BUILDING CODE OF AUSTRALIA AND DISABLE ACCESS DESIGN COMPLIANCE STATEMENT

FOR RESIDENTIAL DEVELOPMENT

AT *484-488 BRINGELLY ROAD, AUSTRAL*

Member Australian Institute of Architects

DREAMSCAPES ARCHITECTS

Monday, 10 July 2017

1. Executive Summary

This statement has been prepared to identify the extent of compliance achieved by the architectural documentation against the relevant provisions of the Building Code of Australia (BCA) 2016 and adopted standards.

This statement is prepared to demonstrate the compliance status to assist the consent authority in the determination of the Development Application relating to the works.

The proposed building subject of this report is located at 484-488 Bringelly Road, Austral and comprises four of four (4) storey residential apartment buildings, each containing a one (1) storey basement carpark.

The purpose of this report is to provide an indicative compliance assessment of the DA design documentation for the proposal, against the current requirements of the BCA.

Demonstrating compliance with the BCA is not a prescribed head of consideration under Section 79C of the Environmental Planning & Assessment Act 1979. It is noted however that Council has an obligation to consider whether the DA proposal, as lodged, is indicatively capable of complying with the BCA - without significant modification to those plans for which approval is sought.

This report will demonstrate that there will be no additional requirements, resulting from prescribed application of the BCA, for any significant design changes that would necessitate the submission of an application under Section 96 of the Environmental Planning and Assessment Act 1979.

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As such, and to pre-empt the Certifying Authority's role under clause 145 of the Environmental Planning & Assessment Regulation 2000, we have undertaken a preliminary assessment of the development against the provisions of the BCA applicable to the lodged Development Application.

Reference is made within this report to adaptable housing, however a formal access consultant should be engaged to undertake a final detailed assessment against AS4299.1995. As listed under AS4299-1995 Adaptable Housing the objectives for adaptable housing are as follows:

That housing be designed and constructed or altered in a way which satisfies the performance requirements for adaptable housing enumerated in Clause below.
That housing is designed in such a way that later alterations to suit individual requirements will be achievable at minimal extra initial cost.

That housing be designed in such a way that it will easily adapt to suit the widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities); people with sensory disability (vision, hearing) and people with intellectual disability. The initial design will allow for visibility through an accessible path of travel to the living room and toilet.

Adaptable housing units shall be designed and constructed to meet the following requirements:

To be visitable by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible or visitable. To have no steps and to avoid

level changes where possible. To provide space sufficient to manoeuvre a wheelchair within a living area, the kitchen and an accessible path of travel linking these areas. To provide space sufficient to manoeuvre a wheelchair within a bedroom, a bathroom and a toilet or to provide a design and details whereby after adaptation there will be sufficient space to manoeuvre a wheelchair within these facilities and an accessible path of travel linking these facilities to the entry, living and kitchen areas. If the design for adaptation requires further demolition of walls then these walls shall be non load-bearing and free of electrical and plumbing services. To provide electrical controls, taps, and some shelves and cupboards at levels to suit people who use wheelchairs. Future laundry facilities To provide laundry facilities that after adaptation will be accessible to people who use wheelchairs. Those laundry facilities may be external to the adaptable housing unit, providing a wheelchair accessible path of travel is available from the adaptable housing unit to the laundry facilities.

The following documentation was relied upon when preparing this report:

- The performance and deemed-to-satisfy provisions of the National Building Code of Australia 2016 incorporating the NSW Appendices where applicable.
- Guide to the National Building Code of Australia.
- Disability (Access to Premises — Buildings) Standards 2010.
- Environmental Planning & Assessment Act 1979.
- Environmental Planning & Assessment Regulation 2000.

The limitations and exclusions of this report are as follows:

- The plans are assessed indicatively to the extent necessary to proceed to construction certificate stage whereby assessment will be undertaken pursuant to Part 4A of the Environmental Planning and

Assessment Act 1979. This means that the design has been assessed to be able to comply with the BCA (i.e. the submitted plans are consistent with the BCA but certain design details may not be specified at this stage due to the plans and specifications being at pre DA stage).

- This Report does not address issues in relation to the following:
- The structural adequacy of the building including the Fire Resistance Levels (FRL's) of any building elements (unless specifically referred to).
- The design, maintenance or operation electrical, mechanical, hydraulic or fire protection services.
- Environmental Planning and Assessment Act and Regulations (unless specifically referred to).
- Local Government Act and Regulations.
- Occupational Health and Safety Act and Regulations.
- WorkCover Authority requirements.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, RTA, Council and the like.
- Disability Discrimination Act (DDA) other than minimum requirements under the Disability (Access to Premises — Buildings) Standards 2010. DDA is a Case by Case Assessment, this building will comply with the set items under the Premises Standards.
- Construction Safety Act.
- Conditions of Development Consent issued by the relevant Local Council.
- This assessment does not incorporate the detailed requirements of the Australian Standards.
- Building Innovations Australia Pty Ltd cannot guarantee acceptance of this report by the Local Council, NSW Fire Brigades or other approval authorities.

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Following terminology has been used in this statement:

- Building Code of Australia - Document published on behalf of the Australian Building Codes Board. The BCA is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.
- Fire Resistance Level (FRL) - means the grading periods in minutes tested in accordance with AS 1530.4-2005 for the following criteria -
    - structural adequacy; and
    - integrity; and
    - insulation,
- Fire Source Feature (FSF) - the far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
- Open space - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.
- Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must achieve.

2. Development Introduction

Classification	Class 7a - Car parking Class 2 - Residential
Rise in Storeys	The development will have a rise of four (4) storeys plus 1 basement level
Floor Area	The maximum floor area provisions for *fire compartments* are not applicable to the Class 2 part Class 7a - Max floor area – 6,000m^2
Volume	The maximum volume provisions for fire compartments are not applicable to the Class 2 part. Class 7a - Max floor volume 30,000m^3
Effective Height	The buildings will have an effective height approximately 9.8m
Type of Construction (BCA)	The buildings require Type A construction throughout.

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To effectively manage the large-scale nature of the development, the development is to be undertaken in two (2) distinct stages:

Stage 1:

Amalgamation of the site, and Subdivision of the site into two Torrens title allotments as follows:

- Lot 1 - 5569.0m2;
- Lot 2 - 7261.5m2;

Construction of one (1) 8.0 meters half road, one (1) 16.0 meters local road, and one (1) 13.1 meters service road;

Construction of two (2) x 4 storey residential flat buildings on Lot 2, comprises 144 units with following dwelling mix:

- 1 bedroom units - 24;
- 2 bedroom units - 118;
- 3 bedroom units - 2;

The building contains a level of basement carparking containing 182 spaces comprising:

- 152 residential car parking spaces including 16 accessible spaces
- 30 visitor spaces

On-site detention tank in basement and relevant pipe works.

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Stage 2:

Construction of two (2) x 4 storey residential flat buildings on Lot 2, comprises 109 units with following dwelling mix:

- 1 bedroom units - 23;
- 2 bedroom units - 78;
- 3 bedroom units - 8;

The building contains a level of basement carparking containing 139 spaces comprising:

- 117 residential car parking spaces including 11 accessible spaces
- 22 visitor spaces

The site itself can be best described as a large rectangular shaped land parcel with a frontage of 103.4m to Bringelly Road, a northern side boundary of 103.2, an east boundary of 167.4m, a west boundary of 169.2m resulting in a total site area of 17,413.9m2.

The proposed building Block A, has been classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE
Basement 1	Basement 1	Class 7a	Carpark
Ground Floor	Ground Floor	Class 2	Residential
First Floor	Level 1	Class 2	Residential
Second Floor	Level 2	Class 2	Residential
Third Floor	Level 3	Class 2	Residential

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The proposed building Block B, has been classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE
Basement 1	Basement 1	Class 7a	Carpark
Ground Floor	Ground Floor	Class 2	Residential
First Floor	Level 1	Class 2	Residential
Second Floor	Level 2	Class 2	Residential
Third Floor	Level 3	Class 2	Residential

The proposed building Block C, has been classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE
Basement 1	Basement 1	Class 7a	Carpark
Ground Floor	Ground Floor	Class 2	Residential
First Floor	Level 1	Class 2	Residential
Second Floor	Level 2	Class 2	Residential
Third Floor	Level 3	Class 2	Residential

The proposed building Block D, has been classified as follows.

BUILDING LEVELS	PLAN LEVELS	CLASSIFICATION	USE
Basement 1	Basement 1	Class 7a	Carpark
Ground Floor	Ground Floor	Class 2	Residential
First Floor	Level 1	Class 2	Residential
Second Floor	Level 2	Class 2	Residential
Third Floor	Level 3	Class 2	Residential

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3. Compliance Statement

Fire Resistance and Stability (Section C, BCA)

Item	Comment
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 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 needs to follow: 90/90/90 for Class 2 and 120/120/120 for Class 7a. Where lightweight fire rated construction is proposed for walls, the system must comply with Specification C1.8 of BCA and the manufactures tested specification. Furthermore, the system proposed must be consistent with sound and energy efficiency requirements with Part F5 and Part J of BCA. 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 BCA. The fire hazard properties of floor, wall and ceiling linings are to comply with Part C1.10, and Specification C1.10 of BCA. FRL's to the parking levels may be reduced where compliance with Clause 3.9 of Specification C1.1 is proposed

Compartmentation	The key areas for consideration with regards to compartmentation and separation are as follows: Each sole occupancy unit within the building, being each individual room or suite of rooms, must be separated by construction achieving an FRL of not less than 90/90/90 for load bearing or -/60/60 for non load bearing. The car parking areas must be separated from the remainder of the building by construction having an FRL not less than 120/120/120. The lift shaft must be constructed with an FRL not less than 120/120/120 to the basement carpark level and 90/90/90 to residential levels. The commercial units must be separated from the remainder of the building by construction having an FRL not less than 180/180/180. 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 for the classifications concerned or the entire storey is to be constructed of the higher FRL. Construction of firewalls and openings must comply with Part C2.7, C2.8 and Specification C1.1 of BCA. Please note that intervening floors between different classes are required to have a potential increase in FRL, the greater FRL of the two is required in compliance with Clause C2.9 of BCA. The proposed development is capable of achieving the required FRL's, and are to be confirmed by the structural engineer at the construction certificate phase.

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Protection of Openings	All openings that require protection will be addressed via the deemed to satisfy provisions contained within Part C3 of the BCA. Bounding construction between residential sole occupant units (SOU), doorway, openings and external walls along the path of travel to an exit, from all levels is to comply with the provisions of Specification C1.1, and Clause C3.11 of BCA 2016. All entry doors to residential units must be protected by self-closing -/60/30 fire doors. Lift landing doors must achieve an FRL not less than -/60/- in accordance with AS 1735.11.
Fire hazard properties	The wall and floor linings must achieve the fire hazard properties stipulated in BCA Specifications C1.10 of the BCA 2015.
Fire sealing of penetrations	All service penetrations must be sealed to the requirements of Clause C3.12 and C3.15 of BCA 2015. Garbage room and garbage service shafts, (including walls, floors, ceilings. doors and shutters) must be protected in accordance with C3.12, C3.13 of BCA 2015.
Class 2 corridor length	Corridor lengths comply with Part C2.14 of the BCA.

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Protection of equipment.	The following equipment is to be fire separated with construction complying with Clause C2.12(d) of BCA. lift motors and lift control panels; or emergency generators used to sustain emergency equipment operating in the emergency mode; or central smoke control plant; or boilers; or a battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. Separation of on-site fire pumps must comply with the requirements of AS 2419.1-2005.
Electricity supply	Electrical equipment is to be separated from the building in accordance with Clause C2.13 of BCA. The substation that are to be constructed is to achieve a fire resistance level of 120/120/120 with the door being -/120/30 fire rated, unless higher FRL's required by electrical providers. The main switchboard that sustains emergency equipment such as emergency lifts, hydrant booster pumps, EWIS to be isolated within equivalent construction. Construction details are to confirm compliance.

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Access & Egress (Section D, BCA)

Item	Comment
Number of exits required	The number of exits required is considered to comply with D1.2 of BCA 2015 for all levels except the roof.
Exit travel distances.	Exit travel distances to a required exit or a point of choice between exits generally comply with BCA Clauses D1.4, expect for the following: Travel distance from unit 1 and unit 12 on levels 1-5 is 13m to a point of choice (6m permitted) and 13.5m to an exit. Travel distance from unit 1 and unit 10 on levels 6-10 is 13m to a point of choice (6m permitted) and 13.5m to an exit This non-compliance needs to be addressed by fire consultant via. fire alternative solution in CC stage.
Distance between alternative exits	The distance between alternative exits generally comply with clause D1.5 of BCA.
Travel via fire isolated exits	The point of discharge and the path of travel of the proposed fire isolated exits comply with part D1.7 of the BCA.

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Electrical distribution boards	Electrical distribution boards located in the path of travel to an exit must be enclosed in a non-combustible enclosure and sealed to prevent the escape of smoke.
Dimensions of exits.	Exits and paths of travel to exits are to comply with D1.6 of 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.
Construction of Stairways. Goings and Risers	Goings and risers are to be designed to comply with the provisions of Clause D2.13 of BCA. Landings are to be designed to comply with the provisions of Clause D2.14 of BCA.
Thresholds	Thresholds are to be designed to comply with the provisions of Clause D2.15 of BCA. Please note D2.15(c) which requires a threshold ramp complying with AS 1428.1-2009.
Egress Doors.	All required exit doorways are either swinging or automatic doors complying with the provisions of BCA Clause D2.19. All doors acting as exits 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.

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Balustrades	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. Balustrades protecting a difference in levels of over 4m must not have horizontal elements between 150mm and 760mm of the floor that facilitate climbing.
Signage	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 Clause D2.23 and D3.6 of the BCA.
Protection of openable windows	Windows in bedrooms where the floor is more than 2 m above the surface beneath require restricted openings or protection in accordance with D2.24 of BCA. Where the window opening is restricted calculations are to be provided at Construction Certificate stage that sufficient natural ventilation is provided by Part F4.5.
Handrails	Handrails are to be provided to stairways as required by Clause D2.17 of the BCA, including internal stairs within a residential sole occupancy unit.

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Access for people with disabilities.	The building will be capable of providing disabled access compliant with Part D3 of the BCA and Access to Premises Standards. The proposed building is required to comply with the following: • The Disability Discrimination Act 1992 (Commonwealth); • The Disability (Access to Premises — Buildings),2010 • Part D3 of BCA 2013; • Australian Standard AS 1428.1-2009. 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 2 – Common areas. 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. 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 – Carpark To and within any level containing accessible car-parking spaces. The following areas are required to be reviewed: • Accessible ramps and stairs to comply with AS 1428.1- 2009. This is to include all non-fire isolated stairs.

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Services and Equipment (Section E, BCA)

Item	Comment
Hydrant Systems.	The building will be provided with a hydrant system in accordance with the provisions of Clause E1.3 of the BCA and AS 2419.1-2005. The design of the service will be subject to review by a hydraulic consultant. Consideration should be also given to the location of the hydrant booster valve at the construction certificate stage.
Hose Reel Systems.	The car parking basement level 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. Locations of fire hose reels are required to be located 4m from an exit. The design of the service will be subject to review by the hydraulic services consultant.
Sprinkler System	Sprinklers are required to be installed throughout the building in accordance with Clause E1.5 of the BCA 2014 & AS 2118 - 1999. The basement car park is required to be sprinkled. The sprinkler system to other floors above ground is to be separate to the car park sprinkler system.

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Portable Fire Extinguishers.	Portable fire extinguishers are required to protect the development in accordance with Clause E1.6 of BCA 2014 and AS 2444 - 2001.
Fire Control Centres	A fire control facility must be provided for a building with an effective height of more than 25m and for Class 6,7,8 or 9 with a total floor area of more than 18,000 m2 A fire control centre in a building more than 50 m in effective height must be in a separate room.
Smoke Hazard Management.	The building will be provided with a smoke management system in accordance with the provisions of Table E2.2a and Specification E2.2a of the BCA. The building will require: ▪ Automatic air pressurisation of fire isolated stairways and
Emergency Lighting.	Emergency lighting will be provided throughout the building in accordance with Clauses E4.2 & E4.4 of the BCA and AS2293.1 - 2005. The design of the service will be subject to review by the electrical services consultant.

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Exit Signs.	Exit signs will be provided throughout the building in accordance with Clauses E4.5, E4.6 & E4.8 of the BCA and AS2293.1- 2005 The design of the service will be subject to review by the electrical services consultant.
Lifts	Stretcher facility in lifts At least one (1) lift which serves all storeys is to be of sufficient dimension to accommodate the passage of a raised stretcher with a patient lying on it horizontally be proving a clear space 600mm wide x 2000mm long x 1400mm high. Warning against the use of the lift Adjacent to the call buttons of all passenger and goods lifts signage 10mm high stating 'DO NOT USE LIFTS IF THERE IS A FIRE' is to be provided. Emergency lift Not required as the buildings effective height is less than 25m Landings Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Section D.

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	Facilities for people with disabilities 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. Fire Service Controls All passenger lifts designed in accordance with AS1735 Part 1 or 2 are to be fitted with fire service controls (as building>12.0m in effective height). Fire service recall operation switch Each group of lifts must be provided with one fire service recall control switch required by E3.7 that activates the fire service recall operation
Sound systems and intercom systems for emergency purposes	The design of the service will be subject to review from the relevant services consultant.

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Health and Amenity (Section F, BCA)

Item	Comment
Damp & Weatherproofing.	Adequate measures will be employed to ensure compliance Part F1 of the BCA is achieved in terms of damp and weatherproofing.
Sanitary & Other Facilities.	Facilities will be provided in accordance with the provisions of Clause/Table F2.3 of the BCA. Closet pan and basin in a compartment or room is required at or near the ground floor level and is to be accessible to employees without entering a sole-occupancy unit as per F2.2 of BCA. All sanitary compartments that have proposed in-swinging doors are required to be 1.2m from the WC pan, or lift off hinges are provided as per F2.5 of BCA. (Ready to comply. Further details are required to be provided at the Construction Certificate stage)
Ceiling height	The following minimum building ceiling heights must be maintained. (ready to comply, Further details are required to be provided at the Construction Certificate stage) 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
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- 1991.

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Lighting.	Natural lighting to sole occupancy units and artificial lighting must be provided throughout the building in accordance with F4.2 and F4.4 of the BCA and AS/NZS1680.0-1998. Study room to all levels must comply with part F4.3 of BCA 2015. All detail drawings and specifications are to ensure compliance with this part. Artificial lighting may be provided throughout the remainder of the building in accordance with the provisions of Clause F4.4 of the BCA and AS1680.1.
Sound insulation	The floor separating the residential units and separating the sole occupancy units from public areas must achieve a sound insulation rating of Rw+Ctr (airborne) of not less than 50 and an Ln, w+Ci (impact) not more than 62. Walls separating units must achieve a sound insulation rating of Rw+Ctr (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 Rw (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 Rw not less than 30 Soil, waste & stormwater services must be separated by construction having an Rw+Ctr (airborne) not less than 40 if the room is a habitable room 25 if the room is a non-habitable room

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4. Conclusion

This statement has considered the residential flat buildings development on 484-488 Bringelly Road, Austral, proposal in relation to the Building Code of Australia 2016.

It is the opinion of the architect that, on satisfaction of the above recommendation, the proposed building is capable of achieving compliance with the requirements of the Building Code of Australia (BCA) 2016 Volume 1, and relevant adopted standards without undue modification to the design or appearance of the building.

Whilst the above recommendations have been made as a means of achieving compliance with the various provisions of BCA Performance Requirements their acceptability has not been verified at this time. It will be necessary for the design to be reviewed by an appropriately qualified person prior to the issue of a Construction Certificate for the works.

Dreamscapes Architects
25th June 2017

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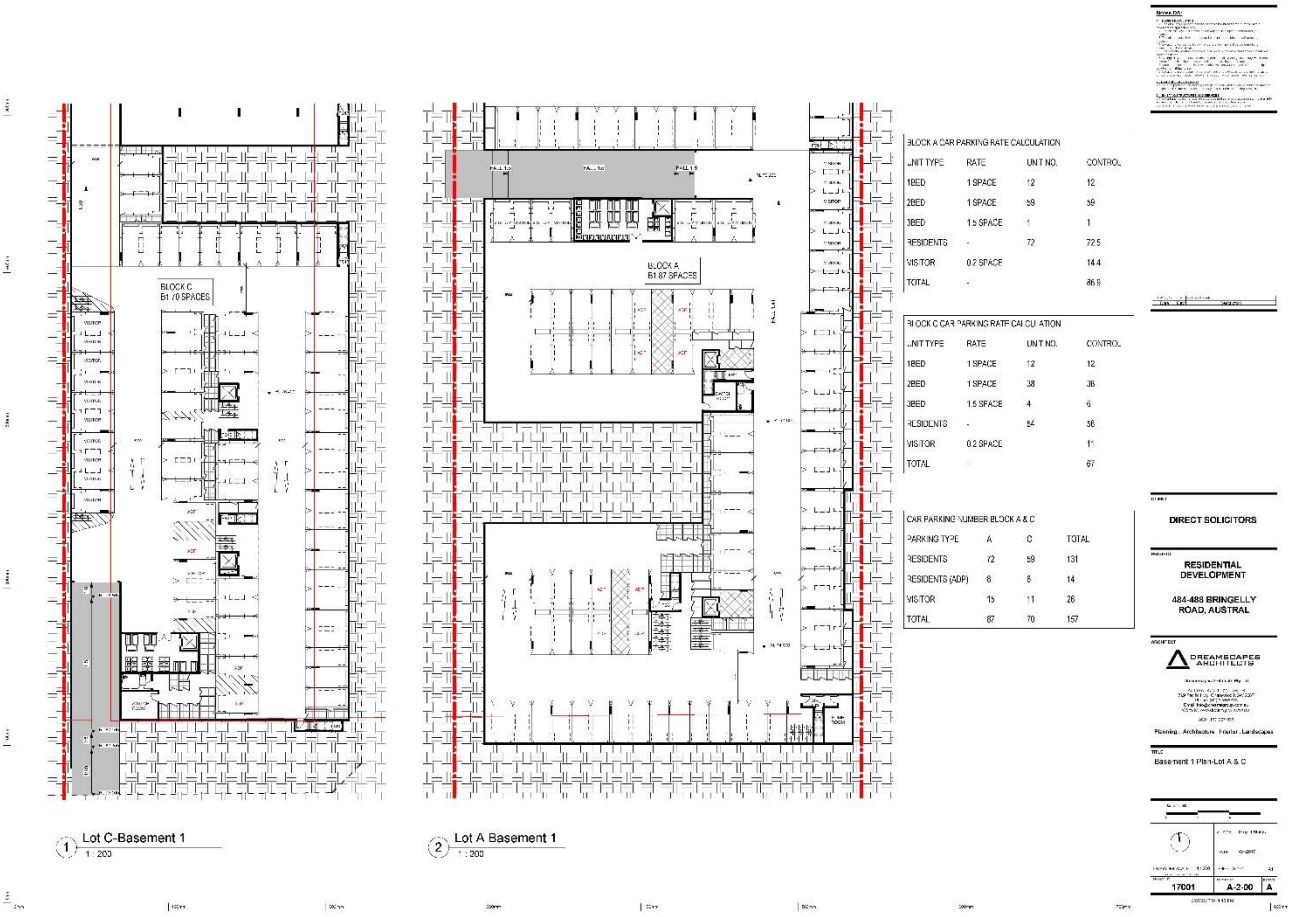
APPENDIX 1.



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1 Lot C-Ground Floor
1 : 200

2 Lot A-Ground Level
1 : 200

DIRECT SOLICITORS

RESIDENTIAL DEVELOPMENT

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DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscape

Ground Floor Plan-Lot A & C

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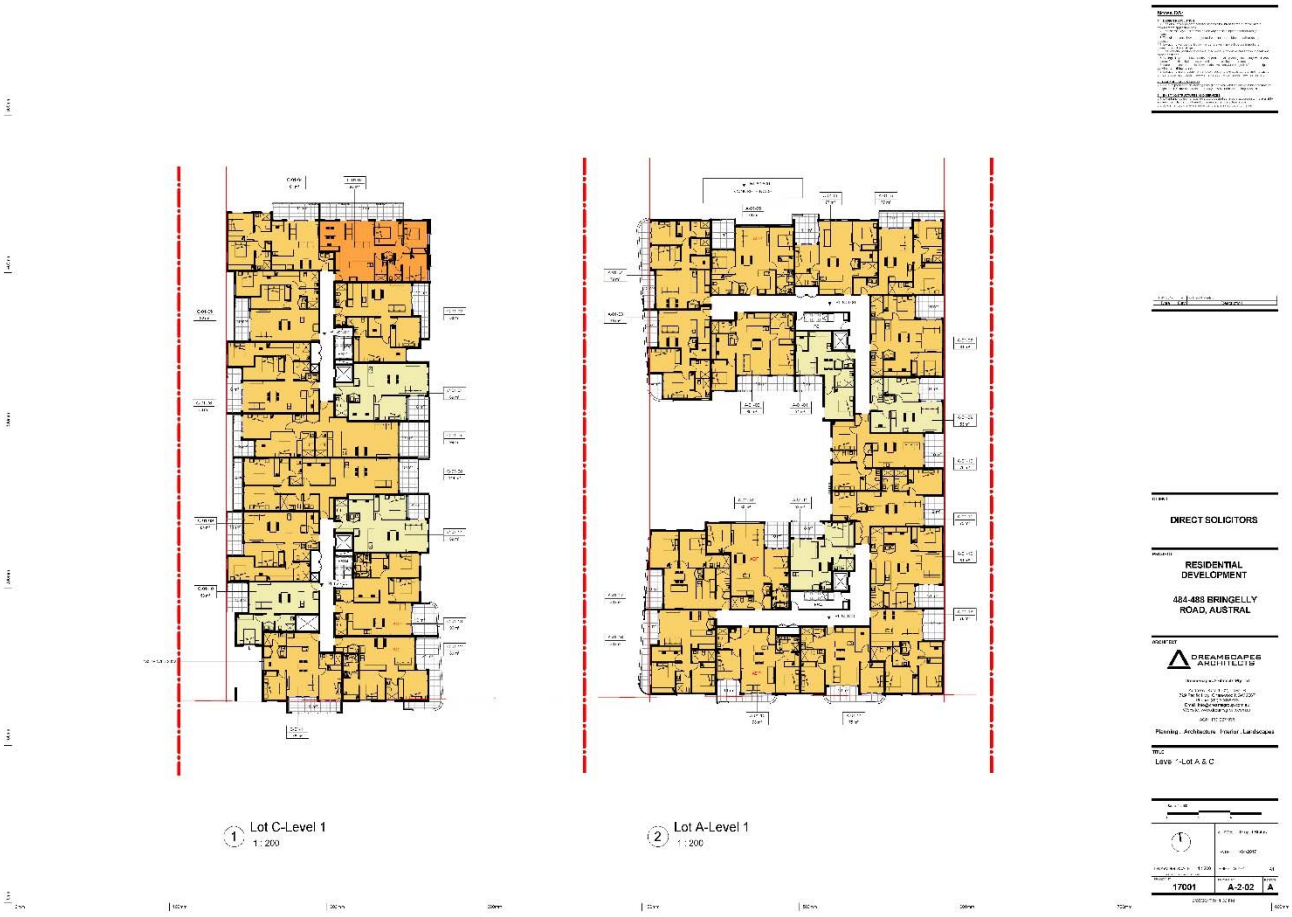

1 Lot C-Level 1
1 : 200

2 Lot A-Level 1
1 : 200

DIRECT SOLICITORS

RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD, AUSTRAL

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscape

Level 1-Lot A & C

17001 | A-2-02 | A

T: 02 8068 8318
E: info@dreamsgroup.com.au
www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
799 Pacific Highway,
Chatswood, NSW 2067

PRELIMINARY

1 Lot C-Level 2
1 : 200

2 Lot A-Level 2
1 : 200

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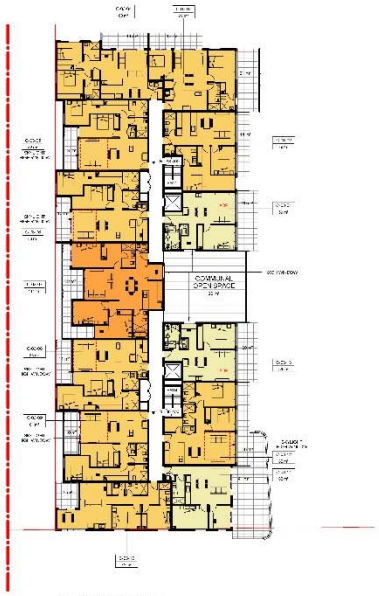
Level 2-Lot A & C

17001 | A-2-03 | A

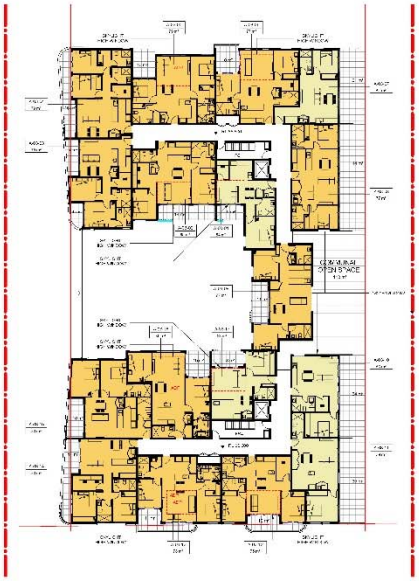
T: 02 8068 8318
E: info@dreamsgroup.com.au
www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
799 Pacific Highway,
Chatswood, NSW 2067

PRELIMINARY



1 Lot C-Level 3
1 : 200



2 Lot A-Level 3
1 : 200

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DREAMSCAPES ARCHITECTS

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Level 3-Lot A & C

17001 | A-2-04 | A

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E: info@dreamsgroup.com.au
www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
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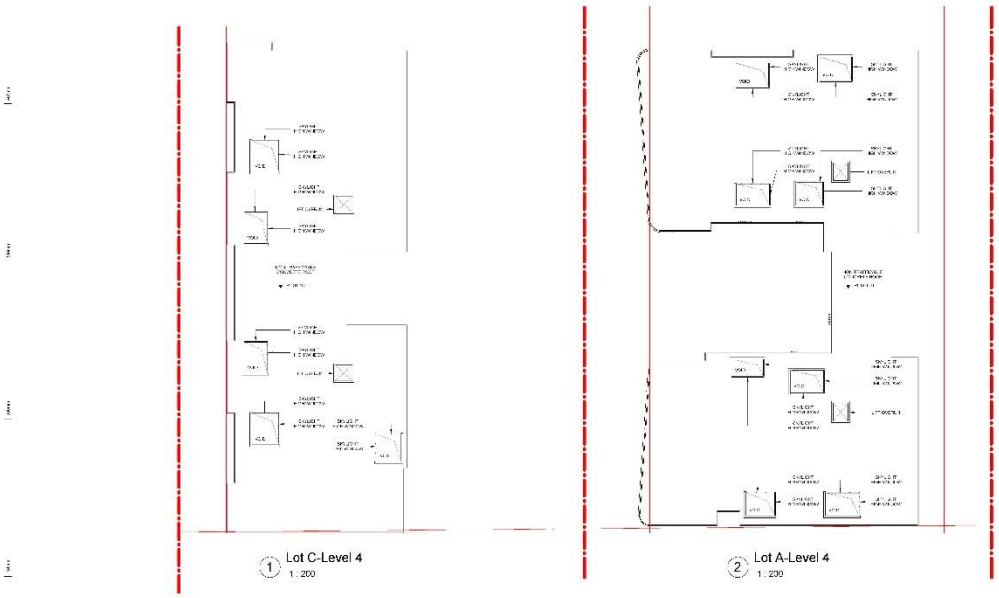
PRELIMINARY



1 Lot C-Level 4
1 : 200

2 Lot A-Level 4
1 : 200

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Roof Plan-Lot A & C

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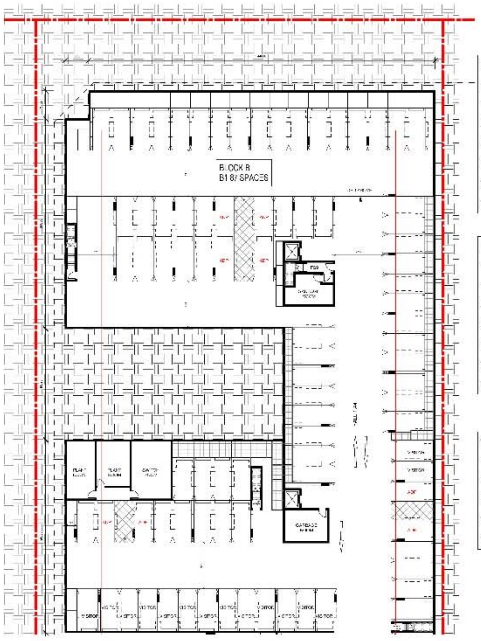
1 Lot D-Basement 1
1 : 200



2 Lot B-Basement 1
1 : 200

BLOCK B CAR PARKING RATE CALCULATION

UNIT TYPE	RATE	UNIT NO.	CONTROL
1BED	1 SPACE	12	12
2BED	1 SPACE	59	59
3BED	1.5 SPACE	1	1.5
RESIDENTS	-	72	72.5
VISITOR	0.2 SPACE	72	14.4
TOTAL	-	72	86.9

BLOCK D CAR PARKING RATE CALCULATION

UNIT TYPE	RATE	UNIT NO.	CONTROL
1BED	1 SPACE	11	11
2BED	1 SPACE	40	40
3BED	1.5 SPACE	4	6
RESIDENTS	-	55	57
VISITOR	0.2 SPACE	55	11
TOTAL	-	55	68

CAR PARKING NUMBER BLOCK B & D

PARKING TYPE	B	D	TOTAL
RESIDENTS	72	58	130
RESIDENTS (ADP)	8	6	12
VISITOR	15	11	26
TOTAL	87	69	156

DIRECT SOLICITORS

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Basement 1 Plan-Lot B & D

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E: info@dreamsgroup.com.au
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A: 1502, Level 15, Tower B,
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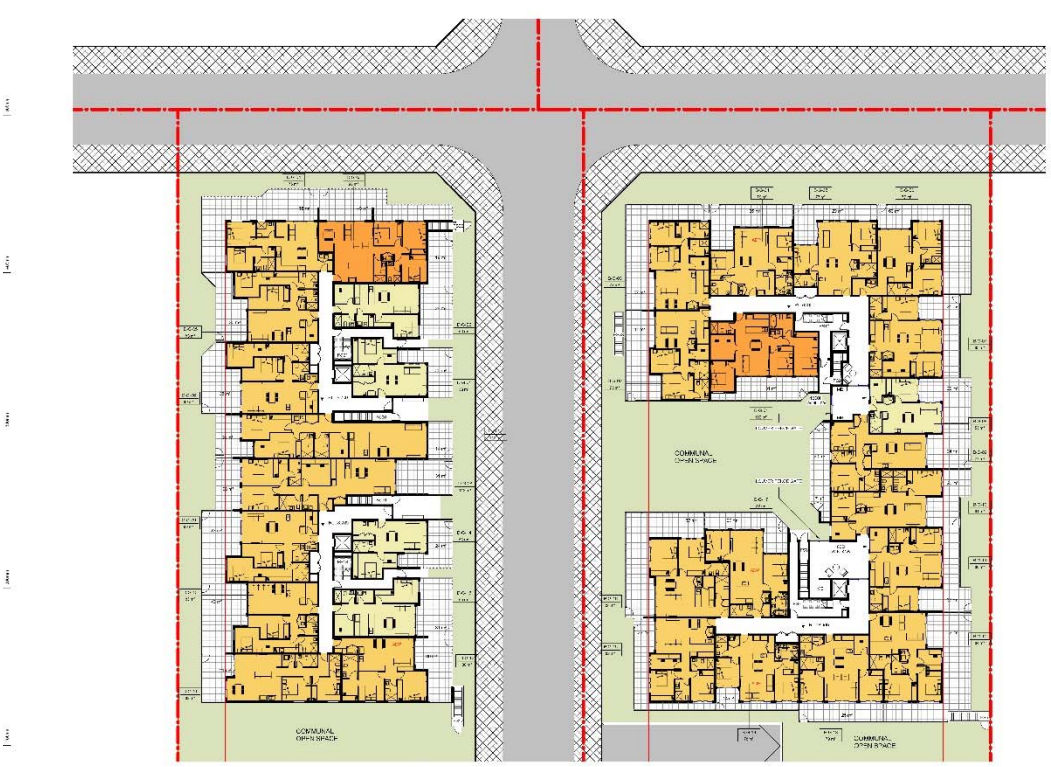

1 Lot D-Ground Level
1 : 200

2 Lot B-Ground Level
1 : 200

DIRECT SOLICITORS

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Ground Floor Plan-Lot B & D

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A: 1502, Level 15, Tower B,
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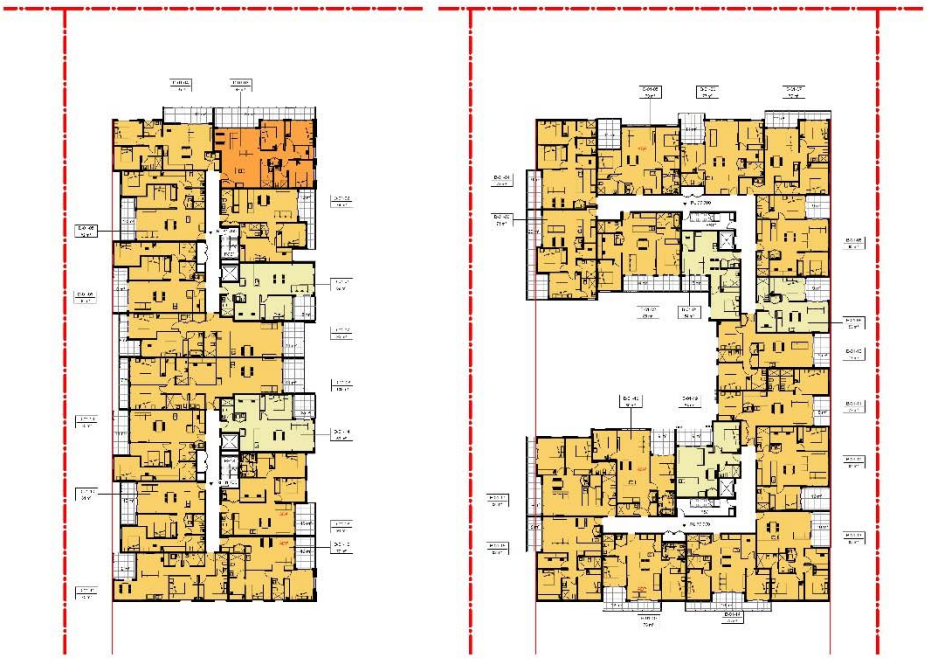

1 Lot D-Level 1
1 : 200

2 Lot B-Level 1
1 : 200

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Level 1-Lot B & D

17001 A-2-08 A

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A: 1502, Level 15, Tower B,
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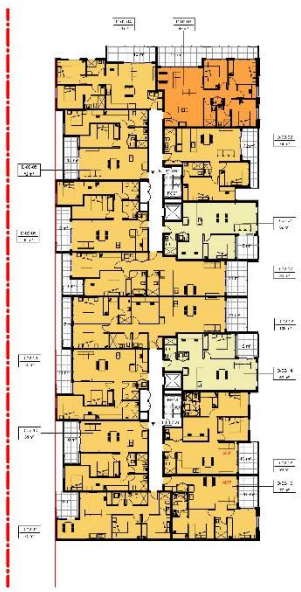
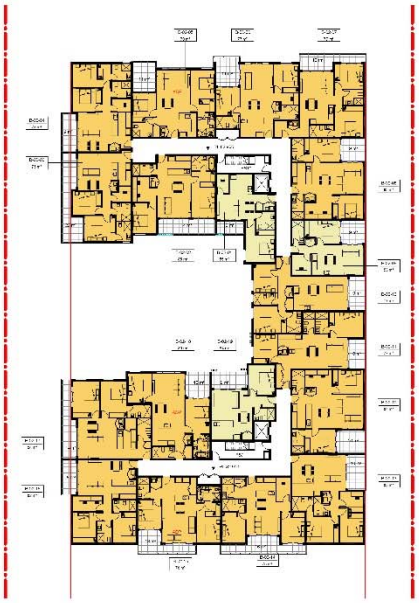
PRELIMINARY



1 Lot D-Level 2
1 : 200



2 Lot B-Level 2
1 : 200

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Level 2-Lot B & D

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A: 1502, Level 15, Tower B,
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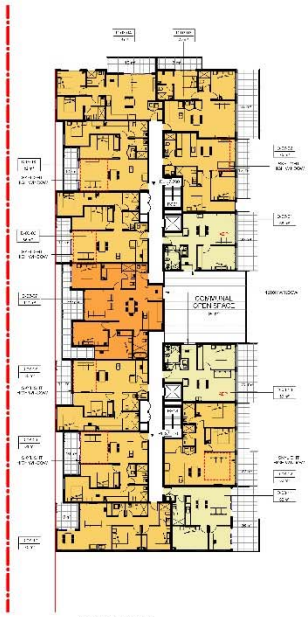
PRELIMINARY



1 Lot D-Level 3
1 : 200

2 Lot B-Level 3
1 : 200

DIRECT SOLICITORS

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Level 3-Lot B & D

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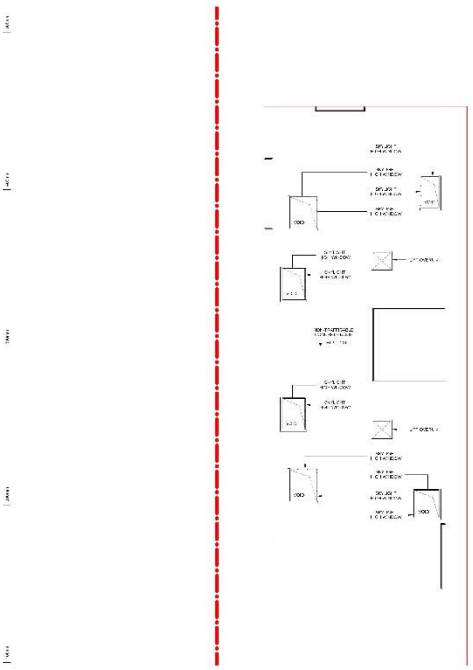
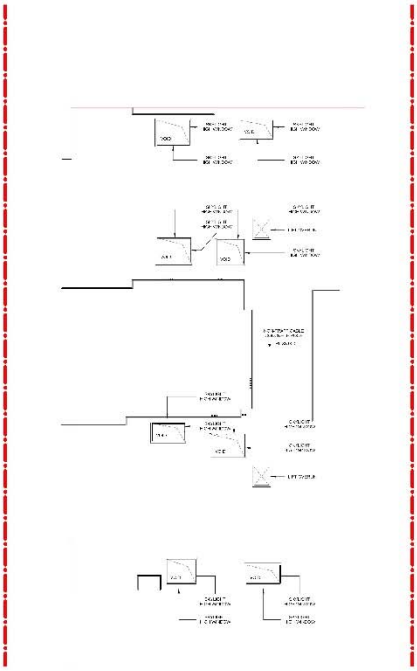
PRELIMINARY



1 Lot D-Level 4
1 : 200



2 Lot B-Level 4
1 : 200

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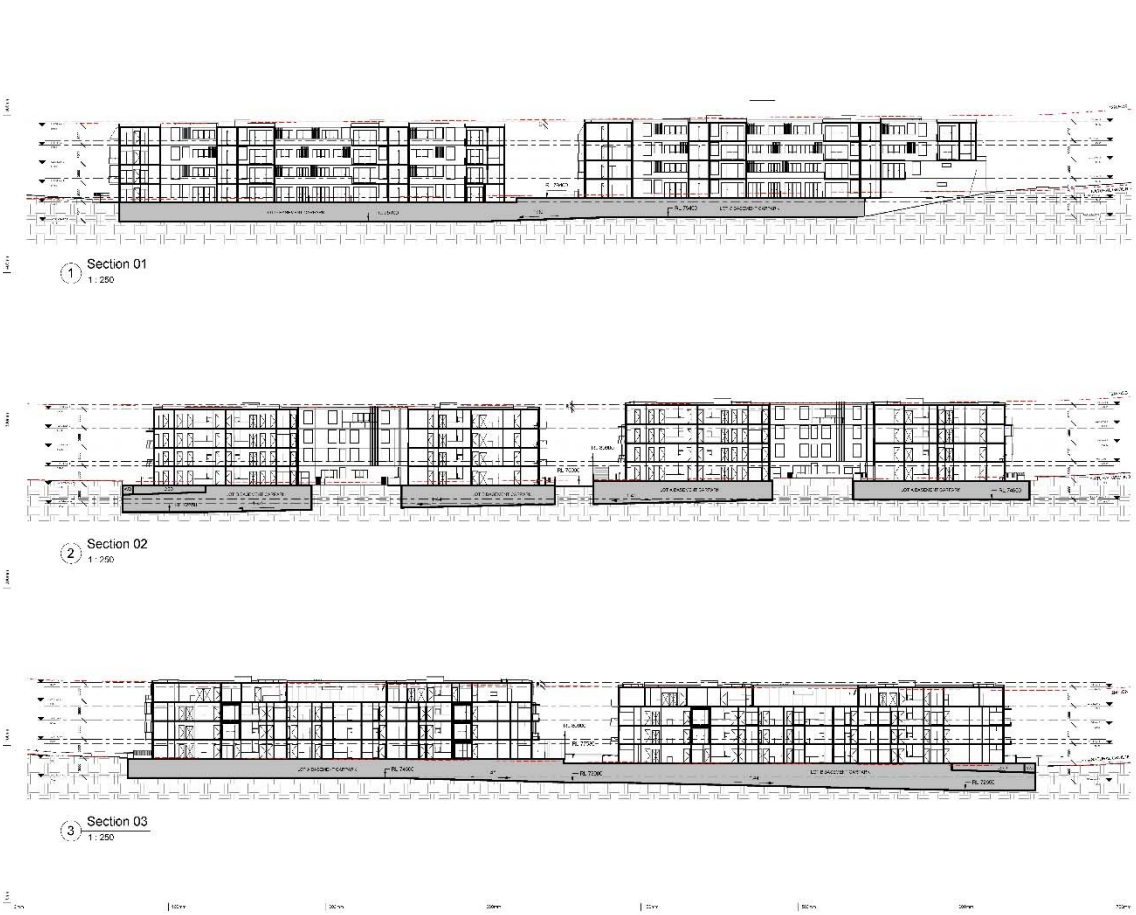

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Planning . Architecture . Interior . Landscape

Section

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www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
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PRELIMINARY

1 Lot A-North Elevation
1 : 200

3 Lot A-Internal Elevation 1
1 : 200

2 Lot A-South Elevation
1 : 200

4 Lot A-Internal Elevation 2
1 : 200

5 Lot A-West Elevation
1 : 200

6 Lot A-East Elevation
1 : 200

DIRECT SOLICITORS

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Lot A Elevation

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www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
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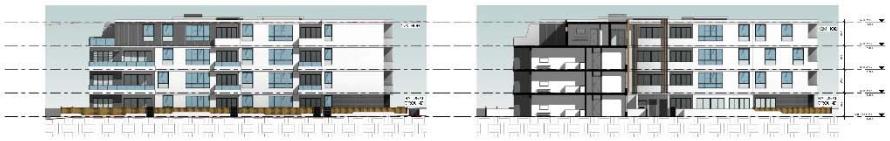
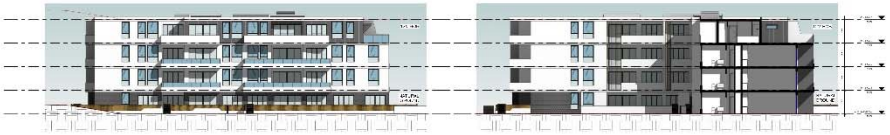
Chatswood, NSW 2067

PRELIMINARY



1 Lot B-North Elevation
1 : 200

3 Lot B-Internal Elevation 2
1 : 200



2 Lot B-South Elevation
1 : 200

4 Lot B-Internal Elevation 1
1 : 200

5 Lot B-West Elevation
1 : 200

6 Lot B-East Elevation
1 : 200

DIRECT SOLICITORS

RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD, AUSTRAL

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscape

Lot B Elevation

17001 A-3-12

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www.dreamsgroup.com.au

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799 Pacific Highway,
Chatswood, NSW 2067

PRELIMINARY

1 Lot C-North Elevation
1 : 200

2 Lot C-South Elevation
1 : 200

3 Lot C-West Elevation
1 : 200

4 Lot C-East Elevation
1 : 200

DIRECT SOLICITORS

RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD, AUSTRAL

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscape

Lot C Elevation

17001 | A-3-13 | C

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E: info@dreamsgroup.com.au
www.dreamsgroup.com.au

A: 1502, Level 15, Tower B,
799 Pacific Highway,
Chatswood, NSW 2067

DREAMSCAPES ARCHITECTS

DA SUBMISSION

1 Lot D-North Elevation
1 : 200

2 Lot D-South Elevation
1 : 200

3 Lot D-West Elevation
1 : 200

4 Lot D-East Elevation
1 : 200

DIRECT SOLICITORS

RESIDENTIAL DEVELOPMENT

484-488 BRINGELLY ROAD, AUSTRAL

DREAMSCAPES ARCHITECTS

Planning . Architecture . Interior . Landscape

Lot D Elevation

17001 | A-3-14

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A: 1502, Level 15, Tower B,
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Chatswood, NSW 2067

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Chatswood, NSW 2067

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799 Pacific Highway,
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