

APARTMENT DESIGN GUIDE - COMPLIANCE TABLE

22-24 RAGLAN STREET, MANLY

AMENDING DA FOR ALTERATIONS & ADDITIONS AND CHANGE OF USE TO SHOP-TOP HOUSING

24/10/2025

REV A

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PART 3 - SITING THE DEVELOPMENT

CATEGORY	OBJECTIVE	PROPOSAL	COMMENT
3A Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	Complies	Street edge reinforced with 3-storey podium façade located on front boundary with new upper levels set back from the podium façade. Rear (north end) of building setback from side and rear boundaries where adjacent to neighbouring residential uses
3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies	Building positioned to south end of site, with 13 of the 15 apartments living rooms and balconies facing the rear (north) for maximise solar access within the development. Front (south) of building reinforces street edge while north end sets back from boundaries to create space and landscaping buffer to neighbouring buildings
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter		Neighbouring properties retain minimum of 2 hours of solar access to living rooms and balconies in winter, subject to final as-built construction of 'Two Tides' building at 9 Raglan St opposite the site.
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Complies	Deep and layered front façade with juliet balconies provides privacy to apartments from Raglan Street, and passive surveillance onto street from apartments.
	Objective 3C-2 Amenity of the public domain is retained and enhanced	Complies	Main entrance located visibly on Raglan St provides safety & security for residents. Retail unit and protective awning on Raglan St enhances public domain
3D Communal and Public Open Space	Objective 3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. DESIGN CRITERIA: 1. Communal open space has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June	Complies mostly	101sqm north facing communal garden area provided at ground level in landscaping at north end of site. As all apartments have large balconies, and the site is located 150m from Manly Beach and opposite Manly Oval, the communal open space does not need to be large. 50% of the communal garden receives minimum 2 hours direct sunlight in winter
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	Complies	Communal garden designed as a small, quiet, attractive and inviting area under trees for communal gardening, rest and contemplation to ensure acoustic and visual privacy to neighbouring properties
	Objective 3D-3 Communal open space is designed to maximise safety	Complies	Communal garden only accessible for residents of the building and only through secure car parking area. Overlooked by residents main balconies for surveillance
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Complies	N/A - no public open space

3E Deep Soil Zones	Objective 3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Complies	Deep soil zone located at the rear (north) boundary to provide screening trees between the rear of the proposal and the neighbouring residential apartments to rear at 23-31 Whistler St. Deep soil area of 50sqm is 7% of site area. It is directly connected to additional 51sqm of 1m deep soil landscaping
	DESIGN CRITERIA: 1. Deep soil zones to meet following requirements:		
	Site Area Min dimensions % of site area		
	<650m2 - 7%		
	650m2 - 1500m2 3m 7%		
>1500m2 6m 7%			
3F Visual Privacy	Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Rear: Living room windows and balconies comply at L1-3, Living room windows comply at L4-7, planters on balconies provide visual screening Side: Doesn't comply but secondary windows to living & kitchen look at blank wall to east and over top of commercial blg to west	Distance from balcony edge to rear boundary = 6.0m - 6.4m (average) Distance from rear living rooms to rear boundary = 9.0m - 9.4m Distance from east and west side secondary living room and kitchen windows to side boundaries = 3.0m but these look at blank masonry wall to east and non-residential retail / office building to west so no visual privacy issues to sides. 6m separation unnecessary and would make property undevelopable. Would comply if east and west side windows were deleted but this is deemed unnecessary and undesirable for amenity 1m high planter boxes located on rear balconies and deep soil with trees on north boundary enhance visual privacy to rear neighbouring apartment building
	DESIGN CRITERIA: 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:		
	Building height Habitable rooms & balconies Non-habitable rooms		
	4 storeys (<12m) 6m 3m		
	5-8 storeys (12m-25m) 9m 4.5m		
9+ storeys (25m +) 12m 6m			
No separation required between blank walls			
3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Complies	Building entry located centrally on Raglan Street façade
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify	Complies	Building entry clearly visible and accessible from Raglan Street
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations	N/A	N/A
3H Vehicle Access	Objective 3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Complies	Vehicle entry located on Raglan St with on-site passing bay at street level. Decorative garage door located near top of ramp with adequate level space for vehicles to stop and wait before entering and exiting site. Sight line to pedestrians provided at vehicle exit path

3J Bicycle and Car Parking	Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas DESIGN CRITERIA: 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street	Complies	Provided in basement car park: 19 residential car spaces, 2 visitor car space (Council's Central Ave Whistler St car park, beachfront parking and public transport all close by) 15 bicycle spaces
	Objective 3J-2 Parking and facilities are provided for other modes of transport	Complies	15 bicycle spaces provided in secure basement car park. Electric vehicle charging points provided for all car spaces
	Objective 3J-3 Car park design and access is safe and secure	Complies	Car park and vehicle access ramp designed to comply with AS 2890.1 and verified by traffic engineer's report and swept path diagrams - secure garage door provided
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	Complies	Basement car park not visible, ventilation air intake at rear of property concealed in garden, ventilation extract outlet at roof and set well back from street
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	N/A	No on-grade car parking
	Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised	N/A	Above-grade car parking concealed behind retail unit and residential entry lobby. Accessed from same vehicle entry as basement carpark, so no affect on streetscape

PART 4 - DESIGNING THE BUILDING

CATEGORY	OBJECTIVE	PROPOSAL	COMMENT
4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space DESIGN CRITERIA: 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metro Area, Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	Complies	Total of 15 apartments: 87 % (13 of 15) apartments have north facing living rooms and balconies and receive at least 2 hours direct sunlight between 9am-3pm in mid winter 13% (2 of 15) apartments are south facing and are the smallest apartments (1 bed units)
	Objective 4A-2 Daylight access is maximised where sunlight is limited	Complies	Large sliding doors to balconies provide ample daylight access to all apartments
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months	Complies	Living room sliding glass doors protected by overhanging balconies in warmer months East and west side windows incorporate sun-shade screens

4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated	Complies	All habitable rooms have opening windows and sliding doors
	Objective 4B-2 The layout and design of single aspect apartments maximises natural ventilation	Complies	The two single-aspect apartments have full width balconies and sliding glass doors to maximise natural ventilation
	Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents DESIGN CRITERIA: 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	87 % (13 of 15) apartments are naturally cross ventilated
4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access DESIGN CRITERIA: 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms: 2.7m Non-habitable rooms: 2.4m 2 storey apartments: 2.7m for main living area floor 2.4m for 2nd floor, where its area is <50% of total apt area Attic spaces: 1.8m at edge of room with 30 deg min ceiling slope Mixed use area: 3.3m for gr and 1st floor to future flexibility of use	Complies	All habitable rooms have 2.7m ceilings Retail space has floor to slab soffit height of approx 3.4m so can achieve 3.3m ceiling height
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	Complies	Apartments will feel spacious and bright with ample glazing and high ceilings
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building	Complies	Generous floor to floor heights provide flexibility
4D Apartment Size and Layout	Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity DESIGN CRITERIA: 1. Apartments are required to have the following minimum internal areas: Studio: 35m2 1-bedroom: 50m2 2-bedroom: 70m2 3-bedroom: 90m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m2 each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m2 each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	Complies	All apartments are efficiently planned with generous living spaces and bedrooms All apartments meet or exceed the minimum floor area requirements and are generously sized All habitable rooms have sliding doors or windows in excess of 10% of the floor area of the room No rooms borrow daylight or air from another room

	Objective 4D-2 Environmental performance of the apartment is maximised DESIGN CRITERIA: 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Complies	Habitable room depths are maximum 2.5x ceiling height. Open plan living room / kitchens are maximum 8m from a window and include secondary windows on east and west sides for improved natural day light															
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs DESIGN CRITERIA: 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartment 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies	Master bedrooms are minimum 10m2 and other bedrooms minimum 9m2 Bedrooms dimensions are 3m minimum Living rooms are 4m wide minimum															
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity DESIGN CRITERIA: 1. All apartments are required to have primary balconies as follows: <table><tr><td>Dwelling Type</td><td>Minimum area</td><td>Minimum depth</td></tr><tr><td>Studio:</td><td>4m2</td><td>-</td></tr><tr><td>1-bedroom:</td><td>8m2</td><td>2m</td></tr><tr><td>2-bedroom:</td><td>10m2</td><td>2m</td></tr><tr><td>3+-bedroom:</td><td>12m2</td><td>2.4m</td></tr></table> The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	Dwelling Type	Minimum area	Minimum depth	Studio:	4m2	-	1-bedroom:	8m2	2m	2-bedroom:	10m2	2m	3+-bedroom:	12m2	2.4m	Complies	All apartment balconies comply with and mostly exceed the minimum areas and dimensions
	Dwelling Type	Minimum area	Minimum depth															
	Studio:	4m2	-															
	1-bedroom:	8m2	2m															
2-bedroom:	10m2	2m																
3+-bedroom:	12m2	2.4m																
Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents	Complies	All balconies and terraces located adjacent to living rooms																
Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	Complies	Juliet balconies on the Raglan Street façade provide depth and character to the façade and privacy to the apartment bedrooms and living rooms																
Objective 4E-4 Private open space and balcony design maximises safety	Complies	Juliet balconies on the Raglan Street façade provide passive surveillance to the street. All balustrades are higher than NCC minimum																

4F Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments DESIGN CRITERIA: 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Complies	Common circulation spaces are generously proportioned and serve maximum 3 apartments per floor The lift serves all floor levels including the basement
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents	Complies	The ground floor residential lift lobby is secured from the retail unit and street providing safe circulation for residents The secure entry door is located undercover and within sight of the street
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment DESIGN CRITERIA: 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio: 4m3 1-bedroom: 6m3 2-bedroom: 8m3 3+-bedroom: 10m3 At least 50% of the required storage is to be located within the apartment	Complies	The required amount of storage is provided inside the apartments and in basement storage units, with at least 50% located inside the apartment
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments	Complies	Additional storage area above the ADG minimum provided to some larger apartments in the basement, clearly nominated
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	Complies	Solid masonry walls to the side boundaries near the front of the building, and adequate boundary setbacks at the rear provide acoustic separation to the neighbouring residential buildings
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	Complies	Apartment layouts generally mirror-reversed so living rooms are adjacent to living rooms on the party walls and bedrooms are separated from bedrooms of other apartments
4J Noise and Pollution	Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Complies	The site is not a noisy or hostile environment, but living rooms and main balconies are generally set to the rear away from the street
	Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	Complies	The solid masonry façade to Raglan St with full-width recessed balconies at lower levels and protruding Juliet balconies at upper levels provide noise shielding from the street to bedrooms on the south side
4K Apartment Mix	Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future	Complies	Apartment mix ranges from:2x 1-bedroom, 9x 2-bedrooms and 4x 3-bedrooms, including affordable units of each size. 4 adaptable 2-bedroom units are provided
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Complies	The mix of apartments are located throughout the building
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Complies	The street front activity is maximised with the retail space on the ground floor and the apartment entry located centrally on the front façade
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	N/A	No ground floor apartments proposed
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies	The façade reinterprets the existing building on the site and other early 20th century beach side buildings typical of the Manly area in a contemporary manner. The podium façade and awning are divided vertically into 3 forms to provide vertical texture and the upper levels divided vertically into two halves to break up the form of the building

	Objective 4M-2 Building functions are expressed by the façade	Complies	The apartments are clearly defined with the vertical recesses on the façade and by the Juliet balconies facing Raglan St. The main residential entry, vehicle entry and retail unit entry are defined with their own arched entry forms
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	The penthouse floor level is recessed back further from the façade and includes a cantilevered canopy roof to all four sides to create a distinctive top to the building when viewed from the streetscape
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	A north facing roof terrace and plunge pool for the penthouse unit is provided on the roof
	Objective 4N-3 Roof design incorporates sustainability features	Complies	PV solar panels are located on the roof. The cantileved roof canopy shades the penthouse windows from excess solar heat gain
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Landscaping in the north facing deep soil garden and upper level apartment balconies receives ample sunlight and rainwater. The street awning in planted on top and will receive direct rainwater. The Level 3 and penthouse level side roof terrace planters are open to the sky and receive sun and direct rain water. A 10,000L rainwater tank irrigates the garden
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	The street awning is planted with a green roof and the Level 3 side planters are visible from the street below contributing to the streetscape. Climbing plants are included at the retail unit shopfront at street level
4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided:	Complies mostly	Three medium trees are proposed in the deep soil landscaped area to the north boundary. The soil depth is over 5m, the width about 2.5m but also connects to 51sqm of additional 3m wide x 1m deep soil zone in the rear garden which is adequate for the proposed trees.
	Plant type Size Soil volume Soil depth Soil area		
	Large tree 12m-18m 150m3 1.2m 10m x 10m		The north balcony, Level 3, Level 7 and roof terrace raised planters have 650mm soil depth which is adequate for shrubs and plants proposed
	Med tree 8m-12m 35m3 1.0m 6m x 6m		
	Small tree 6m-8m 9m3 0.8m 3.5m x 3.5m		
	Shrubs 0.5m-0.6m		The street awning soil depth is 250mm adequate for native grasses and small plants, and all above ground soil areas have drainage cells and adequate falls to water outlets
	Ground cover 0.3m-0.45m		
	Turf 0.2m		
4P Planting on Structures	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Plant selections are appropriate and specified by registered landscape architect
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	The additional 51sqm of 1m soil landscaping at ground level over the basement slab is integrated with deep soil zone adjacent contributing to the north facing communal garden area at the ground level . Street awning planting contributes to the streetscape
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members Design Guide: 20% of apartments achieve Livable Housing Guideline's silver level universal design features	Complies	Nearly all units meet or exceed the Livable Housing Guideline's silver level universal design featuress
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	Four 2-bed, 2-bath units are designed as adaptable units
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	Most apartments are large enough to allow for home office working, guest accommodation and sound isolation
4R Adaptive Reuse	Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Complies	The existing building on the site is to be demolished, however the new building is designed to refer to the existing building features of solid masonry walls and arched windows and balconies, maintaining the sense of place and identity
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	N/A

4S Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Complies	A retail unit is located on the ground floor on Raglan Street, promoting an active street front. A pedestrian awning is provided along the footpath protecting pedestrians and providing an undercover link from the Pittwater Rd shops to the Whistler St corner
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	Residential levels are integrated and accessed from a secure lift lobby on ground floor providing good amenity and safety for residents
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	A street awning with landscape on top extends the full width of the street façade and is designed integrally with the façade
	Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	Signage for the retail unit will respond to the streetscape character
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	87% of apartments have north facing balconies and living rooms, and cross ventilation
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	87% of apartments have north facing balconies and living rooms with solid masonry construction and concrete floors optimising heat storage in winter. Overhead balconies and pergolas shade balconies and living rooms in summer
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	87 % of apartments naturally cross ventilated
4V Water Management	Objective 4V-1 Potable water use is minimised	Complies	Low water usage fixtures to be specified as per BASIX Certificate Low water use plants specified as per Landscape Architect's plant specification A 10,000L rain water tank for irrigating landscape and toilet flushing is included
	Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters	Complies	Roof and balconies drain to on-site OSD tank with stormwater filtered before discharging to street gutter
	Objective 4V-3 Flood management systems are integrated into site design	Complies	Ground floor lift lobby, basement fire stairs and vehicle ramp crest designed to the required Flood Planning Level to mitigate flood risk
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Residential bin store located internally on ground floor level and not visible from the street, entry or any apartments. Mechanically ventilated to the roof
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Residential bin store provided with adequate recycling bins for paper, glass, plastics and general waste. A worm farm and compost bin are located in the ground floor communal garden
4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	Sliding glass doors to living rooms protected by overhead balconies or pergolas
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Stair to roof level for services maintenance provided at central stair. Full width and Juliet balconies permit ease of glazed door cleaning to north and south facades
	Objective 4X-3 Material selection reduces ongoing maintenance costs	Complies	Robust masonry walls and metal cladding to facades minimise ongoing maintenance requirements and costs