



**One Central Park**  
(Frasers Broadway – Block 2 & 2A)

**Amended Project Application  
SEPP 65 Design Verification  
Statement**

08 March 2011

PTW Architects

Level 17  
9 Castlereagh St  
Sydney NSW  
Australia 2000  
T 612 9232 5877  
F 612 9221 4139  
[www.ptw.com.au](http://www.ptw.com.au)

Peddle Thorp & Walker P/L  
ABN 23 000 454 624  
trading as PTW Architects

NSW Architects Act  
Nominated Architects  
A Andersons AO Architects No. 2822  
J Bilmon Architects No. 3916  
D Jones Architects No. 4778  
A Rossi Architects No. 5057  
S Stinton Architects No. 6599  
A Thorp Architects No. 5047

Part 1. Local Context			
RELATING TO THE LOCAL CONTEXT			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Local Context	Good design responds and contributes to its context. Context is everything that has an impact on an area: its key natural and built features. Context includes social, economic and environmental factors as well as the physical form of the area and its surrounds. Understanding context means understanding how the interrelationships between all these factors, and between the local area and the region, will have an impact on the area in the future. Responding to the local context involves identifying the desirable elements of current character or the key aspects of character that are important to its future.	<p>The amended design maintains a valuable response and vibrant contribution to the social, economic and environmental factors of the local context.</p> <p>Similarly the amended design maintains interrelationships between the local area and region from a contemporary perspective and with relevance into the future.</p> <p>The amended design maintains the local context principles of the approved design.</p>	✓
RESIDENTIAL FLAT BUILDING TYPES			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Residential Flat Building	Not Applicable	<p>Building types remain consistent within the approved design.</p> <p>The urban context allows for and maintains the Block 2 tower form which defines the edge and announces the 'Central Park' precinct. The towers provide for a range of tower apartment types of higher density types to the typical floors and lesser density apartment types to the tower top levels. The podium maintains associated retail, culinary and recreational areas to the wide design choice of tower apartment types and interior approaches above.</p>	✓
AMALGAMATION AND SUBDIVISION			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Amalgamation and Subdivision	Not Applicable	<p>The amended design maintains the composition of unifying previous property lots to amalgamate and develop a building within a broader conceived precinct. Interrelated to Block 2 is the role of a signature building to create and establish the 'Central Park' precinct; amalgamating and developing a succinct identity within the surrounding context.</p>	✓

BUILDING ENVELOPES			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Building Envelopes	Not Applicable	The amended design maintains the general shape of the approved design envelope with some areas of decrease, increase or relocation facade adjustments as indicated in the envelope comparison diagrams.	✓
PRIMARY DEVELOPMENT CONTROLS			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Building Heights	<ul style="list-style-type: none"> <li>• To ensure future development responds to the desired scale and character of the street and local area.</li> <li>• To allow reasonable daylight access to all developments and the public domain.</li> </ul>	<p>The amended design remains within the approved overall building heights established in the amended concept design.</p> <p>The scale maintains the approved design transition from high-rise CBD buildings to the lower residential buildings beyond the Central Park precinct. Daylight access has been successfully analysed under the amended design and is presented in detail in the Daylight Assess Report.</p>	✓
Building Depth	<ul style="list-style-type: none"> <li>• To ensure that the bulk of the development is in scale with the existing or desired future context.</li> <li>• To provide adequate amenity for building occupants in terms of sun access and natural ventilation.</li> <li>• To provide for dual aspect apartments.</li> </ul>	<p>The amended design building depth is maintained without increase, and in some instances the tower depth has been reduced through façade undulation and internal design efficiencies.</p> <p>Sun access, natural ventilation and dual aspect factors have been preserved and enhanced where possible.</p>	✓
Building Separation	<ul style="list-style-type: none"> <li>• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings.</li> <li>• To provide visual and acoustic privacy for existing and new residents.</li> <li>• To control over shadowing of adjacent properties and private or shared open space.</li> <li>• To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.</li> <li>• To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow.</li> </ul>	The amended design building separation is maintained without reduction, and in some instances the building separation between the towers has been increased through façade undulation and refinements.	✓

Street Setbacks, Side and Rear Setbacks	<ul style="list-style-type: none"><li>• To establish the desired spatial proportions of the street and define the street edge.</li><li>• To create a clear threshold by providing a transition between public and private space.</li><li>• To assist in achieving visual privacy to apartments from the street.</li><li>• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li><li>• To allow an outlook to and surveillance of the street.</li><li>• To allow for street landscape character</li></ul>	The amended design maintains street, side and rear setbacks established in the approved design.	✓
Floor Space Ratio	<ul style="list-style-type: none"><li>• To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.</li><li>• To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.</li></ul>	<p>Building Floor Space Ratio (FSR) is directly connected to Gross Floor Area (GFA). Through the development of the amended design, back of house, core and services efficiencies have been gained to achieve a refined floor plate and this is reflected in an overall GFA increase. Whilst the Block 2 typical floor plate is reduced in area, the GFA is in increase to reflect these improved design efficiencies. The amended design GFA is within the overall development controls.</p> <p>In terms of landscaping – the extensive green language of the building is maintained to visually extend vegetation from Chippendale across the new Central Park, up the Block 2 building through planters and green walls.</p>	✓

Part 2. Site Design			
SITE ANALYSIS			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Site Analysis	Site analysis is an important part of the design process. Development proposals needs to illustrate design decisions, which are based on careful analysis of the site conditions and their relationship to the surrounding context. By describing the physical elements of the locality and the conditions impacting on the site, opportunities and constraints for future residential flat development can be understood and addressed in the design.	The amended design has maintained the site analysis principles of the approved design. The development of the amended design has sought to enhance and strengthen these key site principles.	✓
SITE CONFIGURATION			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Deep Soil Zones	<ul style="list-style-type: none"> <li>• To assist with management of the water table.</li> <li>• To assist with management of water quality.</li> <li>• To improve the amenity of developments through the retention and/or planting of large and medium size trees.</li> </ul>	The amended design has maintained the deep soil zones of the approved design.	✓
Fences and Walls	<ul style="list-style-type: none"> <li>• To define the edges between public and private land.</li> <li>• To define the boundaries between areas within the development having different functions or owners.</li> <li>• To provide privacy and security.</li> <li>• To contribute positively to the public domain.</li> </ul>	The amended design maintains the approved design approach of elevating the residential component of the design above the public spaces. This results in reduced requirement for fencing and allows for an open public space. Screens are incorporated between the Level 05 terrace and adjacent residential apartments.	✓
Landscape Design	<ul style="list-style-type: none"> <li>• To add value to residents quality of life within the development in the forms of privacy, outlook and views.</li> <li>• To provide habitat for native indigenous plants and animals.</li> <li>• To provide stormwater quality and reduce quantity.</li> <li>• To improve the microclimate and solar performance within the development.</li> <li>• To improve urban air quality.</li> <li>• To contribute to biodiversity.</li> </ul>	Landscape is a primary composition of the design: innovative and integrated vegetation creates a range of linked communal spaces, gardens, terraces, apartment tower green walls and planters unifying the project. The amended design maintains this feature as per the approved design.	✓

Open Space	<ul style="list-style-type: none"> <li>• To provide residents with passive and active recreational opportunities.</li> <li>• To provide an area on site that enables soft landscaping and deep soil planting.</li> <li>• To ensure the communal open space is consolidated, configured and designed to be usable and attractive.</li> <li>• To provide a pleasant outlook.</li> </ul>	The amended design has maintained the open space of the approved design. Open space is integrally linked to the design as part of the landscape noted above.	✓
Orientation	<ul style="list-style-type: none"> <li>• To optimise solar access to residential apartments within the development and adjacent development.</li> <li>• To contribute positively to desired streetscape character.</li> <li>• To support landscape design of consolidated open space areas.</li> <li>• To protect the amenity of existing development.</li> <li>• To improve the thermal efficiency of new buildings.</li> </ul>	Building orientation remains as per the approved design.	✓
Planting on Structures	<ul style="list-style-type: none"> <li>• To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards.</li> <li>• To encourage the establishment and healthy growth of trees in urban areas.</li> </ul>	The amended design maintains the approach of planting on structures as per the approved design. The development of the design has allowed for appropriate soil depths to be determined for the specific planting requirements. Planting	✓
Stormwater Management	<ul style="list-style-type: none"> <li>• To minimise the impacts of residential flat development and associated infrastructure on the health and amenity of natural waterways.</li> <li>• To preserve existing topographic and natural features, including water courses and wetlands.</li> <li>• To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction activity.</li> </ul>	The amended design maintains the stormwater management of the approved design.	✓

SITE AMENITY			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Safety	<ul style="list-style-type: none"> <li>To ensure residential flat developments are safe and secure for residents and visitors.</li> <li>To contribute to the safety of the public realm.</li> </ul>	<p>The amended design maintains safety provisions as per the approved design. The Block 2 and 2A mixed use will improve activity throughout the day. The public domain envisaged for the 'Central Park' precinct will become a pedestrian linked and cycle friendly place providing connectivity with the existing network of Chippendale.</p> <p>Lighting of the park and streets within the site will provide a safe and secure setting at night. The amended design contributes to safety and security in the following ways:</p> <ul style="list-style-type: none"> <li>The buildings are designed with through site links and central atria, providing permeability between the park and Broadway.</li> <li>Residential lobbies and a vibrant retail will provide activation and passive security to adjacent areas.</li> <li>Loggias are designed to maximise use throughout the seasons, will promote passive surveillance from the inside to the outside.</li> <li>Strategically located landscape will deter vandalism and graffiti on ground level walls.</li> <li>Robust vandal resistant materials are used at ground levels.</li> </ul>	✓
Visual Privacy	<ul style="list-style-type: none"> <li>To provide reasonable levels of visual privacy externally and internally, during the day and at night.</li> <li>To maximise outlook and views from principal rooms and private open space without compromising visual privacy.</li> </ul>	<p>Amended design building setbacks and building separation and visual privacy remains as per the approved design. The undulation of the amended design facade creates an outlook emphasis within the apartment types. Privacy screens are positioned between apartments to enhance privacy within the amended articulated facade design.</p>	✓
SITE ACCESS			
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE
Building Entry	<ul style="list-style-type: none"> <li>To create entrances which provide a desirable residential identity fro the development.</li> <li>To orient the visitor.</li> <li>To contribute positively to the streetscape and building facade design.</li> </ul>	<p>The amended design has maintained double height entry lobbies to the residential apartments to each tower. Each tower lobby area has been expanded to give greater façade exposure and the West Tower entry lobby has been relocated to Balfore St to provide greater prominence relative to the surrounding street scape.</p>	✓

Parking	<ul style="list-style-type: none"> <li>• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling, and walking.</li> <li>• To provide adequate car parking for the buildings users and visitors, depending on building type and proximity to public transport.</li> <li>• To integrate the location and design of car parking with the design of the site and the building.</li> </ul>	The close proximity of the project to major transport links, the city and CBD remain as per the approved design. A redesigned basement car-park (separate Planning Application) integrates proximity and leaves ground level open space clear of visual parking bulk.	✓
Pedestrian Access	<ul style="list-style-type: none"> <li>• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain.</li> <li>• To ensure that residents, including users of strollers and wheel chairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths and access ways or lifts.</li> </ul>	<p>Primary pedestrian access remains as per the approved design with improvements in location, ease and interlinked amenity.</p> <p>The apartment lobbies have greater connectivity to the surrounding street scape, through location, size and identity, as noted above.</p> <p>As wider singular walkway through the ground floor retail area interlinks facilities and amenities in an improved location to the approved design. The walkway has an improved directional visual link through to the Central Park beyond.</p>	✓
Vehicle Access	<ul style="list-style-type: none"> <li>• To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.</li> <li>• To encourage the active use of street frontages.</li> </ul>	Vehicle access remains unchanged and is dealt with under a separate Basement Planning Application.	✓



Part 3. Building Design															
BUILDING CONFIGURATION															
PRINCIPLES	REQUIREMENT	PROPOSAL	COMPLIANCE												
Apartment Layout	<ul style="list-style-type: none"><li>To ensure the spatial arrangement of apartments is functional and well organised.</li><li>To ensure the apartment layouts provide a high standard of residential amenity.</li><li>To maximise the environmental performance of apartments.</li><li>To accommodate a variety of household activities and occupant needs.</li></ul>	<p>The apartment spatial layouts have been refined for improved functionality within the overall building constraints and the average size of the apartments remains virtually the same as the approved design.</p> <p>The apartment mix has been adjusted to reflect spatial efficiencies within the approved envelope and to suit market requirements.</p> <p>The apartment external areas continue to be made up of a combination of a balcony and planters integrated into the building's façade as established in the approved design</p> <p>The approved design East tower Level 29 and 30 cantilever apartments have been removed and the cantilever space has been converted to a residential open space 'Sky Garden'.</p>	✓												
Apartment Mix	<ul style="list-style-type: none"><li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li></ul> <p>To maintain equitable access to new housing by cultural and socio-economic groups.</p>	<p>The proposed apartment mix has been adjusted to suit market requirements while maintaining an appropriate diversity consistent with the approved design;</p> <table><tr><td>Studio</td><td>99</td><td>(16%)</td></tr><tr><td>1 Bed</td><td>263</td><td>(42%)</td></tr><tr><td>2 Bed</td><td>233</td><td>(38%)</td></tr><tr><td>3 Bed</td><td>28</td><td>(4%)</td></tr></table>	Studio	99	(16%)	1 Bed	263	(42%)	2 Bed	233	(38%)	3 Bed	28	(4%)	✓
Studio	99	(16%)													
1 Bed	263	(42%)													
2 Bed	233	(38%)													
3 Bed	28	(4%)													

Balconies	<ul style="list-style-type: none"> <li>To provide all apartments with private open space.</li> <li>To ensure balconies are functional and responsive to the environment there by promoting the enjoyment of outdoor living for apartment residents.</li> <li>To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> </ul>	<p>The application of balconies remains consistent with the approved design with adjusted distribution to functionally relate to the internal apartment layout and to integrate with the increased facade modulation on the South and inner faces of the towers. A small proportion of studio apartments continue to have external planters only with no balcony.</p> <p>The majority of West and East apartment balconies have been converted to Loggia to enhance apartment functionality.</p> <p>The West loggia are less than 2m in depth but remain appropriately functional and actively enhance the applicable apartments.</p> <p>The external balconies depth is sized to suit the overall facade modulation and is slightly under 2m deep but remain suitable for comfortable use of furniture.</p>	✓
Ceiling Heights	<ul style="list-style-type: none"> <li>To increase the sense of space in apartments and provide well proportioned rooms.</li> <li>To promote the penetration of daylight into the depths of the apartment.</li> <li>To contribute to flexible use.</li> <li>To achieve quality interior space while considering the external building form requirements.</li> </ul>	<p>The minimum ceiling heights are unchanged from the approved design.</p>	✓
Flexibility	<ul style="list-style-type: none"> <li>To encourage housing design which meet the broadest range of occupants' needs possible.</li> <li>To promote 'long life loose fit buildings, which can accommodate whole or partial changes of use.</li> <li>To encourage adaptive use.</li> <li>To save the embodied energy expended in building demolition.</li> </ul>	<p>The design of the apartments is generally open plan with strategically located structure and services to make some allowance for future adaptation of the apartment interiors.</p> <p>The required BCA Type A construction contains materials capable of a high level of recycling when ultimately demolished.</p> <p>Adaptable apartments to accommodate persons with disabilities are being provided in accordance with statutory requirements.</p>	✓
Ground Floor Apartments	<ul style="list-style-type: none"> <li>To contribute to the desired streetscape of an area and create active safe streets.</li> <li>To increase the housing and lifestyle choices available in apartment buildings.</li> </ul>	<p>This building does not have Ground Floor Apartments in accordance with the approved Master Plan.</p>	NA

Internal Circulation	<ul style="list-style-type: none"><li>• To create safe and pleasant spaces for the circulation of people and their personal possessions.</li><li>• To contribute positively to the form and articulation of the building façade and it's relationship to the urban environment.</li><li>• To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.</li></ul>	<p>To suit the Master Plan massing central double loaded corridors have been incorporated into the design serving up to 20 apartments per floor in the West Tower and 14 in the East Tower.</p> <p>Each corridor is activated by natural daylight from 2 prominent windows from the exterior façade slots giving residents outlook to the exterior.</p> <p>Each apartment corridor is articulated in width to provide spacious visible entry doors open to incidental supervision from the lift lobby or other apartments.</p>	✓												
Mixed Use	<ul style="list-style-type: none"><li>• To support the integration of appropriate retail and commercial uses with housing.</li><li>• To create a more active lively streets and urban area's employment base.</li><li>• To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.</li></ul>	<p>The proposed apartment mix has been adjusted to suit market requirements while maintaining an appropriate diversity consistent with the approved design;</p> <table><tr><td>Studio</td><td>99</td><td>(16%)</td></tr><tr><td>1 Bed</td><td>263</td><td>(42%)</td></tr><tr><td>2 Bed</td><td>233</td><td>(38%)</td></tr><tr><td>3 Bed</td><td>28</td><td>(4%)</td></tr></table>	Studio	99	(16%)	1 Bed	263	(42%)	2 Bed	233	(38%)	3 Bed	28	(4%)	✓
Studio	99	(16%)													
1 Bed	263	(42%)													
2 Bed	233	(38%)													
3 Bed	28	(4%)													
Storage	<ul style="list-style-type: none"><li>• To provide adequate storage to everyday household items within easy access of the apartment.</li><li>• To provide storage for sporting, leisure, fitness and hobby equipment.</li></ul>	<p>All apartment layouts will achieve at least 50% of the required Rule of Thumb storage within the apartment with the remainder being provided as dedicated basement storage.</p>	✓												
BUILDING AMENITY															
Acoustic Privacy	<ul style="list-style-type: none"><li>• To ensure a high level of amenity by protecting the privacy of residence within residential flat buildings both within the apartments and in private open spaces.</li></ul>	<p>The Acoustic privacy criteria are unchanged from the approved design.</p>	✓												

Daylight Access	<ul style="list-style-type: none"><li>To ensure that daylight access is provided to all habitable rooms and encourage in all other areas of residential flat development.</li><li>To provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.</li><li>To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li></ul>	The amended design solar access has been reviewed in accordance with the approved design Cox Solar Access Report. Compliance has been achieved and improved upon by increasing the apartment number from 69% to 70%.	✓																		
Natural Ventilation	<ul style="list-style-type: none"><li>To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants.</li><li>To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.</li></ul>	<p>The amended design natural ventilation requirements are slightly changed from the approved design due to the adjusted apartment mix but achieve the SEPP65 60% objective:</p> <p><b>East Tower</b></p> <table><tr><td>Total Apt Count</td><td>241</td></tr><tr><td>Cross Ventilated</td><td>120</td></tr><tr><td>Cross Ventilated %</td><td>49.8%</td></tr></table> <p><b>West Tower</b></p> <table><tr><td>Total Apt Count</td><td>382</td></tr><tr><td>Cross Ventilated</td><td>254</td></tr><tr><td>Cross Ventilated %</td><td>66.5%</td></tr></table> <p><b>Overall</b></p> <table><tr><td>Total Apt Count</td><td>623</td></tr><tr><td>Cross Ventilated</td><td>374</td></tr><tr><td>Cross Ventilated %</td><td>60%</td></tr></table>	Total Apt Count	241	Cross Ventilated	120	Cross Ventilated %	49.8%	Total Apt Count	382	Cross Ventilated	254	Cross Ventilated %	66.5%	Total Apt Count	623	Cross Ventilated	374	Cross Ventilated %	60%	✓
Total Apt Count	241																				
Cross Ventilated	120																				
Cross Ventilated %	49.8%																				
Total Apt Count	382																				
Cross Ventilated	254																				
Cross Ventilated %	66.5%																				
Total Apt Count	623																				
Cross Ventilated	374																				
Cross Ventilated %	60%																				
BUILDING FORM																					

Awnings & Signage	<ul style="list-style-type: none"> <li>To provide shelter for public streets.</li> <li>To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.</li> </ul>	<p>The amended design provides an extent of awnings as per the approved design, except for a reduction to the East elevation (the approved design awning impinged the road way and has hence been removed). An awning has been wrapped around the North-East corner to mitigate wind down-drafts in accordance with CPP wind assessment. Also a fire-rated awning has been introduced to the South East corner to provide facade protection to the Ground Floor from the Level 1 Substation in accordance with Energy Australia requirements. In addition awnings have been introduced to the Block 2A Lower Courtyard to provide addition shelter to shop fronts.</p> <p>Signage zones have been nominated on the architectural elevations as per the attached report.</p> <p>A further application will be lodged for the full extent and detail of the signage.</p>	✓
Facades	<ul style="list-style-type: none"> <li>To promote high architectural quality in residential flat buildings.</li> <li>To ensure that new developments have facades which define and enhance the public domain and desired street character.</li> <li>To ensure the building elements are integrated into the overall building form and façade design</li> </ul>	<p>The façade systems are consistent with the approved design. Undulation in the façade line to the South of both towers, the West of the East Tower and the East of the West Tower has been developed. The undulation introduces pop-outs bays to apartments, planter spaces, and balconies in a dramatic 'enlivening' of the residential apartment façade.</p> <p>The West facade of the West Tower has been aligned and narrow horizontal planters introduced to be aesthetically consistent with the East and North facades to reinforce the expression of the 2 facade types, flat on North, East and West, pop-out on the South and inner Tower facades.</p>	✓
Roof Design	<ul style="list-style-type: none"> <li>To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.</li> <li>To integrate the design of the roof into the overall façade, building composition and desired contextual response.</li> <li>To increase the longevity of the through weather protection.</li> </ul>	<p>The top-most roof to both towers have been developed to accommodate services requirements within overall height controls. The planting elements to these very top levels have been removed due to the limited contribution to the facade aesthetics and limited serviceability.</p> <p>The West tower level 17 terrace has been expanded to accommodate a larger heliostat array set within landscaping.</p> <p>The West Tower cantilever reflector panel and adjacent pergola are both redundant to the design and have been removed.</p> <p>The East Tower East cascading terraces has been developed incorporating landscaping, west facing shade awnings and private balcony areas.</p> <p>The upper plant roof slim flat roof projection is unchanged from the approved design.</p>	✓

BUILDING PERFORMANCE			
Energy Efficiency	<ul style="list-style-type: none"> <li>To reduce the necessity for mechanical heating and cooling.</li> <li>To reduce the reliance on fossil fuels.</li> <li>To minimise greenhouse gas emissions.</li> <li>To support and promote renewable energy initiatives.</li> </ul>	The proposed energy efficiencies to be adopted are unchanged from the approved design.	✓
Maintenance	<ul style="list-style-type: none"> <li>To ensure long life and ease of maintenance for the development.</li> </ul>	All of the construction including the roof and façade is to be new Type A long life construction to satisfy the requirement of the BCA, owner and occupier expectations consistent with the approved design.	✓
Waste Management	<ul style="list-style-type: none"> <li>To avoid the generation of waste through design, material selection and building practices.</li> <li>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</li> <li>To encourage waste minimisation, including source separation, reuse and recycling.</li> <li>To ensure efficient storage and collection of waste and quality design of facilities.</li> </ul>	The waste management report has been reviewed, updated and incorporated within the Separate amended Basement Planning Application.	✓
Water Conservation	<ul style="list-style-type: none"> <li>To reduce mains consumption of potable water.</li> <li>To reduce the quantity of urban stormwater run off.</li> </ul>	The proposed water conservation systems to be adopted are unchanged from the approved design.	✓