

Apartment Design Guide - Design Objective and Design Criteria

Project	Fairlight Apartments
Address	33-35 Fairlight Street, Fairlight
Issue	A
Date	2021.11.26

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 the relationship to the surrounding context	Complies	The proposed predominately complies with the desired bulk and scale of the future character and will enhance the area															
	Objective 3B-1 Building types and layouts respond to the street and site while optimizing solar access within the development	On merit	Given the spectacular view of Sydney Harbour to the south, this orientation is the most appropriate for the site and outweighs any loss of sunlight that a normal north orientation would generate. The view is considered to compensate the negatives of a south facing slope and does not impact on the amenity enjoyed by future residents.															
3B Orientation	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter	Complies	Due to the orientation of the site and the proposed setbacks of the proposed development, overshadowing of neighbouring properties has been kept to a minimum.															
	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security	Complies	Balconies and windows on Level 3 overlook the public domain and front fences are visually permeable, ensuring passive surveillance of the street while maintaining visual privacy. Planters are placed along public street frontage softening the public/private transition and allowing privacy to lower level courtyards.															
3C Public Domain Interface	Objective 3C-2 Amenity of the public domain is retained and enhanced	Complies	Mail boxes are located at building entrance and softened by surrounding planter boxes. Car park vents and service rooms are located in the building out of view. Ramping for accessibility at pedestrian entrance is minimised by its chosen location and by setting the internal level of the building in relation to the footpath levels. External materials chosen are considered durable and easily cleanable.															
	Objective 3D-1 And adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	On merit	Since the proposal is a boutique apartment development a communal open space was not considered necessary since each unit is provided with large terraces and courtyards. The site is also located very close to public open spaces such as Fairlight Beach, Esplanade Park and Manly Beach.															
3D Communal and Public Open Space	Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	On merit	As above															
	Objective 3D-3 Communal open space is designed to maximize safety	On merit	As above															
3E Deep Soil Zone	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	N/A	No public open space is provided.															
	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	<p>Deep soil zones are to meet the following minimum requirements:</p> <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>7%</td> </tr> <tr> <td>650m² - 1500m²</td> <td>3m</td> <td>7%</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>7%</td> </tr> </tbody> </table>	Site Area	Min. Dims	Deep Soil Zone (% of the site area)	Less than 650m ²	-	7%	650m ² - 1500m ²	3m	7%	Greater than 1500m ²	6m	7%	Greater than 1500m ² with significant tree cover	6m	7%	Complies
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3F	Objective 3F-1																	

Visual Privacy	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	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:	On merit	Most habitable rooms face either the street or the rear setback, with some exception on Level 2 where windows facing East and West are proposed to achieve solar access. In these cases, fixed screens are proposed externally to ensure visual privacy is achieved. Side setbacks are consistent with DCP controls. The distance between the proposed building and adjoining neighbour No. 31 is approximately 6.1m while the distance to western neighbour at No. 37 varies from 4m to 6.3m.									
	<i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room.</i>				<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
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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	Permeable privacy screens are proposed on Level 2 along East and West boundaries, increasing external and internal visual privacy without compromising access to light and air. Planter boxes are also proposed on balconies, increasing visual separation.									
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.									
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify		Complies	The residential entry is clearly delineated between 2 volumes and with landscape along front boundary leading to main entrance. The apartments are accessible to all through central lobby via lift and stairs.									
	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, minimize conflicts between pedestrians and vehicles and create high quality streetscapes.		Complies	Vehicle access is provided to Fairlight St and integrated with the building's overall facade by using the same materials proposed in front of Level 3 balconies and Level 2 privacy screens. A 6m flat area at the boundary allows clear surveillance on the street with ample room to stop prior to exiting the site, a waiting bay ensures a vehicle entering the site can wait on site before entering the building. A car lift is proposed to transport the vehicles to lower levels, thus removing the need of large ramps to access the car park.									
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: <ul style="list-style-type: none"> 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	Two car spaces per dwelling and two visitor spaces have been provided in 2 levels of car park. The off street parking provided is higher than the minimum requirement prescribed by Northern Beaches Council.									
	Objective 3J-2 Parking and facilities are provided for other modes of transport		Complies	Bicycle parking for residents are provided in Ground Floor car parking.									
	Objective 3J-3 Car park design and access is safe and secure		Complies	The ramp and car park complies with AS2890.01. Convex mirrors and bollards are also utilised to ensure safety of users and pedestrians. The car park can be accessed by residents only via swipe key.									
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised		Complies	The lower 2 levels 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		On merit	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										
	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	All but one apartment have the main living areas and private open spaces oriented to the north, to maximise solar access in winter. The common roof terrace allows all residents direct sunlight in winter.									

		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											
		3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	On merit	Only 1 unit of 5 does not achieve 2 hours solar access in winter, however given the small number of apartments this exceeds the 15% but is considered appropriate given the site constraints and desirability to also have dwellings overlooking the main street to the south.										
	Objective 4A-2 Daylight access is maximized where sunlight is limited		Complies	All habitable rooms have large windows to the front or the rear of the site and enjoy ample day light.										
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Windows are shaded by balconies or screened by planting to reduce glare and avoid excessive solar access in summer.										
4B Natural Ventilation	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	All habitable rooms have large operable windows and natural ventilation										
	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	4/6 units (66%) achieve cross flow and the bottom 2 units are split over two storeys improving air movement and 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 when measured glass line to glass line.										
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 Complies N/A N/A	All units comply with minimum ceiling height for habitable and non-habitable rooms.										
	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms		Complies	Clerestory windows are proposed on Level 3 allowing the ceiling above living areas to be higher.										
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building		N/A	See above point										
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	The apartments are generously sized with units 1, 2, 5 and 6 comprising 3 bedrooms varying from 129m ² to 193m ² , and units 3 and 4 comprising 4 bedrooms at 188m ² and 194m ² respectively. All units well exceed the minimum 105m ² for a three bed + three bath unit and the minimum 117m ² for a four bed + three bath apartment.
	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												
	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)	Complies Complies											

		<p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 & 3 bedroom apartments <p>4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts</p>	Complies																
			Complies																
4E Private Open Space and Balconies	<p>Objective 4E-1</p> <p>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</p>	<p>1. All apartments are required to have primary balconies as follows:</p> <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>	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	All POS are generous in size and well exceed the minimum areas.
	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																	
		<p>The minimum balcony depth to be counted as contributing to the balcony area is 1m</p> <p>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</p>	Complies	Both apartments located at ground level are provided with a courtyard and well exceed 15m ² .															
	<p>Objective 4E-2</p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents</p>		Complies	The main private open space for each unit is accessed directly off the main living areas.															
	<p>Objective 4E-3</p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</p>		Complies	Most balconies are integrated into the building design with a combination of glass balustrade and solid where planters are proposed.															
	<p>Objective 4E-4</p> <p>Private open space and balcony design maximises safety</p>		Complies	All private open space is not directly accessed from the street. Balustrades add additional protection.															
4F Common Circulation and Spaces	<p>Objective 4F-1</p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments</p>	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	Complies	Maximum number of residences off a single core is three per floor															
	<p>Objective 4F-2</p> <p>Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	Complies N/A	There are only 2 apartments off a circulation core on each level.															
4G Storage	<p>Objective 4G-1</p> <p>Adequate, well designed storage is provided in each apartment</p>	<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1"> <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> <p>At least 50% of the required storage is to be located within the apartment</p>	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	All residences have storage within and additional lock-up storage in the basement					
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Studio apartments	4m ³																		
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	<p>Objective 4G-2</p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments</p>		Complies	As above															
4H Acoustic Privacy	<p>Objective 4H-1</p> <p>Noise transfer is minimised through the siting of buildings and building layout</p>		Complies	Windows to habitable rooms are setback from the street edges. Common corridors are located above each other. The number of party walls proposed are limited and isolated.															
	<p>Objective 4H-2</p> <p>Noise impacts are mitigated within apartments through layout and acoustic treatments</p>		Complies	Living areas are located directly above living areas in other residences and likewise for bedrooms to maximise acoustic privacy between units. Landscaping further buffers sounds between units.															
4J Noise and Pollution	<p>Objective 4J-1</p> <p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</p>		Complies	Landscaping is utilised to mitigate potential noise															
	<p>Objective 4J-2</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</p>		Complies	As above															
4K	<p>Objective 4K-1</p>																		

Apartment Mix	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 six luxury apartments will fill a missing position in the market. As this is a boutique development a mix of housing options cannot be provided on the site in isolation, however the proposal will positively contribute to the demographic mix in an area otherwise predominated by single detached dwellings on large blocks. Large apartments will appeal to down-sizers and as an attractive alternative to high maintenance properties.
	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	Due to the natural slope of the site, ground floor apartments are located under the street level.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	N/A	As above.
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. Landscaping and natural materials such as stone, bronze toned metal cladding and timber-look screens all tie in with the local context.
	Objective 4M-2 Building functions are expressed by the façade	Complies	The building entrance is clearly defined in between 2 volumes visible from the street. Both volumes comprise one unit each and this is expressed externally.
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	Roof terraces are discouraged in this area.
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Skylights and clerestory windows are integrated into the roof design to provide solar access to apartments below.
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	Complies	The landscape proposed along the front boundary contribute to the streetscape and amenity.
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 dwellings 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	2 out of 6 apartments comprise adaptable design.
	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	N/A	
	Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A	
4T	Objective 4T-1		

Awnings and Signage	Awnings are well located and complement and integrate with the building design	N/A	
	Objective 4T-2 Signage responds to the context and desired streetscape character	N/A	
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		refer to 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 room is located in the car park and not visible from the street. A small bin collection area is provided at the street frontage as a Council's requirement, but it is integrated into the building design by proposing gates with same material as adjacent fence, minimising visual impact.
	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
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	Stone and metal cladding require minimal maintenance and will age beautifully