



Apartment Design Guide - Design Objective and Design Criteria

Project	NEW MULTI-RESIDENTIAL DEVELOPMENT
Address	154-158 Pacific Parade, Dee Why
Issue	A
Date	20.11.2024

OBJECTIVE	DESIGN CRITERIA	PROPOSED	COMMENT																					
Part 3 - Siting the Development																								
3A Site Analysis	Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Complies	The proposed design predominately complies with the desired bulk and scale of the desired future character and will enhance the area. Also refer to Site Analysis drawing.																					
3B Orientation	Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development	Complies	Given the irregular shape and natural of this island site with nil setbacks, the proposed development addresses all streets which bound it. The shape of the site lends itself or orient the majority of apartments to the north / northeast, maximising solar access and natural ventilation, balancing views towards ocean with prevailing northern and easterly winds.																					
	Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	Complies	The site is isolated from all neighbouring buildings by the roads that bound it, and thus the proposed development creates no overshadowing of neighbours, as evident in the shadow diagrams on Sheet DA5300.																					
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Complies	Given there are nil setbacks to the site, the interface with public domain is constrained to retail, residential and vehicular entry points. All are directly off street frontages, well lit and signed and provide ample opportunities for passive surveillance and security measures. Additionally, it is understood the food premise tenancy will utilize a portion of public domain for outdoor seating, subject to future approvals.																					
	Objective 3C-2 Amenity of the public domain is retained and enhanced	Complies	The proposed development includes upgrade of the existing public domain, incorporating planting to the Level 1 awning and road reserve verges adjacent to a restored footpath. Mail boxes are located within the main lobby, which is easy to spot.																					
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	1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	On merit The size and shape constraints of the site prevents opportunities for amenable communal open space. The location is such that there is significant public domain a few minutes walk from the proposal providing excellent opportunity for social interaction and outdoor activities. In addition to the amenity of Dee Why Beach reserve and surrounding amenity, all apartments has adequately sized terraces to allow for outdoor activity to occur.																					
		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 (mid winter)	N/A No communal open space provided as per the above																					
	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting		N/A No communal open space provided as per the above																					
	Objective 3D-3 Communal open space is designed to maximize safety		N/A No communal open space provided as per the above																					
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood		N/A No communal open space provided as per the above																					
3E Deep Soil Zone	Objective 3E-1 Deep soil zone provides areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality	Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site Area</th> <th>Min. Dims</th> <th>Deep Soil Zone (% of the site area)</th> </tr> </thead> <tbody> <tr> <td>Less than 650m²</td> <td>-</td> <td></td> </tr> <tr> <td>650m² - 1500m²</td> <td>3m</td> <td></td> </tr> <tr> <td>Greater than 1500m²</td> <td>6m</td> <td>7%</td> </tr> <tr> <td>Greater than 1500m² with significant tree cover</td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site Area	Min. Dims	Deep Soil Zone (% of the site area)	Less than 650m ²	-		650m ² - 1500m ²	3m		Greater than 1500m ²	6m	7%	Greater than 1500m ² with significant tree cover	6m		On merit As there are no setbacks to this site, deep soil is limited to the road reserve verges. 154m ² of deep soil within the public domain is proposed <table border="1"> <thead> <tr> <th>Site Area</th> <th>Deep Soil</th> <th>Deep Soil %</th> </tr> </thead> <tbody> <tr> <td>545</td> <td>154</td> <td>28.26</td> </tr> </tbody> </table>	Site Area	Deep Soil	Deep Soil %	545	154	28.26
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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. <i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</i>	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: <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>Up to 25m (5-8 storeys)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>Over to 25m (9+ storeys)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table>	Building Height	Habitable rooms and balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over to 25m (9+ storeys)	12m	6m	Complies Living areas are oriented away from neighbouring buildings where possible, however the setbacks well exceed ADG requirements due to the island nature of the site.									
	Building Height	Habitable rooms and balconies	Non-habitable rooms																					
Up to 12m (4 storeys)	6m	3m																						
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	Objective 3F-2																							

	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.		Complies	As above
3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain		Complies	The main entrance to the residential lobby is clearly visible from the main street frontage and can be accessed through glass doors via security intercom. Retail entries are directly off street frontages and will be well signed and well lit
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	All entries will be clearly identifiable. All apartments are accessible through central lobby via a lift.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations		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 access is provided to the basement carpark via a carlift off The Strand. The driveway allows clear surveillance on the street with ample room to stop prior to exiting the site, including traffic signal management, convex mirror and sight triangles. A car lift is proposed to transport the vehicles to lower levels, thus removing the need of large ramps to access the car park. For further information please refer to Traffic Engineer's report.
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	For development in the following locations: • On sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or • On land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use of 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	The proposal complies with this requirement by providing 16 car parking spaces across two basement levels, including one accessible parking space and two visitors spaces.
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	The proposal provides generous storage spaces for each apartment with adequate room for parking of multiple bicycles in each. In addition, a total of 14 bicycle parking spaces are provided as outlined in the TIA. This meets the WDCP requirements.
	Objective 3J-3 Car park design and access is safe and secure		Complies	Car parking is well organised and facilities can be accessed without crossing car parking spaces including services and storage areas. Car Parking is accessed via a carlift with security access. Car park complies with the requirements of the Warringah DCP and in accordance with AS2890.1 and AS2890.6.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	2 basement level are provided with car park facilities accessed from a car lift, thus removing the need of ramps. The car parking layout is well organised and distributed.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised		N/A	No on-grade car parking is provided, the entire car park is not visible from the street.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised		N/A	The entire car park is not visible from the street
	Part 4 – Designing the Building			
4A Solar and Daylight Access	Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	Complies	7 of 9 apartments (77%) comply with required solar access. Please note 1 of these 7 apartments (unit 3) achieves its 2hrs between 13:30 and 15:30.
		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 9am and 3pm at mid-winter	N/A	As per above
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	Complies	The two strictly non-compliant apartments (units 6 and 9) received direct sunlight into living areas from 13:45 until the late afternoon.
	Objective 4A-2 Daylight access is maximized where sunlight is limited		Complies	All habitable rooms have large windows where possible, mainly to the east and north.
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Large glazed areas, ie Living Area windows, and most of other windows are shaded by balconies and eaves.
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	All habitable rooms have large operable windows and natural ventilation of not less than 10% of the room size.
	Objective 4B-2			

	The layout and design of single aspect apartments maximizes natural ventilation		N/A	No single aspect apartments proposed															
	Objective 4B-3 The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents	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	Complies	All 9 units achieve cross natural ventilation.															
		2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies	The overall depth of the cross-through apartments are less than 18m.															
4C Ceiling Heights	Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed-use buildings Habitable Rooms 2.7m Non-Habitable 2.4m For 2 Storey Apartments 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic Spaces 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed use areas 3.3m for ground and first floor to promote future flexibility	Complies Complies Complies N/A N/A	All units comply with minimum ceiling height for habitable and non-habitable rooms, the apartment on the GF achieves 3m ceiling height in living area and bedrooms.															
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	As above															
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		Complies	As above															
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	1. Apartments are required to have the following minimum internal areas: <table border="1"> <thead> <tr> <th>Apartment Type</th> <th>Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.	Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Complies	All apartments well exceed the minimum floor areas and the layouts provide high standard of amenity.					
Apartment Type	Minimum Internal Area																		
Studio	35m ²																		
1 bedroom	50m ²																		
2 bedroom	70m ²																		
3 bedroom	90m ²																		
		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 habitable rooms comply with this requirement.															
	Objective 4D-2 Environmental performance of the apartment is maximised	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	All habitable room depths comply and the back of all kitchens are within 8m from a window.															
	Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs	1. Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (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 & 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	Complies Complies Complies Complies	All bedrooms achieve minimum specified area All bedrooms achieve minimum specified dimension All living rooms achieve minimum specified dimension All apartments achieve minimum specified width															
4E Private Open Space and Balconies	Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity	1. All apartments are required to have primary balconies as follows: <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Area</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Studio Apartments</td> <td>4m²</td> <td>-</td> </tr> <tr> <td>1 Bedroom Apartments</td> <td>8m²</td> <td>2m</td> </tr> <tr> <td>2 Bedroom Apartments</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>3+ Bedroom Apartments</td> <td>12m²</td> <td>2.4m</td> </tr> </tbody> </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 15m ² and a minimum depth of 3m	Dwelling Type	Minimum Area	Minimum Depth	Studio Apartments	4m ²	-	1 Bedroom Apartments	8m ²	2m	2 Bedroom Apartments	10m ²	2m	3+ Bedroom Apartments	12m ²	2.4m	Complies N/A	All POS are generous in size and meet the minimum area and depth requirement. No ground floor apartments are proposed
Dwelling Type	Minimum Area	Minimum Depth																	
Studio Apartments	4m ²	-																	
1 Bedroom Apartments	8m ²	2m																	
2 Bedroom Apartments	10m ²	2m																	
3+ Bedroom Apartments	12m ²	2.4m																	

	Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents		Complies	The main private open space for each unit is accessed directly off the main living areas and all bedrooms.										
	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	All balconies are integrated into the building design with a combination of metal balustrade and solid rendered elements containing planters.										
	Objective 4E-4 Private open space and balcony design maximises safety		Complies	Private open spaces are not directly accessed from the street. Metal balustrades adds additional protection.										
4F Common Circulation and Spaces	Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments	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	Maximum number of residences off a single core is two on each level due to split level nature of the design.										
	Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between residents		Complies	The core serves total 9 residences.										
4G Storage	Objective 4G-1 Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1" data-bbox="673 577 1039 724"> <thead> <tr> <th>Dwelling Type</th> <th>Storage Size Volume</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m³</td> </tr> <tr> <td>1 bedroom apartments</td> <td>6m³</td> </tr> <tr> <td>2 bedroom apartments</td> <td>8m³</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>10m³</td> </tr> </tbody> </table> At least 50% of the required storage is to be located within the apartment	Dwelling Type	Storage Size Volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	Complies	Refer to schedule on the Cover Page (DA0000)
	Dwelling Type	Storage Size Volume												
Studio apartments	4m ³													
1 bedroom apartments	6m ³													
2 bedroom apartments	8m ³													
3+ bedroom apartments	10m ³													
	Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments		Complies	Refer to Floor Plans										
4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout		Complies	Windows to habitable rooms meet requirements outlines in acoustic report. Common corridors are located above each other. Party walls are eliminated in the north section of the building with the single unit across the floor plate and party wall extent is minimized in the souther section of the bulding with simple layout.										
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments		Complies	Living areas are located directly above living areas in other residences and likewise for bedrooms to maximise acoustic privacy between units.										
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	Windows to all rooms meet requirements outlines in acoustic report.										
	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	As above										
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		On merit	The local area provides a variety of housing choices ranging from smaller apartments to bungalows and detached houses. This proposed development with 9 apartments will target the broad market with a mix of 1,2 and 3 bedroom units is proposed, including affordable housing component. Large apartments will appeal to down-sizers as an attractive alternative to high maintenance properties. This will also result in larger family homes being freed up for redevelopment or new owners. 3 units are proposed to be offered as affordable housing, making the development appealing and affordable for a lower socio-economic demographic										
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building		On merit	As above.										
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located		N/A	No ground floor apartments are proposed.										
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents		N/A	No ground floor apartments are proposed.										
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area		Complies	Careful consideration has been given to the design to ensure a great fit into the local context. The selected materiality is soft and connects to the surrounding brick and render finishes of neighbouring buildings, whilst the form itself is timeless and classic and complements the existing streetscape in scale and material.										
	Objective 4M-2 Building functions are expressed by the façade		Complies	The façade clearly expresses openness towards views and north sunlight, while achieving privacy via strategic design of the balcony edges and positioning of windows.										
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street		Complies	The proposed roof ties in with the overall building design.										
	Objective 4N-2													

	Opportunities to use roof space for residential accommodation and open space are maximised	N/A	No roof terrace is proposed
	Objective 4N-3 Roof design incorporates sustainability features	Complies	A large area of the roof has been kept free for installation of photo-voltaic cells
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Refer to landscape architect's details
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	N/A	Given the nil setbacks to the boundary the opportunity for landscaping is minimal, and has been incorporated into the awning and grass road verges.
4P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Refer to landscape architect's details
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Refer to landscape architect's details
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Refer to landscape architect's details
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Adaptable dwelling and accessible car parking have been included in the proposal, refer to access report
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	1 out of 9 apartments comprise adaptable design, with a further 2 (total 3) meeting Silver level LHA requirements.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	The generous size of the residences ensures flexibility of use suitable for many needs
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	N/A	
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	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	The proposed development includes 2 commercial tenancies on the ground floor and given that it is located on the edge of the Dee Why town centre and close to the Dee Why beach reserve, ample foot traffic is present to sustain businesses of future tenants.
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Complies	All residential levels are above ground and accessible only by a secure lobby on ground floor.
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	All awnings and balcony eaves are well incorporated into the design. The level one awning provides shelter for pedestrians and customers / patrons of commercial tenancies. It also provides an opportunity for landscaping to the development.
	Objective 4T-2 Signage responds to the context and desired streetscape character	On Merit	Signage will be proposed by future tenants of the ground floor commercial tenancies.
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Deep awnings or covered balconies provide passive solar control of windows and provide ample natural light and ventilation.
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	as above
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Adequate light and ventilation is provided to all habitable rooms.
4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	refer to BASIX
	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	Complies	Refer to civil engineer's details of OSD
	Objective 4V-3 Flood management systems are integrated into site design	N/A	
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Bin rooms are located on ground floor. Their doors are set back from the boundary and incorporated into the design of the building.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Bins for green matter, recycling and paper will be provided, refer to waste management report.
4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	Materials have been selected that are hardwearing and require minimal maintenance over time.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Lift and stair access for maintenance personnel is provided to all floors and systems are kept simple for ease of maintenance.
	Objective 4X-3 Material selection reduces on-going maintenance costs	Complies	Masonry and rendered concrete finishes require minimal maintenance and will age beautifully.

