

4 August 2020

**Project: Muree Golf Club**

Walker Cres Raymond Terrace

Lot 202 DP 610043

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Nominated Architect, map architects Pty Ltd

## **SEPP 65 PRINCIPALS**

This report represents a preliminary assessment of the design principals illustrated in the planning proposal, building layouts, and forms established in the Compliance Certificate application and to be developed in the detailed design at the Development Application stage. **It is noted that the application is not yet at Development Application stage and that further design work will need to be undertaken prior to that point to further achieve the objectives of SEPP 65.**

### **1.0 SITE AND CONTEXT**

The proposed site is at Walker Crescent Raymond within the site of the Muree Golf Club (MGC). Located on the edge northern and north-western edges of the MGC holding, the development will form an interface with adjoining and nearby properties. The proposal would also result in significant golf course frontage.

The neighbourhood is characterised by a mix of detached houses with a Council depot adjoining the western boundary.

### **2.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

The Site Compatibility Certificate application is for six three storey apartment buildings with semi basement parking comprising a total of 100 units. The buildings have been sited to take advantage of views over the golf course, preserve existing trees and the landscaped context. The interface between the site and Walker Crescent, and the site and the Council depot, has been considered significantly.

### **3.0 PRESENT AND PREVIOUS USE**

The existing use of the site is for golf course recreation. Specifically, the area of the proposed development is currently utilised as car parking and maintenance facilities.

### **4.0 PEDESTRIAN AND VEHICLE MOVEMENT**

The buildings address the new internal roads, providing car and refuse truck accessibility. The pedestrian network links the activities within the site and public domain.

## 5.0 PRIVACY VIEWS AND OVERSHADOWING

The proposal establishes a series of three level apartment buildings which orientate the views for the majority of apartments toward the golf course. Apartments face away from overlooking the adjacent residential areas with planting facilitating screened or indirect outlook. Shadow projection from the project is contained within the development.

There are no uses or activities within the proposal which generate any acoustic privacy issues inconsistent with the residential use. Outdoor recreation areas are not sited close to neighbouring residences.

## 6.0 AIR AND NOISE

The development is residential and as such does not generate any pollution, odour or noise inconsistent with residential activity.

Traffic noise impact from nearby roads does not have a significant impact and is consistent with a residential environment.

## 7.0 SOIL AND WATER

Excavation is minimised to reduce excavation in rock and to reflect the gently sloping topography.

Water conservation measures include low flow taps and shower roses and dual flush toilets. Water collection tanks will be installed for block.

## 8.0 ENERGY EFFICIENCY

Environmentally sustainable practices to be incorporated into the design include the following:

### Site and Construction

- Restricting construction waste to specific site location and recycling where possible.
- Confining mixing and washing sites and regeneration afterwards.
- Maintaining a clean site and accessing vehicles to prevent contributing to neighbouring pollution.

### Building Systems and Materials

- Prefabricating the building components off site where possible.
- Construction systems and materials balance low embodied energy with durable performance.
- Selection of material and finishes focuses on sustainable resources where practical. Metal deck roofing provides cost effective long life and low maintenance. Environmentally sustainable timbers are to be specified with PVC usage will minimised.

- Low maintenance, durable materials and construction are designed to achieve a long building life cycle.

#### Thermal Performance

- Louvers are incorporated into the design to reduce direct solar gain through glazing.
- High thermal mass brickwork and insulated walls and roof contribute to good thermal performance and reduced heating and cooling requirements.

#### Natural Ventilation

- Cross flow ventilation through dual aspect planning to reduce reliance on mechanical systems, in particular window placement at opposite ends of room assists good air flow. Ceiling fans are proposed to the bedrooms.

Air conditioning will be energy efficient inverter system

- Operable windows to all rooms

#### Lighting

- Daylight penetration is maximised through window design and dual aspect.
- Light coloured internal surface finishes reflect light into building.
- External and common area light fittings are timed and movement activated.

#### Power

- Power requirements are minimised by thermal/daylighting efficiency of the building and low consumption appliances and fittings.
- All appliances are minimum 4 star rated "Energy Efficiency" models.
- Windows are sized and situated to maximise solar energy support to the building in winter.
- Energy efficient lighting will be used.

#### Water Conservation

- All water outlet taps are to be fitted with flow limiting devices.

## 9.0 WASTE

Waste storage facilities will be incorporated into the building carpark levels. Residential waste will be managed, and recyclables separated. Truck access and turning to the waste pick up locations at the lower level is proposed.

## 10.0 ACCESSABILITY

The site enjoys convenient access to bus and public transport. The dwellings at ground level have accessible access from the street.

## 11.0 FIRE SAFETY

The works will be in accordance with BCA requirements and fire resistance ratings.

## 12.0 DEMOLITION MANAGEMENT

Demolition will be carried out in accordance with AS 2601 1991 and relevant Work Safety and Authority requirements.

## 13.0 LANDSCAPE & OPEN SPACE

Landscaping will take into account the project's relationship with the golf course and in particular address the buildings along the western boundary including the retention of the existing significant stand of mature trees which provide a major physical barrier between the development and the potential entry of wayward golf balls. Building 1 is set back 16m from the northern boundary to ensure the retention of existing trees located on the north boundary. Building 2 has been relocated to the south and west, closer towards Walker Crescent crating an address to that street. Further landscaping to be detailed at the Development Application stage will strengthen this relationship further.

The 9<sup>th</sup> hole green is to be relocated to orientate play away from residences, with additional course design alteration changing the entire hole's structure.

## 14.0 STREETScape AND APPEARANCE

The preliminary built form is illustrated on the on the CAD views, elevations, and streetscape drawing.

## 15.0 MATERIALS AND FINISHES

The proposed development will include a range of contemporary materials and finishes, including a mix of face brick, rendered walls and glass detail. Further details will be provided at the Development Application stage.

## 2.0 APARTMENT DESIGN GUIDE

	Objectives	Controls	Compliance
LOCAL CONTEXT			Compliance is achievable below with detailed design development
Primary Development Controls			
Building Height	<ul style="list-style-type: none"> <li>To ensure further development responds to the desired scale &amp; character of the street &amp; local area</li> <li>To allow reasonable daylight access to all developments &amp; the public domain</li> </ul>	Test against FSR, ceiling height	<p>The proposal is outside established residential areas, but in an area identified by the local Council as being to accommodate buildings of this scale and size.</p> <p>The buildings have been designed to maximise solar access and penetration.</p>
Building Depth	<ul style="list-style-type: none"> <li>To ensure that the bulk of the development is in scale with the existing or desired future context.</li> <li>To provide adequate amenity for building occupants in terms of sun access &amp; natural ventilation.</li> <li>To provide for dual aspect apartments.</li> </ul>	Apartment depth 10-18m	<p>Max apartment depth is 10M and building depth 18M</p> <p>Bld 1, 75% Dual aspect with north sun access</p> <p>Bld 2, 75% Dual access, all living areas comply with sun access</p> <p>Bld 3 to 6, 80% Dual access, 100% comply with sun access</p> <p>The scale of building proposed is consistent with the strategic work already undertaken by the local Council, identifying this locality as being able to accommodate more intense development.</p>

	Objectives	Controls	Compliance
Building Separation	<ul style="list-style-type: none"> <li>To ensure that new development is scaled to support the desired area character with appropriate massing &amp; spaces between buildings.</li> <li>To provide visual &amp; acoustic privacy for existing &amp; new residents.</li> <li>To control overshadowing of adjacent properties &amp; private or shared open space.</li> <li>To allow for the provision of open space with appropriate size &amp; proportion for recreational activities for building occupants.</li> <li>To provide deep soil zones for stormwater management &amp; tree planting, where contextual &amp; site conditions allow.</li> </ul>	Daylight access, visual and acoustic privacy	<p>All building separation distances are compliant</p> <p>Windows screened where required</p> <p>The layout establishes good daylight access, visual and acoustic privacy. The shallow apartment depth ensures good daylight penetration</p>
Street Setbacks	<ul style="list-style-type: none"> <li>To establish the desired spatial proportions of the street &amp; define the street edge.</li> <li>To create a clear threshold by providing a transition between public &amp; private space.</li> <li>To assist in achieving visual privacy to apartments from the street.</li> <li>To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li> <li>To allow an outlook to &amp; surveillance of the street.</li> </ul>	Streetscape character	<p>Building 1 is separated from the golf course car parking area by a change in ground level which is managed by a retaining wall</p> <p>Building 2 has been lowered and moved closer to Walker Crescent so as to provide an 'address' to that road.</p> <p>All buildings have facing aspects toward a street frontage be it an internal roadway or Walker Crescent.</p> <p>Detailed landscape plans would accompany a future development application to</p>

	Objectives	Controls	Compliance
	<ul style="list-style-type: none"> <li>To allow for street landscape character</li> </ul>		demonstrate the response to this objective.
Side Setbacks	<ul style="list-style-type: none"> <li>To minimise the impact of development on light, air sun, privacy, views &amp; outlook for neighbouring properties, incl future bldg.</li> <li>To retain/create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over from the bldg form.</li> </ul>	Open space deep soil, overshadowing, private open space	<p>Setbacks from side boundaries are complying</p> <p>POS to each apartment complies</p> <p>Visual privacy is maintained through screening where required</p>
Rear Setback	<ul style="list-style-type: none"> <li>To maintain deep soil zones to maximize natural site drainage &amp; protect water table.</li> <li>To maximize the opportunity to retain &amp; reinforce mature vegetation.</li> <li>To optimise the use of land at the rear &amp; surveillance of the street at the front.</li> <li>To maximise building separation to provide visual &amp; acoustic privacy.</li> </ul>		<p>Substantial setbacks from existing residential dwellings are proposed. These areas will accommodate deep soil planting and minimise privacy concerns.</p> <p>Building 2 will provide additional passive surveillance over Walker Crescent.</p>

	Objectives	Controls	Compliance
Floor Space Ratio	<ul style="list-style-type: none"> <li>To ensure that development is in keeping with the optimum capacity of the site &amp; the local area.</li> <li>To define allowable development density for generic building types.</li> <li>To provide opportunities for modulation &amp; depth of external walls within the allowable FSR.</li> <li>To promote thin cross-section buildings, which maximise daylight access &amp; natural ventilation.</li> <li>To allow generous habitable balconies.</li> </ul>	Height, footprint, building envelope, open space	No such controls apply to this Recreation zoned land.
Part 02			
SITE DESIGN			
Site Analysis			
Building Use			Residential, with permissibility being achieved through the Site Compatibility Certificate process.
Building Height			Complies. Max 16m
Circulation			Can comply. To be further demonstrated on final design at Development Application stage.



	Objectives	Controls	Compliance
Open Space, Landform & Views			Landscaped open space per drawings. The proposal does not obstruct or intrude into any significant existing views
Landscape Response			The proposal retains existing trees and the bulk of the site for deep soil areas and landscaping. Detailed landscaping along the Walker Crescent frontage can be designed to enhance the address of that street by Building 2, and can be provided at the time of a Development Application.
Access & Parking			Carparks are provided at the semi-basement level for all residents and visitors and golf course user parking is increased. Existing traffic conflict with commercial vehicles and golfers has been removed
Building Performance			All apartments have shallow depth for good daylight, sun access and cross flow ventilation.

	Objectives	Controls	Compliance
Deep Soil Zones	<ul style="list-style-type: none"> <li>To assist with management of the water table.</li> <li>To assist with management of water quality.</li> <li>To improve the amenity of developments through the retention and/or planting of large &amp; medium size trees.</li> </ul>		Substantial deep soil planting areas will be utilised throughout the area of the development. Further, the accompanying plans confirm no significant trees are required to be removed, ensuring the landscape setting will be retained.
Fences & Walls	<ul style="list-style-type: none"> <li>To define the edges between public &amp; private land.</li> <li>To define the boundaries between areas within the development having different functions or owners.</li> <li>To provide privacy &amp; security.</li> <li>To contribute positively to public domain.</li> </ul>		The project is designed to blend in with the existing golf course and its clubhouse not to be separated by walls and fences. The project will increase overall security by establishing a control gateway at the course entry and will be fenced between independent neighbours
Landscape Design	<ul style="list-style-type: none"> <li>To add value to residents' quality of life within the development in the forms of privacy, outlook &amp; views.</li> <li>To provide habitat for native indigenous plants &amp; animals.</li> <li>To improve stormwater quality &amp; reduce quantity.</li> <li>To improve the microclimate &amp; solar performance within the development.</li> <li>To improve urban air quality.</li> <li>To contribute to biodiversity.</li> </ul>		The project retains significant existing mature and habitat trees. Additional plantings will occur along all site boundaries and along access roadways

	Objectives	Controls	Compliance
Open Space	<ul style="list-style-type: none"> <li>To provide residents with passive &amp; active recreational opportunities.</li> <li>To provide an area on site that enables soft landscaping &amp; deep soil planting.</li> <li>To ensure that communal open space is consolidated, configured &amp; designed to be useable and attractive.</li> <li>To provide a pleasant outlook.</li> </ul>		The project is to be an integral part of the existing golf course and as such enjoys the open space afforded by being adjacent to the golf course. Separate to this the course the project has its own dedicated private space for residents
Orientation	<ul style="list-style-type: none"> <li>To optimise solar access to residential apartments within the development &amp; adjacent development.</li> <li>To contribute positively to desired streetscape character.</li> <li>To support landscape design of consolidated open space areas.</li> <li>To protect the amenity of existing development.</li> <li>To improve the thermal efficiency of new buildings.</li> </ul>		96% of apartments achieve in excess of 3 hours sun access to living areas in mid-winter
Planting on Structures	<ul style="list-style-type: none"> <li>To contribute to the quality &amp; amenity of communal open space on roof tops, podiums &amp; internal courtyards.</li> <li>To encourage the establishment &amp; healthy growth of tree in urban areas.</li> </ul>		Not applicable at this stage of the development process.

	Objectives	Controls	Compliance
Stormwater Management	<ul style="list-style-type: none"> <li>To minimise the impact of residential flat development &amp; associated infrastructure on the health &amp; amenity of natural waterways.</li> <li>To preserve existing topographic &amp; natural features, including watercourses &amp; wetlands.</li> <li>To minimise the discharge of sediment &amp; other pollutants to the urban stormwater drainage system during construction activity.</li> </ul>		Can comply. Will be demonstrated at the Development Application stage of the project.
Site Amenity			
Safety	<ul style="list-style-type: none"> <li>To ensure residential flat developments are safe &amp; secure for residents &amp; visitors.</li> <li>To contribute to the safety of the public domain.</li> </ul>		The buildings will be secured with intercom and card reader providing secure access to residents and visitors including the garage. The common open space will be lit with low level lighting. The front unit faces the public domain
Visual Privacy	<ul style="list-style-type: none"> <li>To provide reasonable levels of visual privacy externally &amp; internally, during the day &amp; at night.</li> <li>To maximise outlook and views from principal rooms &amp; private open space without compromising visual privacy.</li> </ul>		The visual privacy is established by the planning and built form. The proposal does not create any significant new impact. The design of the building facilitates views to the street and golf course and to incorporate screening to avoid overlooking neighbouring properties.

	Objectives	Controls	Compliance
Building Entry	<ul style="list-style-type: none"> <li>To create entrances which provide a desirable residential identity for the development.</li> <li>To orient the visitor.</li> <li>To contribute positively to the streetscape &amp; building facade design.</li> </ul>		The proposal establishes a safe, secure, protected and clearly legible entry
Parking	<ul style="list-style-type: none"> <li>To minimise car dependency for commuting &amp; recreational transport use &amp; to promote alternative means of transport- public transport, bicycling &amp; walking.</li> <li>To provide adequate car parking for the building's users &amp; visitors, depending on building type &amp; proximity to public transport.</li> <li>To integrate the location and design of car parking with the design of the site &amp; the building.</li> </ul>		The proposal provides adequate resident vehicle and bike parking, protected from the weather and secure
Pedestrian Access	<ul style="list-style-type: none"> <li>To promote residential flat development which is well connected to the street &amp; contributes to the accessibility of the public domain.</li> <li>To ensure that residents, including users of strollers &amp; wheelchairs &amp; people with bicycles, are able to reach &amp; enter their apartments &amp; use communal areas via minimum grade ramps, paths, access ways or lifts</li> </ul>		Pedestrian access to and within the project is linked by dedicated pathways. These link all buildings to each other and the central facilities as well as the Clubhouse

	Objectives	Controls	Compliance
Vehicle Access	<ul style="list-style-type: none"> <li>To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety</li> <li>To encourage the active use of street frontages.</li> </ul>		Appropriate parking has been proposed at this early stage of the process. Further details would be provided, along with a Traffic Impact Assessment at the time of a Development Application.
Part 03			
BUILDING DESIGN			
Apartment Layout	<ul style="list-style-type: none"> <li>To ensure the spatial arrangement of apartments is functional &amp; well organised.</li> <li>To ensure that apartment layouts provide high standards of residential amenity.</li> <li>To maximise the environmental performance of apartments.</li> <li>To accommodate a variety of household activities &amp; occupants' needs.</li> </ul>	Single aspect 8m deep max, kitchen depth 8m max, cross through unit width, 4m for depth 15m, daylight and natural ventilation, min apart. areas	<p>The units have a shallow footprint, good daylight penetration and cross flow ventilation. Basement or at grade carparking and storage is provided.</p> <p>Compliance can be achieved and detailed further at the Development Application Stage of the project.</p>
Apartment Mix	<ul style="list-style-type: none"> <li>To provide a diversity of apartment types, which cater for different household requirements now and in the future.</li> <li>To maintain equitable access to new housing by cultural and socio-economic groups.</li> </ul>		The project is a seniors living development therefore the apartment mix has been set to maximise the projects appeal to this age sector. There is a mix of 2 bedroom and 2 bedroom plus study apartments proposed.

	Objectives	Controls	Compliance
Balconies	<ul style="list-style-type: none"> <li>To provide all apartments with private open space.</li> <li>To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents.</li> <li>To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings.</li> <li>To contribute to the safety and liveliness of the street by allowing for casual overlooking and address.</li> </ul>	Min width 2m	All apartments have generous and functional balconies, min width 2m and courtyards with minimum width 4m.
Ceiling Heights	<ul style="list-style-type: none"> <li>To increase the sense of space in apartments and provide well proportioned rooms.</li> <li>To promote the penetration of daylight into depths of the apartment.</li> <li>To contribute to flexibility of use.</li> <li>To achieve quality interior spaces while considering the external building form requirements.</li> </ul>	Shop 3.3m min height, apartments 2.7m habitable, 2.4m non-habitable	All residential ceilings are minimum 2.7m high clear to habitable rooms and 2.4m to others.
Flexibility	<ul style="list-style-type: none"> <li>To encourage housing designs which meet the broadest range of the occupants' needs possible.</li> <li>To promote 'long life loose fit' buildings, which can accommodate whole or partial changes of use.</li> </ul>		Apartment layouts accommodate flexible use of habitable rooms and home work space.

	Objectives	Controls	Compliance
	<ul style="list-style-type: none"> <li>To encourage adaptive re-use.</li> <li>To save the embodied energy expended in building demolition.</li> </ul>		
Ground Floor Apartments	<ul style="list-style-type: none"> <li>To contribute to the desired streetscape of an area &amp; to create active safe streets.</li> <li>To increase the housing and lifestyle choices available in apartment buildings.</li> </ul>		Generous outdoor open space is proposed at ground level to provide passive surveillance and activate where possible.
Internal Circulation	<ul style="list-style-type: none"> <li>To create safe &amp; pleasant spaces for the circulation of people &amp; their personal possessions.</li> <li>To facilitate quality apartments layouts, such as dual aspect apartments.</li> <li>To contribute positively to the form and articulation of the building facade &amp; its relationship to the urban environment.</li> <li>To encourage interaction &amp; recognition between residents to contribute to a sense of community &amp; improve perceptions of safety.</li> </ul>		Landscaped external access from the street to apartments
Mixed Use	<ul style="list-style-type: none"> <li>To support the integration of appropriate retail &amp; commercial uses with housing.</li> <li>To create more lively streets &amp; urban areas, which encourage pedestrian movement, service the needs of the residents &amp; increase the area's employment base.</li> </ul>		The proposal shares recreation and club facilities with the Muree Golf Club.



	Objectives	Controls	Compliance
	<ul style="list-style-type: none"> <li>To ensure that the design of mixed use developments maintains residential amenities &amp; preserves compatibility between uses.</li> </ul>		
Storage	<ul style="list-style-type: none"> <li>To provide adequate storage for everyday household items within easy access of the apartment.</li> <li>To provide storage for sporting, leisure, fitness &amp; hobby equipment.</li> </ul>	1-bed 6m3, 2 - bed 8m3, 3 -bed 10m3	Storage is provided in garages, storerooms, laundry, pantries, and cupboards. Compliance can be achieved.
Building Amenity			
Acoustic Privacy	<ul style="list-style-type: none"> <li>To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open space.</li> </ul>		High level amenity and construction standards to meet objectives. Compliance can be achieved.
Daylight Access	<ul style="list-style-type: none"> <li>To ensure that daylight access is provided to all habitable rooms &amp; encouraged in all other areas of residential flat development.</li> <li>To provide adequate ambient lighting &amp; minimise the need for artificial lighting during daylight hours.</li> <li>To provide residents with the ability to adjust the quantity of daylight to suit their needs.</li> </ul>	3 hrs sunlight mid winter	The proposed building footprint facilitates daylight access. 96% apartments exceed 3hrs a day direct sunlight to living area. Compliance can be achieved.

	Objectives	Controls	Compliance
Natural Ventilation	<ul style="list-style-type: none"> <li>To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air &amp; to assist in promoting thermal comforts for occupants.</li> <li>To provide natural ventilation in non-habitable rooms, where possible.</li> <li>To reduce energy consumption by minimising the use of mechanical ventilation, particularly air conditioning.</li> </ul>	Bld depth 10-18m	The dual aspect configuration, to most units facilitates good cross flow natural ventilation. All kitchens have access to natural ventilation. Compliance can be achieved.
Building Form			
Awnings & Signage	<ul style="list-style-type: none"> <li>To provide shelter for public streets.</li> <li>To ensure signage is in keeping with desired streetscape character &amp; with the development in scale, details and overall design.</li> </ul>		Not applicable at this stage of the development process.
Facades	<ul style="list-style-type: none"> <li>To promote high architectural quality in residential flat buildings.</li> <li>To ensure that new development have facades which define and enhance the public domain &amp; desired street character.</li> <li>To ensure that building elements are integrated into the overall building elements are integrated into the overall building form &amp; facade design.</li> </ul>		Can comply with these objectives. The response will be detailed in Development Application documentation.

	Objectives	Controls	Compliance
Roof Design	<ul style="list-style-type: none"> <li>To provide quality roof designs, which contribute to the overall design &amp; performance of residential flat buildings.</li> <li>To integrate the design of the roof into the overall façade, building composition &amp; desired contextual response.</li> <li>To increase the longevity of the building through weather protection.</li> </ul>		Compliance can be achieved.
Building Performance			
Energy Efficiency	<ul style="list-style-type: none"> <li>To reduce the necessity for mechanical heating &amp; cooling.</li> <li>To reduce reliance on fossil fuels.</li> <li>To minimise greenhouse gas emissions.</li> <li>To support &amp; promote renewable energy initiatives.</li> </ul>		Compliance can be achieved. To be demonstrated in Development Application documentation.
Maintenance	<ul style="list-style-type: none"> <li>To ensure long life &amp; ease of maintenance for the development</li> </ul>		Durable materials and finishes reduce maintenance and extend the life of the building
Waste Management	<ul style="list-style-type: none"> <li>To avoid the generation of waste through design, material selection &amp; building practices.</li> <li>To plan for the types, amount &amp; disposal of waste to be generated during demolition, excavation &amp; construction of the development.</li> <li>To encourage waste minimisation, including source</li> </ul>		Compliance can be achieved. To be demonstrated in Development Application documentation.

	Objectives	Controls	Compliance
	<p>separation, reuse &amp; recycling.</p> <ul style="list-style-type: none"> <li>To ensure efficient storage &amp; collection of waste &amp; quality design of facilities.</li> </ul>		
Water Conservation	<ul style="list-style-type: none"> <li>To reduce mains consumption of portable water.</li> <li>To reduce the quality of urban stormwater runoff.</li> </ul>		Can be demonstrated in Development Application documentation.