

SEPP 65 DESIGN VERIFICATION STATEMENT

PREPARED TO ACCOMPANY THE DA SUBMITTED TO NORTHERN BEACHES COUNCIL
FOR A NEW 4 STOREY RESIDENTIAL FLAT DEVELOPMENT.

Project Address:
30 FAIRLIGHT STREET, FAIRLIGHT. NSW 2094.

PROPOSED APARTMENT DEVELOPMENT

Prepared on behalf of
Castle 240 Pty Ltd.

Prepared by
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1.0 INTRODUCTION & SUMMARY

This SEPP 65 Design Verification Statement has been prepared on behalf of the Castle 240 Pty Ltd in support of a DA Submission to Northern Beaches Council seeking Council's approval of the proposal to redevelop the site comprising 1 lot.

The Development Proposal:

- Pre-DA advice (25 May 2017). A concept design proposal for a residential development was submitted to Council in October 2015 for Pre DA assessment. In summary the Council showed support for the concept design and offered constructive advice and guidance to improve the design outcome and amenity of the proposal. The Applicant has incorporated most if not all of the design recommendation made by Council's Planning Team.
- The site is located in the LGA of Northern Beaches at Fairlight NSW and has 1 street frontage; the site is located on the northern side of the Fairlight St; opposite Margaret St; and between Woods Parade & George St.
- The site address is 30 Fairlight St. Fairlight NSW 2094; Lot No.50. DP 705739. The site is a single lot development site and zoned R1 for medium density residential in the DCP.
- The site is located near a number of residential flat building and is 1 of 2 houses located between residential flat buildings.
- The site is made up of 1 Lot and has an area of 861.7m². The site is approx. 54.6 m long x 16.0m wide.
- The development requires the clearing of the site and demolition of 1 brick dwelling, garage structure & roof terrace, swimming pool, paved areas and paths. The existing dwelling is a single storey structure with hip and gabled roof forms.
- There are a number of medium sized shrubs and trees on site which will be removed and new landscaping is proposed to enhance the development.
- The development proposal is for the construction of a residential flat building comprising a total of 7 residential units over 4 floors.
- 1 building proposed comprises four (4) levels.
- The development will allow for one (1) basement level for pedestrian access, car parking, storage, waste and plant room areas.

The following Council Codes and Planning Instruments provided the controls for the proposal:

- Manly LEP 2013
- Manly DCP 2013.
- State Environmental Planning Policy No. 65 Design Quality of Residential Development.
- Apartment Design Guide. NSW Department of Planning.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

This report is intended to be read in conjunction with the architectural plans prepared by Bianchino + Associates P/L (the Architects), as well as the following associated reports:

- Statement of Environmental Effects prepared by BBF Planners.
- Concept Landscape Plan prepared by Concept Landscape Architects
- Stormwater Concept Plans prepared by Novati Consulting Engineers.
- Erosion and Sediment Control Plans prepared by Novati Consulting Engineers.
- Traffic Impact Assessment prepared by Terraffa P/L
- BCA Report prepared by City Plan Services.
- Access Report prepared by City Plan Services.
- Waste Management Plan prepared by Moits P/L.
- Geotechnical Investigation prepared by Crozier Geotech – Consulting Geotechnical Engineer.
- Contamination Investigation prepared by Moits P/L.
- Structural Shoring concept prepared by Novati Consulting Engineers.
- Construction Cost preliminary estimates prepared by Newton Fisher Quantity Surveyors.

- Arborist Report prepared by Footprint Green P/L.
- BASIX Report prepared by AGA Consultants.
- Shadow diagrams / Solar Access Study prepared by Digital Line.
- Photomontage prepared by Digital Line.

We confirm that Mr Jon Bianchino is registered as an Architect in NSW (Registration No.4832) in accordance with the Architects Act 1921 and directed the design of the enclosed Development Application.

The Development Application is represented by architectural drawing numbers:-
2019-01 - DA-01 to DA-16 inclusive.

We confirm that the enclosed documentation achieves the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development and has been designed with regard to the publication Apartment Design Guide.

2.0 DESIGN QUALITY PRINCIPLES

Principle No. 1: CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

The subject site is in the Municipality of the Northern Beaches and is located at Fairlight. The site is rectangular in shaped comprising 1 Lot only. The site has 1 street frontage to Fairlight Street and is located between Woods Parade to the west & George Street to the east. The site is located on the northern side of Fairlight St and has a southern aspect to Manly Cove / North Harbour. Council's current planning policy is to allow for medium density development within this precinct.

The site has an area of 861.7m² and slopes to the south with a fall of approximately 6.0 metres to the street. Due to the sites southern orientation and proximity to high apartment buildings; the site is predominately in shadow.

The site is currently occupied by 1 single storey brick dwelling; at the front of the property is a garage structure built directly on the front boundary; the roof of the garage has a trafficable roof terrace over with paving and landscaping. These structures; which are not heritage listed will be demolished to allow for the development.

The current surrounding built form primarily comprises a variety of large and small apartment buildings mainly from the sixties and seventies; and some more recent developments over the past 5 to 10 years.

Directly to the west of the site at 32 Fairlight St is a single storey dwelling. This house is a federation style building c.1910, and it's heritage value has been commented on by our heritage consultant with this DA submission.

Directly to the east at 26-28 Fairlight St is a 4 storey brick apartment building c.1970's, the form of this building has a stepped form with roof terraces. There are 8 apartments in this complex. The building sits at a lower level to the subject site and is separated by a concrete driveway between the 2 structures.

Further to the west of the site is a lower scale building at 3 Berry Ave; this is a more contemporary apartment development; this property extends south to join with Fairlight Street.

To the north east of the site at 137 Sydney Road, Fairlight is a tall apartment building of 9 storeys height; built in the 80's; this structure dominates the local area with it's excessive height, scale, bulk, shadow impact and privacy intrusion.

Further west at 28 Fairlight St is another tall apartment building which is 9 storeys high. Nevertheless these buildings are a fact of life and where constructed prior to the current planning regulations.

To the north of the site at 1 Berry Ave, Fairlight is a 2-3 storey apartment building comprising 5 units. This site is directly behind the subject site.

Further to the east about a kilometre away is Manly town centre and Manly Cove; affording access to beaches, public transport, entertainment and shopping.

The development proposes 1 buildings with a total of 7 residential units which are predominately 2 bedroom units with 1 3 bedroom unit on the top floor.

The units all have a northerly orientation and a southerly aspect to take advantage of potential views and the street. The upper most floors enjoying close and distant views to the local area and surrounding districts.

Materials, elements and finishes selected will be high quality and will provide a distinctive identity to the local environment. The external finishes chosen comprise bricks, decorative concrete elements, glass and metal façade systems which have been selected for low maintenance and durability.

Main pedestrian access to the buildings will be from Fairlight St via a proposed entry lobby at street level and will be accessible for able bodied and disabled pedestrians. Pedestrian and vehicular access to the site is separated and will alleviate potential pedestrian and vehicular conflicts. Vehicular access to the main basement car parking area is via Fairlight Street.

The intensification of residential uses on this site is consistent with the controls applying to the site and the locality under the Manly Local Environmental Plan and Development Control Plan. The site and its immediate surrounding area are zoned for medium density residential development with a permitted Floor Space Ratio of 0.75:1 and a height control of 11.0 metres. It is understood that the envisaged future character of the area is to permit medium density housing and residential flat buildings, which are well serviced by existing retail and commercial developments and public transport systems.

The proposal seeks to provide for development consistent with the desired future character of the area. The development will contribute to the density and context the Council envisages for the area.

Principle No. 2: SCALE

Good design provides an appropriate scale in terms of the build and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

The proposed residential flat building provides an appropriate scale in terms of bulk and scale for the envisaged future character of the area and will enhance the character of the area in line with the local Development Control Plan guidelines. The subject site is subject to a maximum height of 11.0 metres and a maximum floor space ratio of 0.75:1. One building is proposed; this building is a long rectangular form centred on the site with approx equal setbacks from the side boundaries; the building is 4 storeys high with 1 basement level. Landscaping is proposed in the side setback areas and at the rear of the site.

The proposed overall height of the building is within the 11.0 metres height control. The rear of the building is further below the height line at approx 8.5m high above natural ground level.

The development is of an appropriate scale for the desired character and scale of the area that is being implemented through the planning instruments applying to the site.

Due to the narrow site width; the development footprint takes the form of rectangular floor plate with indented areas for courtyards to allow light to enter the middle parts of the building and to maximise on the site potential to provide for natural light and solar access to each apartment.

The building is set back from the front boundary to an average alignment with the front setbacks of the two adjoining properties; this setback is approximately 9.15m measured from the centre of the building to the front boundary line.

The apartments will have both a northern and southern orientation to take advantage of solar access and views. Each level is divided down the centre to provide 2 apartment which are the full length of the building allowing windows to every room in each unit.

Open space is proposed on all sides of the building with courtyard area located at the front and the rear of the building for the use by ground floor apartment residents. Each apartment has private open space in the form of balconies and courtyards.

The proposal is for the facades to be articulated with a variety of architectural forms and elements, materials and colours so as to reduce the perception of bulk and to provide an appropriate scale for a modest residential flat building within the existing residential context.

Principle No. 3: BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposal is to provide a single building form 4 storey's in height; the façade and forms are to be modulated with recesses, screening and articulation to break down the bulk and massing of the structure and to allow opportunities to create architectural interest.

The proposed development will be articulated to reduce the apparent bulk of the building and to provide high levels of amenity to all of the residential units and the surrounding properties. Fenestration, balconies, balustrading, screens and awning elements provide articulation and architectural interest.

The buildings will not impact adversely on the surrounding environment and is in keeping with desired character of the precinct.

The built form responds to the character of the locality, through well considered, distinctive architectural forms and refined materiality. The proposal has been designed to minimise the impacts on the amenity of the existing environment and adjoining properties given the zoning and densities proposed for this locality.

Principle No. 4: DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The site is zoned as R1 General Residential with an allowable floor space ratio of 0.75:1. The FSR stipulated for the area is out of context with the heights allowed within this locality; therefore the proposal design seeks a greater FSR to reflect the development standard and proposes an FSR of 1.01:1.

The objectives of this zone are to encourage medium density development; the proposed development will meet the objectives of the zone with the creation of medium density residential development with off-street parking. The development comprises predominately two bedroom units which are much larger than the minimum sizes required under Sepp 65 and the apartment design guide. The intensification of residential use on this site is considered appropriate given its proximity to local services, retail, community facilities in the area, public transport and the desired future character of the area.

Principle No. 5: RESOURCE, ENERGY AND WATER EFFICIENCY

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts

and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

The development is designed to embrace ESD principles and to meet the targets set out in the Building & Sustainability Index (BASIX).

The form of the building is designed to maximise the number of apartments with a northerly aspect and solar access to rear balconies and private open space. The planning arrangement will endeavour to provide approximately 100% of apartments attaining the solar access criteria for balconies and open space. Living rooms will not achieve the solar requirements due to the local topography, surrounding tall buildings, the narrow site and the requirement for living rooms to be orientated to the south to maximise on the views to North Harbour.

Further, the proposal embodies excellent passive systems of sustainable design such as:-

- Northerly aspect for master bedrooms and north facing balconies to the rear of each apartment to optimise solar access and daylight penetration to reduce heating and artificial lighting requirements.
- Proposed selection of low embodied-energy materials.
- Excellent passive solar gain and loss properties.
- Sun-screening devices to the western facade to reduce solar heat gain and increase control of the internal environment against late afternoon sun.
- Cross ventilation to all units with all units enjoying multiple aspects.
- Energy efficient appliances.
- Water efficient fittings and fixtures.
- Low energy use light fittings to be used in apartments, common areas, plant rooms and car parking areas.
- Instantaneous Gas Hot water.
- Collection and reuse of rainwater for irrigation, etc.
- Landscaping strategies and plant types to suit the local environment.

Principle No. 6: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbour character, or desired future character.

Landscape design should optimize useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

The site will be cleared for construction to make way for the new development. Current landscaped areas at the front and rear of the existing dwelling will be removed. New landscaped areas will be introduced to provide deep soil planting and planter boxes located over the basement slab. Extensive planting is proposed at the rear and sides of the development. Deep soil areas provided at the rear of the site will allow for the introduction of larger trees where appropriate.

The landscape concept proposal will complement the design and provide a high quality landscape solution. Due to the small number of units proposed for the development; a common landscape area is not proposed.

The proposed plant species nominated for this site will be selected to suit the site constraints and design character, with a view for low-water usage & low landscape maintenance requirements. The selected planting is considered to be in scale with the proposed works and beneficial to local fauna and bird life.

Private courtyards are provided to the ground floor units at the front and the rear of both units.

Each apartment has balconies, terraces or courtyards of usable proportions with the majority located to optimise light and views while respecting the privacy of the internal spaces of adjoining apartments.

Principle No. 7: AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

The mix of apartment types proposed are due to small development size and will comprise mainly two bedrooms units and a single 3 bedroom apartment.

There will be 7 residential units:-

- 2 Bed x 6.
- 3 Bed x 1.

The proposed development has been designed to provide the maximum amenity to a majority of the dwellings.

The rooms to the apartments are well sized and of usable proportions with adequate storage provisions.

All of the apartments in the development will receive a minimum of 2-3 hours of solar access to the rear balconies and private open spaces during midwinter.

The design maximises the daylight and natural ventilation available to each unit.

Privacy is mediated between apartments through orientation, internal layouts, screening and landscaping; and provides high levels of privacy for occupants and neighbours.

The units have open plan living areas and a narrow floor plate, which facilitates good cross ventilation to all habitable rooms.

The units will enjoy a considered approach to materiality and detailed design, with elements such as operable screens and multi-function doors allowing for various opportunities to close or open each unit as determined by the occupant. The internal layouts of the units have also been designed to ensure acoustic privacy between units. Appropriate use of glazing and materials ensure that acoustic privacy between apartments is achieved.

One adaptable apartment will be provided with an accessible car parking space provided in the basement.

Principle No. 8: SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing activity on streets, providing clear, safe access points providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

The design proposes the following security measures to restrict and control communal access around the proposed development and to ensure that a high level of safety and security is provided within the design:

- Safe access is achieved by clearly legible pedestrian access paths to the building.
- Residential entry points and circulation area from the street are clearly identified, and the open lobbies provide for passive surveillance of the entries and street.
- A video entry system at residential entry points linked to the units allows access through the external security point upon confirmation from inside.
- A FOB (Free On Board) key is supplied to occupants; this allows access through the entry security points and controls lift entry and exit, dependant on pre-programmed access allocations. The FOB can be kept inside a wallet, unlocking the security points upon approach.
- The residential mail boxes are located within the site adjacent entry paths and are secured for individual access only
- Wide common circulation areas with clear sight lines are provided at all levels, with no obscured corners within the main public spaces.
- There will be appropriate lighting to all exterior areas to assist in securing the area at night.

- Passive surveillance is afforded by balconies and windows at high levels, taking in all aspects of the development and to the surrounding streets.

Principle No. 9: SOCIAL DIMENSIONS

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities.

New developments should optimize the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community. New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

The aim of the development is to increase residential densities in the area and to provide quality residential apartments of excellent amenity in close proximity to shops and services located in the immediate area.

The site is located close to all necessary facilities such as public transport, childcare facilities, schools, health care, supermarkets, educational and leisure facilities. With frequent bus services along Sydney Road, and easy access to Manly Town Centre and the ferry terminal; the proposed development provides an ease of connectivity to the city, local areas.

The development consists of a mainly 2 bedroom apartments; which will cater for small families, couples and individuals. The unit mix and apartment sizes are considered appropriate for the area.

An adaptable unit will be provided to meet the required standards.

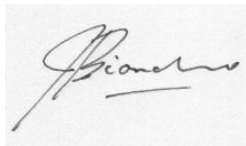
Principle No. 10: AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

The proposed development has been carefully considered with respect to the surrounding natural and built environment. The existing precinct, future desired character, topography and local context has played a key role in the design with regards to building form, footprint, configuration, material selection and façade treatment.

The use of materials and textures such as brick, concrete balconies, metal cladding, terra cotta cladding, timber and aluminium screens; and glass will bring a richness and character to the site that sets a high standard of design providing a rich character for the benefit of the occupants and the community. The materials proposed will be high quality, long lasting and durable.

The design which is contemporary in nature has been considered in relation to the future context of this locality which is undergoing significant change and redevelopment to a high density residential area and is sympathetic to the proposed future urban grain of this area.



Jon Bianchino
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SEPP 65 COMPLIANCE TABLE

PROPOSED APARTMENTS - 30 FAIRLIGHT ST, FAIRLIGHT NSW

Item	Guideline	Comment	Complies
Part 1 Local Context			
	Local Context - Undertake a local context analysis.	The site and precinct is zoned for medium density development and is appropriate.	Yes
	Residential Flat Building Types - Tower apartments are best for higher densities; provide strong urban forms.	1 compact building structure is proposed; 4 storeys high as permitted by Council and agreed during the pre-DA process.	Yes
	Building Envelope - Establishes the allowable Bulk, height & location of a development on site	The street front setbacks and rear setbacks comply with Council's requirements. - Front Setback to respect adjoining properties - 9.15m. - Rear Boundary approx. 8.0m - Side Boundaries 3.0m min.	Yes
	Building Height - Test Height Control against FSR.	Overall height is consistent with the 11.0m height limit.	Yes
	Building Depth. - An apartment building depth of 10-18m is appropriate.	The building depth is less than 18.0m taken from the cross section.	Yes
	Building Separation. - Increase building separation as building height increases.	Separation between habitable rooms and balconies achieved.	Yes
	Street Frontage Setback.	Street frontage setback to Fairlight St is 9.15m, this reflects the average between the 2 adjoining properties.	Yes
	Side & Rear Setbacks	Side setback is 3.0m from the western and eastern boundaries.	Yes
	Floor Space Ratio - Permitted 0.75:1	FSR is proposed 1.01:1. Refer to Clause 4.6 objection submitted	(refer CI 4.6 objection submitted)
Part 2. Site Design			
	Site Analysis	Site analysis plan, existing survey provided.	Yes
Site Configuration	Deep Soil Zones – 7% of site area required.	7% of site area is to 60m2. The proposal has in excess of 250m2 of deep soils zones.	Yes
	Fences and Walls	No Front fences are proposed. The proposal new garage and entry walls are built directly on the front boundary line as per the current existing garage. Council have indicated this is acceptable. The rear fence will be retained. Side boundary fences will be replaced.	Yes
	Landscape Design	Extensive landscape and planting is proposed for the development.	Yes
	Open Space	Private open space in the form of balconies and courtyards are provided to each apartment.	Yes

	Orientation	The building has a north south orientation, all apartments have a majority of external walls orientated north, south, east and west to maximise on natural light and solar access. All apartments have north facing balconies.	Yes
	Planting on Structures	Courtyard area and side setback areas allows for planting over the basement structure and within deep soil zones and are appropriately integrated into the landscape design.	Yes
	Stormwater Management	Storm water shall be collected for reuse where appropriate and the excess disposed to the street.	Yes
	Safety	Main entry locations and pathways provide good visibility and casual surveillance for residents and visitors. The car park entry and lobbies have secure access provided.	Yes
	Visual Privacy	Setbacks comply from boundary lines. Living rooms and balconies are sited to provide privacy between apartments and adjoining properties. Privacy screens are proposed on the east and western facades of the building to minimise overlooking into neighbours properties.	Yes
	Parking	Basement parking allows for sufficient car parking spaces for residents and visitors. Dedicated bicycle parking areas are provided.	Yes
	Pedestrian Access	Access paths are well defined. Disabled access is provided as per codes. Lift access to all levels.	Yes
	Vehicle Access	Driveway is located to minimise impact on the streetscape.	Yes

Part 3. Building Design			
Building Configuration	Apartment Layout	The layouts are appropriate to the site and the local market. Layouts are efficient with adequate storage and large kitchens. All apartments have good solar access and cross ventilation. All apartments have a northerly orientation to the rear of each dwelling.	Yes
	Apartment Mix.	The mix of apartment sizes is appropriate for the area and local market.	Yes
	Balconies	Ground floor apartments all have private courtyards. All upper level apartments have at least two private balcony. The balconies are all generous in size and appropriate for external entertainment use. The balconies provide articulation to the building facades.	Yes
	Ceiling Heights	Minimum ceiling heights are 2.7m high to main living rooms and bedrooms.	Yes
	Flexibility	Due to the constraints of the site only 1 entry is proposed for resident access. There is 1 adaptable unit proposed.	Yes

	Internal Circulation.	Lift core and stair location is centralised to minimise corridor lengths. The only corridor is the entry corridor on the basement level. There are no corridors on the upper levels, access to the apartments are directly from the lift lobbies.	Yes
	Storage	Storage has been provide in accordance with Sepp 65. Private storage in basement areas has also been provided to all units.	Yes

Building Amenity	Acoustic Privacy	Acoustic privacy achieved by apartment layouts and building construction and materials.	Yes
	Solar / Daylight Access	The building has mainly east and west orientation; all units have north facing balconies to the rear of each dwelling. Living rooms are all south facing due to the views and street being at the south of the site. Despite this the units all have very good natural daylight to all habitable areas.	Yes
	Natural Ventilation.	All 7 units achieve cross ventilation – 100%.	Yes

Building Form	Awnings and Signage	No awnings are proposed. The main entry provides weather protection on entering the premises. Signage will be located adjacent the main pedestrian entry pathway.	Yes
	Facades	The façade design has been designed to break up the building mass and to provide articulation in terms of scale bulk and materials used.	Yes
	Roof Design	The roof design is flat to minimise height and to comply with the height controls for the site. The flat roof design relates to the character and scale of the development and provides architectural interest.	Yes

Building Performance	Energy Efficiency	The Basix Assessment demonstrates that the proposed building has been designed for optimal energy efficiency.	Yes
	Maintenance	Proposed external finishes are to be low maintenance, prefinished and durable materials. Minimal use of rendered and painted surfaces.	Yes
	Waste Management	A Waste management Plan has been submitted to address the on-going waste management of the building.	Yes
	Water Conservation	Refer to the Basix Assessment for details.	Yes

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