proposed works in accordance with the Acid Sulphate Soils Manual and has been provided to the consent authority. Clause 6.1 provides for certain exemptions from this requirement, and applicants should have full regard to the detailed provisions of the Clause.</p> <p>Where an acid sulphate soils plan must be prepared for the proposed works in accordance with the Acid Sulphate Soils Manual, the manual may be accessed at: http://www.environment.nsw.gov.au/mao/acidsulfatesoils.htm</p>			
<p>6.4 Flood Planning</p> <p>Planning for the minimisation of flood risk to life and property, ensuring development is compatible with flood risk and avoiding significant adverse impacts on flood behaviour are addressed in the BLEP 2012 by Clause 6.2. Council's approach to flooding has regard to and complies with the New South Wales Government's Floodplain Development Manual (FDM 2005).</p> <p>Clause 6.2 establishes a flood planning level of 1:100 ARI (average recurrent interval) flood event plus 0.50m freeboard. Council is prevented from granting consent to development unless criteria in Clause 6.2 (3) are met.</p> <p>Council is not allowed to grant consent to development unless it is satisfied that various requirements related to flood impacts are met.</p> <p>Council is about to undertake a floodplain management study for the Burwood LGA. When this is completed, the flood planning level is expected to be established with greater certainty.</p>	N/A		NO CHANGE
<p>6.5 Stormwater Management</p> <p>Council has adopted a separate Stormwater Management Code that aims to:</p> <ul style="list-style-type: none"> To preserve and protect the amenity and property of existing residents, property owners and the community. To ensure the safety of residents and the community. To meet reasonable expectations and statutory requirements for the development of properties. To protect the physical environment and receiving waters of catchments. 	Complies	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE

<p>To meet these aims Council requires that all developments/building works within the Burwood LGA incorporate stormwater drainage facilities to collect and convey stormwater runoff to Council's system in accordance with the Code.</p> <p>The Stormwater Code does not form part of this DCP. It is available on Council's website.</p>			
<p>6.6 Landscaping for Development</p> <p>Council has adopted a separate Landscaping Code that aims to provide guidelines for the preparation of Landscape Plans as an integral component of new development in Burwood.</p> <p>The Landscaping Code has been prepared to raise awareness of the aesthetic, functional and environmental benefits of landscaping. It aims to maintain and enhance existing themes and elements of the BTC and streetscapes of Burwood. The guidelines in the Code provide scope for creative design solutions for landscaping consistent with the intent of this Code.</p> <p>The Landscaping Code does not form part of this DCP. It is available on Council's website.</p>	Noted	The proposed modifications to Building C do not impact on this aspect of the approved design.	NO CHANGE
<p>6.7 Energy Efficiency and Sustainability</p> <p>Aims This BDCP section aims to:</p> <ul style="list-style-type: none"> • Have regard for the principles of Ecologically Sustainable Development (ESD) by encouraging energy efficient buildings which use readily renewable resources or utilise sustainable materials. • Reduce energy consumption through choices in the design of development and use of materials. • Reduce energy consumption through choices in mechanical heating, cooling and artificial lighting. • Reduce reliance on fossil fuels and minimise greenhouse gas emissions. • Support and promote renewable energy initiatives. <p>Provisions</p> <p><i>Residential Development</i></p> <p>P1 Where applicable, development is to demonstrate compliance with the design principles embodied in the Building Sustainability Index (BASIX). All commitments listed on a BASIX certificate must be marked on all relevant plans and specifications.</p>	Complies	Refer to updated Basix Report in Appendix D .	NO CHANGE

<p>P2 The principles and properties of thermal mass, glazing, insulation and solar energy are to be recognised and incorporated into the design of residential development not subject to BASIX.</p> <p><i>Non-Residential Development</i></p> <p>P3 The non-residential component of any development must aim to achieve at least a minimum of a 4.5 star rating under the National Australian Built Environment Rating (NABERS) system.</p> <p>P4 Improve the control of mechanical space heating and cooling by designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.</p> <p>P5 Improve the efficiency of hot water systems by:</p> <ul style="list-style-type: none"> • Encouraging the use of solar powered hot water systems. Solar and heat pump systems must be eligible for at least 24 Renewable Energy Certificates (RECs) and domestic type. • Gas systems must have a minimum 3.5 star energy efficiency rating. • Insulating hot water systems. • Installing water saving devices, such as flow regulators, 3 stars Water Efficiency Labelling and Standards Scheme (WELS Scheme) rated shower heads, dual flush toilets and tap aerators. <p>P6 Reduce reliance on artificial lighting and design lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building. Incorporate a timing system to automatically control the use of lighting throughout the building.</p> <p>P7 All non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.</p> <p>P8 An Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme or equivalent must be provided for all commercial and industrial development with a construction cost of over \$5 million.</p> <p>Advisory Note: Consideration must be given to the requirements of the Building Sustainability Index Certificate known as BASIX. This certificate confirms that the development has passed State Government's targets to reduce water and energy use. Information is readily available from the BASIX website at www.basix.nsw.gov.au and the NABERS website at</p>			
---	--	--	--

www.nabers.com.au			
--	--	--	--