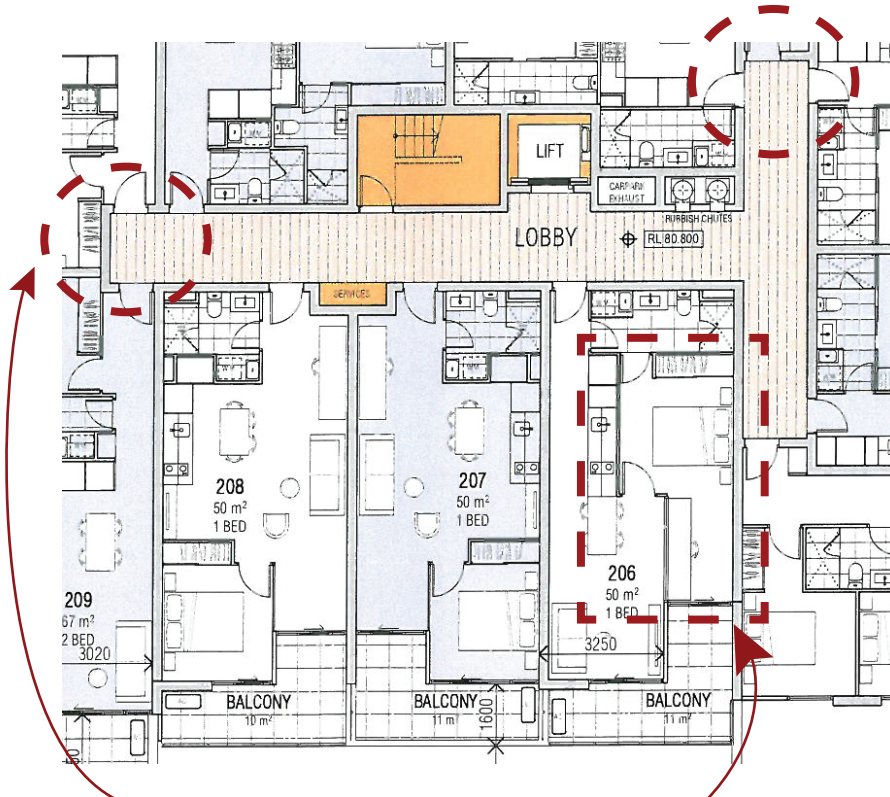


INTERNAL AMENITY

PERMIT APPLICATION



Cl. 58.05-2 Building Entry and Circulation

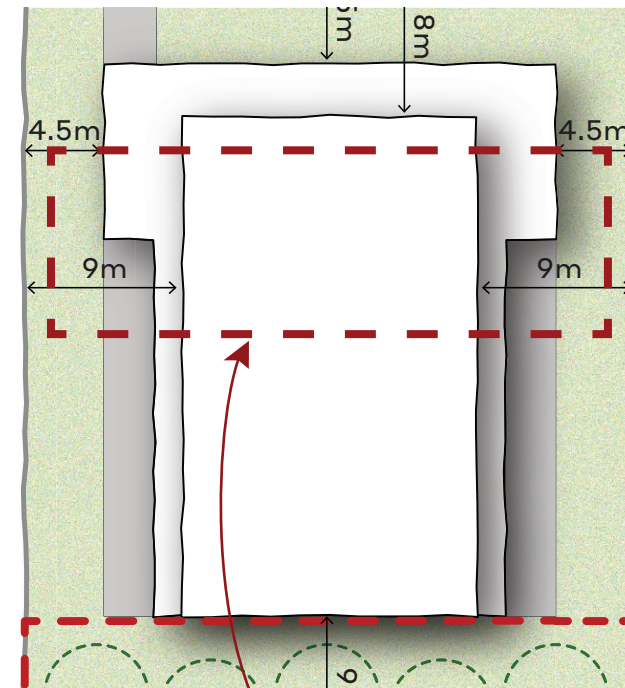
Objectives- Due to excessive building depth the design does not comply with Standard D18 - Provide corridors with at least one source of natural light and natural ventilation

Cl. 58.07-3 Windows Objective

- Snorkel windows with a depth greater than 1.5 times the width and not clear to the sky does not comply

PROPOSED BUILT FORM STANDARDS

(with Cl. 58 requirements)



Building Depth of a maximum of 20m ensures compliance with Clause 58 Internal Amenity

GROSS FLOOR AREA (GFA)

GFA - 3,886m²

GFA - 3,710m²

254-258 BURWOOD HIGHWAY, BURWOOD

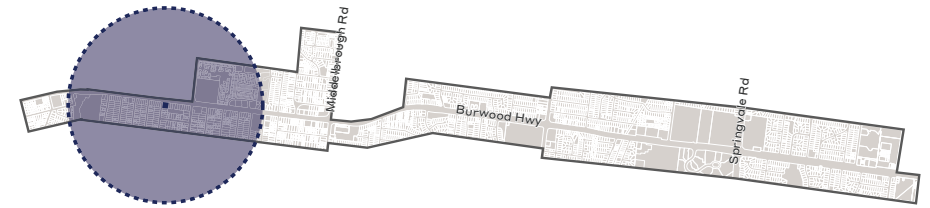
WH/2015/505

5 STOREYS

69 APARTMENTS

REAR ZONE INTERFACE: GRZ3

SITE AREA: 2,044M²



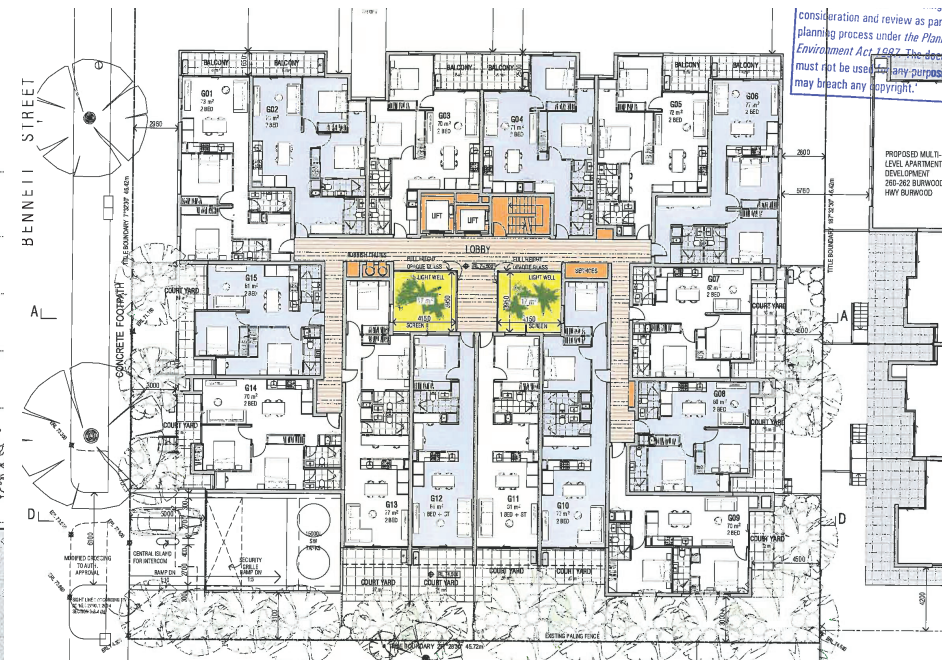
Existing Site Conditions



SITE DIMENSIONS
Frontage - 44.8m
Depth - 45.5m



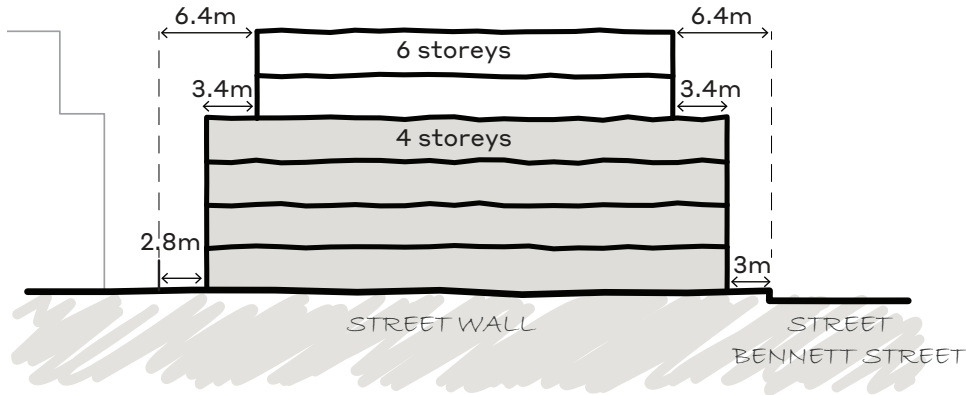
North Elevation - Ascuri & Co. Architects (Permit Application)



Ground Floor Plan - Ascuri & Co. Architects (Permit Application)

PROPOSED SETBACKS STANDARDS

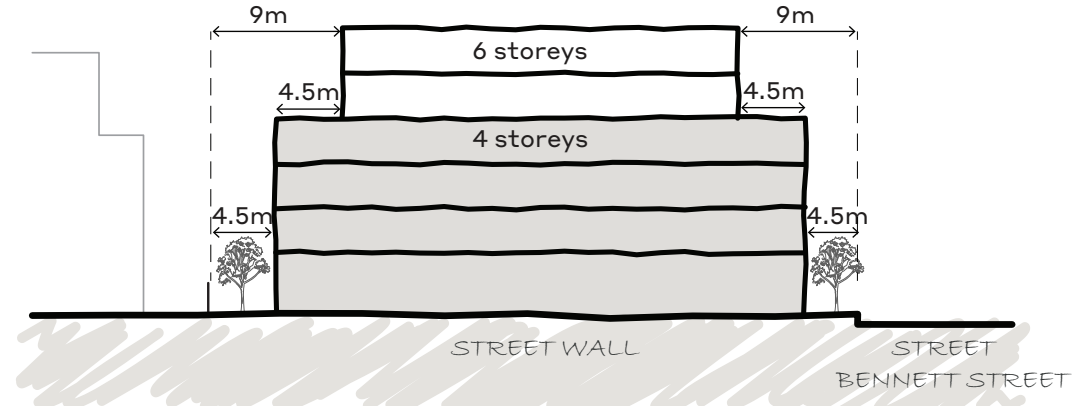
PERMIT APPLICATION



Front Section - Diagrammatic Representation - 254-258 Burwood Highway Permit Application

PROPOSED BUILT FORM STANDARDS

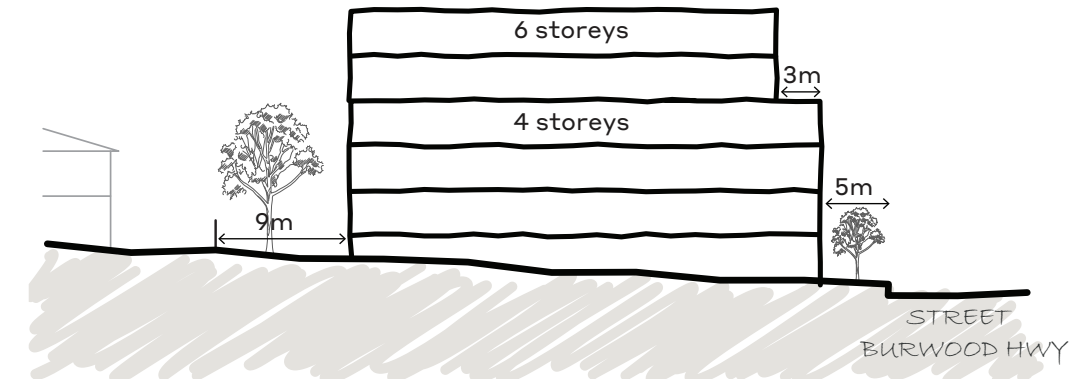
(with Cl. 58 requirements)



Front Elevation - Proposed Side Setback Standards



Side Section - Diagrammatic Representation - 254-258 Burwood Highway Permit Application

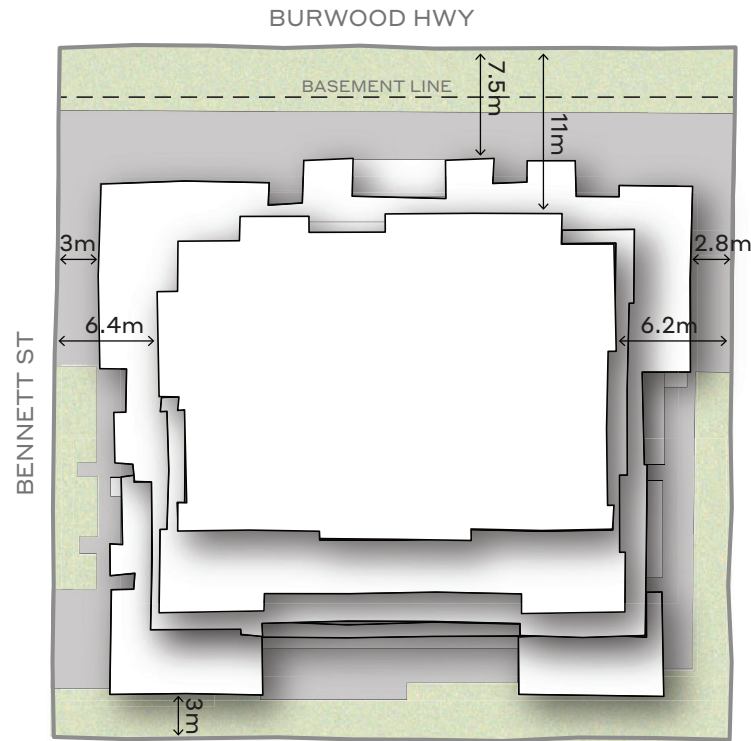


Side Elevation - Proposed Front and Rear Setback Standards

N.B. Only large and medium trees are depicted in the diagrammatic representations

SITE COVERAGE AND GREENING

PERMIT APPLICATION

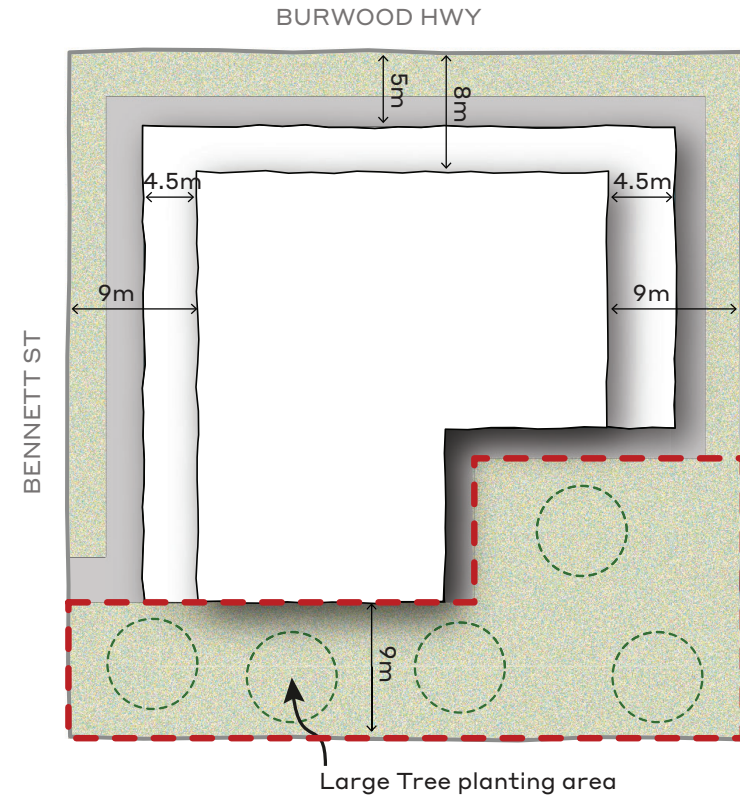


Plan (Diagrammatic Representation) - 254-258 Burwood Highway Permit Application

N.B. Only large trees are depicted in the diagrammatic representations

PROPOSED BUILT FORM STANDARDS

(with Cl. 58 requirements)



Plan (Proposed Standards for Testing Diagram) - 254-258 Burwood Highway

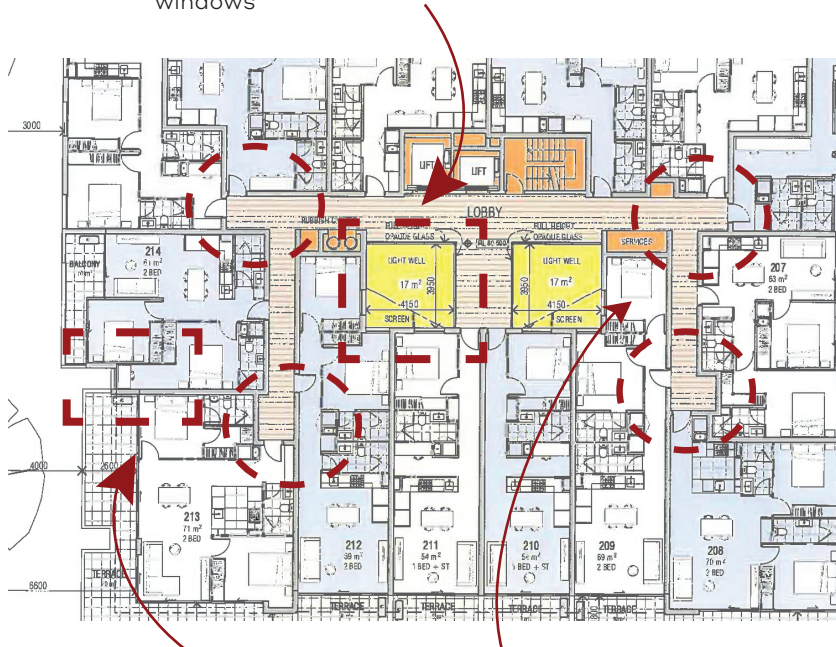
Site Coverage -	1,157m ² (57%)	Site Coverage -	938m ² (46%)
Open Space -	795m ² (39%)	Open Space -	1,090m ² (53%)
Large Tree Area -	0m ² (0%) of the total site area can be used for large tree planting (non-compliant with cl. 58.03-5)	Large Tree Area -	574m ² (28%) of the total site area can be used for large tree planting (Provides 18% additional large tree area than what is required under cl. 58.03-5)

INTERNAL AMENITY

PERMIT APPLICATION

Cl. 58.07-3 Windows Objective -

Apartments should preferably let in direct sunlight. Light courts are not a preferable outcome for habitable room windows



Cl. 58.07-3 Windows Objective

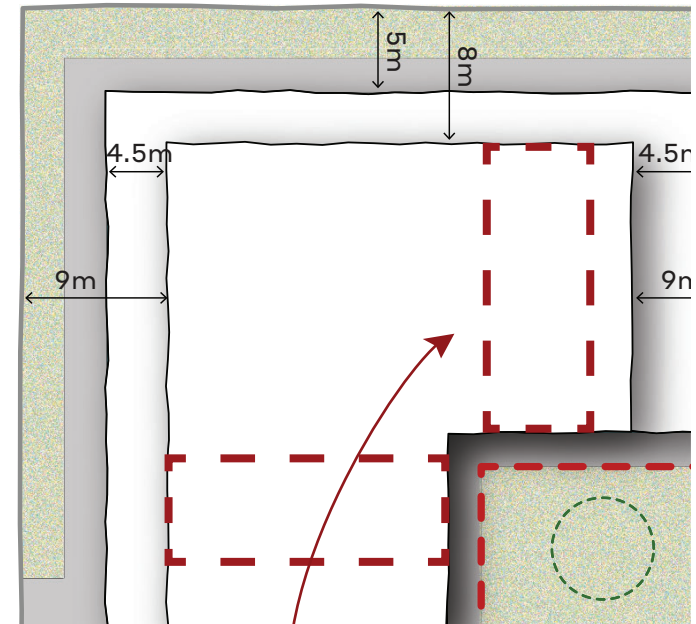
- Snorkel windows with a depth greater than 1.5 times the width and not clear to the sky does not comply

Cl. 58.05-2 Building Entry and Circulation Objectives-

Due to excessive building depth the design does not comply with Standard D18 - Provide corridors with at least one source of natural light and natural ventilation

PROPOSED BUILT FORM STANDARDS

(with Cl. 58 requirements)



Building Depth of a maximum of 20m ensures compliance with Clause 58 Internal Amenity

GROSS FLOOR AREA (GFA)

GFA - 5,939m²

GFA - 5,093m²

467 BURWOOD HIGHWAY, VERMONT SOUTH

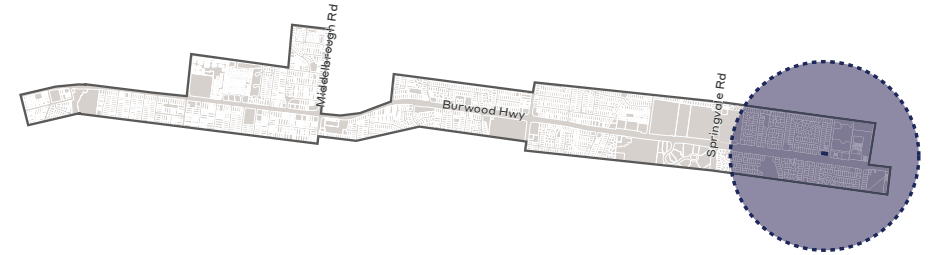
WH/2016/314

5 STOREYS

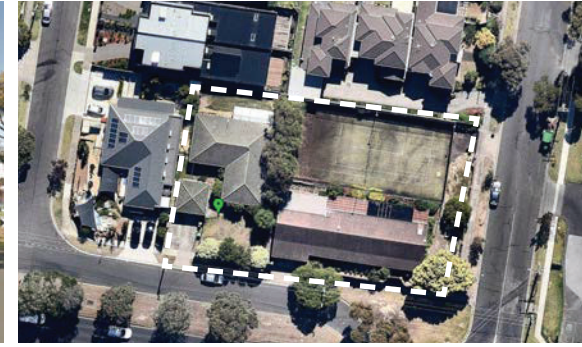
54 APARTMENTS

REAR ZONE INTERFACE: NRZ5

SITE AREA: 1,921M²



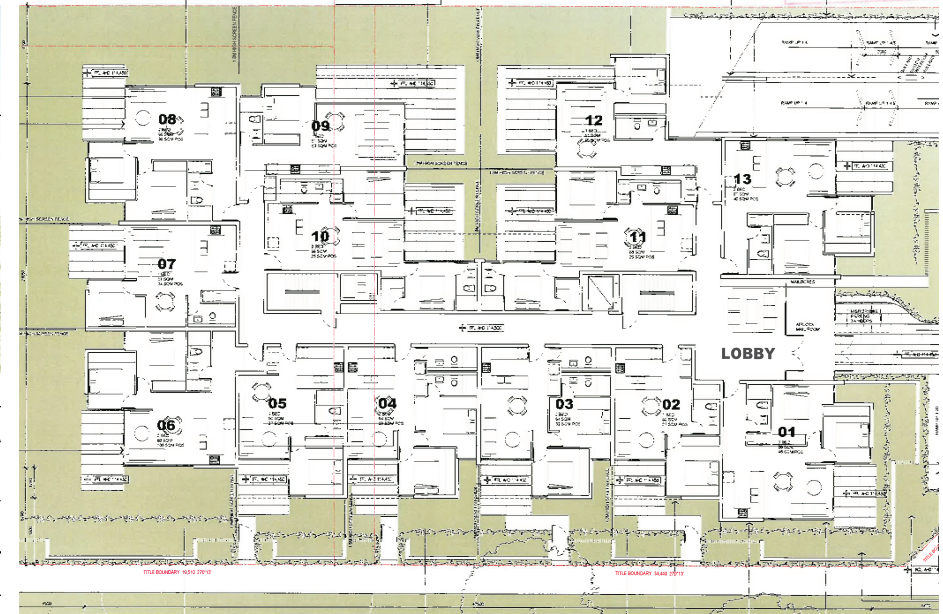
Existing Site Conditions



SITE DIMENSIONS
Frontage - 58m
Depth - 33.3m



East Elevation - David Watson Architect (Permit Application)

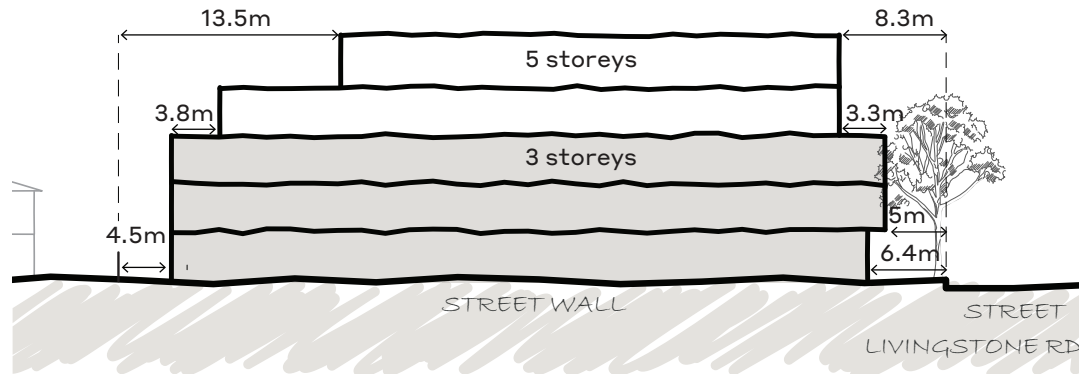


Ground Floor Plan - David Watson Architect (Permit Application)



PROPOSED SETBACKS STANDARDS

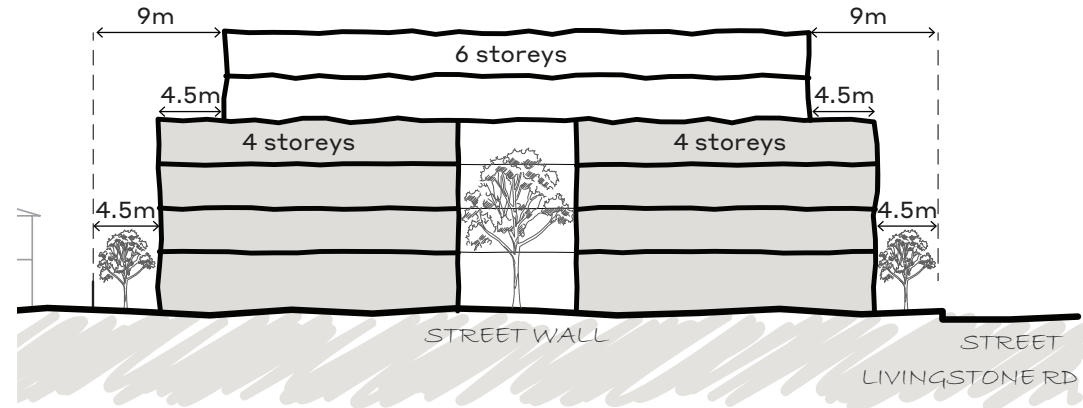
PERMIT APPLICATION



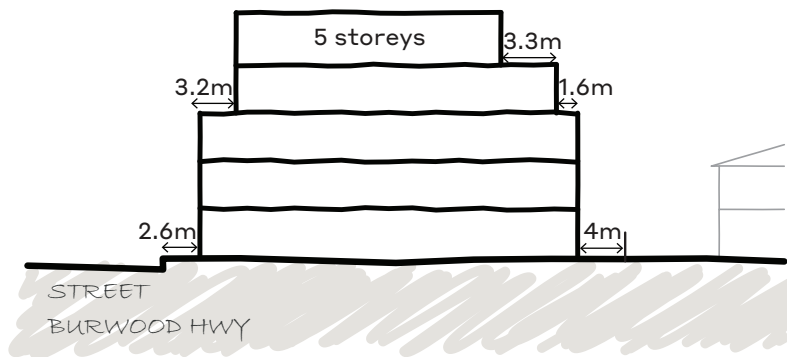
Front Elevation - Diagrammatic Representation - 467 Burwood Highway Permit Application

PROPOSED BUILT FORM STANDARDS

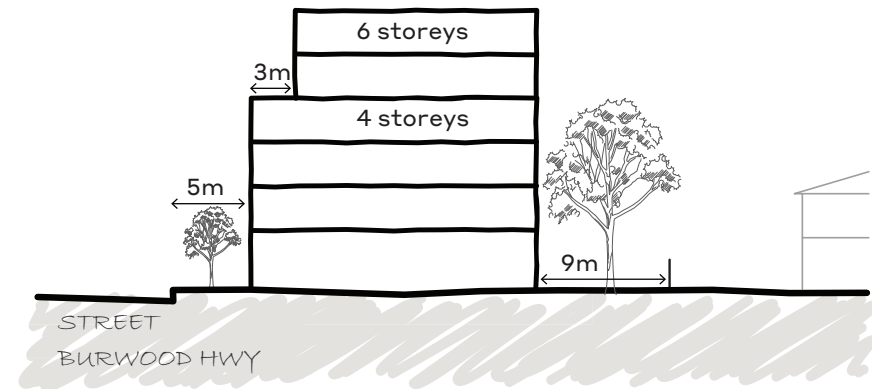
(with Cl. 58 requirements)



Front Elevation - Proposed Side Setback Standards



Side Elevation - Diagrammatic Representation - 467 Burwood Highway Permit Application

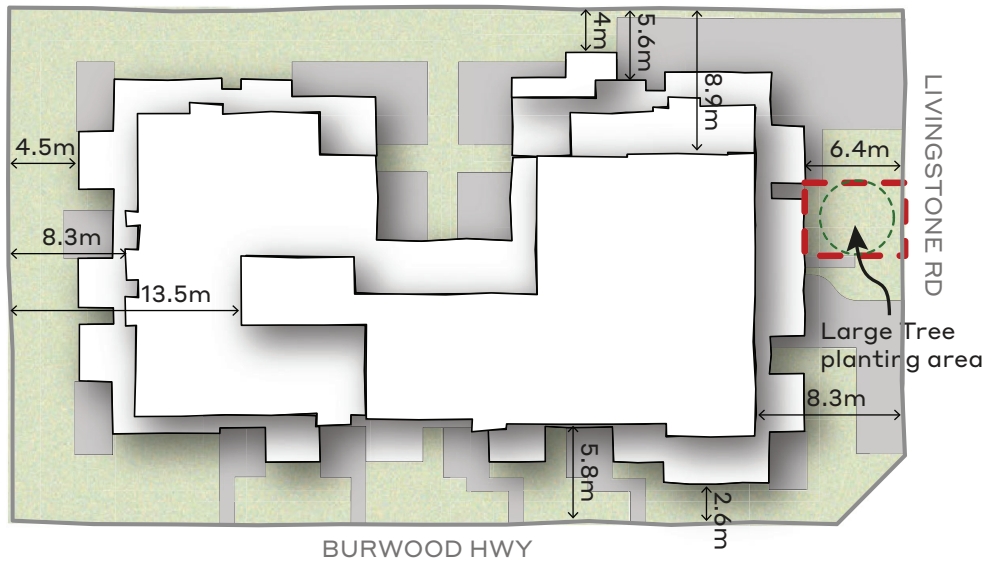


Side Elevation - Proposed Front and Rear Setback Standards

N.B. Only large and medium trees are depicted in the diagrammatic representations

SITE COVERAGE AND GREENING

PERMIT APPLICATION

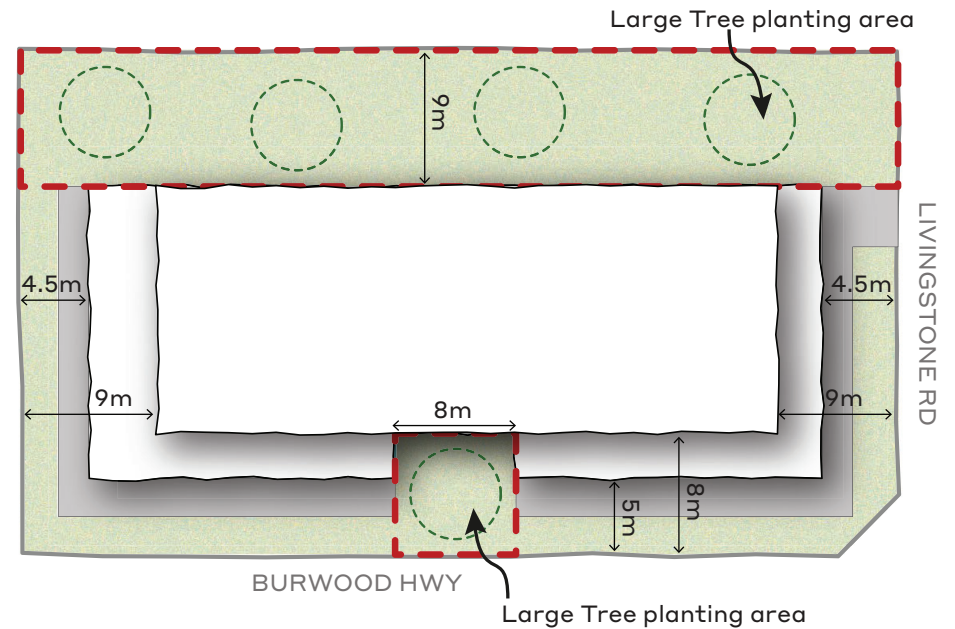


Plan (Diagrammatic Representation) - 467 Burwood Highway Permit Application

N.B. Only large trees are depicted in the diagrammatic representations

PROPOSED BUILT FORM STANDARDS

(with Cl. 58 requirements)



Plan (Proposed Standards for Testing Diagram) - 467 Burwood Highway

Site Coverage -	928m ² (48%)	Site Coverage -	913.5m ² (47.5%)
Open Space -	856m ² (44.5%)	Open Space -	991m ² (52%)
Large Tree Area -	36m ² (1.9%) of the total site area can be used for large tree planting (non-compliant with cl. 58.03-5)	Large Tree Area -	586m ² (30.5%) of the total site area can be used for large tree planting (Provides 20.5% additional large tree area than what is required under cl. 58.03-5)