16 November 2016

4 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK

BUILDING CODE OF AUSTRALIA 2016

CAPABILITY STATEMENT FOR DA SUBMISSION

Prepared for

LEND LEASE

TECHNICAL INNER SIGHT
A.B.N 99602483054 | 0400 687 895 | dean@techinsight.net.au
PO Box 144, Burwood NSW 1805

Table of Contents

0.0 Author and Reviewer

Document acceptance

Author		Position	Date
Prepared by	Dean Morton	Director	16/11/2016

Revision history

Revision No.	Reviewed by	Description	Date
R01	Dean Morton	S96 issue	16/11/2016

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) 2016 and adopted standards.

The proposed development is the construction of mixed commercial and retail building containing three levels of car parking, ground floor mixed commercial and retail uses and 5 storeys of office space.

The assessment has revealed that the proposed development will be capable of achieving compliance with BCA 2016. 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 of mixed use and separation of different classes in the building will require to adopt the higher FRL's where compartmentation is not proposed to the ground floor.
3. Travel distances will be exceeded in various locations and to be subject to an alternate solution at the construction certificate stage as advised by the client.
4. The provision of fire services including sprinklers, hydrants, fire hose reels and smoke detection are to be coordinated with a hydraulic consultant at the construction certificate stage.
5. Instances of reduced head height will be subject to an alternate solution at the construction certificate stage as advised by the client.
6. Disabled access can be readily achieved and requires further detailed assessment at the construction certificate stage
7. Compliance with BASIX and Section J for energy efficiency measures to be considered.

2.0 Property Description

2.1 Location

The subject building is located at 4 Murray Rose Avenue at Sydney Olympic Park and is bounded by Parkview Drive to the west, Dawn Fraser Avenue to the South and Bennelong Parkway to the east. The property is taken to face north to Murray Rose Avenue for the purpose of the report.

2.2 Building Description

Use / Classification	Class 5: Class 6: Class 7a:	commercial and office (ground floor to level 5) retail (ground floor) car park (basement level 01-03) Note- the mezzanine plant level above basement B01_B is to adopt the class 7a classification of the remainder of the car park as is less than 10% of the total floor area of the storey
Rise in Storeys	The development will have a rise of eight (8) storeys	
Floor Area	The following are maximum floor areas of fire compartments applicable to the Class 5 and 6 portions. Maximum compartment sizes are not applicable to sprinkler protected class 7a parts.	
	Class 5 - Maximum floor area of Class 6 - Maximum floor area of	8000m² 5000m²
	Class 5 and 6 portions do not exceed the maximum size of fire compartments in table C2.2 of the BCA 2016. It is noted that levels 4 and 5 are deemed a single fire compartment.	
Volume	The following are maximum volumes of fire compartments applicable to the Class 5 and 6 portions. Maximum compartment sizes are not applicable to sprinkler protected class 7a parts.	
	Class 5 - Maximum volume of Class 6 - Maximum volume of	48,000m^3 30,000m^3
	Class 5 and 6 portions do not exceed the maximum size of fire compartments in table C2.2 of the BCA 2016. It is noted that levels 4 and 5 are deemed a single fire compartment.	
Effective Height	The building will have an effective height of 23.4m (SSL 107.828 – SSL 131.228)	
Type of Construction	The building requires Type A Construction.	
Climate Zone	For the purposes of Section J the climate zone is 6	

Population	The population as determined from table D1.13 is: Basement levels 01-03 – 90 persons (2700m^2 approx floor area) Plant mezzanine level – 4 persons (100m^2 approx floor area) Ground floor – tenancy 1.1 - 30 persons - tenancy 1.2 – 49 persons - tenancy 2 – 38 persons - tenancy 3 – 31 persons - tenancy 4 – 130 persons - plant room over driveway – 2 persons TOTAL – 280 persons NOTE- tenancies 3 and 4 are assessed as shops and are applied a 1 person per 3m^2 floor space ratio, where to be used as a café a reassessment will be required. Level 1 – 230 persons Level 2 – 310 persons Level 3 – 310 persons Level 4 – 311 persons Level 5 – 274 persons

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 C1.1 and Clause 2 & 3 of Specification C1.1, for a building required to have Type A construction. Refer to Table 3 of Specification C1.1 of the BCA for the specific Fire Resistance Levels [FRL's].

Structural: the ability to maintain stability and adequate load-bearing capacity as determined by AS 1530.4.

Integrity: the ability to resist the passage of flames and hot gases specified in AS 1530.4.

Insulation: The ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in AS 1530.4.

FRL's are generally as follows.

Building component	Class 5	Class 6	Class 7a
External walls- load bearing (0 > 1.5m from FSF)	120/120/120	180/180/180	120/120/120
External walls- load bearing (1.5 > 3.0m from FSF)	120/90/90	180/180/120	120/90/90
External walls- load bearing (<3.0m from FSF)	120/60/30	180/120/90	120/60/30
External walls non load bearing (0 > 1.5m from FSF)	-/120/120	-/180/180	-/120/120
External walls non load bearing (1.5 > 3.0m from FSF)	-/90/90	-/180/120	-/90/90
External walls non load bearing (<3.0m from FSF)	-/-/-	-/-/-	-/-/-
External column	120/-/-	180/-/-	120/-/-
Shaft walls (lift and stairs)- load bearing	120/120/120	180/120/120	120/120/120
Shaft walls (lift and stairs)- non load bearing	-/120/120	-/120/120	-/120/120
Service shafts- load bearing	120/90/90	180/120/120	120/90/90
Service shafts- non load bearing	-/90/90	-/120/120	-/90/90
Common walls and fire walls	120/120/120	180/180/180	120/120/120
Walls bounding between SOU (load bearing)	120/-/-	180/-/-	120/-/-
Walls bounding between SOU (non load bearing)	-/-/-	-/-/-	-/-/-
Load bearing internal walls and columns	120/-/-	180/-/-	120/-/-
Loading bearing columns and walls in top most storey	60/60/60	n/a	n/a
Floors	120/120/120	180/180/180	120/120/120
Roofs	n/a	n/a	120/120/120

NOTE- refer to compartmentation matters for separation of the class 5 and 6 portions to the ground floor or to adopt the higher FRL throughout the storey.

Lightweight construction &, fire hazard properties

Where lightweight fire rated construction is proposed for walls, the system must comply with Specification C1.8 of the BCA and the manufactures tested specification.

Columns protected with lightweight fire rated construction that are subject to mechanical damage must be protected and/or internally filled in accordance with Clause C1.8 (b) of the BCA.

The fire hazard properties of floor, wall and ceiling linings are to comply with Part C1.10 and Specification C1.10 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

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 C1.1 of the BCA for the classifications concerned or the entire storey is to be constructed of the higher FRL. If the retail class 6 and commercial class 5 uses to the ground floor are not fire separated by way of fire walls to create separate fire compartments then the entire storey is to adopt the FRL's for class 6 under Table 3 of Spec C1.1. the wall bounding the void to the ground floor at level 1 is to be a fire wall at 180/180/180 to avoid having the class 6 FRL's throughout level 1 also.

Construction of firewalls and openings must comply with Part C2.7, C2.8 and Specification C1.1 of the BCA.

Intervening floors between different classes are required to have the FRL of the classification in the lower storey applied to the separating floor. The separation of the basement to ground floor is to be by floors and structure with a FRL of 120 minutes generally and between the ground and first floor 180 minutes generally where adopting class 6 FRL's throughout or limited to the retail areas where compartmentation is proposed.

Protection of Openings

There are no openings exposed to fire source features that require protection for the proposed building.

Lift landing doors must achieve an FRL not less than -/60/- in accordance with Clause C3.12 of the BCA and AS 1735.11.

All entry doors to fire isolated stairs must be protected by self-closing -/60/30 fire doors.

Vertical Separation of openings

The proposed building is to provide for protection of external openings to different storeys as required by Clause C2.6 of the BCA.

Compliance will be achieve by either vertical spandrel panels not less than 900mm high and minimum 600mm above floor level or by horizontal projections being 1100mm deep and extending 450mm either side of the opening, in both instances the element is to achieve a FRL of 60/60/60.

Fire sealing of penetrations

All service penetrations must be sealed to the requirements of Clause C3.12 and C3.15 of the BCA.

Electrical Supply

Electrical equipment is to be separated from the building in accordance with Clause C2.13 of the BCA.

The substation and main switchboard is to be constructed to achieve a fire resistance level of 120/120/120 with the door being –/120/30 fire rated (not applicable to external doors to substation), unless higher FRL's required by electricity supply authority which may vary based on type of substation required to be provided.

Protection of Equipment

The following equipment is to be fire separated with construction complying with Clause C2.12 (d) 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 24 volts and a capacity exceeding 10 ampere hours.
(iii) Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2005 with a FRL of 120/120/120 where within the basement.

3.2. Access and Egress (Section D, BCA)

Number of exits required

It is noted that as the building is required to have a minimum of one exit to every storey and part of a storey as required in D1.2 of the BCA. The basement levels are required to have a minimum of two exits from each storey and is considered compliant in this regard.

Exit travel distances

Exit travel distances to a required exit or a point of choice between exits generally comply with Clauses D1.4 of the BCA. It is noted the following locations have non-compliant travel distances to a point in choice in travel:

Basement levels B01-B03 A – up to 23m to a point in choice in travel from the North West corner

Ground floor tenancy 2 – up to 27m to a point in choice in travel

Plant room over entry driveway – up to 37m to a point in choice in travel and up to 45m to an exit

Male toilets ground floor – up to 30m to a point in choice in travel

Levels 2-5 – up to 41.5m to an exit from the North West corner

Roof top plant room (east) - up to 37m to appoint in choice in travel and up to 57m to an exit

Distance between alternative exits

The distance between alternative exits generally comply with Clause D1.5 of the BCA. In this regard the distance between exits does not exceed 60m.

It is noted the following locations have non-compliant distances between exits:

Basement levels B03-B02 A – up to 80m between exits from the North West corner

Basement level B01 B – up to 86m between exits from the south west corner

Travel via fire isolated exits

The point of discharge from the fire-isolated exit (fire stair) located at the ground floor, and the path of travel to the open space is required to be protected as with D1.7 of the BCA where openings are within 6m at right angles to the path of travel to a height of 3m above and below the path. The method of protection is to be as per clause C3.4 and where drenchers are used they are to be located internally. Glazing of unit 4 adjacent to the discharge of stair FS03 are to be drencher protected.

The connection of rising and descending flights FS03 and FS04 at the mezzanine plant level is to have doors that comply with specification C2.5 and C3.4 and be 35mm thick solid core doors with smoke seals.

Dimensions of exits

Exits and paths of travel to exits are to comply with D1.6 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 in the direction of travel to a road or open space.

The required aggregate width based on the population determined in Section 2.2 of the report is achieved and general for above ground storeys there is to be three exits provided.

Construction of Stairways

Goings and risers are to be designed to comply with the provisions of Clause D2.13 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 D2.17 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.

Balustrades

Balustrades 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.

Balustrades within fire isolated stairways may be constructed with three horizontal rails with gaps up to 460mm (bottom rail max 150mm above the nosing line or floor). Compliance can be readily achieved and is to be further detailed at the construction certificate stage.

Egress Doors

All exit doors will 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, 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

For all windows 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 D3 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 Table D3.1, unless exempted by D3.4, which requires access as follows:

Class 5 – To and within all areas normally used by the occupants.

Class 6 – To and within all areas normally used by the occupants.

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

The following general items are advised for detailed design development:

1. 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)
2. 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
3. It is noted that non fire isolated stairs both internal and external are to comply with clause 11 of AS 1428.1-2009 including handrails both sides with extensions past the first and last riser.

4. Tenancies on the ground floor are to have doors configured to permit access with doorway widths and latching as per AS 1428.1-2009.
5. Stairs adjacent to the proposed allotment boundary are to be set back a minimum of 900mm to accommodate the required tactile indicators.

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 E1.3 of the BCA and AS 2419.1- 2005

Coverage can be readily achieved and is subject to design from a suitably qualified person.

Hose Reel Systems

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 - 2005. This system must cover the entire development.

Locations of fire hose reels are required to be located 4m from an exit.

Coverage can be readily achieved and is subject to design from a suitably qualified person.

Portable Fire Extinguishers

Fire extinguishers are to be provided in accordance the provisions of Clause E1.6 of the BCA and AS2444 - 2001.

Exit and Emergency Lighting

Emergency lighting will be provided throughout the building in accordance with Part E4 of the BCA and AS 2293.1.2005

Lifts

A stretcher lift in accordance with Clause E3.2 of the BCA will be required as the building has an effective height of greater than 12m, a minimum of one lift is required as a stretcher lift. A sign must be provided in accordance with Clause E3.3 of the BCA warning against the use of lifts in a fire.

Fire service controls including a fire service recall control switch are to be provided in accordance with Clause E3.7, E3.9 and E3.10 as the being exceeds 12m in effective height.

Compliance with Specification E3.1 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 E3.6 of the BCA.

Sprinklers

A sprinkler system in accordance with the provisions of Clause E1.5 of the BCA and AS 2118.1-1999 is required throughout the basement levels of the development being B01-B03. It is noted that there is to be fire separation of non-sprinkler protected parts with construction achieving a FRL of minimum 120/120/120.

Smoke Hazard Management

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

- Class 5 & 6: A smoke detection and alarm system complying with clause 4 and 6 of Specification E2.2a and AS 1670.1-2015
- Class 7a: The mechanical exhaust system of the car park areas is to comply with clause 5.5 of AS/NZS 1668.1-2015 except that metal blade fans suitable for operation at normal temperature with non fire rated control cabling may be used

NOTE- where there is a common mechanical ventilation system that circulates air from one fire compartment to another the system is to incorporate an automatic shutdown operation on smoke detection and have fire and smoke dampers close at the shaft penetrations as per clause E2.2.

3.4. Health and Amenity (Section F, BCA)

Damp and Weatherproofing

Adequate measures will be employed to ensure compliance Part F1 of the BCA is achieved in terms of weatherproofing.

Sanitary and Other facilities

Facilities will be provided in accordance with the provisions of Clause/Table F2.3 of the BCA as follows:

Ground floor (note this does not account for any café tenancy use of retail tenancies, facilities for the public for retail tenancies assuming 10 staff total for the two tenancies and tenancy 1.1 provided with its own facilities):

Population	Pans	Basins	Urinals
MALES (50)	3	2	2
FEMALES (50)	4	2	

Level 1:

Population	Pans	Basins	Urinals
MALES (115)	6	4	4
FEMALES (115)	8	4	

Levels 2-4:

Population	Pans	Basins	Urinals
MALES (155)	8	6	5
FEMALES (155)	11	6	

Level 5:

Population	Pans	Basins	Urinals
MALES (137)	7	5	4
FEMALES (137)	10	5	

Sanitary Facilities for People with Disabilities

Facilities will be provided in accordance with the provisions of Clause F2.3 and AS1428.1 – 2009. In this regard there is a wheelchair accessible sanitary compartment to every floor containing sanitary facilities. Further there is an ambulant accessible cubicle not less than 50% of banks of toilets in addition to a wheel chair accessible compartment.

Compliance can be readily achieved and is subject to future detailed design development 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
- 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 min 2.5m)

Areas of reduced head height to the store room on the plant mezzanine level will be subject to an alternate solution as advised by the client.

Natural and Artificial Lighting

Artificial lighting may be provided throughout all areas in accordance with the provisions of Clause F4.4 of the BCA and AS1680.0.

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 F4.5 of the BCA. Ventilation may be provided by natural means or a mechanical system complying with AS 1668.2-2012.

3.5. Ancillary Provisions (Section G, BCA)

Cleaning of Windows

As per NSW Clause G1.101 a 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)

The following BCA Section J provisions are applicable to the development:

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 J1

Please note that the development is located within Climate Zone 6. In general the external walls to the envelope are to achieve R2.8, internal walls bounding a non-conditioned space achieve R1.8 and the roof/ceiling R3.2 (downwards) or subject to reductions based on specific orientations. Floors separating non conditioned spaces (eg ground level to the basement level 01) are to achieve R1.0 (R2.0 where the mechanical ventilation system provides more than 1.5 air changed per hour)

Glazing

The energy efficiency of the selected glazing must comply with Part J2 of the BCA as appropriate to Climate Zone 6 and the orientation, exposure and shading of the window.

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 J3 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 J5 of the BCA with regard to input power and efficiency features.

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 J6.

Hot Water Supply

Hot water supply systems will be installed in accordance with Part J7 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 J8 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 2016 Clause C3.13
Automatic fail safe devices	BCA 2016 Clause C3.4, C3.6, D2.19, D2.21, D2.22, Spec C3.4, AS 1670.1- 2015
Automatic fire detection and alarm system	BCA 2016 Clause E2.2, Spec. E2.2a, AS 1670.1-2015
Automatic fire suppression system	BCA 2016 Clause E1.5, Spec. E1.5, Spec. E2.2, AS 2118.1-1999
Automatic shutdown air handling systems	BCA 2016 Clause E2.3 NSW Table E2.2b
Emergency lighting	BCA 2016 Clause E4.2 & E4.4, AS 2293.1-2005
Exit and directional signage	BCA 2016 Clause E4.4, E4.5, (NSW E4.6) & E4.8, AS 2293.1-2005
Fire dampers	BCA 2016 Clause E2.2, AS/NZS 1668.1-2015, AS 1682.2-1990
Fire doorsets	BCA 2016 Clause C2.12, C2.13, C3.8, Spec C3.4, AS 1905.1-2015
Fire Engineering Report	Report prepared by: TBA
Fire hydrant systems	BCA 2016 Clause C2.12, E1.3, AS 2419.1-2005
Fire hose reel systems	BCA 2016 Clause E1.4, AS 2441-2005
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2016 Clause C3.15, Spec C3.15, Manufacturer's specifications
Lightweight construction	BCA 2016 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's specifications
Mechanical air handling systems	BCA 2016 Clause E2.2, Table E2.2a, AS/NZS 1668.1-2015, AS 1668.2-2012 (clause 5.5 car park exhaust operation)
Openings in fire-isolated lift shafts	BCA 2016 Clause C3.10, AS 1735.11-1986
Occupant warning system	BCA 2016 Clause E2.2, Spec E2.2a (clause 6), AS 1670.1-2015
Portable fire extinguishers	BCA 2016 Clause E1.6, AS 2444-2001
Power operated exit doors	BCA 2016 Clause D2.19, D2.21
Smoke dampers	BCA 2016 Clause E2.2, C2.5, Spec C2.5, AS/NZS 1668.1-2015
Solid core doors (for rising/descending stairs)	BCA 2016 Clause C3.11, NSW C3.11(d)
Wall wetting sprinkler and drencher systems	BCA 2016 Clause C3.4, Spec G3.8, AS 2118.2-1995/2010
Warning and operational signs	BCA 2016 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8, Clause 183 of the Environmental Planning and Assessment Regulation 2000

5. Conclusion

Following an assessment of the proposed building it is considered that the proposed building, can achieve compliance with the provisions of BCA 2016, without alteration that would necessitate an amendment to the development consent.

6. Referenced plans (Turner)

Document	Revision	Date
Basement 03	U	16.10.16
Basement 02	U	16.10.16
Basement 01	Z	16.10.16
Basement 01_ plant mezzanine	H	16.10.16
Ground Level	AF	16.10.16
Level 1	P	16.10.16
Level 2	K	16.10.16
Level 3	K	16.10.16
Level 4	Q	16.10.16
Level 5	K	16.10.16
Plant level	M	16.10.16
North elevation	H	16.10.16
East elevation	L	16.10.16
South elevation	N	16.10.16
West elevation	H	16.10.16