



Access Report

**State Significant Development Application
Residential Flat Building**

3A, 3B, 5A and 7 Burgoyne Street and 1 and 3
Pearson Avenue and 4 Burgoyne Lane
GORDON NSW 2072

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Project Administration

Project:

Residential Flat Building

3A, 3B, 5A and 7 Burgoyne Street and 1 and 3
Pearson Avenue and 4 Burgoyne Lane
GORDON NSW 2072

Client:



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1 Introduction & Scope

1.1 General

Introduction – SSDA Response to Submissions

Projected Design Management Pty Ltd has been appointed by DPG Project 54 Pty Ltd (the Proponent) to prepare an amended Access Report in response to submissions received (Department of Planning, Housing and Infrastructure letter dated 20 June 2025) as part of a State Significant Development Application (SSDA) of the proposed residential development for the site located at 3A, 3B, 5A and 7 Burgoyne Street and 1 and 3 Pearson Avenue and 4 Burgoyne Lane, Gordon (the Site). The purpose of this amended Access Report is to assess the amended architectural and landscape plans against the requirements for access for people with disabilities outlined in the original report. This report has been updated in full and the original submitted Access Report dated 21/04/2025 shall be superseded.

The Site

The Site is bounded by Burgoyne Street to the north, Pearson Avenue to the west and Burgoyne Lane to the south with an adjoining residential property to the east. The Site is approximately rectangular in shape exhibiting a total area of 7,093.0m². In its current state, the Site contains seven (7) residential dwellings with associated landscaping. Vehicular access is currently provided to each dwelling via Burgoyne Street, Pearson Avenue and Burgoyne Lane.

The Site is zoned R2 Low Density Residential, pursuant to the *Ku-ring-gai Local Environmental Plan 2015* (KLEP2015).

The proposal seeks consent for a residential flat building, which is permitted with consent in the R2 Low Density Residential zone via the provisions of Chapter 5 ('Transport oriented development') of the *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP).



The provisions of the Housing SEPP anticipate a transition to a new and different character.

The site is located approximately 200m northwest of Gordon Local Centre, which offers diverse civic, cultural, business, retail, entertainment, leisure, and residential amenities along the Pacific Highway. This places the site within easy walking distance of numerous services and facilities.

The site is situated about 5.5 kilometres north of Chatswood CBD and 12 kilometres north of Sydney CBD.

Gordon Train Station is approximately 250m south of the site, providing excellent public transport access via the T1 North Shore line, T1 Northern line, and inter-city services to the Central Coast and Newcastle. The comprehensive pedestrian network and public transport infrastructure make this a highly walkable location.

The key features of the surrounding context include:

- North – low density residential housing is located beyond Burgoyne Street. It is noted that this area may be subject to the provisions of the low and mid rise housing reforms that aim to increase the permissibility of townhouses, terraces and two storey apartment blocks.
- East – the immediately adjoining site at 9 Burgoyne Street is a detached residential dwelling that is identified as an item of local heritage ('Eudesmia – I1') in the KLEP2015. The Gordon Estate Conservation Area as recognised within the KLEP2015 (C12) as a heritage conservation area is located to the east of the Site and comprises low density residential dwellings. Lots within the Gordon Estate Conservation Area that are not individually listed items are subject to the provisions of Chapter 5 ('Transport oriented development') of the Housing SEPP and thus permit residential flat buildings to a height of 22m and floor space ratio (FSR) or 2.5:1.
- South – Burgoyne Lane adjoins the Site to the south beyond which is existing low density residential dwellings. The dwellings at 12-14 Park Avenue and 16 Park Avenue are identified as a local heritage items, I22 and I21 respectively, within KLEP2015. The Gordon Estate Conservation Area also continues to the south of the Site. Again, it is noted that lots within the Gordon Estate Conservation Area that are not individually listed items, are subject to the provisions of Chapter 5 ('Transport oriented development') of the Housing SEPP and thus permit residential flat buildings to a height of 22m and FSR or 2.5:1.
- West – Pearson Avenue adjoins the Site's western boundary beyond which is land zoned for high density residential development and includes an existing high density residential flat building with 30 units at 2-6 Pearson Avenue of 5-6 stories. Beyond this is the train line, Gordon Local Centre and the Pacific Highway. Pymble Business Park is located approximately 800m to the north-west of the Site.

The existing site context is shown in **Figure 1** and **Figure 2** below.





Figure 1. Cadastral Map (Source: SIX Maps, January 2025)





Figure 2. Aerial Photograph (Source: Near Map, January 2025)

Background

An Expression of Interest (EOI) was made to the Housing Delivery Authority (HDA) (submission 233825) on 22 January 2025.

This EOI was considered by the HDA on 7 March 2025, wherein it was recommended to the Minister that this project be declared Stage significant development (SSD) under s4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with State Significant Development Declaration Order (No 3) 2025 dated 17 March 2025, the Minister for Planning and Public Spaces (the Minister) declared, in part, that the following development is declared to be State significant development:

Development specified in EOI application 233825 dated 22 January 2025 including development for the purposes of residential flat building with provision of affordable housing at 3A Burgoyne Street, 3B Burgoyne Street, 5A Burgoyne Street, 7 Burgoyne Street, 1 Pearson Avenue, 3 Pearson Avenue, and 4 Burgoyne Lane, Gordon, Lot 2/DP344901, Lot 3 DP344901, Lot 1/DP528615, Lot 1/DP81938, Lot 12/DP865615, Lot 11/DP865615, and Lot 2/DP528615.

In accordance with the above, the Minister has declared the project to be SSD.



Proposed Development

The SSDA proposes the demolition of the existing structures on site and the construction of a residential flat building with two (2) interconnected components known as Building A and Building B, with communal open space, associated landscaping and car parking in basement levels.

These buildings have been labelled as follows:

Building A located on the western portion of the Site

Building B located on the eastern portion of the Site

Building A and Building B present a variety of heights that respond to the topography and where the maximum height transitions down in scale to respond to the public domain, the existing adjacent and/or future surrounding development.

Building A presents between seven (7) storeys facing Burgoyne Street, seven to eight (7-8) storeys to Pearson Avenue with an overall maximum height of seven (7) storeys as seen from Burgoyne Lane.

Building B presents between seven (7) storeys facing Burgoyne Street, seven to eight (7-8) storeys to the adjoining residential properties with an overall maximum height of seven (7) storeys as seen from Burgoyne Lane.

Both buildings are articulated through a series of setbacks and recesses that run both vertically and horizontally throughout the facades. The upper levels are deliberately designed to step back progressively as they transition down the site, creating a cascading effect. This architectural strategy effectively fragments the structure, dividing it into smaller, more visually digestible components. The result is a design that will be in keeping with the existing and future character of the surrounding area.

The proposed development consists of:

- Demolition of existing structures on the Site;
- Construction of a residential flat buildings, being Building A and Building B, of seven to eight (7-8) storeys with a total of 106 residential dwellings including:
 - 10 x 1 bed
 - 18 x 2 bed
 - 48 x 3 bed
 - 30 x 4+ bed
- Basement carparking including:
 - 150 resident car spaces
 - 7 resident adaptable spaces
 - 9 resident LHA Platinum
 - 17 visitor spaces
 - 1 visitor accessible space
 - 2 car share spaces
 - 1 car wash bay
 - 1 loading bay
 - 146 resident bicycle spaces
 - 16 visitor bicycle spaces
- Ancillary facilities for the exclusive use of the residents, including:
 - Cinema,
 - golf simulator
 - games lounge,
 - library/co-working space
 - lounge/café
 - gym/wellness centre
 - pool
- Landscaping including communal open space



- Plant rooms and equipment
- Storage areas
- Waste storage areas
- Associated landscaping and access paths
- Associated infrastructure and services

1.2 Purpose of Report

This report has been prepared for the Client and Consent Authority to confirm the proposed design demonstrates sufficient spatial provisions, building layout, and accessible features to be readily capable of complying with the statutory requirements for access by people with a disability for the purposes of a DA submission and assessment. The report will demonstrate the design can be developed at Construction Certificate stage without requiring s4.55 modifications to incorporate the required features.

This report is for Development Application only. Compliance is not verified until Construction Certificate stage.

1.3 Building Classification

The proposed building includes the following classes as defined by the BCA:

- Class 2 Residential dwellings (including communal facilities)
- Class 7a Carparking including Class 7b Storage <10% of floor area
- Class 10b Swimming Pool

1.4 Assessment Methodology

Capability for compliance with the relevant legislation has been assessed by reviewing the design against all relevant clauses of the following codes and standards:

- Disability (Access to Premises – Buildings) Standards 2010 (*Premises Standards, DAPS*)
- Building Code of Australia (BCA) National Construction Code 2022 and NSW Variations
- Ku-ring-gai Council Development Control Plan (DCP), effective 25 March 2024,
- NSW Apartment Design Guide (ADG)
- LHA Livable Housing Guidelines

This report is based upon and limited to:

- Architectural Design documentation by Marchese Partners Architects Revision B dated 09/10/2025
- Landscape Design documentation by Mike Cass Creative dated 02/10/2025

Legislation, Codes, Standards and Policies relevant to the preparation of this report:

- Environmental Planning and Assessment Act 1979 (*EP&A Act*)
- Environmental Planning and Assessment Regulation 2021 (*EP&A Regulation*)
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
- Disability Discrimination Act 1992 (*DDA*)
- Disability (Access to Premises – Buildings) Standards 2010 (*Premises Standards, DAPS*)
- National Construction Code 2022 ^{Volume 1 Amendment 2} and NSW Variations (*See Note)
- Chapter 4 State Environmental Planning Policy (Housing) 2021
- NSW Apartment Design Guide (*ADG*)
- Australian Standards referenced by the BCA
 - AS1428.1-2009



- AS1428.4.1-2009
- AS2890.6-2009
- AS1735.12-1999
- Australian Standards not referenced by the BCA
 - AS4299-1995 – Adaptable Housing
- Ku-ring-gai Council Development Control Plan (DCP), effective 25 March 2024,
- LHA Livable Housing Guidelines

*Note: The NCC version in force at the date of an application for a Construction Certificate may vary from these requirements. Comments in this report may be subject to change to comply with any updated requirements of the NCC and referenced Australian Standards at that time.

The proposed works listed in this report are required to comply with the *Performance Requirements* of NCC2022. In accordance with Clause A2G1 of the BCA, *Performance Requirements* are satisfied by one of the following:

- (1) A Performance Solution.
- (2) A Deemed-to-Satisfy Solution.
- (3) A combination of (1) and (2).

This report will assess the design against the deemed to satisfy requirements of the NCC. Any opportunities for performance solutions shall be highlighted in the detailed assessment. Performance Solutions will be prepared at Construction Certificate Stage.

1.5 Disability Discrimination Act and the Disability (Access to Premises – Buildings) Standards 2010

The Disability Discrimination Act Part 2 Section 23 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- (a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- (b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- (c) in relation to the provision of means of access to such premises; or*
- (d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- (e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- (f) by requiring the other person to leave such premises or cease to use such facilities.*

The objectives of the *Disability (Access to Premises – Buildings) Standards 2010* (DAPS) are:

- (a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and*
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.*

Compliance with the Disability (Access to Premises-Buildings) Standards 2010 (DAPS) is required to a new part, and any affected part, of a building of Class 2 to 9 in accordance with Clause 2.1 (1)(a)(ii) & (iii).



The Standards do not apply to the internal parts of a sole-occupancy unit in a Class 2 building.

Pursuant to Clause 3.2 (1) of the DAPS, For section 3.1, A *building certifier* or *building developer* of a relevant building is taken to have ensured that the building complies with the Access Code if the building complies with:

- (a) the following clauses of the Access Code:
 - (i) clauses D3.1 to D3.12;
 - (ii) clause E3.6;
 - (iii) clauses F2.2 and F2.4;

- (2) Subsection (1) is not intended to limit the way in which a relevant building may otherwise satisfy the applicable performance requirements.

- (3) Without limiting subsection (2), a relevant building is taken to comply with the Access Code if the building provides a level of access that is not less than the level that the building would have provided if it had complied with the provisions mentioned in subsection (1).

This report assesses the development against the deemed-to-satisfy provisions of BCA NCC2022, which incorporates changes to the numbering structure from BCA 2019 as referenced in the *DAPS*. Refer to the following table for the relevant clauses:

DAPS Clause	NCC2022 Clause	Comments
D3.1	D4D2 General building access requirements	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.2	D4D3 Access to buildings	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.3	D4D4 Parts of buildings to be accessible	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.4	D4D5 Exemptions	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.5	D4D6 Accessible carparking	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.6	D4D7 Signage	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.7	D4D8 Hearing Augmentation	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.8	D4D9 Tactile Indicators	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.9	D4D10 Wheelchair seating spaces in Class 9b assembly buildings	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.10	D4D11 Swimming pools	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.11	D4D12 Ramps	Compliance with NCC2022 satisfies DAPS Schedule 1
D3.12	D4D13 Glazing on an accessway	Compliance with NCC2022 satisfies DAPS Schedule 1
E3.6	E3D7 Passenger lift types and their limitations E3D8 Accessible features required for passenger lifts	Compliance with NCC2022 satisfies DAPS Schedule 1
F2.2	F4D3 Calculation of number of occupants and facilities	Compliance with NCC2022 satisfies DAPS Schedule 1
F2.4	F4D5 Accessible sanitary facilities F4D6 Accessible unisex sanitary compartments F4D7 Accessible unisex showers	Compliance with NCC2022 satisfies DAPS Schedule 1

The requirements of NCC2022 meet or exceed the requirements of DAPS Schedule 1 (The Access Code) in accordance with DAPS Clause 3.2(3).

A detailed review of all relevant NCC2022 clauses has been completed.



The proposed design as documented for Development Application is readily capable of complying with the requirements of the *NCC2022* and the *Disability (Access to Premises) Standards 2010* subject to detailed assessment at Construction Certificate Stage.

1.6 Ku-ring-gai DCP 2024

Compliance with the controls listed below is deemed to satisfy the objectives of the DCP.

Control	Response	Complies (Y/N)?
7B.1 CAR PARKING PROVISION 7B.1(8) <i>Every Platinum Level unit requires an accessible car space designed to Australian Standard 2890.6.</i>	Platinum Level apartments are provided with extra wide spaces that meet the spatial requirements of AS2890.6	YES
7B.1(11) <i>At least one visitor car space is to be accessible and be provided within the site for every 6 apartments or part thereof, and is to comply with the dimensional and locational requirements of AS2890.6.</i>	An accessible visitor space is provided at ground floor level close to the drop-off area.	YES
Part 7C.2 COMMUNAL OPEN SPACE Part 7C.2(6) requires: <i>Access to and within the Primary communal open space is to be provided for people with a disability Part 2 Section 7 of AS1428.</i>	Access is provided from each lift lobby to and within the ground floor Primary communal open space via level walkways. <i>Note any 'stepping stone' walkways shall be constructed as a smooth path with inset stepping stones to ensure compliance with the surface variation tolerances in AS1428.1. Further details of pavement surfaces are required at CC stage to verify compliance.</i>	YES
Part 7C.4 APARTMENT MIX & ACCESSIBILITY 7C.4(3) <i>All units in the residential flat building development are to be of Silver Level, and 15% of those are to be of Platinum Level as indicated in the Livable Housing Design Guideline.</i>	All units achieve the spatial requirements for Silver Livable units. Out of 106 apartments, 18 (16.9%) are nominated as Platinum Livable.	YES
7C.4(4) <i>All developments are required to meet the KDCP Livable Housing Design Guideline provisions and National Construction Code accessibility requirements regardless of steepness of site.</i> <i>Note: This control applies to development on all sites including those that are steeper than 1:14.</i>	Noted. Refer to review of Livable Housing Design Guidelines at part 1.7 of this report.	YES
7C.4(5) <i>All development is to provide an accessible path of travel:</i> <i>i) from the street entry to the front door of each dwelling; and</i>	i) Access is provided from street entries via walkways to and within the front entry lobbies, and via lifts to each floor level and all sole occupancy unit entries.	YES



<p>ii) from the basement carparking to the dwelling entry; and</p> <p>iii) from the dwelling to the primary communal open space and each type of room or space for use in common by the residents.</p> <p><i>Note: Provision is to be made for wheelchair turning circles where required.</i></p> <p><i>Note: The control above applies to all development regardless of the steepness of the site.</i></p>	<p>In response to Item C – Design Principles, Principle 6-Amenity from Kuringai Council’s submission, the amended design now includes a reconfigured swimming pool / wellness area at lower ground level to permit direct covered access to the Building B northern Lift Lobby from the main entry lobby at ground level.</p> <p>ii) Level access is provided from basement carparking areas to lift lobbies, and via lifts to each floor level and all sole occupancy unit entries.</p> <p>iii) Access is provided from each dwelling, via lifts to the lower ground level communal open spaces and all rooms or spaces for use in common by residents.</p> <p>Wheelchair turning spaces of 1540x2070 are provided at the end of each accessway in accordance with AS1428.1-2009</p>	
<p>7C.4(7) For Platinum level units with more than one level, an internal lift is to be provided to allow access to all levels.</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>7C.4(8) Chair lifts, platform lifts and the like are not permitted on internal and external communal/shared paths and circulation areas. Where lifts are required they are to be constructed within lift shafts with full weather protection for users.</p>	<p>All communal and circulation areas are accessed via fully enclosed automatic lifts.</p>	<p>YES</p>
<p>22.1 EQUITABLE ACCESS</p> <p>22.1(1) For the purpose of this Part “access” is defined as: i) an ability to travel from one point to another in a continuous and independent manner, following a reasonable route;</p> <p>ii) an ability to communicate or obtain information or service from any person, display or facility which is intended to communicate or provide that information or service to any person.</p>	<p>Note</p>	<p>Note</p>
<p>22.1(2) Designing for access for all people is encouraged for all development types.</p>	<p>The development proposes access in accordance with AS1428.1 which gives particular attention to:</p> <ul style="list-style-type: none"> (a) Continuous accessible paths of travel and circulation spaces for people who use wheelchairs; (b) Access and facilities for people with ambulatory disabilities; and (c) Access for people with sensory disabilities <p>Provision for wheelchair access also supports access by the following users:</p> <ul style="list-style-type: none"> - Elderly with limited mobility - Parents with prams - People carrying shopping or luggage - Limited access for mobility scooters (may require reversing manoeuvres) 	<p>YES</p>



	<p>Accessible features are generally integrated into the design without relying on handrails and other devices creating an inclusive access environment.</p> <p>Due to the steeply sloping topography of the site, a dedicated drop off area is provided at Ground Level to assist people with mobility impairment to be dropped off or picked up on a level surface with access directly into the communal spaces.</p>	
22.1(3) <i>Where minor alterations or additions to an existing building are proposed, the alterations is not to reduce the accessibility of the building.</i>	Not applicable	Not applicable
22.1(4) <i>Applications for development, other than single dwellings, are to demonstrate how access to and within developments meets the requirements of the Disability Discrimination Act 1992 (DDA) and the Disability (Access to Premises – Buildings) Standards 2010.</i>	Refer to Section 1.5 of this report.	YES
22.1(5) <i>Entry access ramps for people with a disability are to be located within the site and is not to dominate the front façade.</i>	Entry ramps are integrated at gradients flatter than 1:20 to avoid the requirement for extensive handrails and tactile indicators.	YES
22.1(6) <i>The provision of access for all to and within heritage items is to: i) have minimal impact on the significant fabric of the item; ii) be, as far as possible, reversible.</i>	Not applicable	Not applicable
22.1(7) <i>Where such access is likely to have a major adverse impact on significant fabric, alternative solutions should be considered. However every effort is to be made to provide equitable access through the main entrance to the building.</i>	Not applicable	Not applicable
22.1(8) <i>Building entries are to be clearly visible from the street. Where site configuration is conducive to having a side entry, the path to the entry is to be obvious from the street.</i>	Building Entries are clearly visible from Pearson Ave with access to the eastern building via level, covered accessways.	YES
22.1(9) <i>Ensure pedestrian areas have clear sightlines, are appropriately lit and overlooked by buildings that provide street level activity.</i>	Pedestrian areas are linked by direct paths of travel, are overlooked by apartments in all locations, and will generate street level activity (walking to Gordon centre / station).	YES
22.1(10) <i>Access ways for pedestrians and for vehicles are to be separated.</i>	Pedestrian Accessways are separated from the driveway.	YES
22.1(11) <i>Ensure landmarks, including landmark buildings, are distinctive in form and reinforce the street pattern and topography to enable people to find their way.</i>	The development proposes to retain landmark large tree planting in the NW corner of Pearson Ave and Burgoyne Street. The development itself will be a landmark when approached from the south. The topography becomes steeper to the north of Burgoyne Lane and the building is situated at the point of transition. The landings at the entry paths may offer respite to pedestrians traversing the steep existing footpath along Pearson Avenue.	YES



<p>22.1(12) <i>Buildings are to be sited and designed to avoid obscuring landmark features and views which enable ease of orientation from the street and public open space areas.</i></p>	<p>The development responds to the curve of Pearson Ave and clearly delineates public domain from private property with landscaping features. The development sits as a landmark at the curve in Pearson Ave when viewed from the south and on approach from the north.</p>	<p>YES</p>
<p>22.1(13) <i>Ensure all users of the site can find their way within the development. This can be achieved by:</i></p> <p><i>i) Designing foyers and orienting reception and information desks so that arriving visitors can be seen;</i></p> <p><i>ii) Locating reception and information desks near lifts to enable staff to assist visitors with directions;</i></p> <p><i>iii) Dividing large-scale sites into distinctive smaller parts, or zones of functional use, while preserving a 'sense of place' and connectivity between spaces;</i></p> <p><i>iv) Organising the smaller parts of the development under a simple organisational principle, such as 'use' through a zonation plan with a logical and rational structure;</i></p> <p><i>v) Providing frequent directional cues throughout the space, particularly at decision points along routes in both directions;</i></p> <p><i>vi) Displaying/using appropriate international symbols for facilities as illustrated in Figure 22.1-1.</i></p>	<p>The primary address for the Property is Pearson Avenue.</p> <p>Foyers are highlighted by architectural features.</p> <p>A vehicular drop off area is proposed with a concierge desk to assist visitors with direct access to lifts.</p> <p>The site is divided into two buildings (west & east), each with 2 cores (north & south). There is connectivity between all cores at lower ground level via the shared communal spaces.</p> <p>Communal amenities, spaces, and open areas are all consolidated at lower ground level with flat access between all areas. Uses are grouped according to their activity level (e.g. Wellness, Clubhouse, Lounge).</p> <p>Landscaping features provide landmarks and directional cues. Wayfinding signage should be developed at CC stage with a consistent style, further adding to the sense of community.</p>	<p>YES</p>
<p>22.1(14) <i>All Multi Dwelling Housing, Residential Flat Buildings and Shop Top Housing within Mixed Use developments are to provide access to, and between, dwellings and parking in accordance with the Livable Housing Guidelines as stipulated in Part 6 Multi Dwelling Housing, Part 7 Residential Flat Buildings and Part 8 Mixed Use Development.</i></p>	<p>Refer to commentary above relating to Part 7 Residential Flat Buildings.</p>	<p>YES</p>
<p>22.3 BASEMENT CAR PARKING</p> <p>22.3(2) <i>The minimum height between floor level and an overhead obstruction is to be 2.2m, except for the following:</i></p> <p><i>i) 2.5m for parking area for people with a disability;</i></p>	<p>2.5m head clearance is provided above all accessible parking spaces to AS2890.6</p>	<p>YES</p>
<p>22.4 VISITOR PARKING</p> <p>22.4(3) <i>At least one visitor parking space it to be accessible, designed in accordance with AS2890.6.</i></p>	<p>An accessible visitor parking space is located at ground level near the common entry lobby.</p>	<p>YES</p>
<p>22.5 PARKING FOR PEOPLE WITH A DISABILITY</p>	<p>All car parking is provided at level grade with direct access to lifts.</p>	<p>YES</p>



22.5(1) Accessible car parking spaces are to be level and have a continuous path of travel to the building's principal entrance or lift.		
22.5(2) Accessible car parking spaces are to be identified by a sign incorporating the international symbol specified in AS1428 and be designed in accordance with the provisions of AS2890.6.	Accessible car parking spaces have been nominated in accordance with AS2890.6 – Further detail to be provided at CC stage.	YES
22.5(3) Appropriate international symbols for the disabled are to be displayed/used where appropriate to assist in direction to ramps, lifts etc.	Can readily comply. Further detail to be provided at CC stage.	YES
22.5(4) Car parking spaces for residential development (excluding single dwellings) are to be designed in accordance with the requirements of the Livable Housing Guidelines 2012 as stated within Part 6 Multi-Dwelling Housing, Part 7 Residential Flat Buildings and Part 8 Mixed Development.	Refer to detailed review of Livable Housing Requirements at Part 1.8 below.	YES
22.5(5) Provision of accessible car parking for non-residential development is to comply with the following minimum rates, rounded up to the nearest whole number:	Not applicable – refer to item 22.5(4)	Not applicable
22.5(6) For other land uses/facilities, the minimum number of spaces should be at least 1%, unless supported by a merit assessment.	Not applicable – refer to item 22.5(4)	Not applicable

1.7 State Environmental Planning Policy (Housing) 2021

Chapter 4 of The *State Environmental Planning Policy (Housing) 2021* requires assessment against the *Apartment Design Guide*.

Apartment Design Guide

The Apartment Design Guide (ADG) requires:

- 4Q-1 – 20% of the total apartments shall incorporate the Livable Housing Guideline's silver level universal design features. A minimum of 22 apartments shall be Silver Livable. All apartments achieve at least Silver Livable spatial provisions as required by Council's DCP.
- 4Q-2 – Adaptable Housing is to be provided in accordance with council policies. Council requires 15% Platinum Livable units in lieu of Adaptable units. A minimum of 16 Platinum Livable units are required.

1.8 LHA Livable Housing Guidelines

Detailed assessment of LHA Silver Livable Housing Provisions.

There are 7 Core Design Elements to achieve compliance with LHA Silver level:



1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

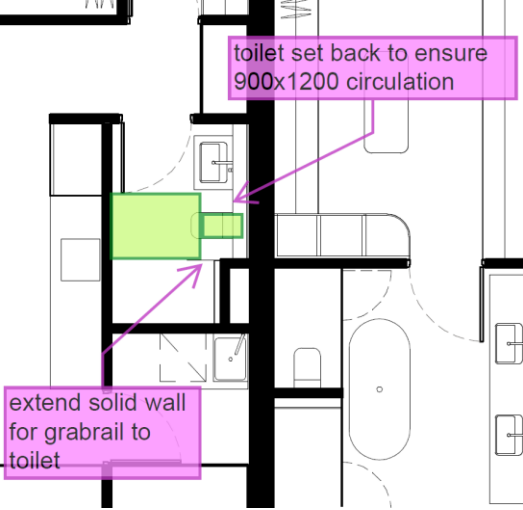
Refer to assessment against each of the core requirements below:

Control	Description	Complies? Y/N
<p>1 - Dwelling access Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>The path of travel referred to in (a) should have a minimum clear width of 1000mm and have: no steps; an even, firm, slip resistant surface; a crossfall of not more than 1:40; a maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: minimum dimensions of at least 3200mm (width) x 5400mm (length); an even, firm and slip resistant surface; and a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</p> <p>A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: a maximum gradient of 1:10 a minimum clear width of 1000mm (please note: width should reflect the pathway width) a maximum length of 1900mm</p> <p>Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto</p>	<p>Can readily comply</p> <ol style="list-style-type: none"> a. All apartments are accessible by an accessway in accordance with AS1428.1 and BCA D4D2(4) b. The path of travel to all apartments complies with these requirements. c. The path of travel is calculated from site boundaries and car spaces due to the nature of the project as a mixed use multi-residential development. Car spaces do not form part of the access path to dwellings. d. There are no step ramps required. All lobbies and entrances are level. e. Landings are provided in accordance with this requirement. 	<p>YES</p>

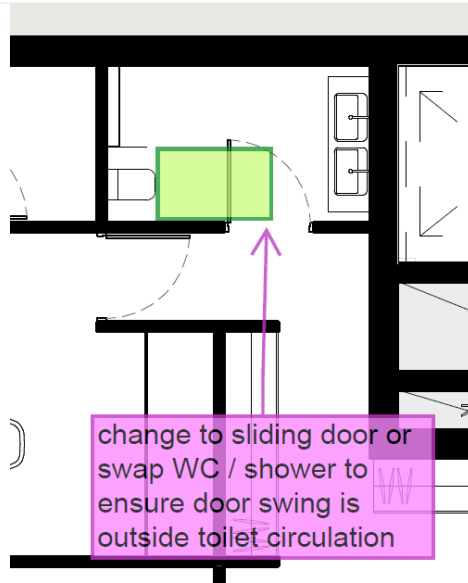


<p>them, must be provided at the head and foot of the ramp.</p> <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p>		
<p>2 - Dwelling entrance</p> <p>f. The dwelling should provide an entrance door with -</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see Figure 2(a)); ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. reasonable shelter from the weather. <p>g. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>h. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>i. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>	<p>Can readily comply</p> <p>Dwelling entrance doors are typically 920mm doors capable of complying with this clause. A 1200x1200mm landing is provided to all dwelling entry doors. Thresholds are level. Entrances are connected to accessways nominated in Element 1.</p>	<p>Y</p>
<p>3 - Internal doors & corridors</p> <p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. a minimum clear opening width of 820mm (see Figure 2(a)); and ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). <p>b. Internal corridors/passageways to the doorways referred to in (a)</p>	<p>Can readily comply</p> <p>Corridors are drawn at 1000mm. Doors are capable of complying with this clause. Door schedule and verification of corridor widths required at CC stage.</p>	<p>Y</p>



<p>should provide a minimum clear width of 1000mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>		
<p>4 - Toilet</p> <p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p>Can readily comply</p> <p>Toilets are typically shown in corners and include a circulation space of 900x1200mm clear of any door swing. The length of wall adjoining the toilet can facilitate future grabrail installation.</p> <p>Where toilets adjoin showers, a solid wall shall be provided for fixing of grabrails in accordance with Silver LHA Element 6.</p> <p>Some apartment floorplans include shelves or other elements that may result in inadequate circulation space to the toilet pan. These layouts shall be rationalised at CC stage to ensure compliance with this clause. See example below from unit A-2.08:</p>  <p>Some apartment floorplans include swinging doors within the circulation zone of the WC. These doors should be changed to sliding doors or the WC and shower should be swapped so the door swing remains clear of the WC circulation zone. See example from unit A-4.05:</p>	<p>Y</p>

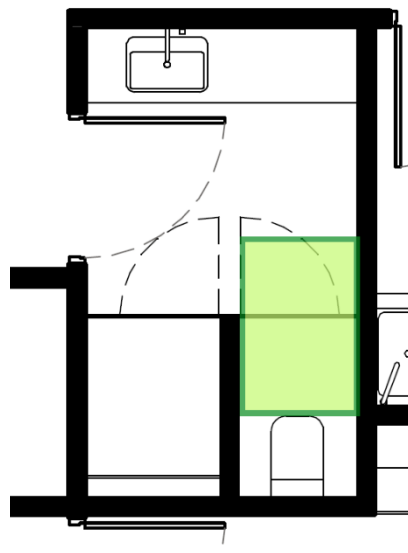




The amendments above can be readily implemented at CC stage without impacting general apartment layout.

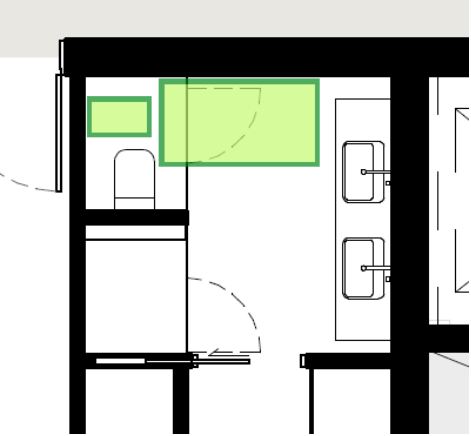
Several bathrooms include screens to WC's that restrict the required circulation requirements. These shall be removed or reconfigured at CC stage to ensure adequate circulation. The rooms are large enough and readily capable of compliance with this clause. Examples below:

A-7.02:



A-6.01:



	 <p>Further details of grabrail reinforcement to be provided at CC stage.</p>	
<p>5 - Shower</p> <p>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p>Can readily comply</p> <p>Each bathroom includes a shower with a hobless design. To comply with AS3740, a linear drain is recommended in lieu of the required 15mm setback into shower recess. To facilitate future removal, the entire bathroom should be designed to be waterproof.</p> <p>Details of wet areas, setbacks, and shower screens to be provided at CC stage.</p>	<p>Y</p>
<p>6 - Reinforcement of bathroom & toilet walls</p> <p>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>b. The walls around the toilet are to be reinforced by installing:</p> <ol style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>c. The walls around the bath are to be reinforced by installing:</p> <ol style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or 	<p>Can readily comply</p> <p>The walls around toilets, baths, and showers are readily capable of installing reinforcement in accordance with this part. Further details of wall linings and noggings to be provided at CC stage.</p>	<p>Y</p>



<p>ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</p> <p>d. The walls around the hobless shower recess are to be reinforced by installing:</p> <p>i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or</p> <p>ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</p>		
<p>7 - Internal stairways</p> <p>a. Stairways in dwellings must feature:</p> <p>i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.</p> <p>Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>	<p>Not Applicable.</p>	<p>NA</p>

Detailed assessment of LHA Platinum Livable Housing Provisions.

There are 7 Core Design Elements to achieve compliance with LHA Platinum level:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

There are an additional 8 Design elements required to achieve LHA Platinum Level.

Refer to assessment against each of the core requirements below:

Control	Description	Complies? Y/N
<p>1 - Dwelling access</p> <p>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>b. The path of travel referred to in (a) should have a minimum clear width of 1200mm and have:</p> <p>no steps;</p> <p>an even, firm, slip resistant surface;</p> <p>a crossfall of not more than 1:40;</p> <p>a maximum pathway slope of 1:14</p> <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than</p>	<p>Can readily comply</p> <p>a. All apartments are accessible by an accessway in accordance with AS1428.1 and BCA D4D2(4)</p> <p>b. The path of travel to all apartments complies with these requirements.</p> <p>c. The path of travel is calculated from site boundaries and car spaces due to the nature of the project as a mixed use multi-residential development. Car spaces do not form part of the access path to dwellings. Extra large spaces, or accessible spaces are provided to Platinum units to improve accessibility beyond the minimum requirement of this part.</p> <p>d. There are no step ramps required. All lobbies and entrances are level.</p> <p>e. Landings are provided in accordance with this requirement.</p>	<p>YES</p>



15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.

c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: minimum dimensions of at least 3800mm (width) x 6000mm (length); an even, firm and slip resistant surface; and a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen); a vertical clearance over the parking space of at least 2500mm; and a covered parking space to ensure protection from the weather.

d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: a maximum gradient of 1:10 a minimum clear width of 1000mm (please note: width should reflect the pathway width) a maximum length of 1900mm

e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.

Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.

2 - Dwelling entrance

- a. The dwelling should provide an entrance door with -
 - i. a minimum clear opening width of 900mm (see Figure 2(a));
 - ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and
 - iii. reasonable shelter from the weather.
- b. A level landing area of at least 1500mm x 1500mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be

Can readily comply

Dwelling entrance doors are typically 970mm doors capable of complying with this clause. A 1500x1500mm landing is provided to all Platinum dwelling entry doors. Thresholds are level. Entrances are connected to accessways nominated in Element 1.

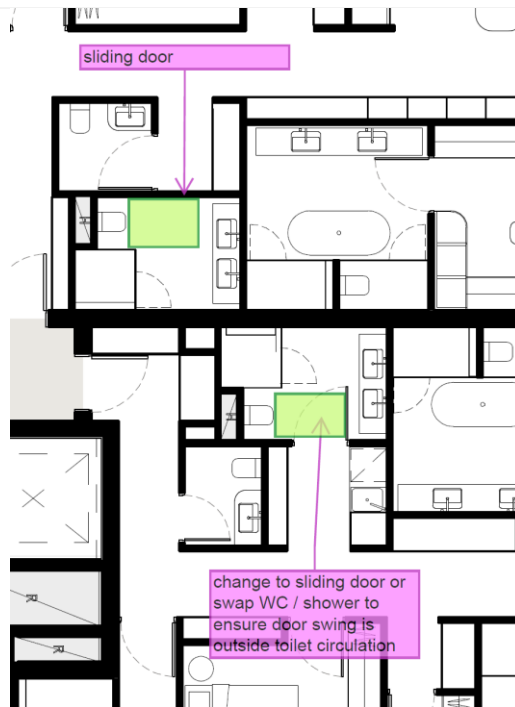
Y



<p>provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>		
<p>3 - Internal doors & corridors</p> <p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>ii. a minimum clear opening width of 900mm (see Figure 2(a)); and</p> <p>iii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).</p> <p>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	<p>Can readily comply</p> <p>Doors are capable of complying with this clause.</p> <p>Corridors to Platinum Livable apartments are drawn at 1200mm width typically to serve each of the listed room types.</p> <p>Units A-LG.02, A-GF.04, A-1.04, A-2.04, A-3.04 B-LG.01, B-GF.01, B-1.01, B-2.01 and B-3.01 appear to be slightly less than 1200mm width to the entrance corridor. Minor ad adjustments could readily be implemented to ensure a 1200mm corridor is provided. These adjustments can be accommodated without impacting the general spatial layout, external building fabric or overall apartment size.</p> <p>Door schedule and verification of corridor widths required at CC stage.</p>	<p>Y</p>
<p>4 - Toilet</p> <p>e. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <p>i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</p> <p>ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</p> <p>iii. The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date.</p>	<p>Can readily comply</p> <p>Toilets are in corners and include a circulation space of 1200x1200mm clear of any door swing. The length of wall adjoining the toilet can facilitate future grabrail installation.</p> <p>Doors to the main bathrooms in units A-LG.02, A-GF.04, A-1.04, A-2.04, A-3.04 B-LG.01, B-GF.01, B-1.01, B-2.01 and B-3.01 currently overlap the circulation space for the toilet. These doors should be changed to sliding, or the toilet and shower should be swapped to comply with this clause. This change can be readily resolved at CC stage with no impact on other design elements.</p> <p>The main bathrooms in units A-LG.01, A-GF.03, A-1.03, A-2.03, A-3.03, B-LG.02, B-GF.02, B-1.02, B-2.02 shall include a sliding door or swap toilet position as per the above note.</p> <p>See example below:</p>	<p>Y</p>



Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.



Further details of grabrail reinforcement and toilet specification to be provided at CC stage.

5 - Shower

- a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.
- b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.
- c. The hobless shower recess described in (a) should:
 - i. be located in a bathroom on the ground (or entry) level;
 - ii. provide minimum dimensions of 1160mm (width) x 1100mm (length); and
 - iii. provide a clear space of at least 1600mm (width) x 1400mm (length) forward of the shower recess entry as detailed in Figure 5(a).

For hobless specification please see Australian Standard AS3740-3.6.

Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.

Can readily comply

Each bathroom includes a shower with a hobless design. To comply with AS3740, a linear drain is recommended in lieu of the required 15mm setback into shower recess. To facilitate future removal, the entire bathroom should be designed to be waterproof.

A 1400x1600 clear circulation space is provided forward of the shower recess entry as per this clause.

Details of wet areas, setbacks, and shower screens to be provided at CC stage.

Y

6 - Reinforcement of bathroom & toilet walls

Can readily comply

The walls around toilets, baths, and showers are readily capable of installing reinforcement in

Y



<p>d. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>e. The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>f. The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>g. The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b). 	<p>accordance with this part. Further details of wall linings and noggings to be provided at CC stage.</p>	
<p>7 - Internal stairways</p> <p>h. Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> i. a continuous handrail on one side of the stairway where there is a rise of more than 1m. <p>Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>	<p>Not Applicable.</p>	<p>NA</p>
<p>8 - Kitchen space</p> <p>a. The kitchen space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. at least 1550mm clearance in front of fixed benches and appliances (excluding handles); and ii. slip resistant flooring. iii. task lighting installed above workspaces. <p>b. <i>Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor</i></p>	<p>Can Readily Comply</p> <p><i>1550mm is provided between benches to Platinum LHA units.</i></p>	<p>Y</p>



<p><i>finishes should not be continued.</i> If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.</p>		
<p>9 - Laundry space The laundry space should be designed to support ease of movement and adaptation with:</p> <ul style="list-style-type: none"> i. At least 1550mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth. ii. Slip resistant flooring; 	<p>Can Readily Comply</p> <p>Units A-LG.02, A-GF.04, A-1.04, A-2.04, A-3.04 B-LG.01, B-GF.01, B-1.01, B-2.01 and B-3.01 include provision of 2150mm between walls in accordance with this clause, and a joinery linen space opposite the laundry. The linen shelf / cupboard shall be readily removable, adjustable, or left as an open space to achieve the required circulation space. Provision of the adjustable shelving is considered a positive outcome as it provides flexibility for users to adjust the space to suit their needs. Additional linen / storage space is available at various locations within these apartments.</p>	<p>Y</p>
<p>10 - Ground (or entry level) bedroom space The dwelling should feature a space (or room) on the ground (or entry) level that:</p> <ul style="list-style-type: none"> i. is of at least 10m² clearance exclusive of wardrobes, skirtings and wall lining; ii. provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and iii. provides for a minimum path of travel of 1000mm on the remaining side of the bed. iv. Where no bed the design should assume a queen size. 	<p>COMPLIES</p> <p>The main bedrooms include sufficient circulation.</p>	<p>Y</p>
<p>11 - Switches and powerpoints</p> <ul style="list-style-type: none"> a. Light switches should be positioned in a consistent location: <ul style="list-style-type: none"> i. between 900mm – 1100mm above the finished floor level; and ii. horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level. c. Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm. 	<p>CAN READILY COMPLY</p> <p>Compliance with this clause shall be demonstrated at CC stage.</p>	<p>Y</p>
<p>12 – Door and tap hardware</p> <ul style="list-style-type: none"> a. Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor. b. Doorways should feature lever or D-pull style door hardware; and 	<p>CAN READILY COMPLY</p> <p>Compliance with this clause shall be demonstrated at CC stage.</p>	<p>Y</p>



<p>c. Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout.</p> <p>For Gold and Platinum level, the handle clearances for D-pull style door hardware should be the same as AS1428.1 2009. AS 1428.1 2009 is the most relevant set of specifications aimed at providing the greatest access to the greatest number of people and as such is an appropriate standard to reference for this Element.</p>		
<p>13 - Family/living room space a. The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture.</p>	<p>COMPLIES</p>	<p>Y</p>
<p>14 – Window Sills a. Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. b. Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position.</p> <p>Note A concession from (a) is reasonable in kitchen, bathroom and utility spaces.</p>	<p>COMPLIES</p>	<p>Y</p>
<p>15 – Flooring a. All floor coverings should: i. be firm, even and slip resistant; and ii. feature a level transition between abutting surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).</p>	<p>CAN READILY COMPLY</p> <p>Compliance with this clause shall be demonstrated at CC stage.</p>	<p>Y</p>

1.9 Clarifications, Limitations and Exclusions

This report is copyright of Projected Design Management and may only be used by the stated Client for the purposes outlined at Section 1.2.

The assessment is based on Architectural drawings provided and compliance relies upon the implementation of all the recommendations listed in this report.

The works shall be constructed in accordance with the latest, relevant standards and regulations applicable at the time of a Construction Certificate application.

Assessment is based on the classification of the building nominated in the DA drawings. Any change of building classification will require an update to this report.

All dimensions noted in the report are CLEAR dimensions and must not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Detailed assessment of clearances shall be carried out at Construction Certificate stage.



This report does not verify compliance with the WHS Act, Workcover Authority requirements, Structure or Services Design, The Disability Discrimination Act (Other than the premises standards), and the BCA & Australian standards (other than those clauses / standards specifically itemised in the report).

The information contained in this report shall be considered as neither false nor misleading. All efforts have been made to confirm the validity of advice within this report. Any errors shall be reported immediately for review.

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

2 Conclusion

Projected Design Management has reviewed the amended Architectural and Landscape Design Documents against the relevant accessibility legislation and is satisfied that the design is readily capable of compliance with the relevant statutory requirements for access for people with disabilities.

The design, as proposed, is considered capable of complying with Section D4, E3D7, E3D8, E4D5, F4D3, F4D5, F4D6, F4D7 of NCC2022 and relevant Australian standards, as listed within Section 1.4.

The architectural DA design demonstrates adequate spatial provisions, clear dimensions and accessibility features to enable assessment of the Development Application.

Further details of stairs, handrails, tactile indicators, sanitary fixtures and other items must be provided at Construction Certificate stage to fully demonstrate compliance with the relevant statutory requirements.

I confirm that this report contains all available information relevant to the planning assessment of the proposed development.

Kind Regards,



Alex Deacon - Director

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