

Our Ref: J120522

6 June 2013



**ATCHISON ST PROPERTY DEVELOPMENTS PTY LTD**

C/ - Holdmark Property Group NSW Pty Ltd  
Attention: Adam Fahim  
19 Victoria Avenue,  
**CONCORD WEST NSW 2138**

Dear Mr Fahim

**RE: BCA REPORT NO. J120522  
PROPERTY: 6-16 ATCHISON STREET, ST LEONARDS  
PROJECT APPROVAL MP09\_0187**

Please find enclosed our Building Code of Australia 2012 capability report for inclusion with the Development Application submission.

Should you require further information in relation to the above, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read "Geoff Smith".

Geoff Smith  
Building Certifier  
**VIC LILLI & PARTNERS**

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A division of Mondan Management Pty Ltd

ABN 60 119 432 094

# BCA CAPABILITY REPORT

FOR

ATCHISON ST  
PROPERTY DEVELOPMENTS PTY LTD

PREMISES

6-16 ATCHISON STREET, ST LEONARDS

Date: 6 June 2013

Our Ref: J120522

<b>CONTENTS</b>	<b>Page No.</b>
<b>ATCHISON ST PROPERTY DEVELOPMENTS PTY LTD .....</b>	<b>1</b>
<b>ATCHISON ST .....</b>	<b>2</b>
<b>PROPERTY DEVELOPMENTS PTY LTD .....</b>	<b>2</b>
<b>1.0 – EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>2.0 – PROPERTY DESCRIPTION .....</b>	<b>4</b>
<b>2.1 - LOCATION.....</b>	<b>4</b>
<b>2.2 - BUILDING DESCRIPTION.....</b>	<b>4</b>
EFFECTIVE HEIGHT .....	4
<b>3.0 - BUILDING CODE OF AUSTRALIA ASSESSMENT.....</b>	<b>5</b>
3.1 – FIRE RESISTANCE AND STABILITY (SECTION C, BCA) .....	5
3.2 – ACCESS & EGRESS (SECTION D, BCA) .....	7
3.3 – SERVICES AND EQUIPMENT (SECTION E, BCA) .....	9
3.4 – HEALTH AND AMENITY (SECTION F, BCA).....	10
3.5 – ANCILLARY PROVISIONS (SECTION G, BCA).....	11
3.6 – ENERGY EFFICIENCY CONSTRUCTION (SECTION J, BCA).....	12
<b>4.0 – FIRE SAFETY AND OTHER MEASURES.....</b>	<b>13</b>
5.1 – CONCLUSION .....	14
<b>6.0 - REFERENCES.....</b>	<b>15</b>

### 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 (BCA) 2012 and adopted standards.

The proposed development is the construction of mixed use development containing a total 32 storeys. The storeys are generally separated as follows:

- Basement carpark: basements 1-6.
- Retail: ground and upper ground levels.
- Serviced apartments: levels 1 & 2.
- Conference & gymnasium: levels 3 & 4.
- Residential: level 3 to level 24.

The assessment has revealed that the proposed development will be capable of achieving compliance with BCA 2012.

### 2.0 – Property Description

#### 2.1 - Location

The subject building is located at 6-16 Atchison Street, St Leonard's, and bounded by Atchison Street to the south, and Atchison Lane to the North. Mixed use developments adjoin the eastern and western boundaries respectively.

#### 2.2 - Building Description

<b><i>Use/Classifications</i></b>	Class 2: Residential (Lower Ground Lobby, & Level 3 to Level 24). Class 3: serviced apartments (LG Lobby, & Level 1 to Level 2). Class 6: Café / Shop (Lower & Upper Ground Level). Class 7a: Carpark (Basement Levels 1 to 6). Class 9b: Gym & conference (Level 3 & 4).
<b><i>Rise in Storeys</i></b>	The development will have a rise of 26 <i>storeys</i> .
<b><i>Floor Area</i></b>	The maximum floor areas of <i>fire compartments</i> are not applicable to the Class 2, 3 and 7a parts.  The proposed floor areas of <i>fire compartments</i> of the Class 6 and 9b parts are less than the maximum permitted.
<b><i>Volume</i></b>	The maximum volume provisions for <i>fire compartments</i> are not applicable to the Class 2, 3 and 7a parts.  The maximum volumes of the <i>fire compartments</i> of the Class 6 and 9b parts are less than the maximum permitted.
<b><i>Effective Height</i></b>	The building will have an effective height greater than. 50 metres (76.6m).
<b><i>Type of Construction (BCA)</i></b>	The building requires Type <b>A</b> Construction.

### 3.0 - Building Code of Australia Assessment

#### 3.1 – Fire Resistance and Stability (Section C, BCA)

Item	Comment										
<p><i>Fire Resistance</i></p>	<p>The building is to comply with Clause C1.1 and Clause 2 &amp; 3 of Specification C1.1, for a Type A building. Refer to Table 3 of Specification C1.1 for the specific FRL's.</p> <p>Generally FRL's are as follows:</p> <table border="1" data-bbox="568 692 1206 936"> <tr> <td>Class 2:</td> <td>90 minutes</td> </tr> <tr> <td>Class 3:</td> <td>90 minutes</td> </tr> <tr> <td>Class 6</td> <td>180 minutes</td> </tr> <tr> <td>Class 7a:</td> <td>120 minutes, unless satisfy the concession to reduce to 60 minutes.</td> </tr> <tr> <td>Class 9b:</td> <td>120 minutes.</td> </tr> </table> <p>Notwithstanding the table above, on floors with multiple classifications, Clause C2.8 and C2.9 will apply, which will require the higher FRL of the applicable classifications on that storey.</p> <p>The fire hazard properties of floor, wall and ceiling linings are to comply with Part C1.10, and Specification C1.10 of BCA 2012.</p>	Class 2:	90 minutes	Class 3:	90 minutes	Class 6	180 minutes	Class 7a:	120 minutes, unless satisfy the concession to reduce to 60 minutes.	Class 9b:	120 minutes.
Class 2:	90 minutes										
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Class 6	180 minutes										
Class 7a:	120 minutes, unless satisfy the concession to reduce to 60 minutes.										
Class 9b:	120 minutes.										
<p><i>Compartmentation</i></p>	<p>The maximum floor areas of <i>fire compartments</i> are not applicable to the Class 2, 3 and 7a parts. The proposed floor areas of <i>fire compartments</i> of the Class 6 and 9b parts are less than the maximum permitted.</p> <p>The maximum volume provisions for <i>fire compartments</i> are not applicable to the Class 2, 3 and 7a parts. The maximum volumes of the <i>fire compartments</i> of the Class 6 and 9b parts are less than the maximum permitted.</p> <p>As the building is sprinkler protected, spandrel separation is not required as per Clause C2.6 of the BCA 2012.</p> <p>The FRL's of the separating slabs, from lower ground floor to level 5, will be affected by Clause C2.9 of BCA 2012. Consideration is to be given to a potential increase in FRL of the intervening floors.</p> <p>With respect to the above requirements, the proposed development can achieve the required FRL's which will be confirmed at the construction certificate phase.</p>										

<p><i>Protection of equipment.</i></p>	<p>The following equipment is to be fire separated with construction complying with Clause C2.12 (d) of BCA 2012.</p> <ul style="list-style-type: none"> <li>(i) lift motors and lift control panels; or</li> <li>(ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or</li> <li>(iii) central smoke control plant; or</li> <li>(iv) boilers; or</li> <li>(v) a battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.</li> </ul> <p>Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2005.</p>
<p><i>Electricity supply</i></p>	<p>Electrical equipment is to be separated from the building in accordance with Clause C2.13 of BCA 2012.</p>
<p><i>Protection of Openings</i></p>	<p>Any openings in the external wall exposed to a fire source feature require protection in accordance with Clause C3.4 of BCA 2012:</p> <p>Bounding construction between residential sole occupant units (SOU) are to comply with the provisions of Specification C1.1, and Clause C3.11 of BCA 2012. Consideration is to be given to achieving the fire and sound rating simultaneously.</p>
<p><i>Fire hazard properties</i></p>	<p>The wall and floor linings must achieve the fire hazard properties stipulated in BCA Specification C1.10.</p>
<p><i>Fire sealing of penetrations</i></p>	<p>All service penetrations must be sealed to the requirements of Clause C3.12 and C3.15 of BCA 2012.</p>

## 3.2 – Access & Egress (Section D, BCA)

Item	Comment
<i>Number of exits required</i>	<p>The number exits in the building will achieve compliance with the provisions of Clause D1.2 of the BCA.</p> <p>Construction details to confirm egress from roof plant area.</p>
<i>Exit travel distances.</i>	<p>The exit travel distances within the building comply with Clause D1.4 of BCA 2012 except for the following areas:</p> <ul style="list-style-type: none"> <li>- Lower ground level: The distance to a single exit exceeds 20m (39m) from the retail services area and pump rooms,</li> </ul>
<i>Distance between alternative exits</i>	<p>Distances between alternative exits comply with Clause D1.5 of the BCA.</p>
<i>Travel via fire isolated exits</i>	<p>The basement stairs and main central stairs are indicated to be fire isolated as required by Clause D1.7 of BCA 2012.</p> <p>The path of travel from the point of discharge of the fire isolated stairs on ground level necessitate passing within 6m of the external wall of the building. The wall is to have a FRL of not less than 60/60/60 and any openings protected internally in accordance with BCA Clause C3.4.</p>
<i>Dimensions of exits.</i>	<p>Exits and paths of travel to exits are to comply with D1.6 of BCA 2012. Generally exits widths are 1m in width clear of any obstruction including hand rails or other fixtures.</p> <p>Aggregate egress widths are considered to comply.</p>
<i>Discharge from exits</i>	<p>The path of travel from the discharge point of the fire isolated exits on the lower ground floor, must be by—</p> <ul style="list-style-type: none"> <li>(i) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3; or</li> <li>(ii) except if the exit is from a Class 9a building, a stairway complying with the Deemed-to-Satisfy Provisions of the BCA</li> </ul>
<i>Construction of exits</i>	<p>All exits serving the building must be constructed as fire-isolated exits.</p> <p>The exit stairways must comply with requirements for treads, risers,</p>

	landings and thresholds in accordance with clauses D2.13, D2.14 & D2.15 of the BCA respectively.
<i>Handrails</i>	Hand rails are to comply with Clause D2.17 of BCA 2012.
<i>Balustrades</i>	<p>Balustrades must be provided for all areas where it is possible to fall more than 1m. Balustrades are to be designed in accordance with Clauses D2.16 of the BCA.</p> <p>Balustrades protecting a difference in levels of over 4m must not have horizontal elements between 150mm and 760mm of the floor that facilitate climbing.</p> <p>Balustrades within stairways used only for egress may be constructed with three horizontal rails with gaps up to 460mm.</p> <p>Under the current provisions of the glazing code it is not permissible to have frameless glass balustrades. Any new glass balustrade must be provided with a structural barrier as required by AS 1288.</p>
<i>Egress Doors.</i>	All exit doors are required to swing in the direction of egress and are required to be provided with the appropriate hardware in accordance with Clauses D2.20 & D2.21 of the BCA.
<i>Electrical distribution boards</i>	Electrical distribution boards located in the path of travel to an exit must be enclosed in a non-combustible enclosure and smoke sealed.
<i>Signage</i>	Signage must be provided to all fire safety doors (except those doorways providing access to sole occupancy units) and to doors leading from enclosed stairways as required by BCA Clause D2.23.
<i>Access for people with a disability.</i>	<p>Access for people with disabilities must be provided to and within all areas other than sole occupancy units within the building.</p> <p>Access must be provided from the property boundary and any accessible parking space to the requirements of AS 1428.1-2009.</p> <p>Access for people with disabilities is generally compliant.</p>

**3.3 – Services and Equipment (Section E, BCA)**

Item	Comment
Hydrant Systems.	<p>The building is required to be provided with a system of hydrant coverage in accordance with the provisions of Clause E1. 3 of the BCA and AS 2419.1. Coverage can be readily achieved and is subject to design from a suitably qualified person.</p> <p>Please note the following special design considerations: -</p> <ul style="list-style-type: none"> <li>• A ring main with isolation valves is required.</li> <li>• A relay pump is required to be installed.</li> <li>• Consideration will be required with regards to the location of the booster assembly and its required protection.</li> </ul> <p>The hydrant booster location does not comply with AS2419.1-2005.</p>
<i>Hose Reel Systems.</i>	<p>The building will be provided with a fire hose reel system in accordance with the provisions of Clause E1. 4 of the BCA and AS 2441. This system must cover the whole development.</p> <p>The design of the service will be subject to review by a hydraulic consultant.</p>
<i>Portable Fire Extinguishers.</i>	<p>Fire extinguishers will be provided in accordance the provisions of Clause E1.6 of the BCA and AS2444.</p>
<i>Smoke Hazard Management.</i>	<p>The building will require:</p> <ul style="list-style-type: none"> <li>- Class 2: An automatic smoke detection and alarm system in accordance with Clause 3 of Specification E2.2a and AS 3786-1993.</li> <li>- Class 3: An automatic smoke detection and alarm system in accordance with Clause 4 of Specification E2.2a and AS 1670.1-2004.</li> <li>- Class 6: A zone a zone smoke control system in accordance with Clause 5 of Specification E2.2a and AS/NZS 1668.1.</li> <li>- Class 7a: Specification E2.2a and AS/NZS 1668.1.</li> <li>- Class 9b: A zone a zone smoke control system in accordance with Clause 5 of Specification E2.2a and AS/NZS 1668.1.and auto shutdown of A/C system.</li> </ul> <p>All fire isolated exits and associated passageways stairs will require stair pressurization. The design of the service will be subject to review by a fire services consultant.</p>
<i>Emergency Lighting.</i>	<p>Emergency lighting will be provided throughout the building in accordance with Clauses E4.2 &amp; E4.4 of the BCA and AS/NZS 2293.1.</p>

<i>Exit Signs.</i>	Exit signs will be provided throughout the building in accordance with Clauses E4.5, E4.6 & E4.8 of the BCA and AS/NZS 2293.1.
<i>Lifts</i>	<p>An emergency lift in accordance with Clause E3.4 of the BCA will be required as the building has an effective height of greater than 25m.</p> <p>A sign must be provided in accordance with BCA Clause E3.3 warning against the use of lifts in a fire.</p> <p>The proposed lifts shall also comply with all requirements nominated by AS1735.12 and Clause E3.6 of the BCA, with regards to facilities for people with disabilities.</p>
<i>Sprinklers</i>	<p>A sprinkler system in accordance with the provisions of Clause E1. 5 of the BCA and AS 2118.1 are required throughout the entire development.</p> <p>Note that a grade 1 water supply is required for the development and an allocation of space on the roof will be required for the supply tank.</p> <p>The design of the service will be subject to review by a hydraulic consultant.</p>
<i>Fire Control Room</i>	The location of the fire control room appears compliance with the requirements contained with Spec E1.8 of the BCA.

### **3.4 – Health and Amenity (Section F, BCA)**

<b>Item</b>	<b>Comment</b>
Damp & Weatherproofing.	Adequate measures will be employed to ensure compliance Part F1 of the BCA is achieved in terms of weatherproofing.
Sanitary & Other Facilities.	Facilities will be provided in accordance with the provisions of Clause/Table F2.3 of the BCA.
<i>Ceiling height</i>	<p>The following minimum building ceiling heights must be maintained.</p> <ul style="list-style-type: none"> <li>• Common kitchen, laundry or the like – 2.1m</li> <li>• Corridor, passageway or the like – 2.1m</li> </ul>

	<ul style="list-style-type: none"> <li>• Bathroom, shower, sanitary compartment or the like – 2.1m</li> <li>• Habitable rooms including common areas – 2.4m</li> <li>• Stairways – 2.0m</li> <li>• Car parking areas – 2.2m</li> <li>• Disabled car parks – 2.5m</li> </ul>
<i>Sanitary Facilities for People with Disabilities.</i>	Facilities will be provided in accordance with the provisions of AS1428.1 – 2009.
<i>Light and Ventilation.</i>	<p>The building is required to be provided with ventilation in accordance with the provisions of Clause F4.5 of the BCA. Ventilation may be provided by natural means or a mechanical system complying with AS 1668.2-1991.</p> <p>Artificial lighting must be provided throughout the building in accordance with the provisions of Clause F4.4 of the BCA and AS/NZS1680.0-1998.</p>
<i>Sound transmission and insulation</i>	The development will be designed to achieve compliance with Part F5 of the BCA with respect to sound insulation between sole-occupancy units, public spaces and services.

### 3.5 – Ancillary provisions (Section G, BCA)

Item	Comment
<i>Cleaning of windows</i>	Provision must be made for the cleaning of windows located 3 or more storeys above ground level to the requirements of the Occupational Health & Safety Act 2000.

### 3.6 – Energy Efficiency Construction (Section J, BCA)

The class 2 sole occupancy units are subject to BASIX requirements and the relevant NSW J(A) variations to BCA Part J. All other parts of the building are to comply with the requirements noted below.

The following BCA Section J provisions are applicable to the car parking levels and the Class 3, 5 and 6 portion of the development.

Item	Comment
<i>Building Fabric</i>	The external fabric to the retail portion of the development with a conditioned space will be insulated in accordance with Part J1 of the BCA.
<i>Glazing</i>	The external glazing to the retail portion of the development with a conditioned space will have the appropriate U value and solar heat gain co efficiency in accordance with Part J2 of the BCA.
<i>Building Sealing</i>	The external fabric to the retail portion of the development with a conditioned space will be appropriately sealed in accordance with Part J3 of the BCA.
<i>Air-Conditioning and Ventilation System</i>	The air-conditioning and ventilation system to the retail portion of the development with a conditioned space will be designed to comply with Part J5 of the BCA.
<i>Artificial Lighting and Power</i>	The building is to maintain maximum lighting power levels and control systems as applicable. The design of lighting systems must comply with BCA Part J6.
<i>Hot Water Supply</i>	Hot water supply systems will be installed in accordance with Part J7 of the BCA and AS/NZS 3500.4.
<i>Access for Maintenance</i>	The building is to have facilities for maintenance and energy monitoring in compliance with BCA Part J8 and the NSW variations.

## 4.0 – FIRE SAFETY AND OTHER MEASURES

### 4.0 – 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 Clause C3.13
Automatic fail safe devices	BCA Clause C3.4, D2.21, AS 1670.1-2004
Automatic fire detection and alarm system	BCA Clause E2.2,
Automatic fire suppression system (sprinkler)	BCA Clause E1.5, AS 2118.1-1999
Emergency lighting	BCA Clause E4.2 & E4.4, AS 2293.1-2005
Emergency lifts	BCA Clause E3.4, AS 1735.2-2001
Emergency warning and intercommunication system	BCA Clause E4.9 AS 1670.4-2004 & AS 4428.4-2004
Exit signs	BCA Clause E4.5 & E4.8, AS 2293.1-2005
Fire control centres and rooms	BCA Clause E1.8, BCA Spec E1.8
Fire dampers	AS 1668.1-1998
Fire doors	BCA Spec C3.4, AS 1905.1-2005
Fire Engineering	Fire Engineering Report by:
Fire hose reel systems	BCA Clause E1.4, AS 2441-2005
Fire hydrant systems	BCA Clause E1.3, AS 2419.1-2005
Fire seals (protecting openings in fire resisting components of the building)	BCA Clause C3.15, and manufacturers specifications.
Lightweight fire rated construction	BCA Clause C1.8, BCA Spec C1.8 and manufacturers specifications.
Mechanical air handling system	AS 1668.1-1999, AS 1668.2-1991
Paths of travel, stairways, passageways or ramps	BCA Part D1 & D2
Portable fire extinguishers	BCA Clause E1.6, AS 2444-2001
Pressurising system	BCA Clause E2.3, AS 1668.1-1998
Zone smoke control system	BCA Clause E2.2, AS 1668.1-1998
Wall wetting sprinkler and drencher systems	AS 2118.2-1995
Warning and operational signage (eg stairway notices)	BCA Clause D2.23 & E3.3, EP&A Act Form 15B

## 5.0 – CONCLUSION

### 5.1 – Conclusion

Following an assessment of the proposed building it is considered that the proposed building, can achieve compliance with the provisions of BCA 2012, without alteration that would necessitate an amendment to the development consent.

Prepared by:



Geoff Smith  
A1 – Accredited Certifier - BPB No. 1997  
**VIC LILLI & PARTNERS**

**Date:** 6 June 2013.

## 6.0 – REFERENCES

### 6.0 - References

Document	Revision	Date
PA-100-01 - PROPOSED SITE PLAN	2	5 June 2013
PA-100-02 - GROUND LEVEL RESIDENTIAL ENTRY LOWER	2	5 June 2013
PA-100-03 - GROUND LEVEL UPPER	2	5 June 2013
PA-100-04 - LEVEL 1 SERVICED APARTMENTS	2	5 June 2013
PA-100-05 - LEVEL 2 SERVICED APARTMENTS	2	5 June 2013
PA-100-06 - LEVEL 3	2	5 June 2013
PA-100-07 - LEVEL 4	2	5 June 2013
PA-100-08 - LEVEL 5	2	5 June 2013
PA-100-09 - LEVEL 6	2	5 June 2013
PA-100-10 - LEVEL 7	2	5 June 2013
PA-100-11 - LEVEL 8	2	5 June 2013
PA-100-12 - LEVEL 9	2	5 June 2013
PA-100-13 - LEVEL 10	2	5 June 2013
PA-100-14 - LEVEL 11	2	5 June 2013
PA-100-15 - LEVEL 12	2	5 June 2013
PA-100-16 - LEVEL 13	2	5 June 2013
PA-100-17 - LEVEL 14	2	5 June 2013
PA-100-18 - LEVEL 15	2	5 June 2013
PA-100-19 - LEVEL 16	2	5 June 2013
PA-100-20 - LEVEL 17	2	5 June 2013
PA-100-21 - LEVEL 18	2	5 June 2013
PA-100-22 - LEVEL 19	2	5 June 2013
PA-100-23 - LEVEL 20	2	5 June 2013
PA-100-24 - LEVEL 21	2	5 June 2013
PA-100-25 - LEVEL 22	2	5 June 2013
PA-100-26 - LEVEL 23	2	5 June 2013
PA-100-27 - LEVEL 24	2	5 June 2013
PA-100-28 - ROOF PLAN	2	5 June 2013
PA-200-01 - NORTH SOUTH SECTION	2	5 June 2013
PA-200-02 - EAST WEST SECTION	2	5 June 2013
PA-200-15 - BASEMENT LEVEL 1	2	5 June 2013
PA-200-16 - BASEMENT LEVEL 2	2	5 June 2013
PA-200-17 - BASEMENT LEVEL 3	2	5 June 2013
PA-200-18 - BASEMENT LEVEL 4	2	5 June 2013
PA-200-19 - BASEMENT LEVELS 5- 6	2	5 June 2013
PA-210-1 - PODIUM ATCHISON STREET	2	5 June 2013
PA-210-2 - PODIUM ATCHISON LANE EW	2	5 June 2013
PA-210-3 - PUBLIC DOMAIN CAFE NS	2	5 June 2013
PA-210-4 - PUBLIC DOMAIN CAR PARK NS	2	5 June 2013
PA-210-5 - PUBLIC DOMAIN ATCHISON STREET ELEVATION	2	5 June 2013
PA-210-6 - PUBLIC DOMAIN ATCHISON LANE ELEVATION	2	5 June 2013
PA-300-01 - NORTH ELEVATION	2	5 June 2013
PA-300-02 - EAST ELEVATION	2	5 June 2013
PA-300-03 - SOUTH ELEVATION	2	5 June 2013
PA-300-04 - WEST ELEVATION	2	5 June 2013