

Our Ref: D2023-054

05 December 2023

5 SKYLINE PLACE, FRENCHS FOREST

BUILDING CODE OF AUSTRALIA 2022

CAPABILITY STATEMENT FOR DA SUBMISSION

Prepared for

PLATINO PROPERTIES

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0.0 Author and Reviewer

Revision history

Revision No.	Reviewed by	Description	Date
R00	Dean Morton	Final	05/12/2023

1.0 Executive Summary

This report has been prepared so as to assess the architectural documentation as detailed in Part 6 in accordance with the Building Code of Australia Volume 1 (BCA) 2022 and adopted standards.

The proposed development is the construction of a mixed use development including commercial tenancies to the ground floor, basement car parking and residential apartments (for over 55 retirement style accommodation).

The assessment has revealed that the proposed development will be capable of achieving compliance with BCA 2022. The following matters will require further consideration during detailed design development at the construction stage of the project:

1. The building is to adopt type A construction throughout.
2. The building is to be fire separated at the basement level to ensure Lot 1 and 2 are separate buildings and not united.
3. There are extended distances to an exit and distance between alternate exits that are to be subject to a performance solution at the construction certificate stage.
4. Disabled access is generally compliant and subject to detailed review at the construction certificate stage.
5. The form of discharge of fire isolated exits and the protection of the path of travel to the road is to be DTS compliant or subject to a performance solution at the construction certificate stage.
6. The fire services including smoke detection, fire hydrant system, sprinklers, fire hose reels are to be coordinated with an accredited practitioner (fire safety)
7. Compliance with the 2022 adopted provisions of Section J relating to energy efficiency and also BASIX associated with the class 2 parts will apply and are to be reviewed by a suitably qualified energy efficiency consultant

2.0 Property Description

2.1 Location

The subject building is located at 5 Skyline Place in Frenchs Forest and is bounded to the south and west by commercial/industrial use properties. The property is taken to face to the east for the purpose of this report.

2.2 Building Description

<i>Use / Classification</i>	<p>Class 2: Residential apartments levels (level 1 – level 7)</p> <p>Class 3: Disability support units (ground floor)</p> <p>Class 5/6: Commercial/retail tenancies (ground floor)</p> <p>Class 7a: Car park (basement levels 1-2)</p> <p>Class 9b: Resident common use areas (ground floor, levels 2 & 7)</p> <p>Note the storage areas to the basement levels do not exceed 10% of the floor area of the storey and therefore are not separately classified</p>
<i>Rise in Storeys</i>	The development will have a rise of seven storeys (nine storeys contained, note the plant area to the roof level to the east tower is unroofed)
<i>Floor Area</i>	<ul style="list-style-type: none"> • Floor area limitations are not applicable to class 2 & 3 parts and class 7a sprinkler protected car parks. • The class 6 parts do not exceed a maximum fire compartment of 5,000m² • The class 9b parts do not exceed a maximum fire compartment of 8,000m²
<i>Volume</i>	<ul style="list-style-type: none"> • Volume limitations are not applicable to class 2 apartments and class 7a sprinkler protected car parks. • The class 6 parts do not exceed a maximum fire compartment of 30,000m³ • The class 9b parts do not exceed a maximum fire compartment of 48,000m³
<i>Effective Height</i>	The building will have an effective height of 23.60m (RL180.20-RL156.60)
<i>Type of Construction</i>	The building requires Type A Construction
<i>Climate Zone</i>	For the purposes of Section J the climate zone is 5
<i>Population</i>	<p>The population as determined from table D2D18 is:</p> <p>Car park –147 persons per basement storey (1 person per 30m²)</p> <p>Ground floor (total 327):</p> <ul style="list-style-type: none"> • Resident use areas – 235 persons (1 person per 3m²) • Commercial tenancies – 92 persons (1 person per 10m²) <p>Level 2 – 200 (105 persons to pool, remainder to common areas)</p>

3.0 Building Code of Australia Assessment

3.1 Fire Resistance and Stability (Section C, BCA)

Fire Resistance

The building is to comply with Clause C2D2 and Specification 5, for a building required to have Type A construction. Refer to clauses S5C11-S5C20 of Specification 5 of the BCA for the specific Fire Resistance Levels [FRL's].

Lightweight construction & fire hazard properties

Where lightweight fire rated construction is proposed for walls, the system must comply with clause C2D9 and specification 6 of the BCA and the manufactures tested specification.

The fire hazard properties of floor, wall and ceiling linings are to comply with clause C2D11 and Specification 7 of the BCA. All materials selected for use in the construction should be accompanied by a valid test report demonstrating compliance with defined fire hazard properties.

The use of combustible materials as either wall systems or as attachments to a wall are restricted under the BCA. The plans do not reflect the use of combustible materials generally.

Compartmentation & separation

Parts of the building with different classifications on the same storey must be fire separated by a fire wall of the higher FRL specified under Specification 5 of the BCA for the classifications concerned or the entire storey is to be constructed to the higher FRL. Intervening floors between different classes are required to have the FRL of the classification in the lower storey applied to the separating floor. In this regard the following is to be considered in respect of the structural design for fire resistance:

- The basement car park levels are to adopt class 7a FRL's throughout (generally being 120 minutes) with the slab separating ground floor having a FRL of 120/120/120.
- The building is to be fire separated from the stage 1 development at the point of connection at the basement level with fire doors being a FRL of -/120/30 to both buildings to create separate buildings (buildings are not considered united).
- The ground floor is to adopt the higher FRL of 180 minutes in general based on the potential class 6 uses throughout the employment generating uses and the slab separating level 1 to have a FRL of 180/180/180. The tenancies need not be treated as separate fire compartments where the higher FRL for structure of 180 minutes is adopted throughout the storey, fire separation of the tenancies to the class 3 parts requires bounding walls to achieve at FRL of 180/180/180.
- To levels 1, 2 and 7 (of the eastern tower) the FRL of 120 minutes is to be adopted based on the class 9b uses for common areas unless subject to review as a performance solution.

- Bounding construction between residential sole occupant units (SOU) in class 2 parts are to generally achieve a FRL of 90/90/90 (loadbearing) or -/60/60 (non loadbearing). Note that permitted reductions under Specification 18 are permitted based on sprinkler protection being afforded throughout the building.
- The shaft associated with the garbage chutes is the fire rated as applicable to table S5C11f and at the base will be unable to be sealed at the level 1 floor slab and therefore subject to a performance solution at the construction certificate stage.

Protection of Openings

There are no openings to external walls within 3m of the boundaries that will require protection in accordance with the provisions contained within Part C4 of the BCA. Note subject to resolution of fire compartmentation there may be openings to adjacent fire compartments requiring consideration for protection and the construction certificate stage.

Lift landing doors to the internal lifts must achieve an FRL not less than -/60/- in accordance with Clause C4D11 of the BCA and AS 1735.11.

All entry doors to residential units must be protected by self-closing -/60/30 fire doors as per clause C4D12.

Vertical Separation of openings

The vertical protection of external openings to different storeys as per Clause C3D7 of the BCA is not required as it is proposed to provide an AS 2118 part 1 or 6 sprinkler system throughout. The type of sprinkler system is to be confirmed at the construction certificate stage.

Fire sealing of penetrations

All service penetrations must be sealed to the requirements of Clause C4D13, C4D14, C4D15 and specification 13 of the BCA.

Electrical Supply

Electrical equipment is to be separated from the building in accordance with Clause C3D14 of the BCA.

The main switchboard is to be constructed to achieve a fire resistance level of 120/120/120 with the door being -/120/30 fire rated.

Protection of Equipment

The following equipment is to be fire separated with construction complying with Clause C3D13 of the BCA.

- (i) lift motors and lift control panels; or
- (ii) a battery or batteries installed in the building that have a voltage exceeding 12 volts and a storage capacity exceeding 200kWh.
- (iii) Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2021.

3.2. Access and Egress (Section D, BCA)

Number of exits required

There is a requirement for a minimum of 1 exit for each above ground storey and two exits to be provided from basement storeys and the design is considered generally compliant.

Exit travel distances

Exit travel distances to a required exit or a point of choice between exits generally complies with Clause D2D5 and Specification 17 of the BCA

The following is noted as non compliant exit travel distances to be assessed as a performance solution at the construction certificate stage:

In the western tower:

- level 1 there are travel distances up to 14.5m from a SOU entry door to the exit (12m max)

In the eastern tower:

- level 7 to the common roof terrace up to 29m to a point in travel to alternate exits (20m max)

Exits from the commercial tenancies and common room to the ground floor are not identified however can be readily located to achieved compliant travel distances at the construction certificate stage.

Distance between alternative exits

The distance between alternative exits is non compliant with Clause D2D6 and exits will exceed 60m apart to the basement levels, up to 65m. The non compliant distances between exits will be assessed as a performance solution at the construction certificate stage.

Travel via fire isolated exits

The point of discharge from the fire isolated exits is to incorporate external walls with a FRL of minimum 60/60/60 and the protection of openings in those walls that are located within 6m at right angles to the path of travel from the point of discharge to the road.

The eastern tower fire isolated exist discharges to a covered part of the main entry lobby without a minimum of 1/3 open perimeter. The form of protection and discharge from exits will in general be subject to further design resolution including performance solutions at the construction certificate stage.

The design of the basement stairs is deemed to be fire isolated however without a compliant shaft through the ground level discharge and will be subject to a performance solution at the construction certificate stage.

Dimensions of exits

Exits and paths of travel to exits are to comply with clause D2D7 of the BCA. Generally exits widths are 1m in width clear of any obstruction including hand rails or other fixtures. Reductions in width are available at doorways to not less than 750mm clear.

The unobstructed width of a required exit must not diminish along the path of travel to a road, egress paths are to be defined in association with protection of egress paths.

Construction of Stairways

Goings and risers are to be designed to comply with the provisions of Clause D3D14 of the BCA and to generally achieve a minimum going of 250mm and maximum rise of 190mm.

There is to be no step or ramp within the width of the door leaf to a door threshold unless it is an external door in which the maximum step is not to exceed 190mm. The plans generally detail compliance in this regard.

Handrails

Handrails will be provided to stairways as required by Clause D3D22 of the BCA, including internal stairs within a residential SOU. For non fire isolated stairs they are to be provided both sides of the flight, for fire isolated stairs this can be limited to one side only. The plans generally note compliance.

Barriers

Barriers will be provided for all areas where it is possible to fall more than 1m from the floor level to a lower surface. In general balustrades are to have no gap that will permit a 125mm diameter sphere to pass through, balustrades protecting a difference in levels of over 4m must not have horizontal elements between 150mm and 760mm above the floor that facilitate climbing. The use of frameless glass barriers is to comply with AS 1288-2021.

Egress Doors

All exit doors swing in the direction of egress and are required to be provided with the appropriate hardware in accordance with clause D3D26 of the BCA, the latches will be downward or pushing action on a single device located between 900-1100mm above floor level.

Any door automatic door acting as an exit door (final discharge door) will be required to be fitted with fail safe operation to open automatically on activation of any smoke/fire detection system or sprinklers.

Protection of openable windows

Openable windows in bedrooms where the floor is more than 2m above the surface beneath and with a sill height below 1.7m require restricted openings or protection in accordance with clause D3D29 of the BCA, measures to restrict the window opening may include security mesh or to restrict the opening to not permit a 125mm diameter sphere to pass through.

Where the window opening is restricted calculations are to be provided at Construction Certificate stage that sufficient natural ventilation is provided by clause F6D7. For all windows not in bedrooms where the fall exceeds 4m from floor level to the surface below the sill height is to be minimum 865mm above floor level or a balustrade or similar provided in front of the opening.

Access for people with a disability

The proposed building is required to comply with the following:

- The Disability (Access to Premises — Buildings) Standards 2010;
- Part D4 of BCA;
- Australian Standard AS 1428.1-2009, AS/NZS 1428.4.1-2009, AS/NZS 2890.6-2009

Buildings and parts of buildings must be accessible as required by Clause D4D2, unless exempted by clause D4D5, which requires access as follows:

Class 2/3 – From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.

To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.

For the class 3 parts not less than 1 Sou to be accessible including accessible sanitary facilities.

Where a ramp complying with AS 1428.1 or a passenger lift is installed—

- a) to the entrance doorway of each sole-occupancy unit; and
- b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp

Class 7a – To and within any level containing accessible car parking spaces.

Class 5/6/9b – To and within all parts normally used of the occupants.

The following areas are identified with respect to further review for accessibility:

- Lifts are to comply with AS 1735.12 and have an internal lift car dimension of 1600 x 1400mm and a clear doorway opening width of 900mm (refer to requirements for stretcher facilities also)
- The fire stair configuration incorporating an offset tread to the rising flight will permit a compliant handrail, handrails are required to maintain a consistent height throughout the flight between the flight and landings.
- The fire isolated exits are to have a handrail to one side being 30-50mm in diameter and have contrasting nosings being 50-75mm wide as per clause 11.1(f)&(g) of AS 1428.1-2009
- Accessible parking spaces are noted as being provided and are to comply with AS/NZS 2890.6-2009. The shared zones are to include a bollard located 800mm from the front of the space. There is to be a clear height to obstructions of not less than 2.5m.
- The swimming pool is to be accessible in one of the permitted options under clause D4D11 (fixed ramp entry indicated)
- There is to be a minimum of 1 accessible SOU to the disabled persons accommodation section.

3.3. Services and Equipment (Section E, BCA)

Hydrant Systems

The building is required to be provided with a system of hydrant coverage in accordance with the provisions of Clause E1D2 of the BCA and AS 2419.1-2021. The placement of the booster assembly is not indicated to plans.

The design of the hydrant service is subject to input from an accredited practitioner (fire safety).

Hose Reel Systems

The building will be provided with a fire hose reel system in accordance with the provisions of Clause E1D3 of the BCA and AS 2441-2005. This system must cover the car park sections, ground floor class 5/6 tenancies and class 9b uses throughout the development. Locations of fire hose reels are required to be located 4m from an exit. The design of the service is to be undertaken by an accredited practitioner (fire safety) at the construction certificate stage.

Portable Fire Extinguishers

Fire extinguishers are to be provided in accordance the provisions of Clause E1D14 of the BCA and AS2444 - 2001. There is to be a type ABE 2.5kg extinguisher located within 10m of the entry door to every SOU within the common corridors and provided relative to specific risks.

Exit and Emergency Lighting

Emergency lighting will be provided throughout the building in accordance with Part E4 of the BCA and AS/NZS 2293.1.2018.

Lifts

A sign must be provided in accordance with Clause E3D4 of the BCA warning against the use of lifts in a fire. Compliance with Specification 24 is required for an electric or electrohydraulic lift installation. Every passenger lift is to be provided with handrails, minimum internal floor dimensions, clear door opening dimensions and car control buttons in accordance with AS1735.12 and be fitted with a series of sensory devices per clause E3D8 of the BCA.

The lifts are to incorporate stretcher facilities and fire service controls as the building exceeds 12m in effective height.

Sprinklers

A sprinkler system in accordance with the provisions of Clauses E1D6 and E1D9, Specification 17 and 18 of the BCA is to be provided throughout the building and comply with AS 2118.1-2017 (or AS 2118.6-2012).

The design of the service is to be undertaken by an accredited practitioner (fire safety) at the construction certificate stage.

Smoke Hazard Management

The building is to be provided with the following smoke control measures:

- Class 2: An automatic smoke detection and alarm system in accordance with clause E2D8 and Specification 20 and AS 1670.1-2018 and AS 3786-2014.
- Class 7a: car park mechanical exhaust system to comply with clause E2D12 and clause 5.5 of AS 1668.1-2015 and AS 1668.2-2012.
- Building occupancy warning system as per clause S20C7 of Specification 20 and clause 3.22 of AS 1670.1-2018 installed to sound throughout the entire building to all occupied parts.

3.4. Health and Amenity (Section F, BCA)

Damp and Weatherproofing

Adequate measures will be employed to ensure compliance Part F3 of the BCA is achieved in terms of weatherproofing, this is to include compliance with AS 4654.2-2012 in respect of waterproofing of external balconies and roof. It is advised that the building façade must be designed to comply with F3D5 or where not incorporating a DTS outcome as a performance solution against the performance solution F3P1.

Sanitary and Other facilities

Within each apartment there is to be facilities for cooking, washing and laundry facilities comprising a wash tub and space for a washing machine and either a clothes line min 7.5m long or space for a heat operated dryer in the same room as the washing machine. Plans generally detail compliance in this regard.

Unisex accessible sanitary facilities (pan and basin) are proposed to be provided to the common room uses complying with AS 1428.1-2009.

There are to be facilities provided for staff of the commercial/retail type uses within the building and will be subject to review at the construction certificate stage.

Sanitary Facilities for People with Disabilities

Accessible facilities are required be provided in accordance with the provisions of Clause F2.3 and AS1428.1 – 2009 for staff uses and to resident common use areas will be subject to review at the construction certificate stage.

Ceiling Heights

The following minimum building ceiling heights must be maintained.

- Common kitchen, laundry or the like – 2.1m
- Corridor, passageway or the like – 2.1m in class 2 parts
- Bathroom, shower, sanitary compartment or the like – 2.1m
- Habitable rooms including common areas – 2.4m
- Stairways – 2.0m
- Car parking areas – 2.2m (for disabled accessible spaces and shared zones min 2.5m)

Natural and Artificial Lighting

Natural lighting is to be provided class 2 sole occupancy units to habitable rooms and is to be not less than 10% of the floor area of the room concerned based on the light transmitting area of the glazing element (eg exclusive of framing elements), artificial lighting may be provided throughout other parts in accordance with the provisions of Clause F6D5 of the BCA and AS 1680.0. Compliance can be readily achieved and is subject to detailed design development at the construction certificate stage.

Ventilation

The building is required to be provided with ventilation in accordance with the provisions of Clause F6D6 of the BCA. Ventilation may be provided by natural means or a mechanical system complying with AS 1668.2-2012.

Sound Transmission and Insulation

Class 2/3:

The floor separating the residential units and separating the sole occupancy units from public areas must achieve a sound insulation rating of R_w+C_{tr} (airborne) of not less than 50 and an $L_{n,w}+C_i$ (impact) not more than 62.

Walls separating units must achieve a sound insulation rating of R_w+C_{tr} (airborne) of not less than 50.

Walls separating units from plant rooms, lift shafts, stairways corridors or other public areas must have an insulation rating of R_w (airborne) not less than 50.

Walls separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room in another or separating a unit from a lift shaft must be of discontinuous construction.

The doorway separating to sole occupancy unit from the public area must have an R_w not less than 30.

Soil, waste & stormwater services must be separated by construction having an R_w+C_{tr} (airborne) not less than

- 40 if the room is a habitable room
- 25 if the room is a non-habitable room

3.5. Ancillary Provisions (Section G, BCA)

Cleaning of Windows

As per NSW Clause G1D5a building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level.

This is satisfied where—

- (i) the windows can be cleaned wholly from within the building; or
- (ii) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.

3.6. Energy Efficient Construction (Section J, BCA)

Building Fabric

Parts of the building forming an envelope to a conditioned space are to achieve the minimum construction requirements for insulation R-Values required by BCA Part J4 and for the class 2 apartments BASIX applies as does clause J4D3.

Building Sealing

Openings in the building such as doors, windows, exhaust fans and ventilation systems forming part of an envelope to a conditioned space must be sealed to the requirements of Part J5 of the BCA to prevent loss of conditioned air.

In that regard, all external doorways and windows must be fitted with a draft seal, exhaust fans to have dampers, there are to be tight fitting skirting boards, cornices and architraves. The requirement for seals does not apply to fire doors fitted between the fire-isolated stairways in the conditioned areas of the building.

Air-conditioning and Ventilation System

The design of all mechanical air-conditioning and ventilation systems must achieve compliance with Part J6 of the BCA with regard to input power and efficiency features and applies to the class 2 parts of the building.

Artificial Lighting and Power

The building is to maintain maximum lighting power levels and control systems as applicable. The design of lighting systems must comply with BCA Part J7 to the class 5/6, 7a and 9b parts of the building.

Hot Water Supply

Hot water supply systems will be installed in accordance with Part J8 of the BCA and AS/NZS 3500.4 and incorporate insulation to inlet and outlet lines of hot water storage units.

Access for Maintenance and Facilities for Monitoring of Energy Use

The building is to have facilities for maintenance and energy monitoring in compliance with BCA Part J9 and the NSW variations.

4. Fire Safety and Other Measures

4.1. Proposed Fire Safety Measures

In terms of the proposed works the following fire safety measures are proposed to be installed;

Fire Safety Measure	Standard of Performance
Access panels, doors and hoppers to fire-resisting shafts	BCA 2022 Clause C4D14
Automatic fire detection and alarm system	BCA 2022 Clause E2D8, E2D9, Spec. 20, AS 1670.1-2018, AS 3786-2014
Automatic fire suppression system	BCA 2022 Clause E1D6, E1D9, Spec. 17 & 18, AS 2118.1-2017
Emergency lighting	BCA 2022 Clause E4D2 & E4D4, AS 2293.1-2018
Exit and directional signage	BCA 2022 Clause E4D5, (NSW E4D6) & E4D8, AS 2293.1-2018
Fire dampers	BCA 2022 Clause C4D15, AS/NZS 1668.1-2015, AS 1682.2-1990
Fire doorsets	BCA 2022 Clause C3D13, C3D14, C4D5, C4D9, C4D14, AS 1905.1-2015
Fire hydrant systems	BCA 2022 Clause E1D2, AS 2419.1-2021
Fire hose reel systems	BCA 2022 Clause E1D3, AS 2441-2005
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2022 Clause C4D15, Spec 13, Manufacturer's specifications
Lightweight construction	BCA 2022 Clause C12D9, Spec 6, Manufacturer's specifications
Lifts serving storeys above 12m effective height	NCC 2022, Clause E3D3, E3D9, E3D11, E3D12
Mechanical air handling systems	BCA 2022 Clause E2D12, AS/NZS 1668.1-2015, AS 1668.2-2012 (clause 5.5 car park exhaust operation)
Openings in fire-isolated lift shafts	BCA 2022 Clause C4D11, AS 1735.11-1986
Portable fire extinguishers	BCA 2022 Clause E1D14, AS 2444-2001
Fire engineered solutions	TBA
Warning and operational signs	BCA 2022 Clause D3D28, D4D7, E3D4, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

5. Conclusion

Following an assessment of the proposed building it is considered that the proposed building, can achieve compliance with the provisions of BCA 2022, without alteration that would necessitate an amendment to the development consent.

6. Referenced plans

Plans prepared by PA Studio

D. No.	NAME	REV	DATE
DA000	COVER PAGE	G	31.10.23
DA001	DRAWING LIST	G	31.10.23
DA101	SITE PLAN	G	31.10.23
DA201	LOWER BASEMENT CARPARK	G	31.10.23
DA202	BASEMENT CARPARK	G	31.10.23
DA203	GROUND FLOOR PLAN	G	31.10.23
DA204	LEVEL 1 FLOOR PLAN	G	31.10.23
DA205	LEVEL 2 FLOOR PLAN	G	31.10.23
DA206	LEVEL 3 FLOOR PLAN	G	31.10.23
DA207	LEVEL 4 FLOOR PLAN	G	31.10.23
DA208	LEVEL 5 FLOOR PLAN	G	31.10.23
DA209	LEVEL 6 FLOOR PLAN	G	31.10.23
DA210	LEVEL 7 FLOOR PLAN	G	31.10.23
DA211	ROOF PLAN	G	31.10.23
DA301	SECTIONS S1 & S2	G	31.10.23
DA302	SECTIONS S3 & S4	G	31.10.23
DA303	SECTION S5	G	31.10.23
DA401	EAST ELEVATION	G	31.10.23
DA402	NORTH ELEVATION	G	31.10.23
DA403	WEST ELEVATION	G	31.10.23
DA404	SOUTH ELEVATION	G	31.10.23
DA801	SHADOW DIAGRAMS - JUNE 21 - MID WINTER	G	31.10.23