

APARTMENT DESIGN GUIDE - DESIGN OBJECTIVES AND DESIGN CRITERIA

PART 3 - SITING THE DEVELOPMENT

OBJECTIVE	DESIGN CRITERIA			PROPOSED	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 the relationship to the surrounding context			Complies	The site analysis illustrates that design decisions have been made based on the opportunities of the site, such as land formation, location between the busy Norwest boulevard and the quiet residential dwellings to the south and particularly the location of the site adjacent to the new Norwest Metro railway station and the impact that will have on the activation and densification of the subject site.	
3B Orientation	Objective 3B-1 Building types and layouts respond to the street and site while optimizing solar access within the development			Complies	The proposed building formation has been designed to accentuate the prominence of the Norwest Boulevard street frontage as well as optimising the apartment layouts in the towers above to make the most of the northern aspect of this development.	
	Objective 3B-2 Overshadowing of neighbouring properties is minimized during mid-winter			Complies	The shape of the proposed development has been specifically designed to maintain 4 hours of sunlight in mid-winter to all residential dwellings to the south of the site.	
3C Public Domain Interface	Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security			Complies	The residential site will have separate entry access from the Commercial use areas.	
	Objective 3C-2 Amenity of the public domain is retained and enhanced			Complies	The public domain amenity is provided in this proposed development at the ground floor plane. Starting with a public activated landscaped plaza at the corner of Norwest Boulevard and Brookhollow Avenue, across the road from the new Norwest Metro railway station, then through the site to an internal activated landscaped path which runs through the length of the site and links back to Norwest Boulevard through a series of permeable lanes.	
3D Communal and Public Open Space	Objective 3D-1 And 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	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 9am and 3pm on 21 st June (mid-winter)	Complies	The proposed development includes 25% of the site as communal open space, including a 15m wide strip of landscaped parkland to the south of the Site. More than 50% of the principal usable communal open space, being the plaza at the corner of Norwest Boulevard and Brookhollow Ave will receive more than 2 hours of sunlight between 9am and 3pm in mid-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 open space provided allows for a variety of outdoor seating types, such as outdoor dining for café/ restaurant, outdoor seating to pub and communal seating around planter retaining walls.
	Objective 3D-3 Communal open space is designed to maximize safety	Complies	Activation of the communal spaces as major thoroughfares through the site provide safety and security through a high level of pedestrian movement and lighting, making these spaces safe for use both during and after hours.			
	Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	Complies	The activated open space is provided along major pedestrian thoroughfares through the site, and is lined with dining, retail and commercial use frontages that reflect the future usage patterns of the site once the adjacent Norwest Metro railway is complete.			
3E Deep Soil Zone	Objective 3E-1 Deep soil zone 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	Deep soil zones are to meet the following minimum requirements:		Complies	Site Area: 15,960m ² Required Deep Soil Area 7% = 1,117m ² Proposed Deep Soil Area 20% = 3205m ²	
		Site Area	Min. Dimensions			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%				

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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 distance's 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:			Complies	The residential podium and tower on site A is capable of providing adequate visual privacy between the proposed development and neighbouring property.
		Building Height Up to 12m (4 storeys) Up to 25m (5-8 storeys) Over to 25m (9+ storeys)	Habitable rooms and balconies 6m 9m 12m	Non-habitable rooms 3m 4.5m 6m		
	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	Façade articulations and vertical blades provide separation whilst enhancing living environments.
3G Pedestrian Access and Entries	Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain				Complies	Pedestrian access from the new Norwest metro railway station across the street has been a major determining factor in the circulation and landscape design of the ground floor plane of this development. A landscaped activated pedestrian plaza is the main pedestrian entry point to the proposed development from the railway station. This plaza entry leads pedestrians through the site to an internal landscaped street that forms the circulation spine to the development.
	Objective 3G-2 Access, entries and pathways are accessible and easy to identify				Complies	All pedestrian paths through the site are of a gradient shallower than 1:20, providing accessible access through the site.
	Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations				Complies	An internal pedestrian street running the length of the site forms an activated circulation spine through the site, interconnected to Norwest Boulevard by a series of permeable pedestrian laneways.
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	The vehicle access points have been located to the rear of the site through an internal street, away from the main Norwest Boulevard streetscape. It has been designed to provide easy access to the building for residents and visitors.
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	Car and bicycle parking spaces comply with requirements for developments within 800m of a railway station. Please refer to the traffic report prepared by Stantec Consultants issued as part of this submission.
	Objective 3J-2 Parking and facilities are provided for other modes of transport				Complies	Bicycle and motorcycle spaces will be provided
	Objective 3J-3 Car park design and access is safe and secure				Complies	Secure underground car park with lift access to all residential levels.
	Objective 3J-4 Visual and environmental impacts of underground car parking are minimised				Complies	Underground car parking structure designed to minimize visual and environmental impacts above ground.
	Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised				N/A	No on-grade parking provided.
	Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised				N/A	No above ground parking provided.

PART 4 - DESIGNING THE BUILDING

OBJECTIVE	DESIGN CRITERIA	PROPOSED	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.	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 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 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.	Complies N/A Complies	Living rooms and private open spaces of at least 70% of apartments receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter. Less than of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter.									
	Objective 4A-2 Daylight access is maximized where sunlight is limited		Complies	Full height balcony windows/ doors to maximize daylight access.									
	Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months		Complies	Strategic built-form, screening and balcony overhangs will also assist with diffusing glare and providing shade.									
	Objective 4B-1 All habitable rooms are naturally ventilated		Complies	All habitable rooms are naturally ventilated.									
4B Natural Ventilation	Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation		Complies	Openings in single aspect apartments have full height operable doors and windows to a balcony to allow maximum natural ventilation. Living and bedroom rooms are offset to create difference in pressure regions and promote airflow.									
	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 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Complies N/A	A minimum of 60% of apartments are naturally cross ventilated. There are no cross-through apartments in this proposed development.									
	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 <table border="1"> <tr> <td>Habitable Rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-Habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 Storey Apartments</td> <td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td> </tr> <tr> <td>Attic Spaces</td> <td>1.8m at edge of room with a 30 degree minimum ceiling slope</td> </tr> <tr> <td>If located in mixed use areas</td> <td>3.3m for ground and first floor to promote future flexibility</td> </tr> </table>	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
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4C Ceiling Heights													

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	Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms		Complies	Kitchens attached to living spaces have a lowered ceiling to express a larger volume of living space.						
	Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building			N/A	The development is designed as residential accommodation situated in a residential area.					
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:	Complies	All apartments comply with minimum internal areas. All habitable room have a minimum glass area of 10% of the floor area of the room.						
		<table border="1" data-bbox="958 632 1537 779"> <thead> <tr> <th data-bbox="958 632 1130 663">Apartment Type</th> <th data-bbox="1145 632 1537 663">Minimum Internal Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="958 663 1130 695">Studio</td> <td data-bbox="1145 663 1537 695">35m²</td> </tr> <tr> <td data-bbox="958 695 1130 726">1 bedroom</td> <td data-bbox="1145 695 1537 726">50m²</td> </tr> <tr> <td data-bbox="958 726 1130 758">2 bedroom</td> <td data-bbox="1145 726 1537 758">70m²</td> </tr> <tr> <td data-bbox="958 758 1130 779">3 bedroom</td> <td data-bbox="1145 758 1537 779">90m²</td> </tr> </tbody> </table> <p data-bbox="958 779 1537 915">The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m²each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m²each</p> 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			Apartment Type	Minimum Internal Area	Studio	35m ²	1 bedroom	50m ²
Apartment Type	Minimum Internal Area									
Studio	35m ²									
1 bedroom	50m ²									
2 bedroom	70m ²									
3 bedroom	90m ²									
	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	The depth of all habitable rooms comply with the maximum 2.5x the ceiling height ratio. For open plan living with combined living, dining and kitchens, the maximum habitable room depth is 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: <ul style="list-style-type: none"> • 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	Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). Detailed apartment internal layouts to be provided at DA stage. Bedrooms have a minimum dimension of 3m (excluding wardrobe space). Detailed apartment internal layouts to be provided at DA stage. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 & 3 bedroom apartments Detailed apartment internal layouts to be provided at DA stage. There are no cross-through apartments in this proposed development.						
	N/A									

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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:		Complies	All primary balconies in this development comply with the ADG minimum depth and relevant 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			
		The minimum balcony depth to be counted as contributing to the balcony area is 1m		Complies	Ground and podium level private open space to apartments in this development comply with the ADG minimum depth and relevant minimum areas.		
		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					
	Objective 4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents				Complies	Private open space opens directly onto a living space, orientated to allow for maximized solar access and ventilation
	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	Balconies and private open spaces are integrated with the building form and facade
	Objective 4E-4	Private open space and balcony design maximises safety		Complies	Balustrades to private open space and balconies have been designed to comply with BCA balustrade heights, restrictions to climbability and fall safety. Detail to be provided at DA stage.		
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		Complies	The maximum number of apartments off a lift core in this development is 6.		
		2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40		Complies			
	Objective 4F-2	Common circulation spaces promote safety and provide for social interaction between residents		Complies	Centralized lift lobby encourages social interaction and provides amenity for doing so.		
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:		Complies	Apartment storage requirements will comply with ADG requirements. Detailed apartment internal layouts to be provided at DA stage.		
		Dwelling Type	Storage Size Volume				
		Studio apartments	4m ²				
		1 bedroom apartments	6m ²				
		2 bedroom apartments	8m ²				
		3+ bedroom apartments	10m ²				
		At least 50% of the required storage is to be located within the apartment		Complies	Apartment storage requirements will comply with ADG requirements. Detailed apartment internal layouts to be provided at DA stage.		
	Objective 4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments.		Complies	Additional storage where provided is directly accessed on lower ground floor and basement carpark levels.		

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4H Acoustic Privacy	Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout	Complies	The residential tower is located away from traffic noise and spaced a sufficient distance from the other towers. It does not require noise attenuation.
	Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments	Complies	Appropriate acoustic measure will be undertaken at CC stage. Provisions have been made for wall thicknesses and floor to floor heights for construction methodology.
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	Apartments have been distanced from noisy or hostile environments by the siting of the building and by using a landscaped buffer zones.
	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	Residential apartments are located away from traffic noise and spaced a sufficient distance apart not to require noise attenuation.
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	Unit types cater to the household types in the area. In addition, some of the 2 and 3 bedroom apartments have the flexibility for the second or third bedroom to be turned into a family room/ study/ Media room/ etc.
	Objective 4K-2 The apartment mix is distributed to suitable locations within the building	Complies	The apartment mix complies with The Hills Shire DCP apartment mix requirements.
4L Ground Floor Apartments	Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located	Complies	Ground floor apartments have an external courtyard facing the pedestrian area to promote activity along the front.
	Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents	Complies	Private open spaces are landscaped with integrated fencing for additional safety
4M Facades	Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area	Complies	The façade has been carefully designed to provide a human scale to the proposed development as well as providing solar access control using vertical blade louvres that also provide interest to the building facades. The curved sinuous building corners have been designed to allow for softer transitioning to the adjacent buildings.
	Objective 4M-2 Building functions are expressed by the facade	Complies	Building entry is identified by curving geometry in the façade, raised planter boxes and the landscape design.
4N Roof Design	Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies	Podium level roof terraces are landscaped with planting overhanging the building facade to integrate them with the landscape on the lower levels.
	Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Complies	Roof space has been activated to maximise open space. Podium level roof space is designed to accommodate sky gardens and an outdoor pool.
	Objective 4N-3 Roof design incorporates sustainability features	Complies	Continuous lightweight awning, as well as balcony slabs over windows and doors to habitable spaces to control sunlight.
4O Landscape Design	Objective 4O-1 Landscape design is viable and sustainable	Complies	Canopy size and landscape soil depths and maintenance access have been adequately allowed for. Landscape detail design to be provided at DA stage.
	Objective 4O-2 Landscape design contributes to the streetscape and amenity	Complies	Landscape design is an essential element in the design of the proposed development, contributing to the ground plane streetscape. This is demonstrated in the landscaped plaza, internal pedestrian street as well as the 15m wide landscaped buffer zone between the proposed development and the residential dwellings to the south of the site.

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P Planting on Structures	Objective 4P-1 Appropriate soil profiles are provided	Complies	Sufficient soil depths have been allowed for. Landscape detail design to be provided at DA stage.
	Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance	Complies	Appropriate maintenance systems via access paths and BMUs have been allowed for. Plant selection to be made at DA stage.
	Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces	Complies	Planting on building structures is a key feature of the design which incorporates sky gardens, hanging planters on all building facades as well as roof gardens.
4Q Universal Design	Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members	Complies	Apartments have been designed to allow for flexible housing. Detailed apartment internal layouts to be provided at DA stage.
	Objective 4Q-2 A variety of apartments with adaptable designs are provided	Complies	Apartments have been designed to allow for adaptability. Detailed apartment internal layouts to be provided at DA stage.
	Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs	Complies	All apartments have open plan living allowing flexibility on the use.
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	Brand new development
	Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse	N/A	Brand new development
4S Mixed Use	Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	Complies	Located adjacent to the new Norwest Metro railway station, this development has focused on providing pedestrian friendly activated street frontages as well as urban community spaces such as the plaza at the corner of Norwest Boulevard and Brookhollow Avenue.
	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 with the development and will have their own dedicated lifts and secure access to the ground level and basement parking.
4T Awnings and Signage	Objective 4T-1 Awnings are well located and complement and integrate with the building design	Complies	Awnings are located along street frontages to activate streetscape by providing shaded a weather proof pedestrian friendly spaces and form an integral feature of the building design.
	Objective 4T-2 Signage responds to the context and desired streetscape character	Complies	Signage to future detail to be integrated to entries, façade and lobby design.
4U Energy Efficiency	Objective 4U-1 Development incorporates passive environmental design	Complies	Apartment layouts specifically designed to maximise natural light and ventilation to all habitable rooms
	Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Complies	Apartments designed to maximise orientation to the north to optimise heat storage, in compliance with ADG solar access requirements. External louvred sun shading devices designed to reduce heat transfer in summer.
	Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation	Complies	Apartments designed with appropriate depths, ceiling heights and planning to promote airflow and natural ventilation.

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4V Water Management and Conservation	Objective 4V-1 Potable water use is minimised	Complies	Water reducing fixtures and low water usage landscaping implemented.
	Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters	Complies	Hydraulics engineer report will be submitted with Development Application.
	Objective 4V-3 Flood management systems are integrated into site design	N/A	Site not subject to flooding.
4W Waste Management	Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	Complies	Waste storage is located on the ground floor level at the rear of the site accessed from Brookhollow Avenue. Secured and unobtrusive to the streetscape.
	Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies	Waste management report will be submitted with Development Application.
4X Building Maintenance	Objective 4X-1 Building design detail provides protection from weathering	Complies	Building detailing will provide protections to opening and control leaching etc.
	Objective 4X-2 Systems and access enable ease of maintenance	Complies	Majority of the windows and doors can be maintained within the balcony. Other windows will be design and specified be easily maintained and cleaned.
	Objective 4X-3 Material selection reduces on-going maintenance costs	Complies	The proposed material is considered durable which may be easily cleaned.