7-11 Bent St
GOSFORD

DEVELOPMENT APPLICATION

APARTMENT DESIGN GUIDE
COMPLIANCE REPORT

JUNE 2019
REVISION “E”

SEPP No 65 – Design Quality of Residential Flat Development and Architect's verification Statement

The Policy applies to residential flat building developments of three or more storeys comprising 4 or more self-contained dwellings. The policy is a matter for consideration in assessment of development applications for residential flat buildings, which fit those criteria, under Section 79C(1)(a)(i) of the EPA Act, 1979.

The policy aims to improve the design quality of residential flat development in NSW as:

- to contribute to the sustainable development of New South Wales;
- to achieve a better built form and aesthetic of buildings, of the streetscape and the public spaces they define;
- to better satisfy the needs of all members of the community including those with disabilities;
- to maximise amenity, safety and security of the occupants and the community;
- to conserve the environment and to reduce greenhouse gas emissions.

It is considered that this multi-unit housing development is fully consistent with the aims of the policy. It exhibits design excellence, responds to the urban context in terms of alignment, form and scale, enhances the streetscape, and contributes to the public safety. The architect's design verification statement follows:

Design Verification Statement

My name is Anthony Kelly and I am a registered architect (No.6999). I have been responsible for the preparation of the residential and mixed use scheme that is the subject of this development application. I have done so in the context and full knowledge of SEPP65 and the Apartment Design Guide. I have prepared the following Table "A" of objectives and compliances with the SEPP65 requirements and objectives. This together with the site analysis plans and photomontages that have also been prepared lead me to conclude that the proposal complies with the nine (9) design quality principles in SEPP 65.

Accordingly, I verify that the scheme complies with the requirements and intentions of SEPP65 and any non-compliance that may occur does not change my views expressed above.

Primary Development Objectives

Suggested development controls are contained within Part 2 of the Policy and also assist in an evaluation of the proposal's compliance. See Table A below.

Table A – SEPP65 – Statistics and SEPP 65 Compliances

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No.	OBJECTIVE	p# of ADG	Notes	Compliance
	PART 3 SITE ANALYSIS			
3A	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context - Each element in the Site Analysis Checklist should be addressed (see Appendix 1)	47	Each element in the checklist is addressed in the Site Analysis, Demolition plan and Site Plan.	Yes.
3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	49	The layouts throughout the building optimise solar access and respond to the streetscape.	Yes.
3B-2	Overshadowing of neighbouring properties is minimised during mid winter	49	The outline of the shadows are shown on DA30 which demonstrates that overshadowing is minimized during mid winter	Yes.
3C-1	Transition between private and public domain is achieved without compromising safety and security	51	The front of the building has many gardens fronting it which have the additional security of surveillance from people on the street and those entering the building.	Yes.
3C-2	Amenity of the public domain is retained and enhanced	53	The public domain is enhanced with improved footpaths and a turning area for the Rural Fire Service.	Yes.
3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping Design Criteria 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 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	55	1. There is a total of 31.9% communal open space of the site located on the Lower Ground Floor/ Basement (384m²) and Level 11 (189m²). 2. DA 20 shows that the primary communal open space is on the roof. Communal Site is located primarily on the roof with additional areas on the Lower Ground Level and Basement Level. In addition there is a Gym (143m²) and Pool (90m²), although these are located inside the building.	Yes.

<table>
<tr><td>3D-2</td><td>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.</td><td>57</td><td>The communal open spaces on the site allow for a range of activities including BBQ and other communal activities.</td><td>Yes.</td></tr>
<tr><td>3D-3</td><td>Communal open space is designed to maximise safety.</td><td>57</td><td>The primary communal open space is located within view of the lift area to maximise safety.</td><td>Yes.</td></tr>
<tr><td>3D-4</td><td>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</td><td>59</td><td>There is a shortage of public open space within the immediate area. The building offers additional bicycle parking to the area.</td><td>Yes.</td></tr>
<tr><td>3E-1</td><td>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.

Deep soil zones are to meet the following minimum requirements:
<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table></td><td>61</td><td>14.7% of the site is reserved for deep soil planting with a minimum width of 6m. This deep soil planting is above basement carparking and has a depth of 3m to match existing ground levels and allow larger trees to grow.</td><td>Yes.</td></tr>
<tr><td>3F-1</td><td>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:
<table><tr><th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><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 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties</td><td>63</td><td>Adequate building separation distances are used in the development. The development uses the setbacks shown in the table for the majority of the design. Where it deviates the apartments are facing a disparate angle to neighbouring properties and screening is also used to maintain privacy and enhance views. Below is a table showing separation distances for the West and South (North is excluded as it is a road and East is also excluded because it is next to a road reserve).
<table><tr><td></td><td>C. Hab. Setback</td><td>P. Hab. South</td><td>P. Hab. West</td></tr><tr><td>0-12m High</td><td>6m</td><td>6m</td><td>6m</td></tr><tr><td>12-25m High</td><td>9m</td><td>5.7m</td><td>9m</td></tr><tr><td>Above 24m</td><td>12m</td><td>5.7m</td><td>6.7m</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td>C. Non.H Setback</td><td>P. Non-h. South</td><td>P. Non-h. West</td></tr><tr><td>0-12m High</td><td>3m</td><td>6m</td><td>6m</td></tr><tr><td>12-25m High</td><td>4.5m</td><td>9m</td><td>9m</td></tr><tr><td>Above 24m</td><td>6m</td><td>12m</td><td>12m</td></tr></table>C.: Complying
P.: Proposed
Hab.: Habitable Non.H.:Non-Habitable</td><td>No.</td></tr>
</table>

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	65		Yes.
3G-1	Building entries and pedestrian access connects to and addresses the public domain	67	The building vehicle entry and pedestrian access from Bent St, the nearest public domain.	Yes.
3G-2	Access, entries and pathways are accessible and easy to identify	67	Vehicle access is easy to identify and the pedestrian entry is adjacent to building number signage for easy wayfinding.	Yes.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	67	The site provides pedestrian links to Bent St.	Yes.
3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	69	The vehicle entry is designed to use the slope of the existing site for entry to lower levels. Truck turning and garbage collection areas are located away from the pedestrian entry.	Yes.
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 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less . The car parking needs for a development must be provided off street Nominated regional centres: Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale–Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah–Wyong, Tweed Heads, Wagga Wagga, Warrawong and Wollongong	71	Gosford is a nominated regional area and the site is zoned B4: Mixed use. As such the rates from the Guide to Traffic Generating Developments from the RMS has been used. The required numbers for carparking are show on all basement levels in the carparking schedule.	Yes.

3J-2	Parking and facilities are provided for other modes of transport	71	The rates for bicycle and motorcycle parking are taken from Gosford City Council DCP. Bicycle parking is only provided on those levels likely to be accessed by cyclists. The required numbers for carparking are show on all basement levels in the carparking schedule.	Yes.
3J-3	Car park design and access is safe and secure	73	Carpark layouts are open and the lifts are visible from the majority of the Basement levels.	Yes.
3J-4	Visual and environmental impacts of underground car parking are minimised	75	Underground car parking is fully concealed under landscaping or upper levels.	Yes.
3J-5	Visual and environmental impacts of on-grade car parking are minimised	75	There is no on-grade car parking.	N/A
3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	75	Carparking areas are screened with timber and are located 6m away from the boundary, rather than the minimum of 3m for non-habitable areas. This increased separation is to improve visual and acoustic privacy.	
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 direct sunlight between 9 am and 3 pm 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 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	79	2. 62.37% of private open spaces and living rooms in the apartment receive over 3 hours of direct sunlight, 24.75% receive 1-3 hours of sunlight. 3. 12.87% of apartments receive no direct sunlight. For further information refer to DA 28 Solar Study.	No.
4B-1	All habitable rooms are naturally ventilated	83	All habitable rooms are naturally ventilated with generous windows, where possible bathrooms are also naturally ventilated. Refer to DA29.	Yes.

<table>
<tr><td>4B-2</td><td>The layout and design of single aspect apartments maximises natural ventilation</td><td>83</td><td>Where apartments are single aspect, care has been taken to use two corner windows where possible, a vent system has also been employed to maximise ventilation. 52.12% of apartments achieve ventilation through corner ventilation, 47.87% are assisted with stacks. Refer DA29.</td><td>Yes.</td></tr>
<tr><td>4B-3</td><td>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

Design Criteria

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</td><td>85</td><td>1. 52.12% of apartments achieve ventilation through corner ventilation, 47.87% are assisted with stacks.

2. There are no cross over, or cross through apartments. There are not apartment depths greater than 15m.</td><td>No.</td></tr>
<tr><td>4C-1</td><td>Ceiling height achieves sufficient natural ventilation and daylight access

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

<table><tr><th colspan="2">Minimum ceiling height
for apartment and mixed use buildings</th></tr><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 used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>
These minimums do not preclude higher ceilings if desired</td><td>87</td><td>Habitable rooms have a ceiling level of 2.7m, non-habitable have a ceiling height of 2.4m.</td><td>Yes.</td></tr>
<tr><td>4C-2</td><td>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms</td><td>87</td><td>Habitable rooms have a ceiling level of 2.7m, non-habitable have a ceiling height of 2.4m.</td><td>Yes.</td></tr>
<tr><td>4C-3</td><td>Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>87</td><td>Habitable rooms have a ceiling level of 2.7m, non-habitable have a ceiling height of 2.4m.</td><td>Yes.</td></tr>
</table>

4D-1	1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity **Apartment type** / **Minimum internal area** Studio — 35m² 1 bedroom — 50m² 2 bedroom — 70m² 3 bedroom — 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m₂ each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m₂ each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	89	1. 72% of Units comply with the minimum areas, 28% do not comply. 32% of non complying units are within 1m² of being compliant and all are within 5m² of being compliant. These are small non-compliances to meet market demands for bathrooms. 2. All habitable rooms have generous windows that are larger than 10% of the floor area of the room.	No.
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	89	1. All Habitable Rooms Comply, (apart from those concerned with 2. Open Plan Layouts). 2. The maximum habitable room depth is 8m from a window, apart from 13 units where the open plan layout depth is 8.6m, within 9.3% of compliance and the extra 600mm that exceeds compliance is the width of the kitchen bench.	Yes.
4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs ***Design criteria*** 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	91	The apartment layouts comply with the dimensions from the table as shown on the plans.	Yes.

<table>
<tr>
<td>4E-1</td>
<td>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>
<tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr>
<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>
</table>

The minimum balcony depth to be counted as contributing to the balcony area is 1m

2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m</td>
<td>93</td>
<td>16% (16 Units) of balconies are smaller than the areas shown in the table opposite, with 81% (13/16 Units) are within 1m² of the area required.</td>
<td>Yes.</td>
</tr>
<tr>
<td>4E-2</td>
<td>Primary private open space and balconies are appropriately located to enhance liveability for residents</td>
<td>93</td>
<td>Primary Private open spaces are generally located off living areas to enhance livability and capture views.</td>
<td>Yes.</td>
</tr>
<tr>
<td>4E-3</td>
<td>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</td>
<td>95</td>
<td>Private open spaces are integral to the architectural form and contribute to it.</td>
<td>Yes.</td>
</tr>
<tr>
<td>4E-4</td>
<td>Private open space and balcony design maximises safety</td>
<td>95</td>
<td>All private open spaces comply with BCA requirements for balconies.</td>
<td>Yes.</td>
</tr>
<tr>
<td>4F-1</td>
<td>Common circulation spaces achieve good amenity and properly service the number of apartments

<table>
<tr><th>Design criteria</th></tr>
<tr><td>1. The maximum number of apartments off a circulation core on a single level is eight</td></tr>
<tr><td>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</td></tr>
</table>
</td>
<td>97</td>
<td>1. No, the lower levels service more apartments (ten).

2. Two lifts service the building so there is more than a single lift for the development.</td>
<td>No.</td>
</tr>
<tr>
<td>4F-2</td>
<td>Common circulation spaces promote safety and provide for social interaction between residents</td>
<td>99</td>
<td>Circulation spaces are generally compact and share a common view of the lift to maximise safety.</td>
<td>Yes.</td>
</tr>
<tr>
<td>4G-1</td>
<td>Adequate, well designed storage is provided in each apartment

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

<table>
<tr><th>Dwelling type</th><th>Storage size volume</th></tr>
<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>
</table>

At least 50% of the required storage is to be located within the apartment</td>
<td>101</td>
<td>Each apartment has the minimum storage within the apartment itself. Additional storage is located in basement areas.</td>
<td>Yes.</td>
</tr>
</table>

4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	101	Additional Storage is located near the appropriate carpark.	Yes.
4H-1	Noise transfer is minimised through the siting of buildings and building layout	103	Where possible storage and non-habitable rooms are used as a noise buffer between apartments.	Yes.
4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	103	Where possible storage and non-habitable rooms are used as a noise buffer between apartments.	Yes.
4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	105	Where possible storage and non-habitable rooms are used as a noise buffer between apartments.	Yes.
4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	105	Refer to the Acoustic Report.	Yes.
4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	107	3 Bedroom: 9% 2 Bedroom: 62 % 1 Bedroom: 29% The Development has a range of apartment sizes.	Yes.
4K-2	The apartment mix is distributed to suitable locations within the building	107	Each level has a range of different apartment types.	Yes.
4L-1	Street frontage activity is maximised where ground floor apartments are located	109	Ground Floor Apartments are mainly located to face the street to maximise security.	Yes.
4L-2	Design of ground floor apartments delivers amenity and safety for residents	109	Ground Floor Apartments are mainly located to face the street to maximise security.	Yes.
4M-1	Building facades provide visual interest along the street while respecting the character of the local area	111	The building facade is consistent with the character of the local area, in particular the apartments located at the end of Bent St on Watt St.	Yes.
4M-2	Building functions are expressed by the facade	111	The functions of the building are transparent from the facade.	Yes.

4N-1	Roof treatments are integrated into the building design and positively respond to the street	113	Roof heights vary to provide points of interest and roof spaces are utilised for private open space.	Yes.
4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	113	The roof is utilised for both residential and communal open space. The primary communal open space is located on the roof and includes a swimming pool for use by residents.	Yes.
4N-3	Roof design incorporates sustainability features	113	Roof water is stored in rainwater tanks.	Yes.
40-1	Landscape design is viable and sustainable	115	Refer to Landscape Plans and statement of design intent.	Yes.
40-2	Landscape design contributes to the streetscape and amenity	115	Refer to Landscape Plans and statement of design intent.	Yes.
4P-1	Appropriate soil profiles are provided	117	Refer to geotech report.	Yes.
4P-2	Plant growth is optimised with appropriate selection and maintenance	117	Refer to Landscape Plans and statement of design intent.	Yes.
4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	117	Where possible planting on structures has been used. Refer to Landscape Plans and statement of design intent.	Yes.
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	119	Refer to Accessibility Report.	Yes.
4Q-2	A variety of apartments with adaptable designs are provided	119	Refer to Accessibility Report.	Yes.
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	119	Where possible open plan layouts have been used to maximise the flexibility of apartments.	Yes.
4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	121		N/A
4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	121		N/A
4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	123	Residential units are an appropriate use for the site with its prominity to Gosford Train and Bus Station.	Yes.
4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	123	Residential levels of the building are located on the higher levels to maximise safety and amenity.	Yes.
4T-1	Awnings are well located and complement and integrate with the building design	125		N/A
4T-2	Signage responds to the context and desired streetscape character	125	Number Signage is clear and located at the front of the building.	Yes.
4U-1	Development incorporates passive environmental design	127	The building is designed to maximise sunlight in winter and natural ventilation.	Yes.

4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	127	The building is designed to maximise sunlight in winter and natural ventilation.	Yes.
4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	127	Refer to DA 29 Cross Ventilation Study.	Yes.
4V-1	Potable water use is minimised	129		Yes.
4V-2	Urban stormwater is treated on site before being discharged to receiving waters	129		No.
4V-3	Flood management systems are integrated into site design	129	The property is not located within an area subject to flooding.	N/A
4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	131	Waste Storage facilities are located on the East of the building away from neighbouring properties.	Yes.
4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	131	There are is a garbage chute for waste and there are separate recycling bins.	Yes.
4X-1	Building design detail provides protection from weathering	133	Shading devices and balconies are utilised to provide protection from weathering.	Yes.
4X-2	Systems and access enable ease of maintenance	133	Maintenance areas are easily accessible and the reception area provides a key point of access for visitors.	Yes.
4X-3	Material selection reduces ongoing maintenance costs	133	All materials are selected to minimise ongoing maintenance costs.	Yes.