

Our Ref: D2024-048

26 February 2026

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD

BUILDING CODE OF AUSTRALIA 2022 A2

CAPABILITY STATEMENT FOR DA SUBMISSION

Prepared for

43 BEANE STREET PTY LTD



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0.0 Author and Reviewer

Revision history

Revision No.	Reviewed by	Description	Date
R00	Dean Morton BDC0742	Draft	07/01/2025
R01	Dean Morton BDC0742	Final	26/02/2026

1.0 Executive Summary

This report has been prepared to assess the architectural documentation as detailed in Part 6 in accordance with the Building Code of Australia Volume 1 (BCA) 2022 A2 and adopted standards. The proposed development is the construction of a mixed-use building including a three-storey basement car park, retail tenancies, podium level pool for resident use and residential apartments.

The assessment has revealed that the proposed development will be capable of achieving compliance with BCA 2022 A2. 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 and to comply as a building exceeding 50m in effective height.
2. Fire separation of the classifications within the same storey and between storeys is required based on limiting the effect of fire resistance levels to specific storeys.
3. The point of discharge of fire isolated exits is non-compliant and will be subject to a performance solution.
4. There will be non-compliant exit travel distances and distances between alternate exits to be subject to a performance solution.
5. The provision of a single exit to building portion B is to be subject to a performance solution.
6. There are openings located within 6m measured at right angles along the discharge and path of travel from fire isolated exits requiring protection.
7. The provision of fire services including sprinklers, fire hose reels, hydrants smoke detection and alarm, EWIS and stair pressurization are to be coordinated at the construction certificate stage.
8. Disabled access is generally compliant and subject to detailed review at the construction certificate stage.
9. Compliance with both Section J and BASIX will apply to the relevant classes within the building.

2.0 Property Description

2.1 Location

The subject building is located at 43-46 Beane Street Gosford with a secondary frontage to Keevers Lane, the property is bounded to the east by mixed commercial/residential developments. The building is taken to face west to Keevers Lane for the purpose of the report.



2.2 Building Description

<i>Use / Classification</i>	Class 2: apartments (level 01 – level 26) Class 6: retail (ground floor) Class 7a: car park (basement levels 1-3) NOTE – the accommodation for disabled persons may require the adoption of class 3 in part for affordable NDIS apartments and will be subject to future assessment, however, will have negligible impact for compliance outcomes
<i>Rise in Storeys</i>	The development will have a rise of 27 storeys (30 storeys contained)
<i>Compartmentation</i>	There are no maximum floor area or volume limitations imposed to class 2 parts of the building or the class 7a car parking as will be provided with an AS 2118 type sprinkler system. The class 6 parts are separate fire compartments per floor and do not exceed the maximum floor area of volume limitations
<i>Effective Height</i>	The building will have an effective height of 82.20m (RL103.20m–RL21.00m). NOTE this will be subject to further assessment and full detailing of sections and elevations at the CC stage.
<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>	The population as determined from table D2D18 is: Basement levels 1-3 – 64 persons per storey (1 person per 30m² for car park) Ground floor – 160 persons (1 person per 3m² for retail tenancies (total 75 persons), and 1 person per 1m² for F&B tenancy large café (total 75 persons), 1 person per 30m² for back of house (total 10 persons) External dining areas are not included and subject to further assessment at the construction certificate stage based on defined dining areas and populations. Note the BCA does not impose a population by floor area ratio for the class 2 apartments however it is reasonable to consider a population of 2 persons per bedroom for the purpose of this report

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. NOTE the use of acrylic render as indicated to the material schedule is to be demonstrated as being non combustible by test under AS 1530.1.

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:

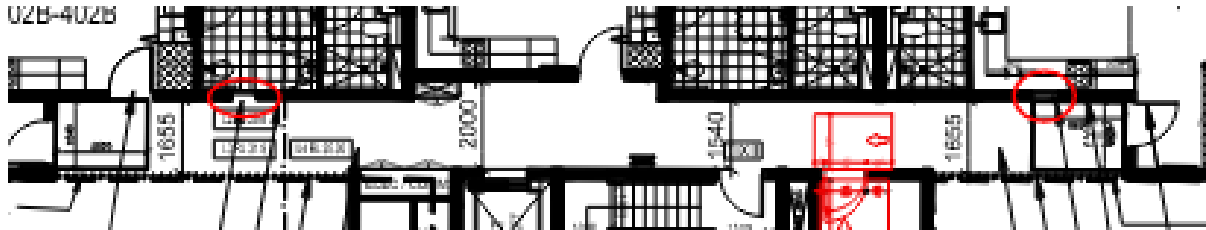
1. The ground floor is to generally adopt the FRL's associated with the class 6 use (180 minutes generally) and the slab separating level 1 to have a FRL of 180/180/180 including supporting elements.
2. Bounding construction between residential sole occupant units (SOU) in class 2 and 3 parts are to generally achieve a FRL of 90/90/90 (loadbearing) or -/60/60 (non loadbearing).
3. The shaft associated with the garbage chutes is to be fire rated as applicable to table S5C11 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.

The proposed development is capable of achieving the required FRL's, and to be confirmed by the structural engineer, any reduction to FRL's is to be assessed by way of a performance solution.

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.

Windows to building B on levels L1-L6 that are within the bounding walls to the common corridor are to be subject to a performance solution relating to the form of protection.



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.

Access and Egress (Section D, BCA)

Number of exits required

There is a requirement for a minimum of 2 exits for each above ground storey (excluding ground floor) and two exits to be provided from basement storeys and the design is considered generally compliant. Building B will be provided with a single exit from levels L2-L5 where two exits are required, being part of a building having an effective height exceeding 25m and will be subject to a performance solution.

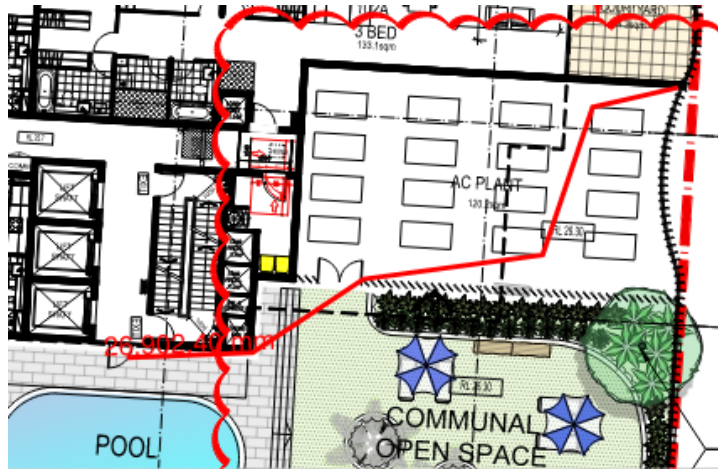
Exit travel distances

Exit travel distances to a required exit or a point of choice between exits generally complies with Clause D2D5 with the following exceptions:

- Within levels L2-L4 building B there will be travel distances to a single exit of up to 15.2m (6m max) and to be subject to a performance solution.



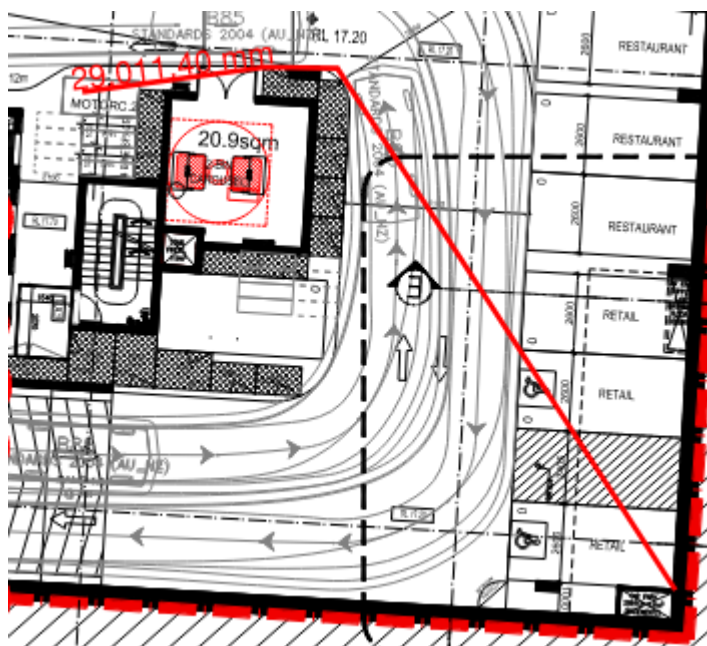
- On the level 1 roof terrace there will be extended travel distances to a point in choice of travel to alternate exits of up to 27m (20m max) and to be subject to a performance solution



- On the level 5 roof terrace there will be an extended travel distance to a single exit of up to 24.7m (20m max) and to be subject to a performance solution.



- To Basements 1-3 there will a distance of travel to a point in choice in travel to alternate exits up to 29m (20m max) and to be subject to performance solution.

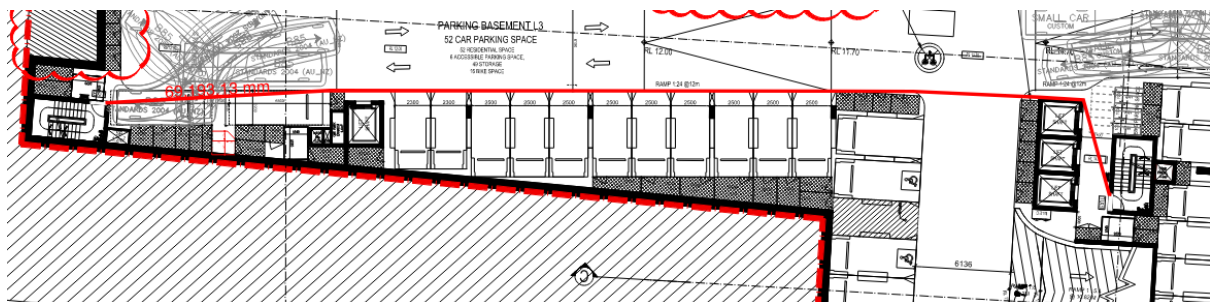


Distance between alternative exits

Generally, the distance between alternate exits is non-compliant, on levels L1-L26 where the scissor stairs are provided the distance between alternate exits is non-compliant being 5m (to be not less than 9m) and to be subject to a performance solution.



To basement levels the distance between alternate exits will be up to 70m (60m max) and subject to a performance solution.



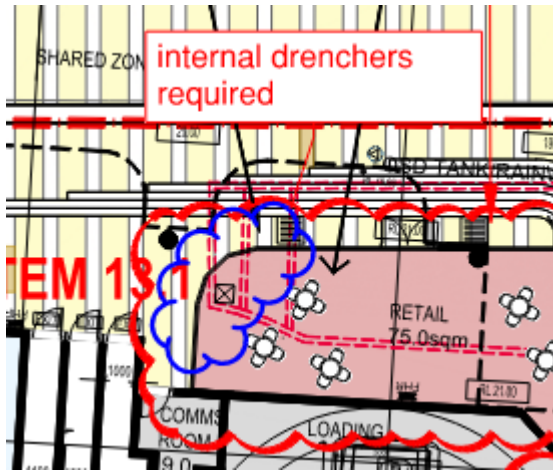
Fire isolated exits:

All exit stairs are designed as fire isolated within the building. The plans generally detail compliance in this regard.

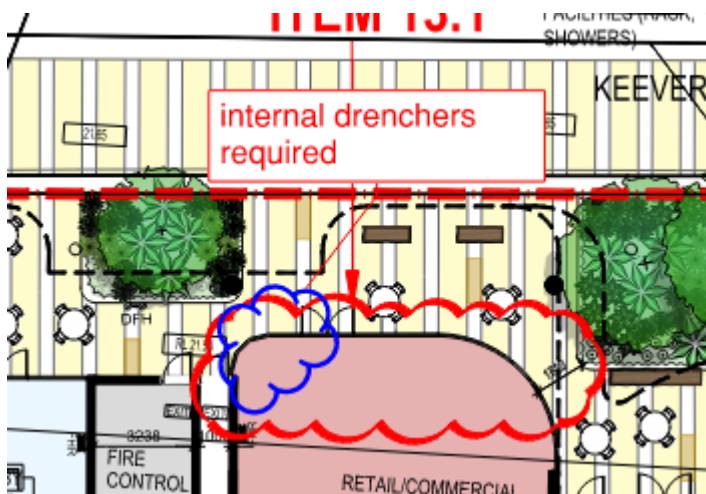
Travel via fire isolated exits

The point of exits in part includes openings located within 6m along the path of travel are to be protected as per clause D2D12 and C4C5.

North exit:



South exit:



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 required aggregate width based on the population determined in Section 2.2 of the report is generally compliant.

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 and ramps as required by Clause D3D22 of the BCA. For fire isolated stairs they are to be provided to one side of the flight, plans generally note compliance in this regard.

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. Stairs serving a storey above 25m effective height are to include re-entry provisions as per clause D3D27.

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 1428.1-2021, AS/NZS 1428.4.1-2009, AS/NZS 2890.6-2009

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

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. 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. External (non fire isolated) and external stairs are to be provided with handrails to both sides and tactile ground surface indicators top and bottom.

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 location of the booster assembly and pump room are to be subject to a performance solution.

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 basements and ground floor of the development. Locations of fire hose reels are required to be located 4m from an exit. The design of the hose reel service is subject to input from an accredited practitioner (fire safety).

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 residential 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.

Emergency lifts are required as per clause E3D5.

Sprinklers

A sprinkler system in accordance with the provisions of Clauses E1D6 and E1D9, Specification 17 of the BCA throughout the building. The design of the sprinkler service is subject to input from an accredited practitioner (fire safety) and to comply with AS 2118.1-2017 or AS 2118.6-2012.

Smoke Hazard Management

The building is to be provided with the following fire and smoke detection 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.
- All stairs serving the basements and building A are to have automatic pressurization as per clause E2D4 and AS/NZS 1668.1-2015.

Emergency Warning and Intercom System

As the building exceeds an effective height of 25m there is to be a EWIS system installed throughout in compliance with Clause E4D9 of the BCA and AS 1670.4-2018. There are to be WIP phone points and manual call points provided unless subject to an alternate solution.

Compliance can be readily achieved and is subject to design from input from an accredited practitioner (fire safety)

Fire Control Centre/Room

As the building has an effective height exceeding 50m there is to be a fire control room provided as per Clause E1D15 and Specification 19 of the BCA. The location and size of the fire control room can readily achieve compliance with Specification 19, items required for the room include:

- Have minimum dimensions of 10m² as per clause S19C10.
- The construction must be of concrete or masonry and designed for impact from falling debris
- Have an FRL of not less than 120/120/120
- Not contain any service not directly associated with the use of the space
- Have the electricity supply provided from the supply side of the main disconnection switch for the building
- Have the following contents:
 - (i) a Fire Indicator Panel and necessary control switches and visual status indication for all required fire pumps, smoke control fans and other required fire safety equipment installed in the building; and
 - (ii) a telephone directly connected to an external telephone exchange; and
 - (iii) a blackboard or whiteboard not less than 1200 mm wide x 1000 mm high; and
 - (iv) a pin-up board not less than 1200 mm wide x 1000 mm high; and
 - (v) a raked plan layout table of a size suitable for laying out the plans provided under (vi); and
 - (vi) colour-coded, durable, tactical fire plans.

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 class 2 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 clothesline 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.

For the café tenancy there is to be a unisex accessible sanitary complying with AS 1428.1-2021, for males a separate urinal and basin (may have a pan substitute for urinal) and for females one pan and basin.

The provision of an accessible unisex facility for combined staff use of retail tenancies is suitable for a population up to 10 persons

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 and office spaces – 2.4m
- Stairways – 2.0m

Natural and Artificial Lighting

Natural lighting is to be provided class 2 and 3 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.

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

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 a 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 G1D5 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)

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 for the class 6 parts and for the class 2 apartments BASIX applies as does clause J4D3. It is noted that in general there are no conditioned spaces for the class 7a part.

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 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 6, 7a and class 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 on-site distributed energy resources

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

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 2022 A2 Clause C4D14
Automatic fire detection and alarm system	BCA 2022 A2 Clause E2D8, E2D9, Spec. 20, AS 1670.1-2018, AS 3786-2014
Automatic fire suppression system	BCA 2022 A2 Clause E1D6, E1D9, Spec. 17
Emergency lighting	BCA 2022 A2 Clause E4D2 & E4D4, AS 2293.1-2018
Emergency lift	BCA 2022 A2, Clause E3D5
Emergency Warning and Intercom Systems	BCA 2022 A2, Clause E4D9, Spec 31, AS 1670.4 – 2018
Exit and directional signage	BCA 2022 A2 Clause E4D5, (NSW E4D6) & E4D8, AS 2293.1-2018
Fire dampers	BCA 2022 A2 Clause C4D15, AS/NZS 1668.1-2015, AS 1682.2-1990
Fire doorsets	BCA 2022 A2 Clause C3D13, C3D14, C4D5, C4D9, C4D14, AS 1905.1-2015
Fire hydrant systems	BCA 2022 A2 Clause E1D2, AS 2419.1-2021
Fire hose reel systems	BCA 2022 A2 Clause E1D3, AS 2441-2005
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2022 A2 Clause C4D15, Spec 13, Manufacturer's specifications
Fire control room	BCA 2022 A2 Clause E1D15, Specification 19
Lightweight construction	BCA 2022 A2 Clause C12D9, Spec 6, Manufacturer's specifications
Lifts serving storeys above 12m effective height (stretcher facilities, fire service controls)	NCC 2022 A2 Clause E3D3, E3D9, E3D11, E3D12
Mechanical air handling systems	BCA 2022 A2 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 A2 Clause C4D11, AS 1735.11-1986
Portable fire extinguishers	BCA 2022 A2 Clause E1D14, AS 2444-2001
Pressurisation systems (fire isolated stairs)	BCA 2022 A2 Clause E2D4, AS/NZS 1668.1-2015
Fire engineered solutions	TBA
Warning and operational signs	BCA 2022 A2 Clause D3D28, D4D7, E3D4, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

5.0 Conclusion

Following an assessment of the proposed building it is considered that the proposed building is capable of compliance with the provisions of BCA 2022 A2 and is subject to detailed design development at the time of seeking consent for construction.

6.0 Referenced plans

Plans prepared by Tony Owen Partners (revision E dated 08/2025)

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A005 - Site Analysis
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A201 - Elevation East - Building A
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