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Alceon Group Pty Ltd

Project: 2 Greenwich Road, Greenwich

Report: Access Assessment Report

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DOCUMENT CONTROL



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111609-Access-r1	27 Apr 2020	Draft Access Assessment Report	
111609-Access-r2	2 July 2020	Access Assessment Report – Development Application	
111609-Access-r3	7 July 2020	Access Assessment Report – Development Application	
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 2 Greenwich Road, Greenwich, where it is proposed to construct a new Seniors Living project. The building will contain twelve (12) different levels, being three (3) levels of car parking and remaining nine (9) levels associated with the Seniors Living functions.



Photograph courtesy of Six Maps

1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Design Quality of Residential Apartment Development 2015 (SEPP65)
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4; and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2019 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2019.

1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease-causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2019 and Premises Standards are recognised as a design standard to satisfy certain aspects of the DDA. Compliance with them and the referenced standards does not guarantee that a complaint will not be lodged.

1.5 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Disability (Access to Premises – Buildings) Standards 2010 the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
3	Lower Ground – Roof Top	Long term accommodation for the aged (seniors) and associated areas.
5	Ground	The Commercial part.
7a	Basement 1, 2 & 3	Carparking
7b	Basement 1	Storage use (includes Garbage area), attracts a separate classification as it equates to more than 10% of the storey's floor area.
9b	Ground	Library/Gallery
10b	Roof Top	Swimming Pool, Pergola Structures

Notes;

- a) It is understood that occupants, who reside, will not need physical assistance to conduct their daily activities and are able to self-evacuate.
- b) The ground floor café and lower ground cinema are less than 10% of the floor area of the storey and does not need to be separately classified.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 1.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, SEPP65 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Table 2. Legend of Symbols

Symbol	Description
Complies	Compliance is achieved, and no further information is required.
CRA	Specific details are not provided, but compliance can be readily achieved.
DNC	From the documentation provided, compliance is not achieved.

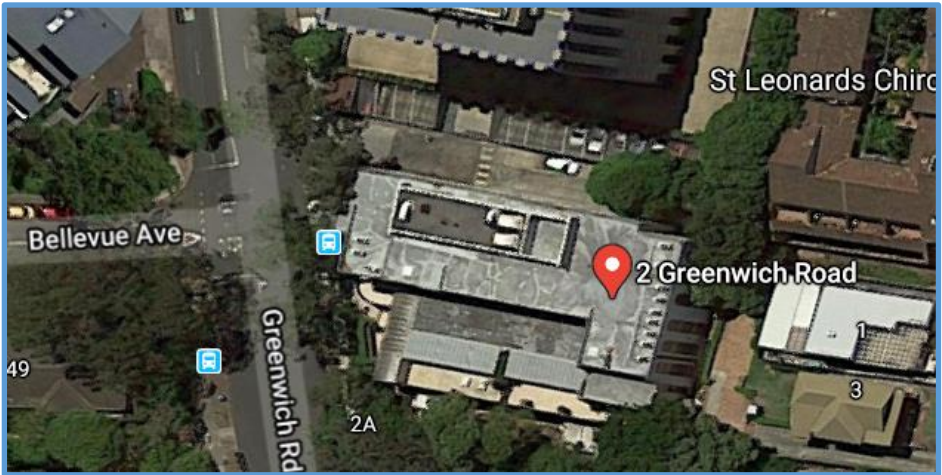
3.2 State Environmental Planning Policy (Housing for Seniors or People with a Disability)2004

It is proposed to provide an overall development, under SEPP 2004, that provides suitable living arrangements for Seniors. The aims of this Policy is to encourage the type of development proposed and ensure it meets the particular needs of an ageing population.

The site must be located in accordance with Clause 26 of SEPP 2004, assessment against this Clause is outlined in the table below.

The proposed units are considered to be self-contained dwellings and therefore must contain the features outlined with Schedule 3 of the SEPP2004. The table below provides assessment against the requirements of this Schedule.

Part 2 – Site related requirements	
Clause 26 Location and access to facilities	
Clause	Requirements
1	Residents of the proposed development are required to have access that complies with subclause (2) to: a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and b) community services and recreation facilities, and c) the practice of a general medical practitioner. Discussion The development can suitably access the types of services and facilities outlined above. A transport service is available that links to town centres, including North Sydney, St Leonards and Lane Cove.
2	Access complies with this clause if: b) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to the residents who will occupy the proposed development:

Part 2 – Site related requirements	
Clause 26 Location and access to facilities	
Clause	Requirements
	<ul style="list-style-type: none"> i. that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and ii. that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and iii. that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), iv. and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).
	<p>Discussion</p> <p>The development is within 400m above of public transport services, in the form of bus stops connecting directly to town centres between and including North Sydney, St Leonards and Lane Cove. Bus Stops are located immediately in front of the development, on both sides of Greenwich Road.</p> <p>Both the bus stops are serviced by the 265Route and demonstrates suitable timetabling for the entire week.</p> 

Part 2 – Site related requirements	
Clause 26 Location and access to facilities	
Clause	Requirements
3	<p>The overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <ol style="list-style-type: none"> i. a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, ii. a gradient of no more than 1:10 for a maximum length of 5 metres at a time, iii. a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time. <p>Discussion</p> <p>The Survey Details prepared by Veris include longitudinal information to the bus stop immediately in front of the development. The maximum length of travel is approximately 18m with an overall average gradient of 6.4% or 1:15.5. Where sections are steeper than 1:14 they are within the criteria of this Clause. It is considered that path of travel is in compliance with this Clause.</p>

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
1 Application	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.		

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
2 Siting	<p>Wheelchair access The whole of the site does not have a gradient of less than 1:10:</p> <ul style="list-style-type: none"> a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. <p>Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>Access will be provided to and within the site. Wheelchair access will be available up to all units and within common areas as required by the Premises Standards and Access Code.</p>	CRA
3 Security	<p>Pathway lighting:</p> <ul style="list-style-type: none"> a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and b) must provide at least 20 lux at ground level. 	<p>Required pathway lighting can be readily provided within the development to meet the requirements of this Clause.</p>	CRA
4 Letterboxes	<p>Letterboxes:</p> <ul style="list-style-type: none"> a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and b) must be lockable, and c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more 	<p>It is expected that letterboxes could be provided in an appropriate location at the building's entry.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	central locations adjacent to the street entry.		
5 Private car parking	<p>If car parking (not being car parking for employees) is provided:</p> <p>a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and</p> <p>b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>At the time of SEPP publication AS2890.1-1993 was in force by the BCA. All car parking spaces must achieve a minimum width of 3.2m under this Standard version. This is noted to be provided to the resident spaces</p> <p>At least 5% (3) of the resident spaces have the ability to achieve the required 3.8m.</p> <p>Gates and roller doors will be power operated.</p>	CRA
6 Accessible entry	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	The entry doors to the units will need to meet the requirements of Clause 13 AS 1428.1 and provide weather protection. Suitable provision has been made.	CRA
7 Interior: general	<p>Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	The internal arrangement will be required to maintain the various clearances and widths outlined within Clause 13 of AS 1428.1. These must be maintained on each side of doorways. Suitable provision has been made.	CRA
8 Bedroom	<p>At least one bedroom within each dwelling must have:</p> <p>a) an area sufficient to accommodate a wardrobe and a queen sized bed, and</p> <p>b) a clear area for the bed of at least:</p> <p>i. 1,200 millimetres wide at the foot of the bed, and</p>	It is considered that the internal arrangement makes suitable provision for the circulatory and facility requirements in accordance with this Clause.	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	<ul style="list-style-type: none"> ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and f) wiring to allow a potential illumination level of at least 300 lux. 		
9 Bathroom	<p>At least one bathroom within a dwelling must have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, iii. folding seat, d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, e) a double general power outlet beside the mirror. 	<p>It is considered that suitable provision is made to accommodate the clearances required for an accessible bathroom. Necessary internal design adjustments can be made at later stages.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
10 Toilet	A dwelling must have at least one toilet and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	It is considered that suitable provision is made to accommodate the clearances required for a visitable and accessible bathroom. Necessary internal design adjustments can be made at later stages.	CRA
11 Surface finishes	Balconies and external paved areas must have slip-resistant surfaces. Note. Advise regarding finishes may be obtained from AS 1428.1.	Suitable surfaces can be provided to achieve required slip resistance. Guidance should be sought using the Australian Standards Handbook	CRA
12 Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Suitable hardware and fittings can be readily provided.	CRA
13 Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Suitable hardware and fittings can be readily provided.	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
14 Application	The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		
15 Living room and dining room	A living room in a self-contained dwelling must have: a) a circulation space in accordance with clause 4.7.1 of AS 4299, and b) a telephone adjacent to a general power outlet. A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Suitable provision is made within the living room design to ensure that a wheelchair circulation space of 2250mm diameter is available clear of furniture.	CRA
16 Kitchen	A kitchen in a self-contained dwelling must have: a) a circulation space in accordance with clause 4.5.2 of AS 4299, and	Suitable provision is made within the style of kitchen design to ensure that appropriate arrangement will be achieved.	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
	<ul style="list-style-type: none"> b) a circulation space at door approaches that complies with AS 1428.1, and c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> i. benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), ii. a tap set (see clause 4.5.6), iii. cooktops (see clause 4.5.7), except that an isolating switch must be included, iv. an oven (see clause 4.5.8), and d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and e) general power outlets: <ul style="list-style-type: none"> i. at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and ii. one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 		
19 Laundry	<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> a) a circulation space at door approaches that complies with AS 1428.1, and b) provision for the installation of an automatic washing machine and a clothes dryer, and 	<p>Final laundry design will need to accommodate the circulatory requirements of this Clause. Where necessary it considered that suitable provision is available to resolve accessibility with internal re arrangement.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
	c) a clear space in front of appliances of at least 1,300 millimetres, and d) a slip-resistant floor surface, and e) an accessible path of travel to any clothes line provided in relation to the dwelling.		
20 Storage for linen	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	It is considered that suitable provision is made within the design	CRA
21 Garbage	A garbage storage area must be provided in an accessible location.	It is considered that suitable provision is made within the design	CRA

3.3 Building Code of Australia 2019 / Premises Standards Assessment Summary (BCA2019)

Table 3. BCA2019 Summary

CLAUSE	COMMENT	STATUS
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SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	-	Noted
D3.1	General Building Access Requirements	<p>The building is required to be accessible to and within the areas outlined within Table D3.1 of the BCA. Accessible meaning having the features necessary to permit the use by persons with a disability.</p> <p>Class 3 – From the pedestrian entrance to the entrance door of each residential unit To and within not less than 1 of each type of room or space for use in common by the residents which includes any outdoor garden areas and the like.</p> <p>At least two (2) of the units must be accessible on the basis that there are forty (40) residential sole occupancy units proposed.</p> <p>Class 5 – To and within all parts normally used by the building's occupants.</p> <p>Class 7 – To and within any level containing accessible carparking spaces.</p>	CRA

SECTION D: ACCESS AND EGRESS			
		<p>Class 10b</p> <p>The proposed swimming pool is required to be accessible where its total perimeter will be more than 40m.</p>	
D3.2	Access to Buildings	<p>An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from any required accessible carparking space on the allotment.</p> <p>An accessway must be provided through the principal pedestrian entrance.</p> <p>It is noted that a passenger lift is proposed connecting to the basement car parking levels and it is expected that ramped access, complying with AS 1428.1, can be provided from street boundary to the buildings principal entrance.</p>	CRA
D3.3	Parts of Buildings to be Accessible	<p>The building must contain the accessible features required by this Clause and the relevant parts of AS 1428.1-2009.</p> <p>Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p> <p>Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009.</p> <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> • Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. • An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>It is considered that suitable provision is made for the required accessible features.</p>	CRA
D3.4	Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.).</p>	Noted
D3.5	Accessible Car Parking	<p>The building's accessible car parking arrangement must comply with the requirements of this Clause. At least four (4) accessible car spaces are required to serve the</p>	CRA

SECTION D: ACCESS AND EGRESS			
		<p>main occupants of the building and at least one (1) must serve the retail and commercial tenancies.</p> <p>It is noted that the proposed design makes appropriate provision for compliance with AS/NZS 2890.6-2009. This includes the minimum height clearances of 2200mm within the vehicle aiseways and 2500mm over the car spaces and shared areas.</p>	
D3.6	Signage	<p>Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> - identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) <p>Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use.</p>	CRA
D3.7	Hearing Augmentation	If the building is provided with an inbuilt amplification system (other than one for emergency purposes) an hearing augmentation system must be provided in accordance with this Clause.	CRA
D3.8	Tactile Indicators	Tactile Ground Surface Indicators will be required to ramps and stairways in accordance with this Clause and AS/NZS 1428.4.1	CRA
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	-	N/A
D3.10	Swimming Pools	Where the swimming pool's perimeter is greater than 40m it must be provided with at least one accessible water entry/exit in accordance with Specification D3.10.	CRA
D3.11	Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	CRA
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CRA

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Noted	-
E3.6	Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> - Handrail complying with the provisions for a mandatory handrail in AS 1735.12. - Lift floor dimensions not less than 1400 mm wide by 2000 mm deep. - Minimum clear door opening complying with AS 1735.12. - Passenger protection system complying with AS1735.12. - Lift car and landing control buttons complying with AS 1735.12. - Lighting in accordance with AS 1735.12. - Automatic audible information within the lift car to identify the level each time the car stops; and - audible and visual indication at each lift landing to indicate the arrival of the lift car; and - audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. - Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. 	CRA

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	The sanitary facilities within the accessible units and common areas must be located in an accessible location and comply with the design and construction requirements of AS 1428.1-2009.	CRA
F2.9	Adult change facilities	-	N/A

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of accessibility as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part Annexure A of this Report) with those documents, for the purposes of a Development Application.

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Marchese Partners			
Drawing Number	Revision	Date	Title
1.11	B	02 July 2020	LEP & DCP Constraints Diagram
2.01	B	02 July 2020	Basement 3
2.02	B	02 July 2020	Basement 2
2.03	B	02 July 2020	Basement 1
2.04	B	02 July 2020	Lower Ground
2.05	B	02 July 2020	Ground Level
2.06	B	02 July 2020	Level 1
2.07	B	02 July 2020	Level 2
2.08	B	02 July 2020	Level 3
2.09	B	02 July 2020	Level 4
2.10	B	02 July 2020	Level 5
2.11	B	02 July 2020	Level 6
2.12	B	02 July 2020	Roof Top Garden
2.13	B	02 July 2020	Pergola Level
3.01	B	02 July 2020	North Elevation
3.02	B	02 July 2020	South Elevation
3.03	B	02 July 2020	East Elevation
3.04	B	02 July 2020	West Elevation – Greenwich Road
4.01	B	02 July 2020	Section 1
4.02	B	02 July 2020	Section 2
4.03	B	02 July 2020	Access Ramp Sections
5.01	B	02 July 2020	GFA (LEP)
5.02	B	02 July 2020	GFA (SEPP)
5.11	A	02 July 2020	Cross Ventilation
5.21	B	02 July 2020	Solar Access – Jun 21 st – Sheet 1
5.22	B	02 July 2020	Solar Access – Jun 21 st – Sheet 2
5.23	A	02 July 2020	Solar Access – LG-01 Detail

5.24	A	02 July 2020	Solar Access – Jan 21 st
5.25	A	02 July 2020	Solar Access – Equinox Sept 21 st
5.26	B	02 July 2020	Solar Access – Jun 21 st – Existing Envelope
5.31	B	02 July 2020	Shadow Study – Sheet 1
5.32	B	02 July 2020	Shadow Study – Sheet 2
5.41	B	02 July 2020	Shadow Study – Sheet 3
5.42	B	02 July 2020	Shadow Study – Sheet 4

Supporting Information

Description

- Plan of Detail and Levels at Greenwich Road, Greenwich Ref No. 202046 Issue 7 dated 2 July 2020.
- Route 265 Timetable prepared by Transport NSW.