

ACCESS LINK CONSULTING

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ACCESSIBILITY COMPLIANCE REPORT

For State Significant
Development Application -
SSDA

Project Address: 25-27 Leeds St, Rhodes NSW
Prepared For: Leeds 27 Development Pty Ltd

Issue No: G
Issue Date: 16/01/2026
Report No: SSDA-22277

Report Register:

The following report register documents the development and issue of this report as undertaken by Access Link Consulting Pty Ltd

Report No.	Issue No.	Issue Date	Report Details
SSDA-22277	A	03/07/2024	DRAFT Issue
SSDA-22277	B	22/08/2024	Issue for SSDA
SSDA-22277	C	30/08/2024	Issue to SDA
SSDA-22277	D	14/05/2025	Issue for SSDA
SSDA-22277	E	12/01/2026	Final DRAFT
SSDA-22277	F	14/01/2026	Issue for SSDA
SSDA-22277	G	16/01/2026	Issue for SSDA

1.0 - Report Purpose:

This report has been prepared to accompany an Amending State Significant Development Application (SSDA) for an In-fill Affordable Housing Development which proposes 59 additional dwellings to the existing development consent. The site is located at 25-27 Leeds Street, Rhodes, within the City of Canada Bay local government area (LGA) and is situated on the peninsula of Rhodes East. The site is legally described as Lot 2 in DP1192949, Lot A in DP329241 and Lot C in DP367132 and is currently owned by Billbergia Pty Ltd.

Leeds Street is a light industrial area, bound by the Parramatta River to the north, Concord Road to the east, Leeds Street to the south and Blaxland Road to the west. The site is surrounded by public open spaces such as John Whitton Reserve, Mill Park and Uhr's Reserve. Rhodes Boat Ramp is located adjacent to the site at the northern end of Blaxland Road.

The T9 Railway line runs parallel to the site along Blaxland Road. Rhodes train station is 800m (10-minute walk) to the south of the site via Blaxland Road.

The report is prepared to accompany an Amending SSDA for modification to the approved SSDA consent **SSD-67419241**. The Amending SSDA seeks approval for the following:

- Expand the floorplate on Levels 9, 10 and 11 of Building B to align with floors below and increase units from 58 to 75.
- Increase the height of Building E from 12 to 15 storeys with a corresponding increase in units from 54 to 63.
- Increase the height of Building F from 17 to 25 storeys with a corresponding increase in units from 78 to 118.

The subject project achieves the spatial requirements to provide access for people with disabilities under the relevant standards and codes. It is required that a detailed assessment be undertaken, covering but not limited to internal fit-out, details for stairs, ramps, finishes, amenities and other features to occur at CC "Construction Certificate" stage.

By adopting the recommendations set in this report, compliance with the report basis will be achieved, and equitable and dignified access for all users of the building/facility will be provided.

2.0 – Project Description and Use:

The Amending SSDA seeks approval for the following changes to the approved mixed-use development (SSD-67419241):

- Infill of the upper levels of Building B, maintaining the approved 10-storey height and replacing the previously approved part 8 and part 10 storey articulation.
- Provision of three additional levels to Building E.
- Provision of eight additional levels to Building F.
- Minor miscellaneous amendments, including the introduction of concrete awnings to the eastern elevation of Building E, minor reconfiguration of bicycle parking at ground level, and minor adjustments to the basement layout, including the structural walls and car parking bays.

The proposed amendments will result in a total of 59 additional dwellings (49 market dwellings and 10 affordable dwellings).

All other aspects of the approved development, including early works, parking, public domain and landscaping, stormwater management, waste management, access arrangements, staging, associated works (including the seawall and substation arrangements) and Buildings A, C or D, remain unchanged.

Building A

- Townhouse – 4 Dwellings
- One Bedroom Units – 6 Units
- Two Bedroom Units – 18 Units
- Three Bedroom Units – 21 Units

Building C

- One Bedroom Units – 35 Units
- Two Bedroom Units – 18 Units

Building E

- One Bedroom Units – 7 Units
- Two Bedroom Units – 21 Units
- Three Bedroom Units – 28 Units
- Four Bedroom Units – 7 Units

Building B

- One Bedroom Units – 10 Units
- Two Bedroom Units – 51 Units
- Three Bedroom Units – 7 Units

Building D

- Studio – 1 Studio
- Townhouse – 3 Dwellings
- One Bedroom Units – 10 Units
- Two Bedroom Units – 18 Units
- Three Bedroom Units – 18 Units

Building F

- Two Bedroom Units – 23 Units
- Three Bedroom Units – 92 Units
- Four Bedroom Units – 3 Units

3.0 – Project Classification:

This accessibility compliance report for a proposed building with classification as set below:

- Class 2
- Class 6
- Class 7a
- Class 10b

Note: The classification/s above is our understating of the relevant BCA classification/s. BCA consultant/certifier must confirm and determine the BCA classifications.

4.0 – Report Basis:

This report is based in the context of:

- National Construction Code 2022 Volume One – Building Code of Australia (BCA).
 - D1P1, D1P2, D1P8, D1P9
 - E3P4
 - F4P1
 - Parts of D1, D4, E3 and F4
- AS 1428.1 – 2009
- AS 1428.4.1 – 2009
- AS 2890.6 – 2009
- AS 1735.12 – 1999
- Disability (Access to Premises-Building) Amended Standards 2010
- Australian Human Rights Commission’s Guidelines on application of APS version 2.
- Livable Housing Australia’s Livable Housing Design Guidelines – Fourth Edition

5.0 – Assessed Drawings:

Drawing No.	Drawing Title	Issue	Issue Date
DA-1000	Basement 02	14	18/12/2025
DA-1000A	Basement 01	14	18/12/2025
DA-1001	Ground Floor (Level 01)	14	18/12/2025
DA-1002	Level 02	13	26/11/2025
DA-1003	Level 03	13	26/11/2025
DA-1004	Level 04	13	26/11/2025
DA-1005	Level 05 – 08 Typical	13	26/11/2025
DA-1009	Level 09	14	18/12/2025
DA-1010	Level 10	14	18/12/2025
DA-1011	Level 11	14	18/12/2025
DA-1012	Level 12	14	18/12/2025
DA-1013	Level 13 – 15	14	18/12/2025
DA-1016	Level 14	13	18/12/2025
DA-1017	Level 17	14	18/12/2025
DA-1018	Level 18 – 24	12	18/12/2025
DA-1025	Level 25	12	18/12/2025
DA-1026	Level 26 Rooftop)	12	18/12/2025
DA-1027	Level 27 (Roof)	12	18/12/2025
DA-9101	Liveable & Affordable Diagrams – Sheet 01	13	18/12/2025
DA-9102	Liveable & Affordable Diagrams – Sheet 02	13	18/12/2025
DA-9103	Liveable & Affordable Diagrams – Sheet 03	13	18/12/2025
DA-9104	Liveable & Affordable Diagrams – Sheet 04	13	18/12/2025

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- 7.2 Access Link Consulting Pty Ltd is only retained for the purpose of producing information relating to Access in the context of the codes, standards, regulations and guidelines listed in Clause 4.0 of this report. Access Link Consulting Pty Ltd is not liable for producing any other information outside this context.
- 7.3 The client acknowledges the following:
- 7.3.1 This report is solely for the purpose of reviewing, identifying and advising on Access issues/Access related provisions of the BCA.
- 7.3.2 This report does not identify or cover any information, compliance matters or issues that are related to other services associated to this project.
The client is aware that it is the architect's responsibility to coordinate and check all services against the information and requirements provided in this report to ensure that compliance has been met and achieved.
- 7.3.3 This report does not identify or cover any information, compliance matters or issues in relation to the construction stage of this project.
The client is aware that it is the builder's responsibility to coordinate and check that all the information and requirements provided in this report are met and achieved during the construction stage of this project.
- 7.3.4 This report does not identify or cover checks for:
- a) Slip resistance in surfaces such as set areas, parking areas, common spaces or stairs; and/or,

b) Wall reinforcement once the walls have already been constructed.

The client is aware that it is the builder's responsibility to ensure that the requirements are met as per AS 1428.1, AS 4299, AS 2890, AS 3661, AS 4586 and any other relevant codes that may arise.

7.3.5 Our Report does not assess compliance matters related to the following:

- a. Work, Health and Safety;
- b. Structural design;
- c. Service Design; and/or,
- d. Parts of the Disability Discrimination Act other than those that relate to the APS, Parts of BCA or Parts of AS other than those directly referenced in our Report.

7.3.6 Access Link Consulting Pty Ltd does not guarantee or warrant that our Report is correct or complete and will not be liable for any losses arising from the reliance upon or use of our Report.

7.3.7 Should the Client engage services with another certifier or access consultant, we are not liable if that certifier or access consultant comes to a different conclusion in their report.

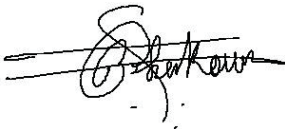
7.4 Access Link Consulting Pty Ltd is therefore not liable for any other services that are associated to this project.

7.5 Except as required by law, Access Link Consulting Pty Ltd is not liable for any inaccurate or incorrect information in this report supplied by SAI Global Ltd.

7.6 This document/report is based on the classification of this project and the drawings set out in Clause 6.0 of this report. In the event that changes are made to the classification or drawings, this report will be deemed invalid and will be required to be updated accordingly.

Yours Sincerely,

Assessed by



Rami Shakour
Director
ACA No. 488

Checklist Assessment Related to the Requirements Set in the BCA

The extract clauses from the NCC 2022 Volume 1 – BCA below to be read in full format as set in the National Construction Code 2022 Volume 1 – Building Code of Australia.

Part D4 – Access For People With Disability

D4D2 General Building Access Requirements

ADR

N/A

C

Buildings and parts of buildings must be accessible:

Class 2

- I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units.
- II. To the entrance doorway of each sole-occupancy unit located on that level.
- III. To and within each type of room or space for use in common by the residents.
- IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents located on the levels served by the lift or ramp.

Reference: Figure 1, Figure 2, Figure 3, Figure 4, Figure 12

Notes: See Att. 01 – The main entry/lobbies to all buildings provide a step-free, continuous, accessible path of travel from the boundary line via means of walkway and stairs, and can be compliant at CC stage

Class 6

- To and within all areas normally used by the occupants

Reference: Figure 1, Figure 2, Figure 3, Figure 4

Notes: See Att. 01 – can be compliant at CC stage

Class 7a

- To and within any level containing accessible car parking spaces.

Class 10b (Swimming pools)

- To and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.

Notes: See Att. 01 – can be compliant at CC stage

D4D3 Access To Buildings

ADR

N/A

C

(a) Access way must be provided to a building;

- I. From the main points of a pedestrian entry at the allotment boundary
- II. From another accessible building connected by a pedestrian link
- III. From any required accessible car parking space on the allotment

Reference: Figure 6, Figure 7, Figure 9

Notes: See Att. 01 – can be compliant at CC stage

(b) In a building required to be accessible,

- I. an accessway must be provided through the principal pedestrian entrance,
- II. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- III. in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance.

Notes: See Att. 01 – can be compliant at CC stage

(c) Where a pedestrian entrance required to be accessible has multiple doorways—

- I. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible;
- II. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible

Notes: See Att. 01 – each building has its own principal pedestrian entrance and can be compliant at CC stage

(d) Access way must have a clear opening of 850mm in accordance with 1428.1 Reference: Figure 23 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
D4D4 Access To Buildings	ADR	N/A	C
(a) every ramp and stairway must comply with; I. For a ramp, clause 10 of AS 1428.1 II. For a stairway, clause 11 of AS 1428.1 III. For a fire isolated stair, clause 11.1(f) and (g) of AS 1428.1 Reference: Figure 4, Figure 5, Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 15 Notes: See Att. 01 – can be compliant at CC stage	☐ ☐ ☐	✓ ☐ ☐	☐ ✓ ✓
(b) every passenger lift must comply with E3D7 and E3D8 Notes: Can be complaint at CC stage – This has been assessed in further detail in Part E3 further in this report	☐	☐	✓
(c) access ways must have; I. Passing spaces complying with AS 1428.1 II. Turning spaces complying with AS 1428.1 i. Within 2m of the end of access ways where it is not possible to continue. ii. at maximum 20m intervals along the access way Reference: Figure 1, Figure 2, Figure 3 Notes: See Att. 01 – can be compliant at CC stage	☐ ☐ ☐	☐ ☐ ✓	✓ ✓ ☐
(d) an intersection of access way satisfies the spatial requirements for a passing and turning space Reference: Figure 1 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
(e) a passing space may serve as a turning space Reference: Figure 1 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in class 5, 6, 7b or 8 I. Containing not more than 3 storeys and II. With a floor area for each storey, excluding the entrance storey, of not more than 200m ²	☐	✓	☐
(g) Clause 7.4.1(a) of AS 1428.1 does not apply. Replaces with pile thickness not exceeding 11mm and carpet backing thickness not exceeding 4mm Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓

Slip Resistance Requirements as per the BCA

BCA table D3D15 has the following slip resistance requirements/classification when tested in accordance with AS4586

Table D3D15: Slip-resistance classification

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Notes: Can be compliant at CC stage – the builder must provide a certificate stating that the slip resistance of all surfaces complies with the above table D3D15 when tested in accordance with AS4586

☐ ☐ ☒

D4D5 Exemptions

ADR N/A C

Areas are not required to be accessible;

(a) when access is not inappropriate because of particular purpose for which the area is used

(b) an area which poses a health or safety risk for people with disability

(c) path of travel providing access only to an area exempt by (a) or (b)

☐ ☐ ☒

Notes: Areas such as the plant rooms, pump rooms, water tank rooms, electrical and comms room, substation, fire tank room etc. are not required to be accessible

D4D6 Accessible car parking

ADR N/A C

(a) Accessible parking spaces must be provided;

I. Class 7a required to be accessible

II. A car parking area on the same allotment as a building required to be accessible

(b) Not required in class 7a where a parking service is provided and direct access to any of the car parking spaces is not available to the public.

(c) must comply AS/NZS 2890.6

(d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

☐ ☐ ☒

☐ ☒ ☐

☐ ☐ ☒

☐ ☒ ☐

Reference: Figure 22

Notes: See Att. 01 – 4 accessible spaces have been provided and can be compliant at CC stage

Class 2 building

There are no requirements set under the BCA for class 2 building for adaptable dwellings, however the development proposes 340 Livable Housing Units in accordance with the LHA Design Guidelines. The livable designed home benefits families with young children by making it easier to manoeuvre prams and strollers and removing trip hazards for toddlers, people who sustain a temporary injury that limits their mobility (for example as a result of sporting or work-related injury or motor vehicle accident), ageing baby boomers who are looking to move or renovate their existing homes to better accommodate future needs, people with disability and their families enabling them better choice of housing and the opportunity to visit the homes of friends and relatives.

The units have been broken down as follows and rounded up or down to the nearest percentage to equal 100%:

80% Silver	271
12% Gold	42
6% Platinum	18
2% Null	9

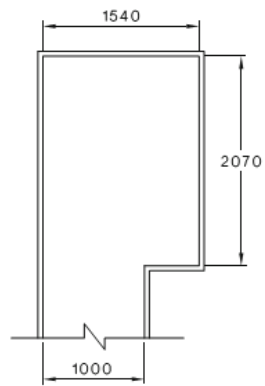
☐ ☐ ☒

Notes: See Att. 01 – 2 accessible residential spaces have been provided and can be compliant at CC stage

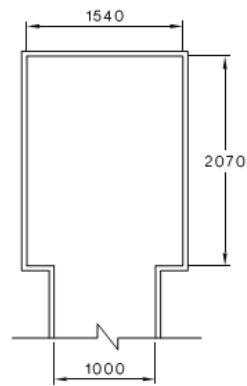
D4D8	Hearing augmentation	ADR	N/A	C
(a) a hearing augmentation system must be provided where an inbuilt amplification system other than the one used only for emergency warning, is installed;				
I.	In a room in a Class 9b building	☐	✓	☐
II.	In an auditorium, conference room, meeting room or room for judicatory purposes	☐	✓	☐
III.	At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider	☐	✓	☐
D4D9	Tactile indicators	ADR	N/A	C
(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—				
I.	A stairway, other than a fire-isolated stairway.	☐	☐	✓
II.	An escalator.	☐	✓	☐
III.	A passenger conveyor or moving walk.	☐	✓	☐
IV.	A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp.	☐	✓	☐
V.	Under an overhead obstruction less than 2 m above floor level, other than a doorway if no barrier is present.	☐	✓	☐
VI.	Or when an access way meets a vehicular way adjacent to any pedestrian entrance to a building, if there is no kerb or kerb ramp present.	☐	✓	☐
Reference: Figure 04, Figure 12, Figure 15				
Notes: See Att. 01 – can be compliant at CC stage				
(b) Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1.		☐	☐	✓
Reference: Figure 15				
Notes: See Att. 01 – can be compliant at CC stage				
(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.		☐	✓	☐
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	ADR	N/A	C
Only applicable for class 9b building		☐	✓	☐
D4D11	Swimming pools	ADR	N/A	C
(1)	Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.	☐	☐	✓
(2)	An accessible entry/exit must be by means of—			
(a)	a fixed or movable ramp and an aquatic wheelchair; or	☐	✓	☐
(b)	a zero depth entry and an aquatic wheelchair; or	☐	✓	☐
(c)	a platform swimming pool lift and an aquatic wheelchair; or	☐	✓	☐
(d)	a sling-style swimming pool lift.	☐	☐	✓
(3)	Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).	☐	✓	☐
(4)	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	☐	☐	✓
Notes: See Att. 01 – can be compliant at CC stage. The perimeter of the swimming pool is to be confirmed again at CC stage to advise on the right method of accessible entry/exit into the swimming pool.				

D4D12 Ramps	ADR	N/A	C
(a) a series of connected ramps must not have a combined vertical rise of more than 3.6m	☐	✓	☐
(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp	☐	✓	☐
D4D13 Glazing on an access way	ADR	N/A	C
On an access way 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	☐	☐	✓
Reference: Figure 16 Notes: Can be complaint at CC stage – selection of glazing strips as specified in this section will lead to compliance at construction stage. This to be confirmed at CC stage.			

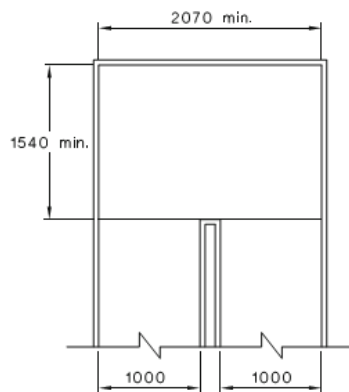
The references below to be read as set and referenced in each section of part D4



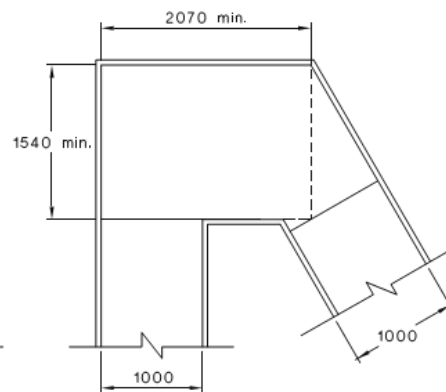
(a) Space required in corridor



(b) Space required in corridor



(c) Space required at ramp landing



(d) Space required at ramp landing

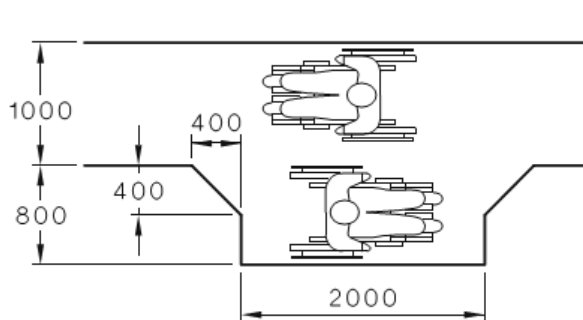
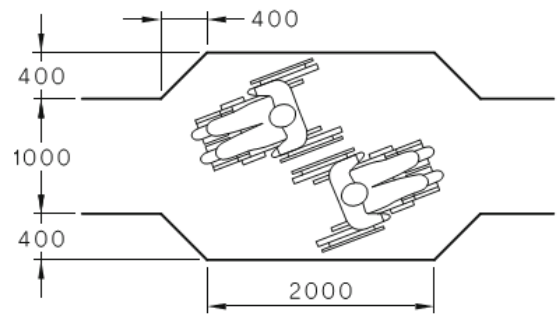


Figure 1



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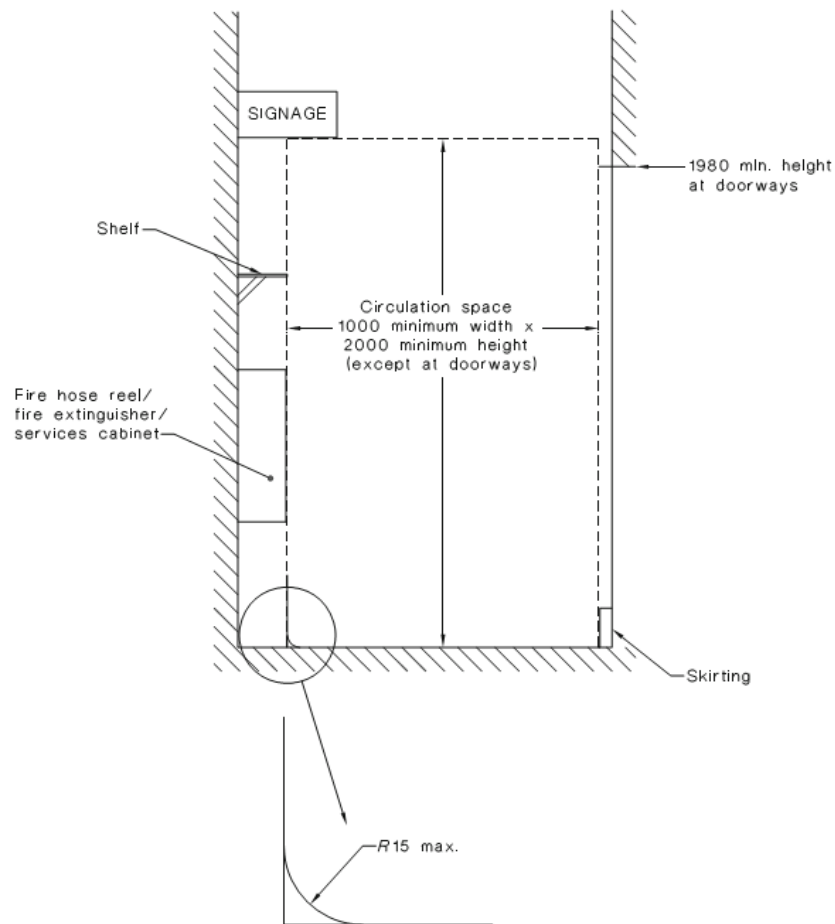


Figure 2

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Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

Figure 3

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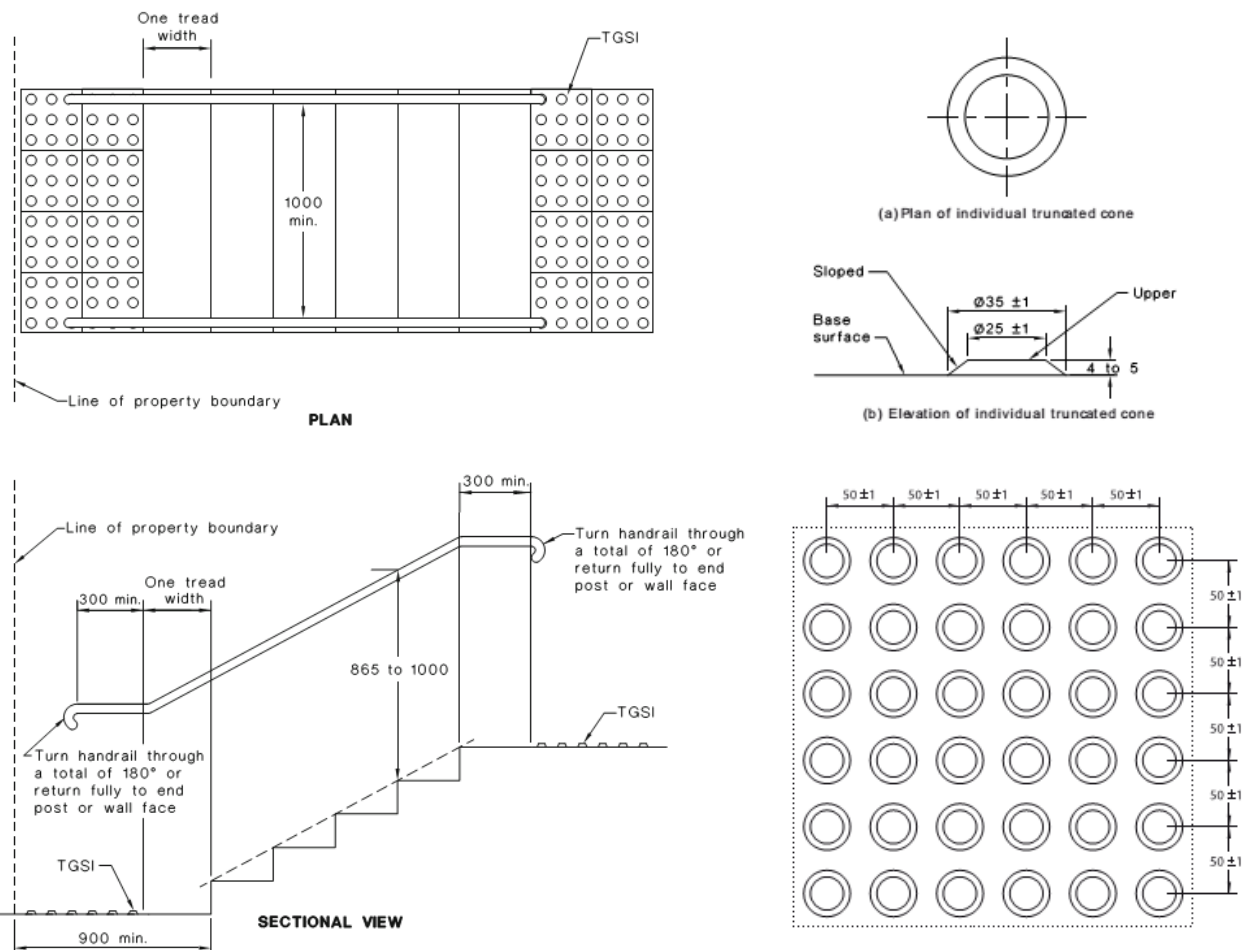
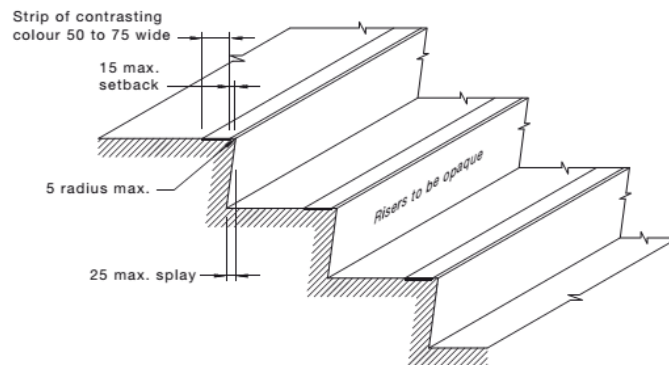


Figure 4

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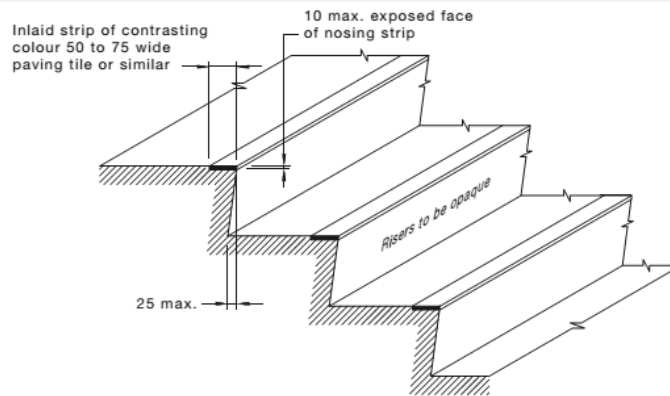
NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

Figure 5

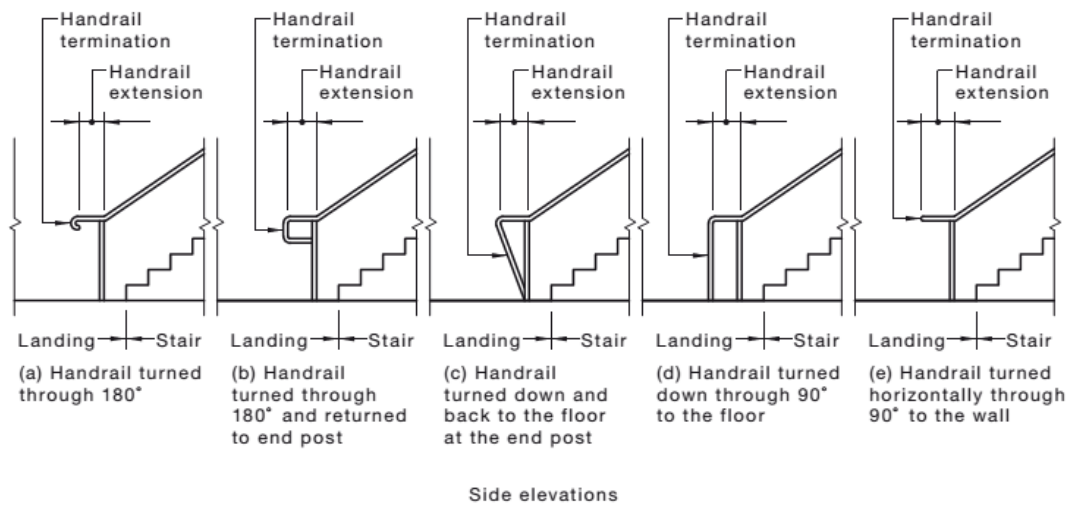
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DIMENSIONS IN MILLIMETRES

FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

Figure 6 SAI Global Ltd License 1704-c045-2

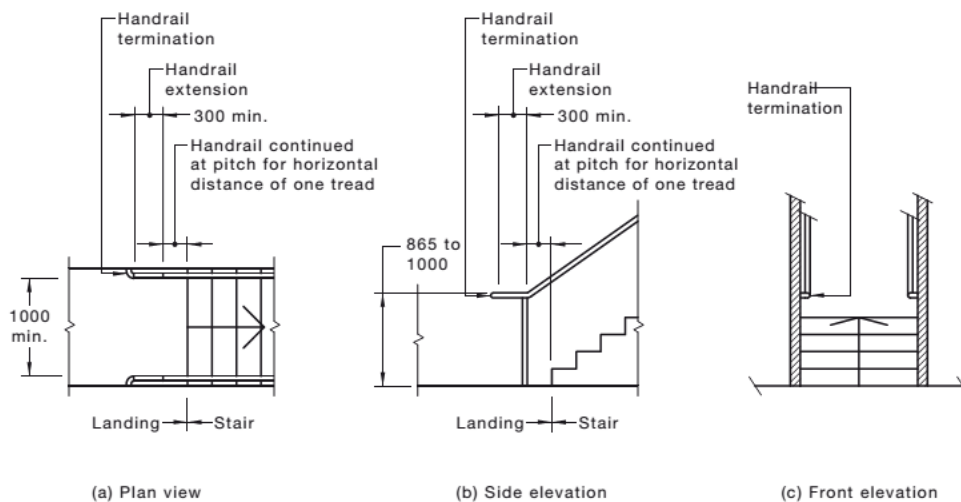


Side elevations

FIGURE 26(C) STAIR HANDRAILS—HANDRAIL TERMINATIONS

Figure 7

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DIMENSIONS IN MILLIMETRES

FIGURE 26(D) DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

Figure 8

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10.2 Walkways

Walkways shall comply with the following:

- (a) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 - (i) Kerb in accordance with Figure 18.
 - (ii) Kerb rail and handrail in accordance with Figure 19.
 - (iii) A wall not less than 450 mm in height.
- (b) Walkways shall be provided with landings, as specified in Clause 10.8, at intervals not exceeding the following:
 - (i) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
 - (ii) For walkway gradients of 1 in 20, at intervals no greater than 15 m.
 - (iii) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.

For walkways shallower than 1 in 33, no landings are required.

The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—

- (A) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or
- (B) a wall and a handrail as specified in Clause 12.

Figure 12

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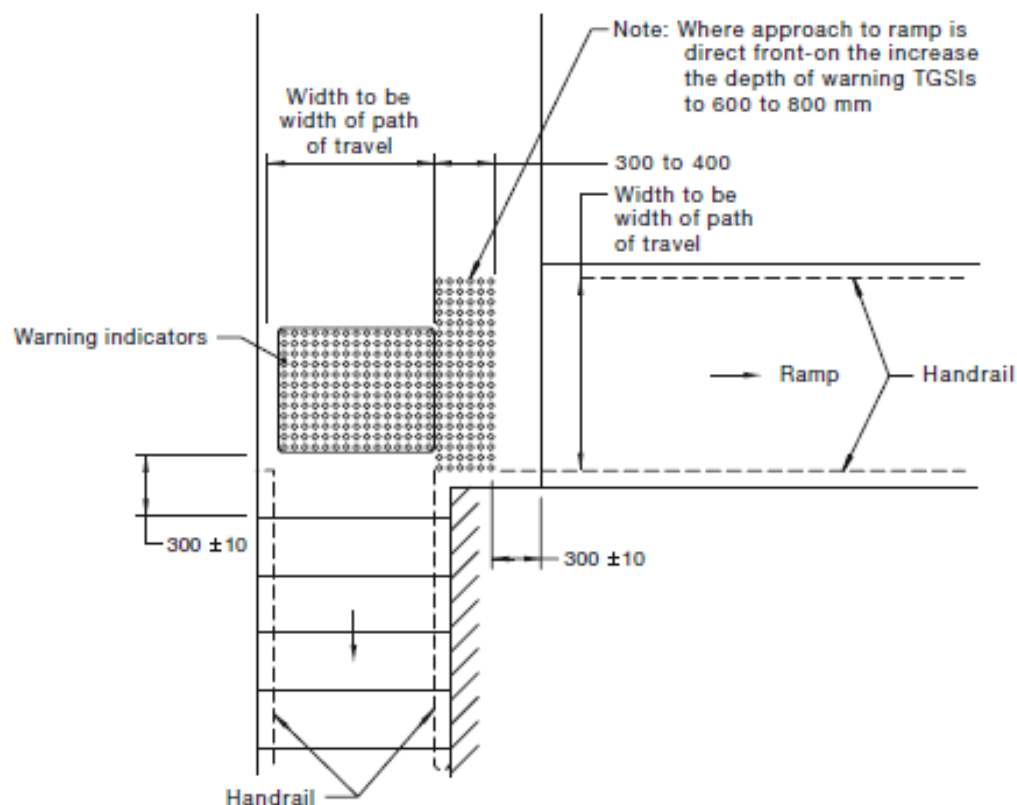


Figure 15

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Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Figure 16

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Figure 17

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Figure 18

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3. Braille and tactile sign specification

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—
 - (i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door required by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and
 - (ii) lower case tactile characters must have a height of 50% of the related upper case characters.
- (c) Tactile characters, symbols, and the like, must have rounded edges.
- (d) The entire sign, including any frame, must have all edges rounded.
- (e) The background, negative space or fill of signs must be of matt or low sheen finish.
- (f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (g) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (h) The minimum word spacing of tactile characters on signs must be 10 mm.
- (i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (j) Tactile text must be left justified, except that single words may be centre justified.
- (k) Tactile text must be Arial typeface.

Figure 19

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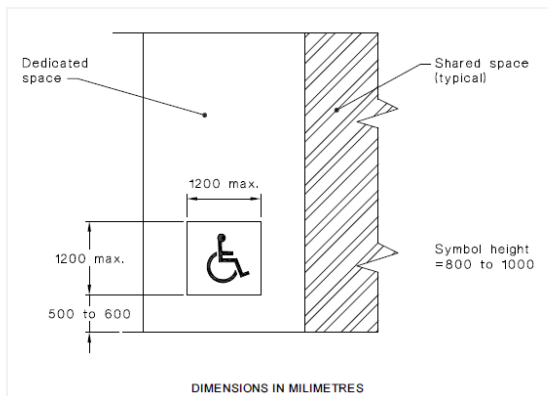


Figure 20 SAI Global Ltd License 1704-c045-2

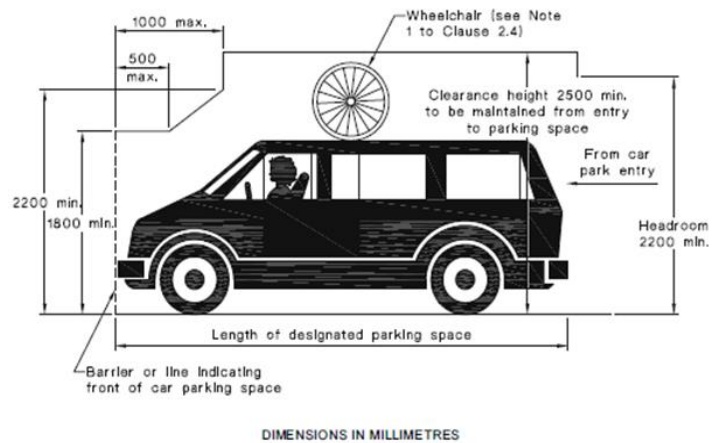


Figure 21

SAI Global Ltd License 1704-c045-2

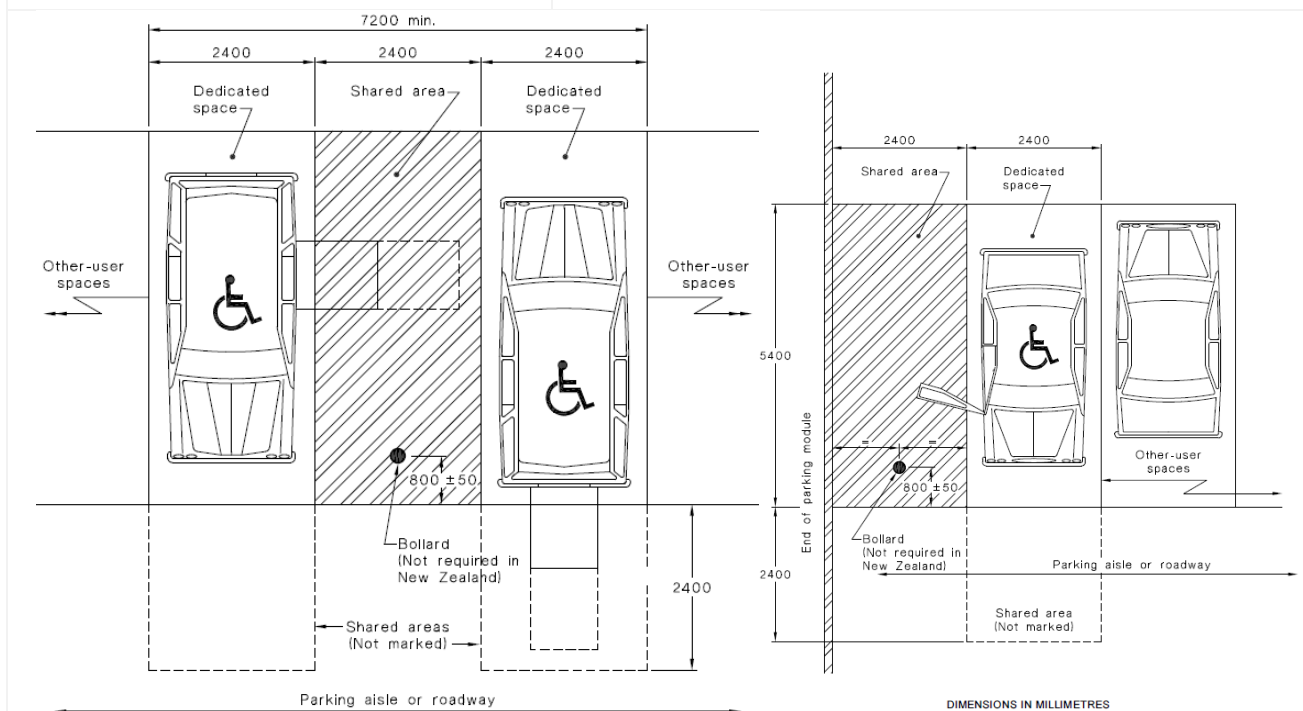
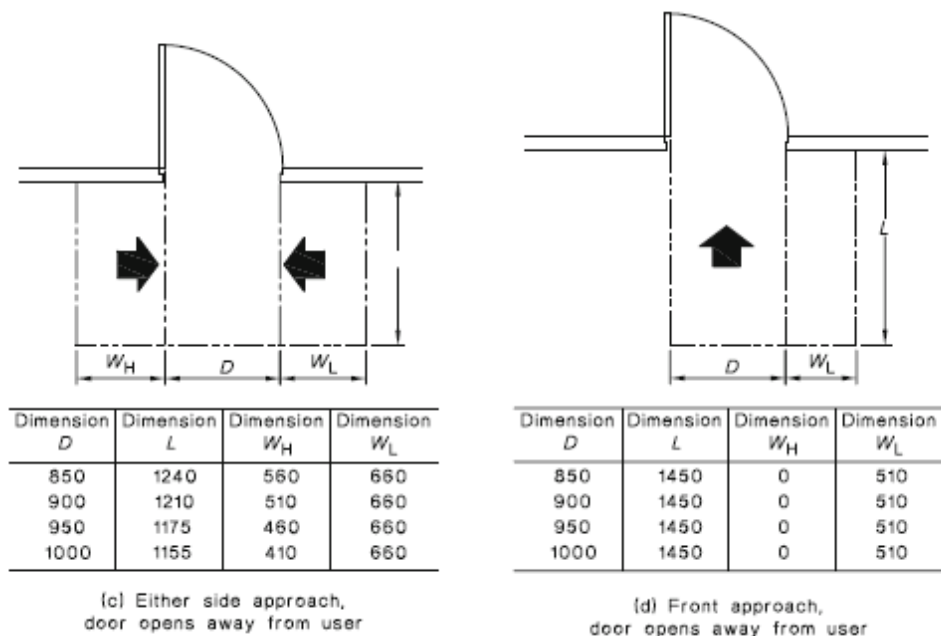


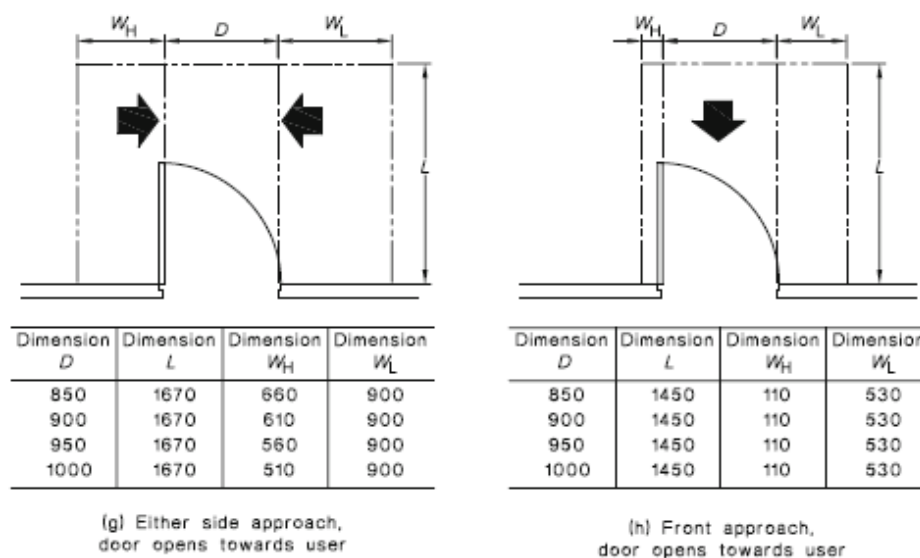
Figure 22

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LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 ---- = Circulation space

DIMENSIONS IN MILLIMETRES



LEGEND:
 D = Clear opening of width of doorway
 L = Length
 W_H = Width—hinge side
 W_L = Width—latch side
 = Direction of approach
 ---- = Circulation space

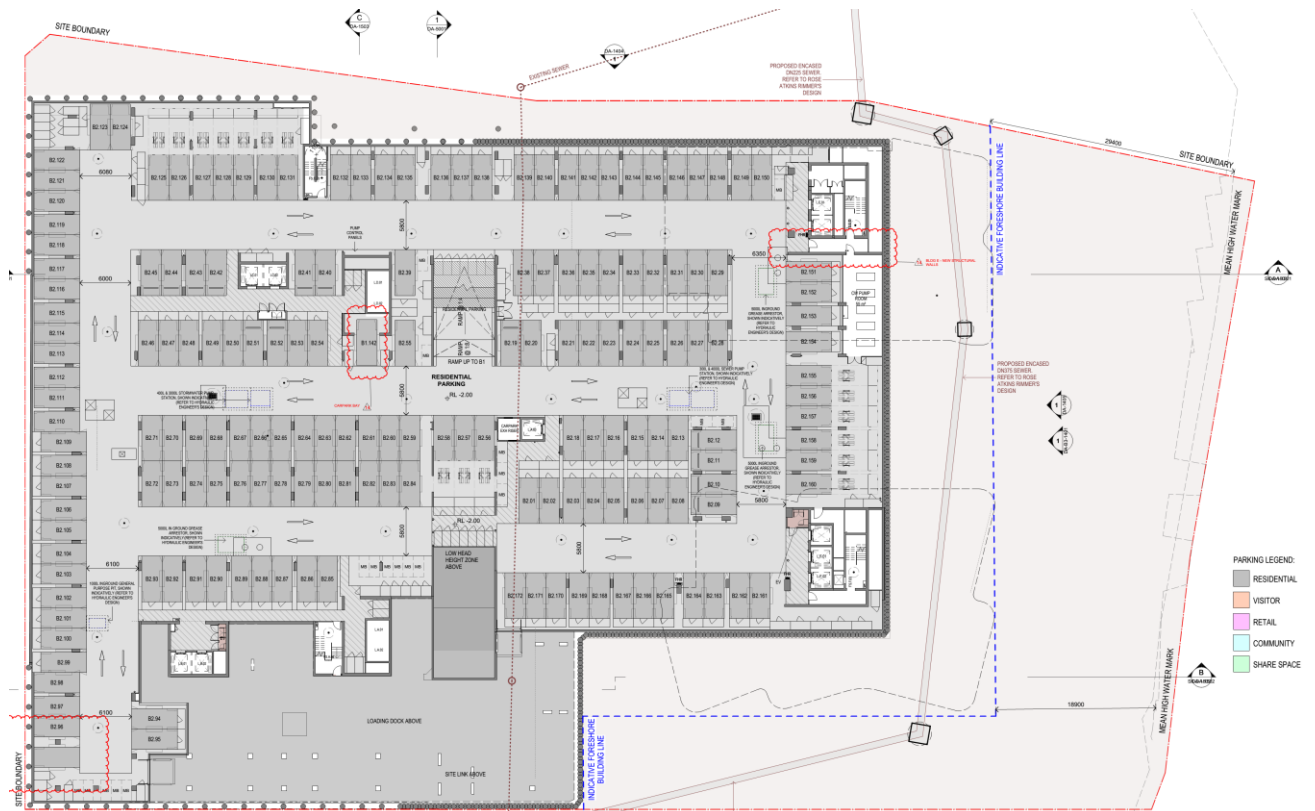
DIMENSIONS IN MILLIMETRES

Figure 23

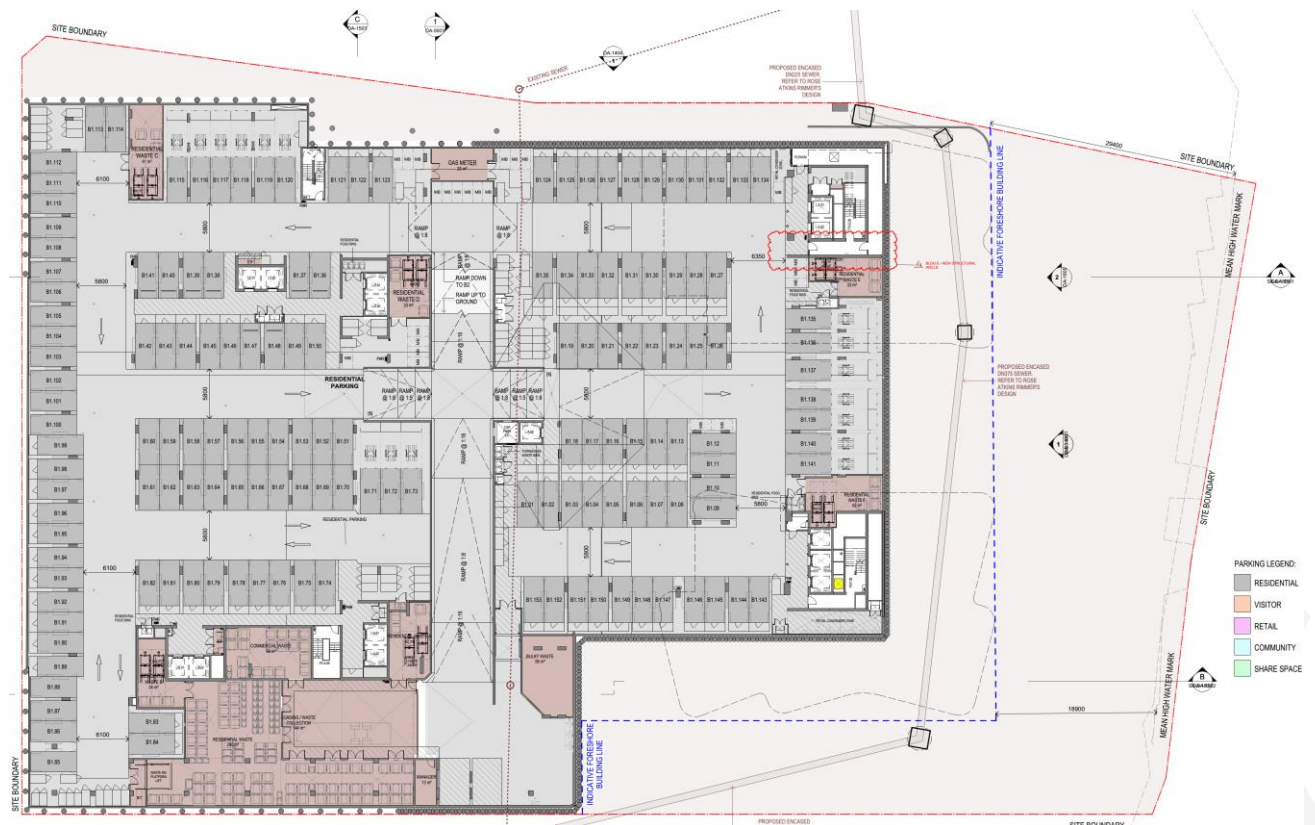
SAI Global Ltd License 1704-c045-2

Part D4 – Attachments

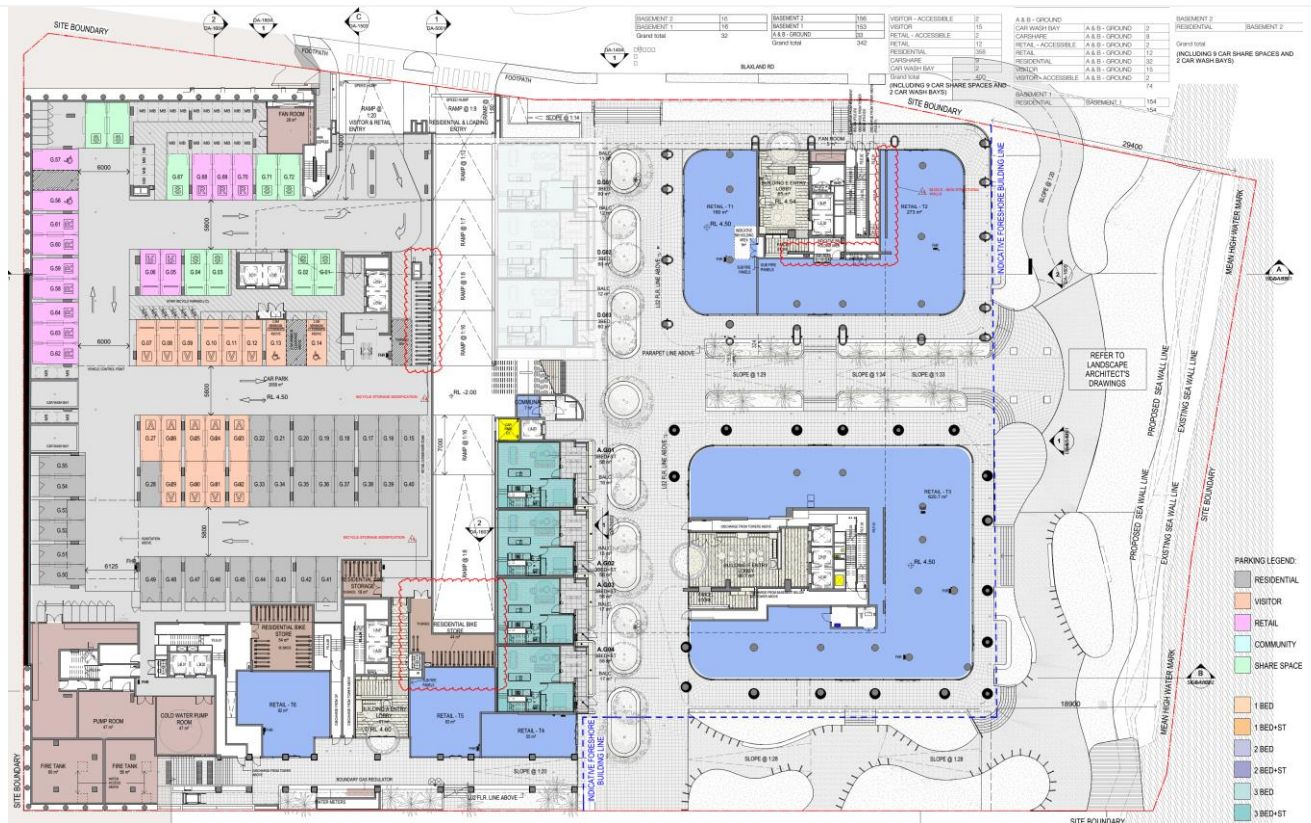
The attachments below are extracted from the Architectural Plans provided and are to be read as set and referenced in each section of part D4



Basement 02



Basement 01



Ground Floor (Level 01)



Level 02

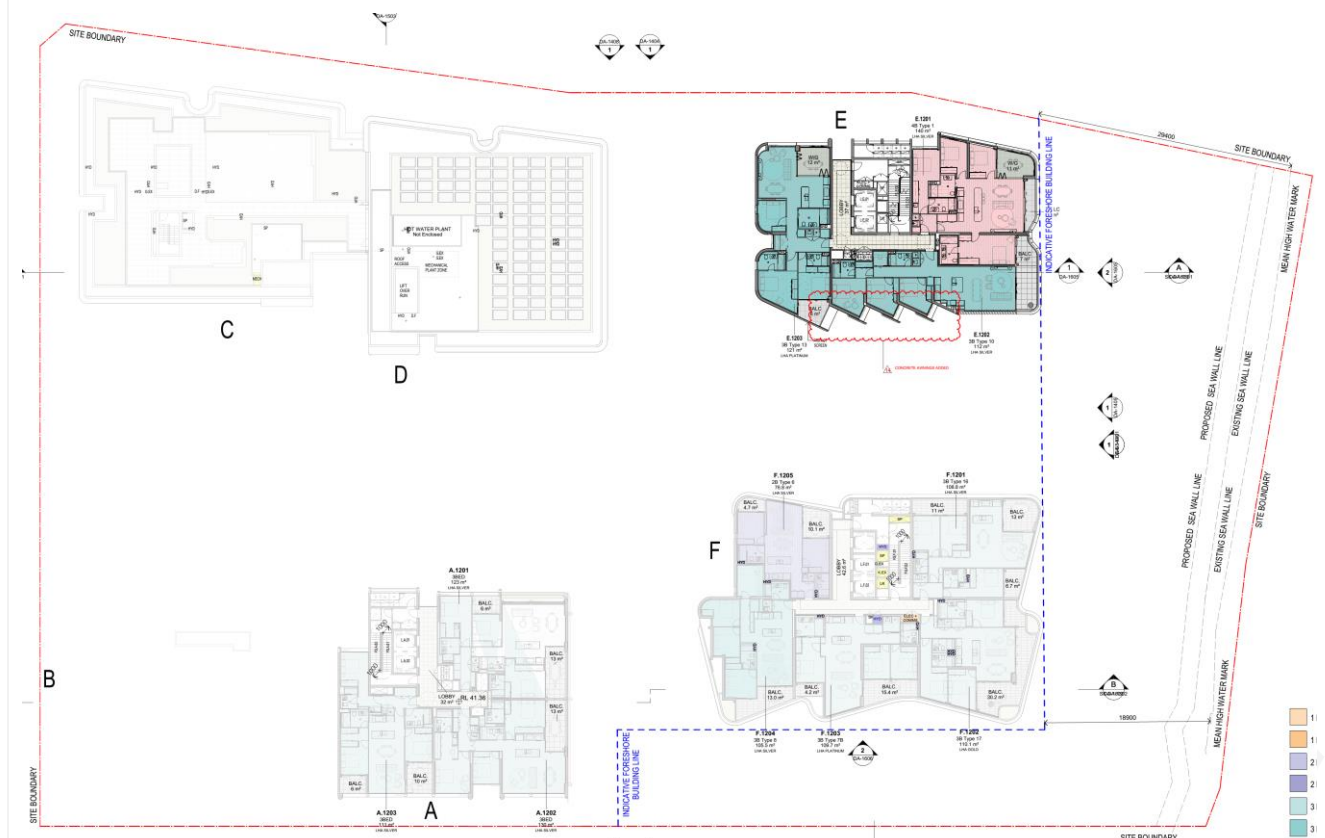
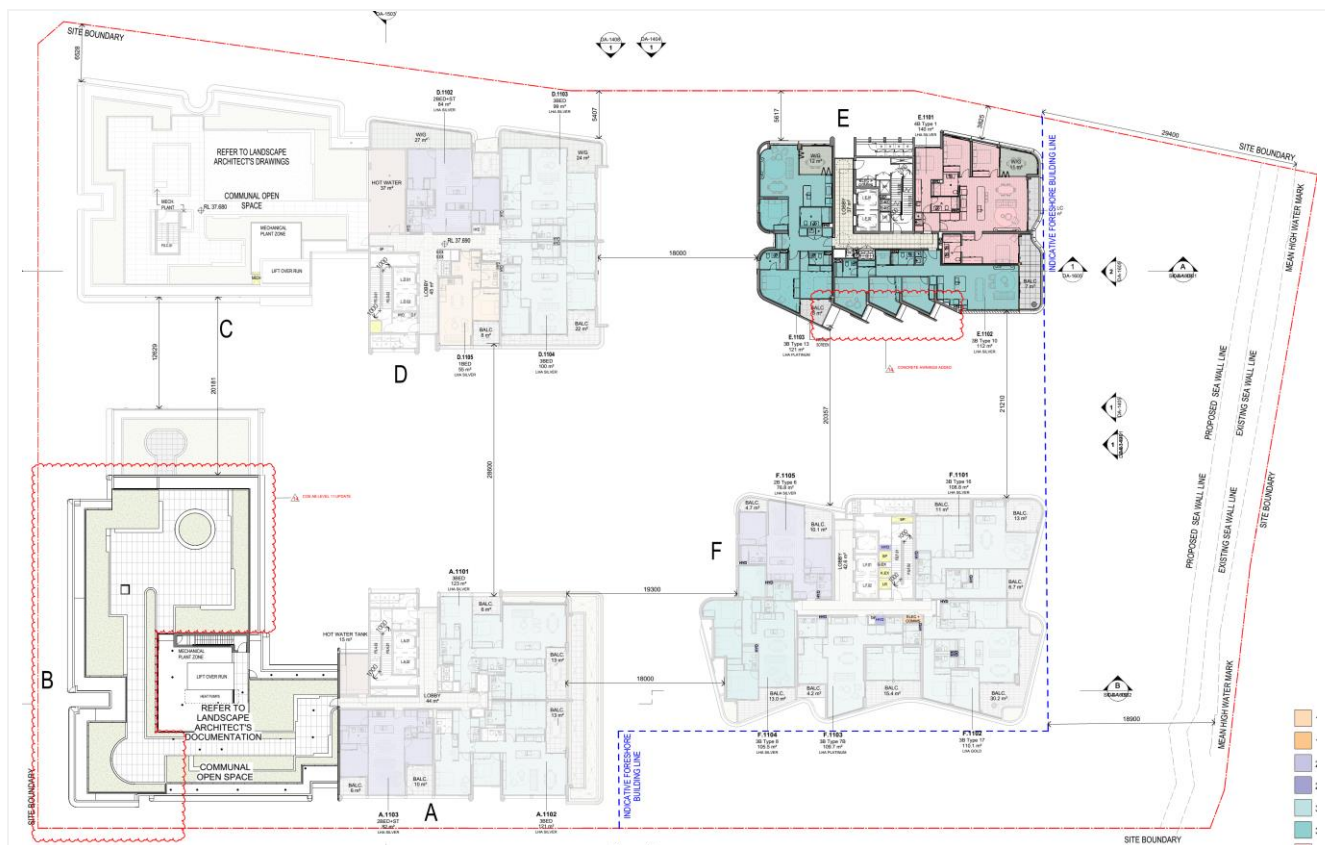


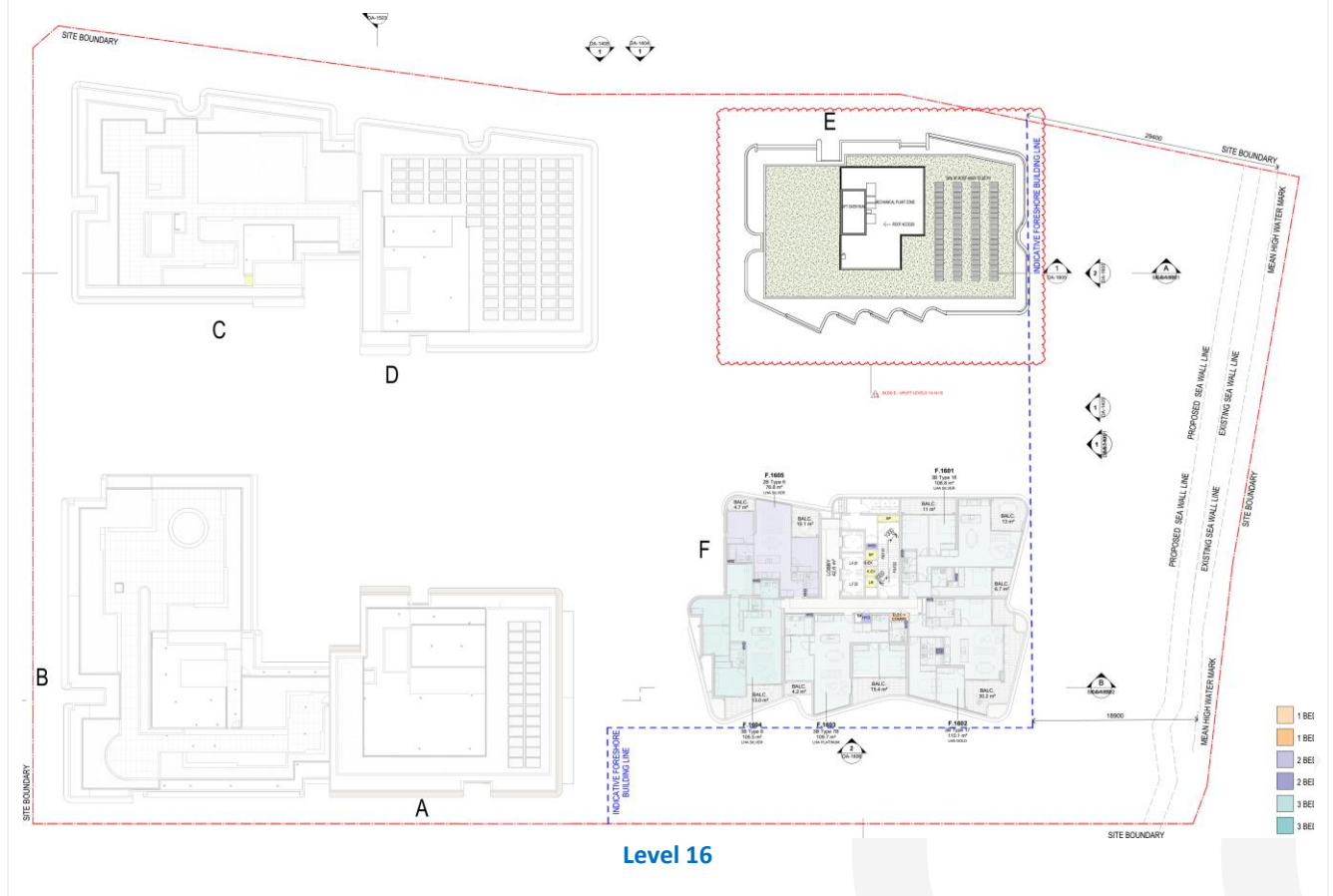
Level 03

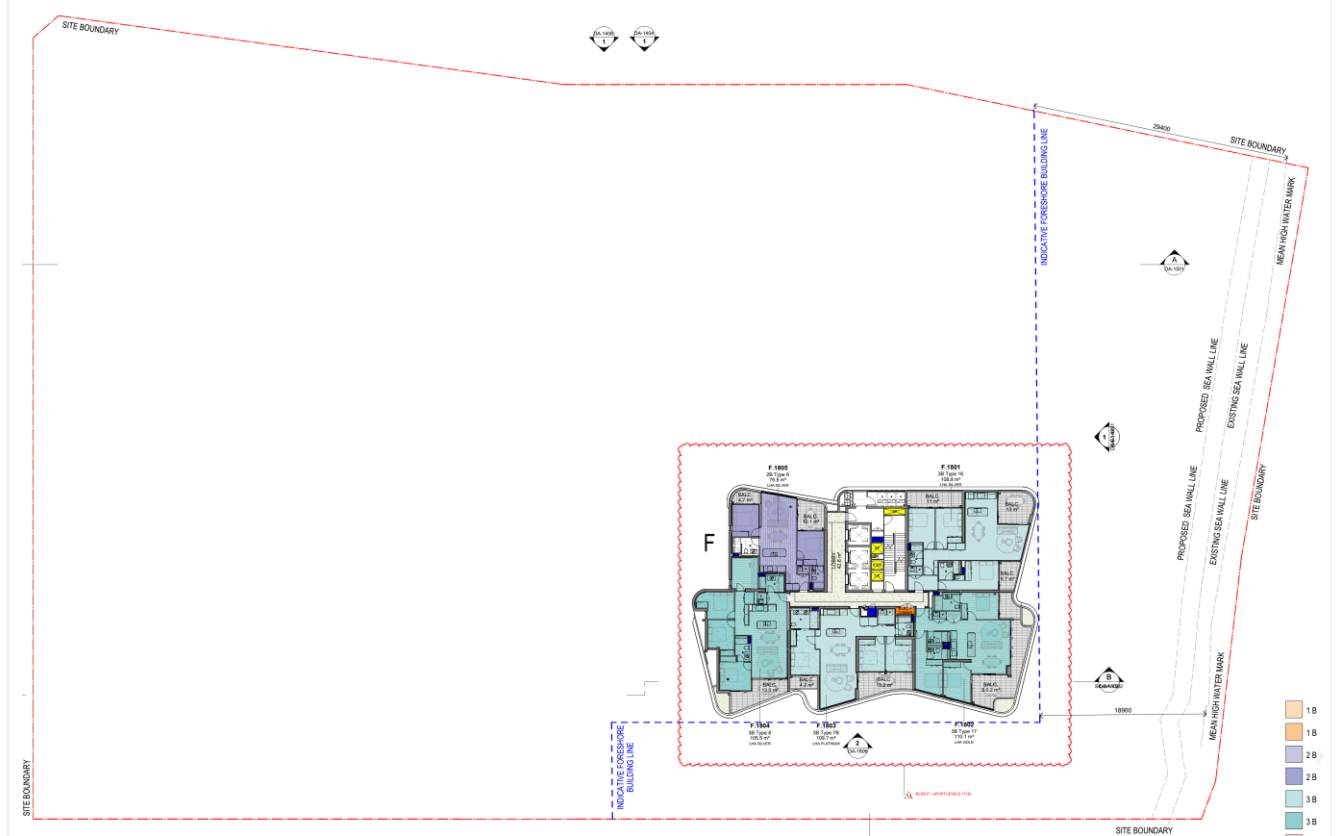


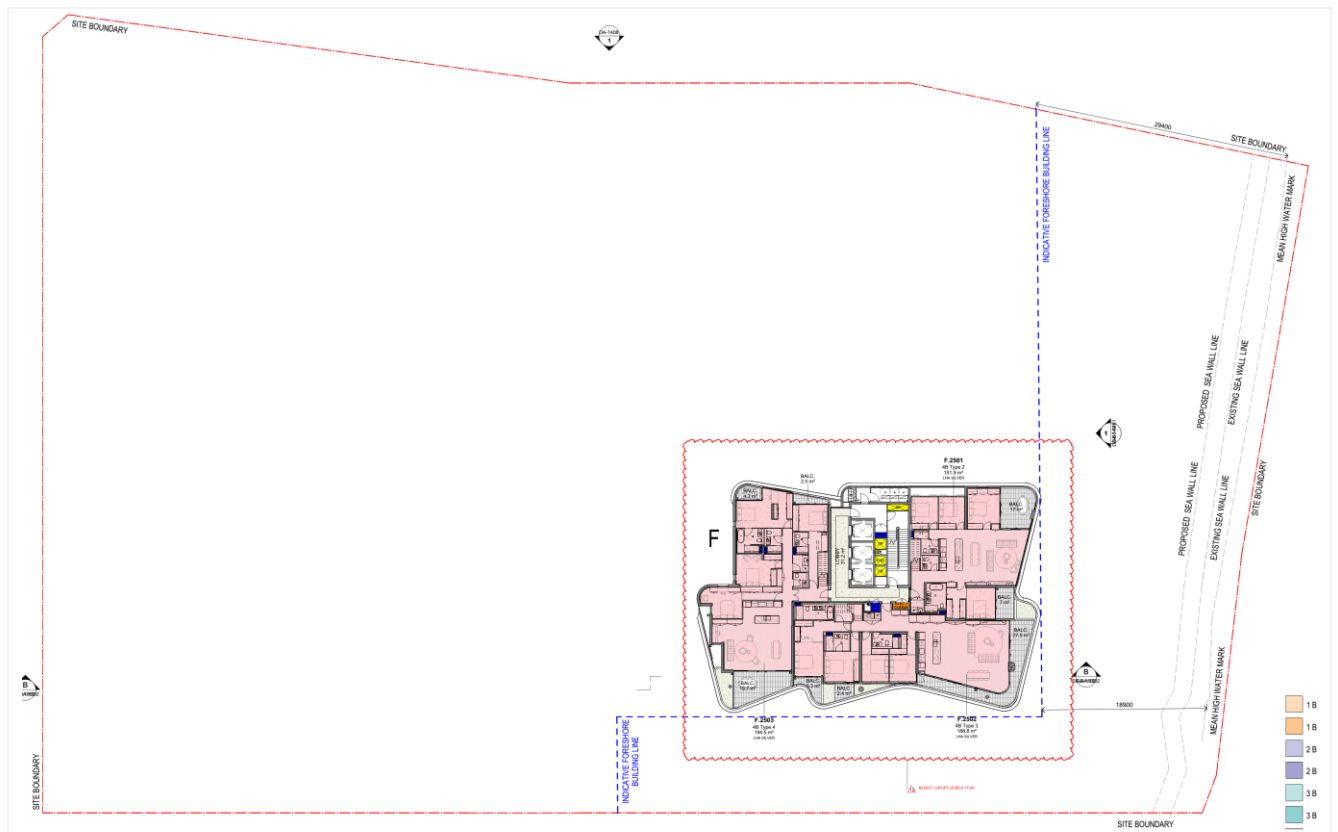
Level 05-08 (Typical)



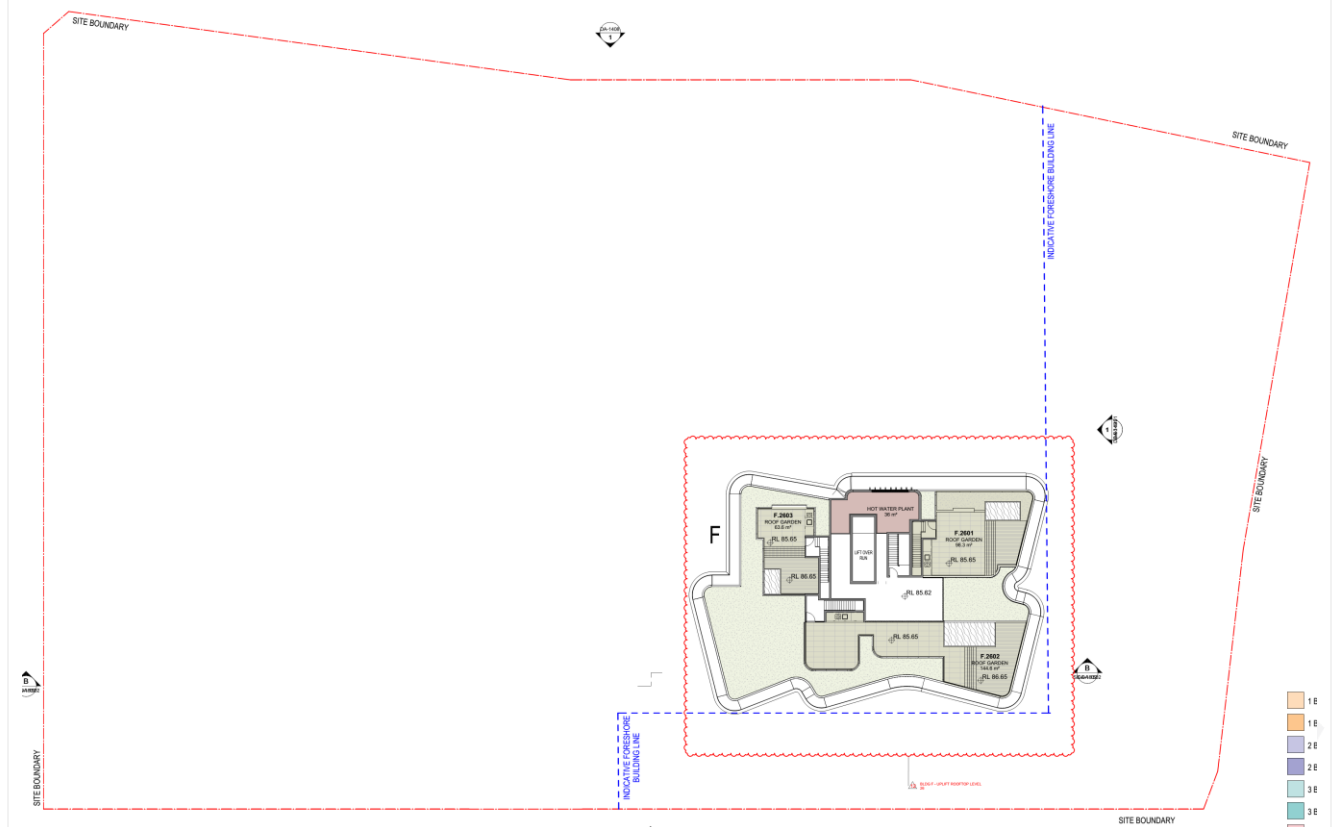




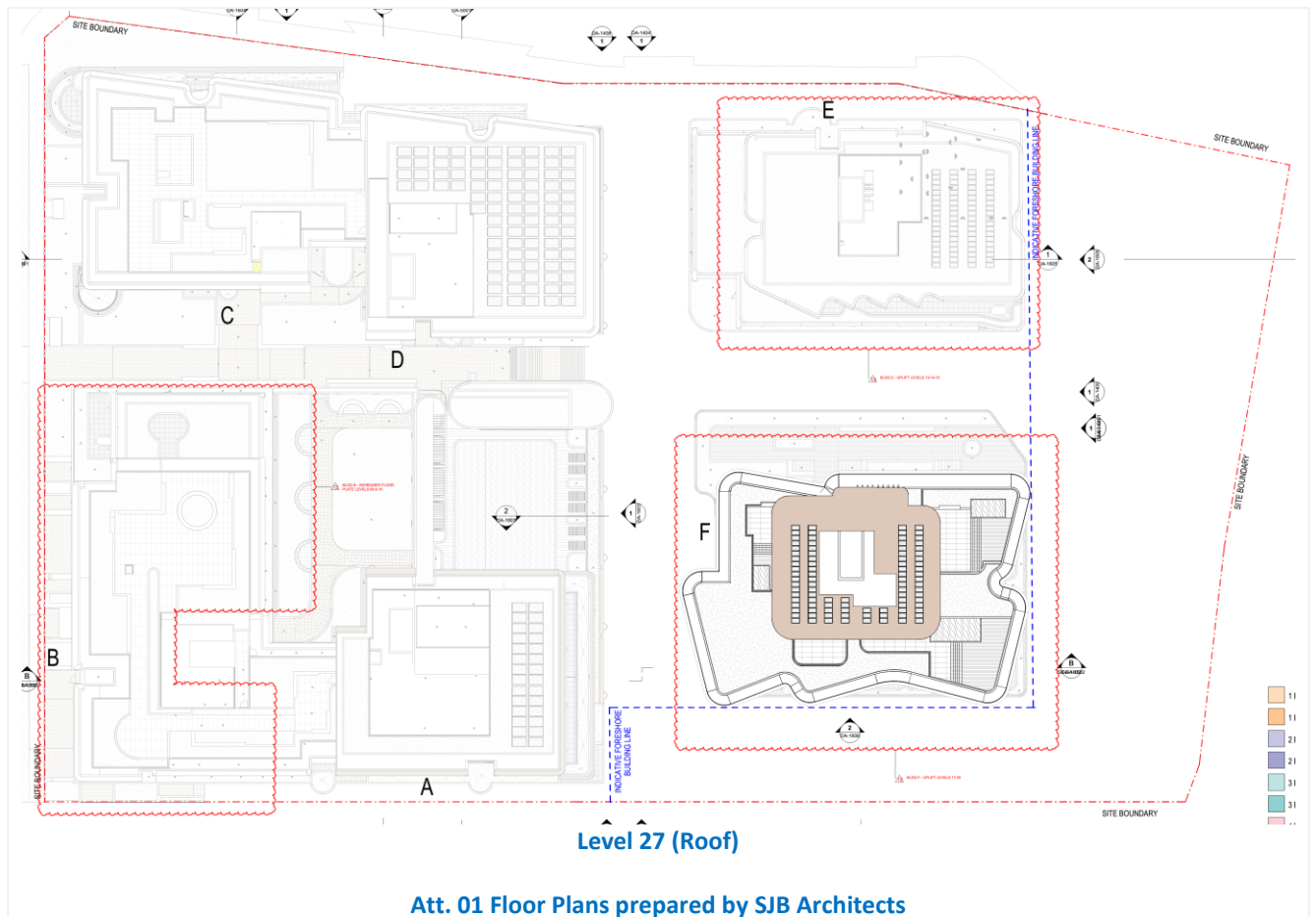




Level 25



Level 26 (Rooftop)



AS 1428.1 – Additional Requirements

The additional requirements set below to be read in full	ADR	N/A	C
1. Access ways: All access ways must have a minimum width of 1m clear and a vertical clearance of at least 2m. Reference: Figure 24, Figure 25 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
2. Doorway general requirements: - All doorways are to be in accordance with AS1428.1. - Door thresholds are to be level or they can incorporate a threshold ramp as per AS1428.1 - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in an open position in case of swinging doors Reference: Figure 23, Figure 27, Figure 28 Notes: See Att. 01 – can be compliant at CC stage	☐ ☐ ☐	☐ ☐ ☐	✓ ✓ ✓
3. Door hardware: Door hardware including door handles, door closers, snibs (in accessible toilets) are required to be as per the requirements in AS1428.1 Reference: Figure 29 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
4. Luminance contrast requirements: All doorways are to have a minimum luminance contrast of 30% and the minimum width of 50mm provided as per AS1428.1 Reference: Figure 30 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
5. Floor Surfaces: - Use slip resistant surfaces. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces shall have a smooth transition. Construction specifications to be as per AS1428.1. - Any grates along the path must be as per AS1428.1 Reference: Figure 31 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓
6. Switches and Outlets: - All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. - GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners. - Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm - Push pad switches if used to have a minimum dimension of 25mm diameter - All switches in accessible sole occupancy units or sanitary facilities are to be located as per AS1428.1 Reference: Figure 32 Notes: See Att. 01 – can be compliant at CC stage	☐	☐	✓

Additional Requirements – References

The references below to be read as set and referenced in each section of Additional Requirements

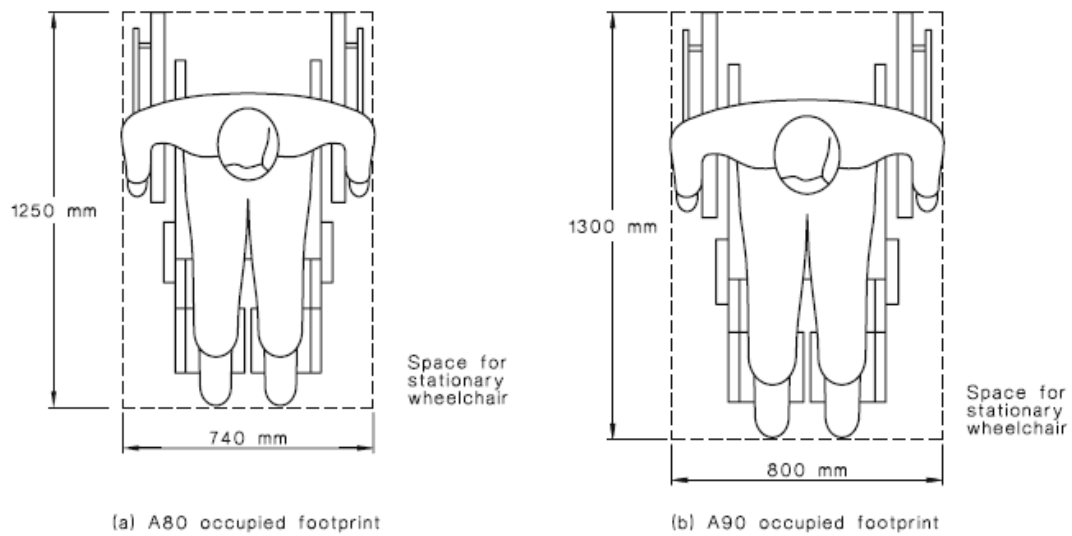


Figure 24

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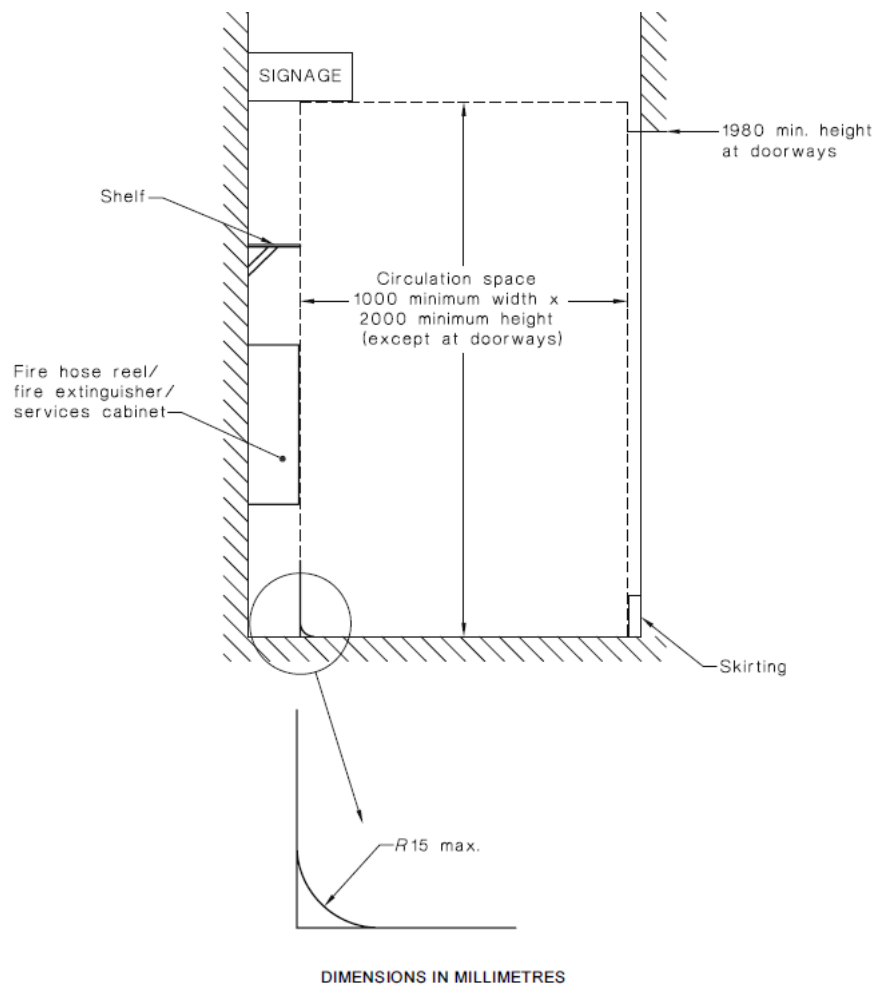
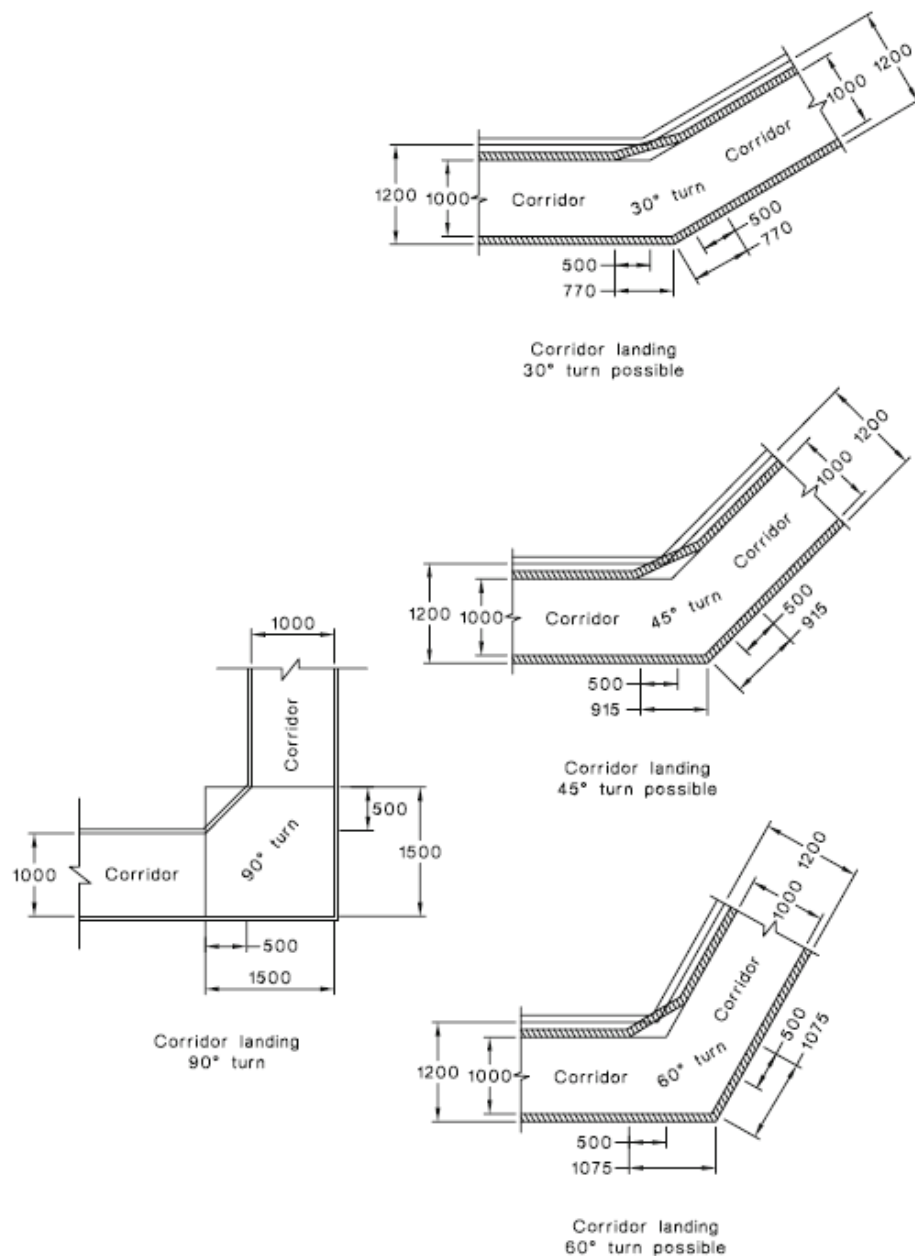


Figure 25

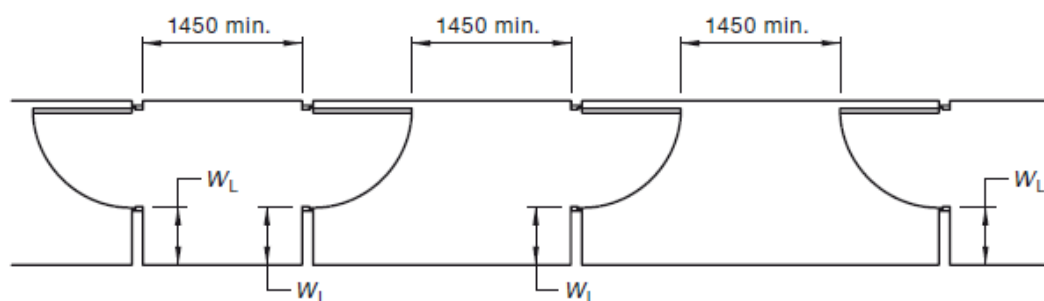
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DIMENSIONS IN MILLIMETRES

Figure 26

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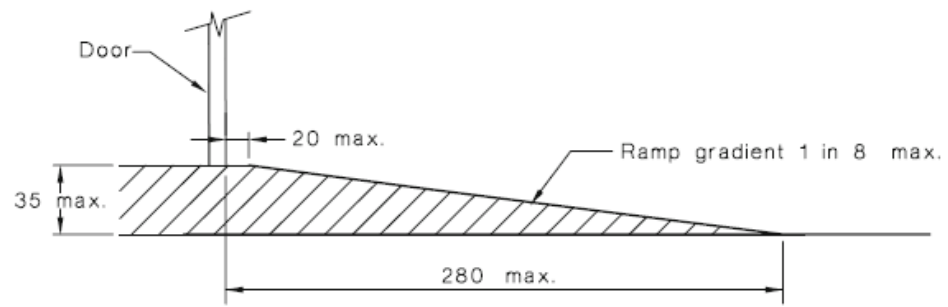


(a) Continuous accessible path of travel

DIMENSIONS IN MILLIMETRES

Figure 27

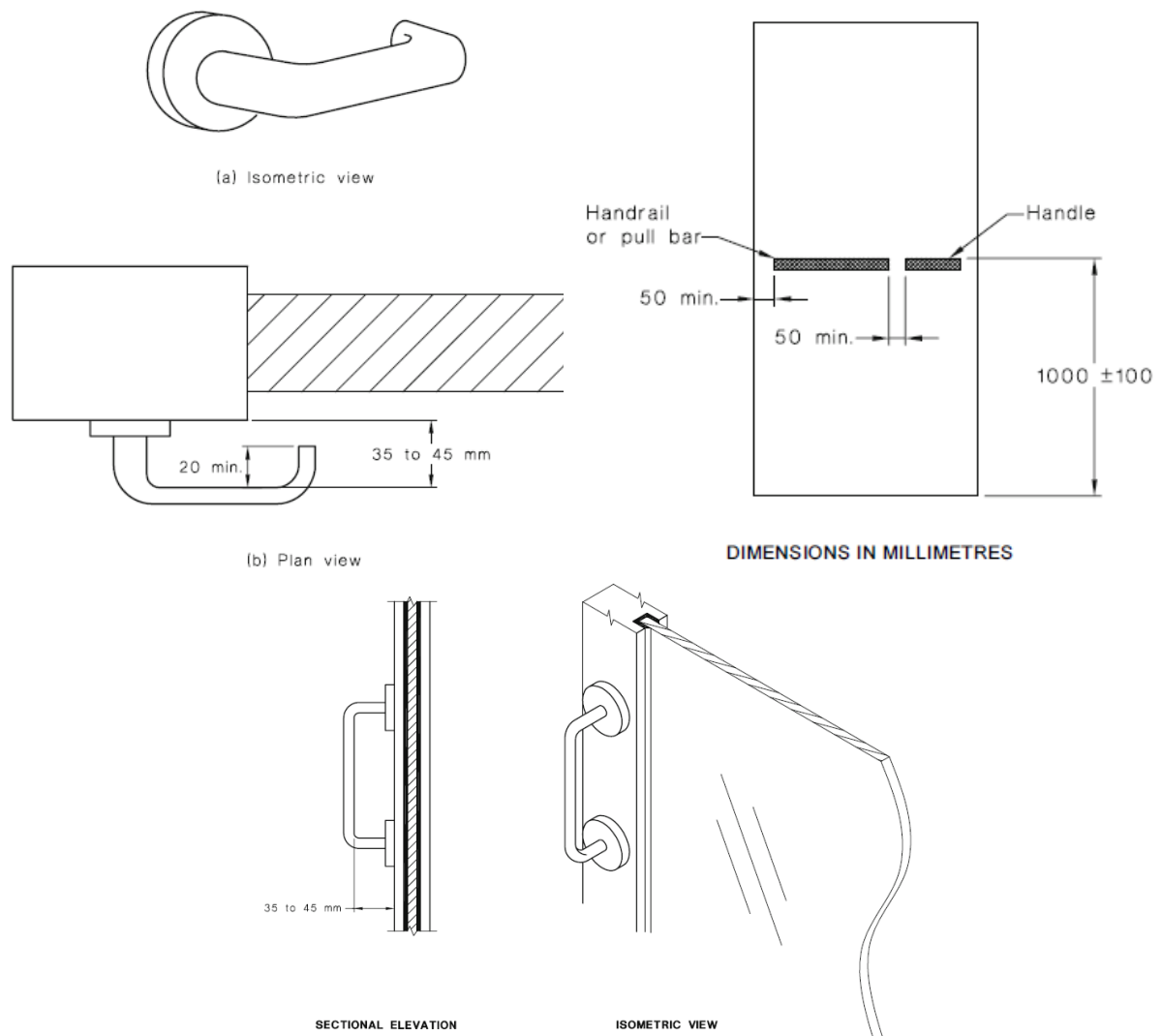
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DIMENSIONS IN MILLIMETRES

Figure 28

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13.5.3 Location

Except in early childhood centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority, the location of the controls for doors and gates shall be above a level surface and as follows:

- Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in Figure 36.
- Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.
- Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.
- Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 30.
- Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

Figure 29

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4. Luminance contrast

The following applies to *luminance contrast*:

- (a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a *luminance contrast* with the surface on which it is mounted of not less than 30%.
- (b) Tactile characters, icons and symbols must have a minimum *luminance contrast* of 30% to the surface on which the characters are mounted.
- (c) *Luminance contrasts* must be met under the lighting conditions in which the sign is to be located.

Figure 30

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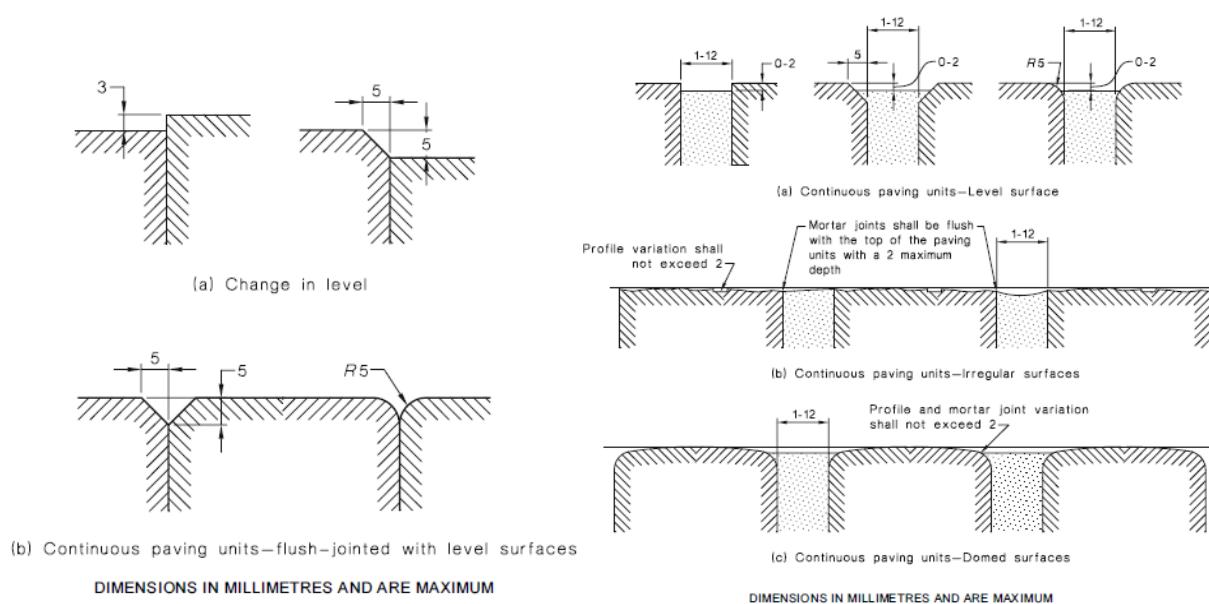


Figure 31

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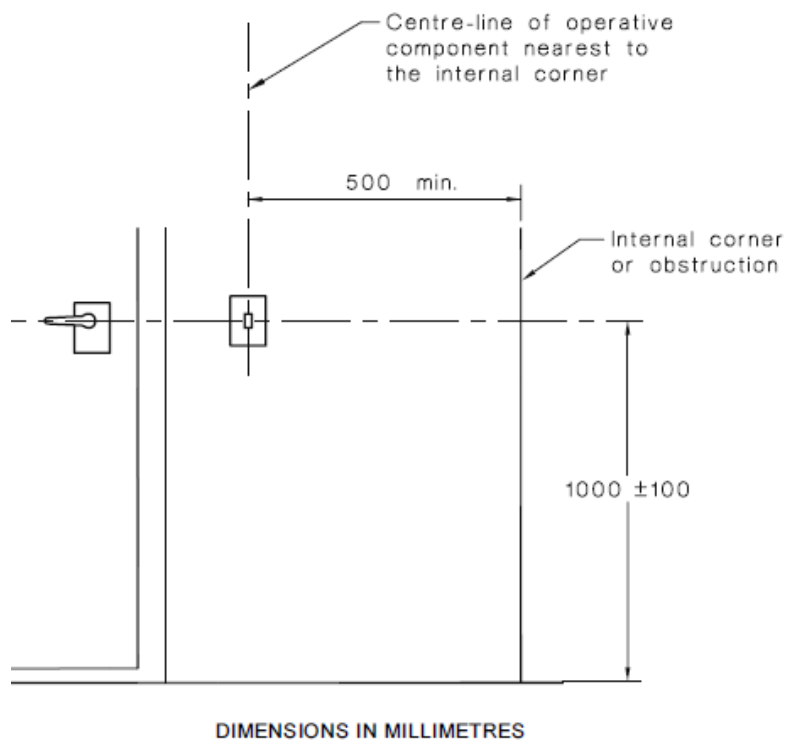


Figure 32

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Part E3 – Lift Installations

E3D3 Stretcher facility lifts	ADR	N/A	C
(a) a stretcher facility in accordance with (b) must be provided; - In at least one emergency lift required by E3D5 - When an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve each floor served by the lifts Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.	☐	☐	✓
(b) a stretcher facility must accommodate a raised stretcher providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.	☐	☐	✓
E3D7 Passenger lift types and their limitations	ADR	N/A	C
(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed. Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	✓
E3D8 Accessible features required for passenger lifts	ADR	N/A	C
Stairway platform lift; Must Not – - be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18 - be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like - be used where it is possible to install another type of passenger lift - connect more than 2 storeys - where more than 1 stairway lift is installed, serve more than 2 consecutive storeys - when in the folded position, encroach on the minimum width of stairway required by D2D8 to D2D11	☐	✓	☐
Low-rise platform lift; Must not travel more than 1000mm	☐	✓	☐
Low-rise, low-speed constant pressure lift; Must not – - for an enclosed type travel more than 4m - for an unenclosed type, travel more than 2m - be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like	☐	✓	☐
Small sized, low-speed automatic lift; Must not travel more than 12m	☐	✓	☐
E3D8 Accessible features required for passenger lifts	ADR	N/A	C
All lifts except “stair platform lift” and “low-rise platform lift” have handrails complying with the provisions for a mandatory handrail in AS1735.12 Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	✓
All lifts which travel more than 12m to have lift floor dimension of not less than 1400mm wide x 1600mm deep Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	✓

All lifts which travel not more than 12m “excluding stairway platform lift” to have lift floor dimension of not less than 1100mm wide x 1400mm deep	☐	☒	☐
Floor dimension for a stairway platform lift of not less than 810 mm wide x 1200 mm deep	☐	☒	☐
Minimum door opening complying with AS 1735.12 for All lifts except a stairway platform lift Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
Passenger protection system complying with AS 1735.12 for all lifts with a power operated door Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
Lift landing doors at the upper landing to be provided for All lifts except “stairway platform lift” Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
Lift car and landing control buttons to comply with AS 1735.12 for All lifts except a “stairway platform lift” and “low-rise platform lift” Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
Lighting in accordance with AS 1735.12 for all enclosed lift cars Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
All lifts servicing more than 2 levels; (a) Automatic audible information within the lift car to identify the level each time the car stops, and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car, and (c) Audible information and audible indication required by (z) and (b) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒
All lifts except “stairway platform lift” to have an 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 Notes: Can be compliant at CC stage & as per manufacturers specifications.	☐	☐	☒

Part F4 – Access For People With Disability

F4D5 Accessible sanitary facilities	ADR	N/A	C
(a) accessible unisex sanitary compartments must be provided in accessible parts of the building: Class 2; Where sanitary compartments are provided in common area, not less than 1 Class 6, 7; Where building class requires closet pans as per the BCA—1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. Reference: Figure 34, Figure 35, Figure 36, Figure 37, Figure 38, Figure 39 Notes: See Att. 01 – 1 'LH' & 1 'RH' accessible WC has been provided on level 01 and 1 'LH' & 1 'RH' accessible WC on level 03 has been provided on level 03 and can be compliant at CC stage in accordance with AS1428.1-2009 Notes: An accessible WC is required to be provided/ provisioned for in each retail tenancy at CC stage in accordance with AS1428.1-2009 subject to the use and PCA review and comments	☐ ☐	☒ ☐	☐ ☒
(b) accessible unisex showers must be provided in accessible parts of the building: Class 2; Where showers are provided in common area, not less than 1 Class 6, 7 — <i>except for within a ward area of a Class 9a health-care building;</i> Where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	☐ ☐	☒ ☒	☐ ☐
(c) at each bank of toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability must be provided in accordance with 1428.1 for male and females	☐	☒	☐
(d) an accessible unisex compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products Reference: Figure 38 Notes: See Att. 01 – can be compliant at CC stage in accordance with AS1428.1-2009	☐	☐	☒
(e) the circulation space, fixture and fittings must comply with the requirements of AS 1428.1 Reference: Figure 34, Figure 35, Figure 36, Figure 37, Figure 38, Figure 39 Notes: See Att. 01 – can be compliant at CC stage in accordance with AS1428.1-2009	☐	☐	☒
(f) an accessible unisex sanitary must be located to that it can be entered without crossing an area reserved for one sex only Notes: See Att. 01 – can be compliant at CC stage in accordance with AS1428.1-2009	☐	☐	☒
(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed facilities must be provided as evenly as possible Notes: See Att. 01 – 1 'LH' & 1 'RH' accessible WC has been provided on level 01 and 1 'LH' & 1 'RH' accessible WC on level 03 has been provided on level 03 and can be compliant at CC stage in accordance with AS1428.1-2009	☐	☐	☒
(h) where male and female sanitary facility are provided at a separate location of female sanitary facilities, accessible unisex sanitary facility are only required at one of those locations.	☐	☒	☐
(i) an accessible unisex sanitary or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1	☐	☒	☐
(j) Baby change tables cannot encroach into the circulation space. Maximum height to be 820mm with 720mm underneath when in an open position.	☐	☒	☐

Part F4 – References

The references below to be read as set and referenced in each section of part F4

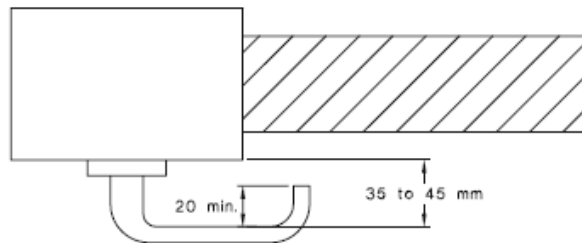


Figure 33

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(a) Isometric view

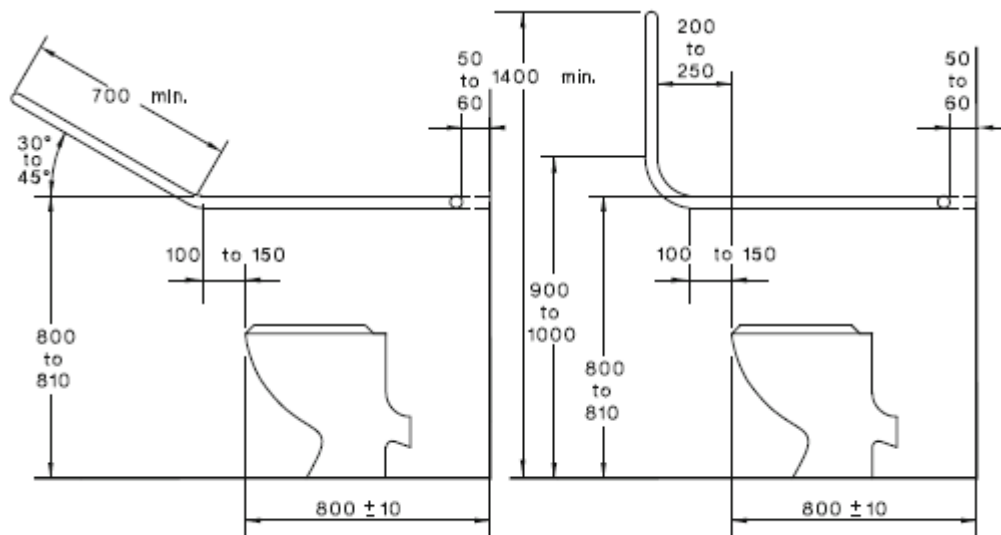


(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

Figure 34

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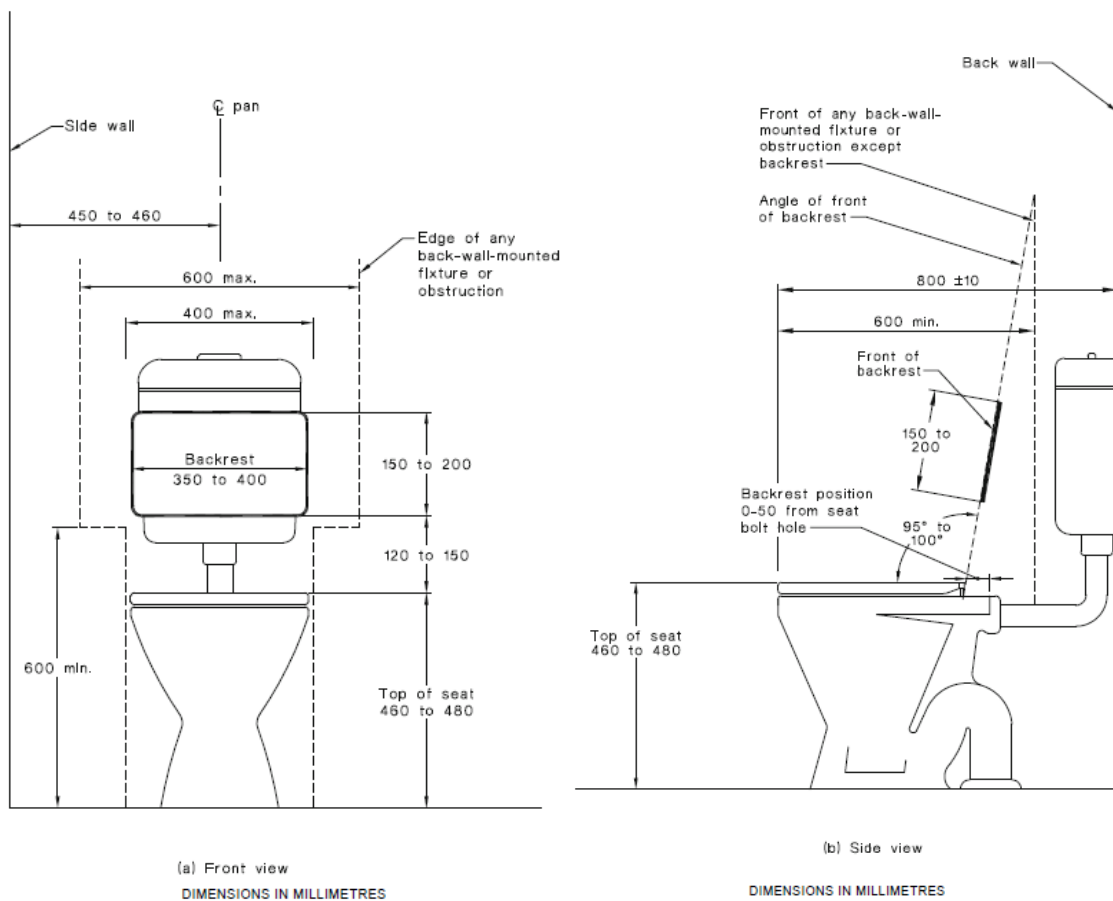


(I) Option A

(II) Option B

Figure 35

SAI Global Ltd License 1704-c045-2



(a) Front view

(b) Side view

DIMENSIONS IN MILLIMETRES

DIMENSIONS IN MILLIMETRES

Figure 36

SAI Global Ltd License 1704-c045-2

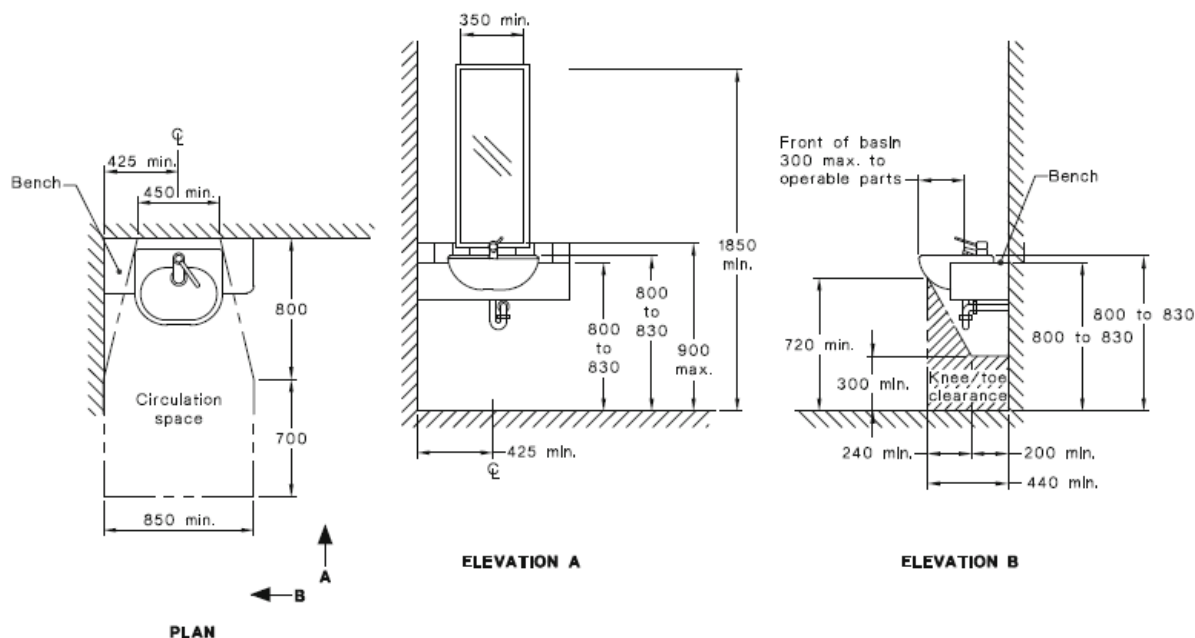


Figure 37

SAI Global Ltd License 1704-c045-2

15.4 Fixtures and fittings within a sanitary facility

15.4.1 Mirrors

In all sanitary facilities, the mirror shall be located either above or adjacent to the washbasin.

Where provided, a vertical mirror with a reflective surface not less than 350 mm wide shall extend from a height of not more than 900 mm to a height of not less than 1850 mm above the plane of the finished floor. Where provided, a second vertical mirror shall extend from a height of not less than 600 mm to a height of not less than 1850 mm above the plane of the finished floor.

NOTE: Angled or tilted mirrors should not be used since they do not work for all users or accessible facilities.

In an accessible sole occupancy unit, the mirror shall be centred over the washbasin.

15.4.2 Shelves

Shelf space shall be provided adjacent to the washbasin in one of the following ways:

- As a vanity top at a height of 800 mm to 830 mm and a minimum width of 120 mm and depth of 300 mm to 400 mm without encroaching into any circulation space.
- As a separate fixture—
 - within any circulation space at a height of 900 mm to 1000 mm with a width of 120 mm to 150 mm and length of 300 mm to 400 mm; and
 - external to all circulation spaces at a height of 790 mm to 1000 mm with a minimum width of 120 mm and minimum length of 400 mm.

15.4.3 Soap dispensers, towel dispensers and similar fittings

Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be operable by one hand, and shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor, and no closer than 500 mm from an internal corner.

15.4.4 Clothes-hanging devices

A clothes-hanging device shall be installed 1200 mm to 1350 mm above the plane of the finished floor and not less than 500 mm out from any internal corner.

15.4.5 Sanitary disposal unit

Where provided, the sanitary disposal unit shall be located as follows:

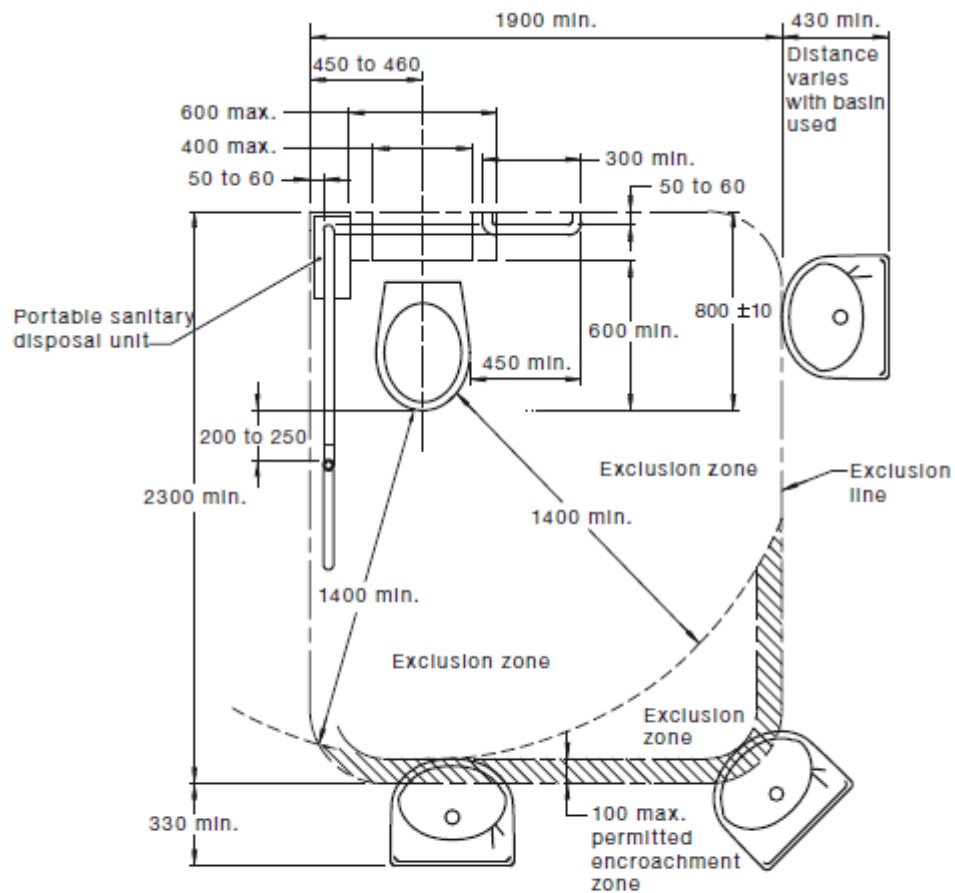
- Portable unit as shown in Figure 43.
- Recessed unit within 500 mm from the pan.

15.4.6 Switches and general purpose outlets

Where provided near the washbasin, switches and general purpose outlets shall be located in accordance with Clause 14 and as close to the shelf or worktop as practicable.

Figure 38

SAI Global Ltd License 1704-c045-2



LEGEND

— — — — — Circulation space line

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

Figure 39

SAI Global Ltd License 1704-c045-2

SEPP 65 – Part 4Q1 Livable Housing Guidelines

As per SEPP 65, 20% of the units are to be designed as 'Silver Livable'. The development proposes 401 Units. 310 Units have been designed as 'Silver Livable', being the following units listed below:

A.201	A.601	A.902	B.204	B.505	B.801	C.205	C.504	C.802
A.202	A.602	A.903	B.205	B.506	B.804	C.301	C.505	C.803
A.203	A.603	A.904	B.301	B.507	B.805	C.302	C.506	C.804
A.301	A.604	A.905	B.304	B.508	B.806	C.303	C.601	C.805
A.302	A.605	A.1001	B.305	B.601	B.807	C.304	C.602	C.806
A.303	A.701	A.1002	B.306	B.604	B.808	C.401	C.603	C.901
A.401	A.702	A.1003	B.307	B.605	B.901	C.402	C.604	C.902
A.402	A.703	A.1101	B.308	B.606	B.904	C.403	C.605	C.903
A.403	A.704	A.1102	B.401	B.607	B.905	C.404	C.606	C.904
A.404	A.705	A.1103	B.404	B.608	B.906	C.405	C.701	C.905
A.405	A.801	A.1201	B.405	B.701	B.907	C.406	C.702	C.906
A.501	A.802	A.1202	B.406	B.704	B.908	C.501	C.703	C.1001
A.502	A.803	A.1203	B.407	B.705	C.201	C.305	C.704	C.1002
A.503	A.804	B.201	B.408	B.706	C.202	C.306	C.705	C.1003
A.504	A.805	B.202	B.501	B.707	C.203	C.502	C.706	C.1004
A.505	A.901	B.203	B.504	B.708	C.204	C.503	C.801	C.1005
C.1006	D.504	D.805	E.202	E.602	E.1102	F.505	F.1305	F.601
D.201	D.505	D.901	E.205	E.605	E.1201	F.401	F.901	F.1401
D.203	D.601	D.902	E.206	E.606	E.1201	F.404	F.904	F.1404
D.301	D.602	D.903	E.301	E.701	E.1202	F.405	F.905	F.1405
D.302	D.603	D.904	E.302	E.702	E.1301	F.501	F.1001	F.1501
D.303	D.604	D.905	E.305	E.705	E.1302	F.504	F.1004	F.1504
D.304	D.605	D.1001	E.306	E.706	E.1401	F.505	F.1005	F.1505
D.305	D.701	D.1002	E.401	E.801	E.1402	F.601	F.1101	F.1601
D.401	D.702	D.1003	E.402	E.802	E.1501	F.604	F.1104	F.1604
D.402	D.703	D.1004	E.405	E.805	E.1502	F.605	F.1105	F.1605
D.403	D.704	D.1005	E.406	E.806	F.201	F.701	F.1201	F.1701
D.404	D.705	D.1102	E.501	E.901	F.204	F.704	F.1204	F.1704
D.405	D.801	D.1103	E.502	E.902	F.205	F.705	F.1205	F.1705
D.501	D.802	D.1104	E.505	E.1001	F.301	F.801	F.1301	F.1801
D.502	D.803	D.1105	E.506	E.1002	F.304	F.804	F.1304	F.1804
D.503	D.804	E.201	E.601	E.1101	F.305	F.805	F.1305	F.1805
F.1901	F.1904	F.1905	F.2001	F.2004	F.2005	F.2101	F.2104	F.2105
F.2201	F.2204	F.2205	F.2301	F.2304	F.2305	F.2401	F.2404	F.2405
F.2501	F.2504	F.2505						

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

a. Provide a safe and continuous pathway from:

- I. the front boundary of the allotment; or
- II. a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free)

ADR

N/A

C

☐
☐
☐
☒
☒
☐

This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.

Notes: Can be compliant at CC stage

b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and – I. an even, firm, slip resistant surface; II. a cross fall of not more than 1:40; III. A maximum pathway slope of 1:14, with 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 200mm in length; and IV. be step-free	☐	☐	✓
c. 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: I. a maximum gradient of 1:10 II. a minimum clear width of 1000mm (please note: width should reflect the pathway width) III. a maximum length of 1900mm 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.	☐	☐	✓
2. At least one, level (Step free) entrance into the dwelling			
a. The dwelling should provide an entrance door with – 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 bevelled); and III. Reasonable shelter from the weather. Reference: Figure 50 Notes: Can be compliant at CC stage	☐	☐	✓
b. A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	☐	☐	✓
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.	☐	☐	✓
d. The level (step-free) entrance should be connected to the safe and continuous pathway.	☐	☐	✓
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.			
a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: 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 bevelled). Reference: Figure 50 Notes: Can be compliant at CC stage	☐	☐	✓
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.	☐	☐	✓
4. A toilet on the ground (or entry) level that provides easy access.			
a. Dwellings should have a toilet on the ground (or entry) level that provides: 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). Reference: Figure 51 Notes: Can be compliant at CC stage	☐	☐	✓

b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grab rails. Reference: Figure 52, Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓
5. A bathroom that contains a hob-less (step-free) shower recess.			
a. One bathroom should feature a slip resistant, hobless (step-free) 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 grab rails at a future date. Reference: Figure 55 Notes: Can be compliant at CC stage	☐	☐	✓
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date			
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 grab rails. Reference: Figure 54, Figure 55 Notes: Can be compliant at CC stage	☐	☐	✓
b. The fastenings, wall reinforcement and grab rails combined must be able to withstand 1100N of force applied in any position and in any direction. Notes: Can be compliant at CC stage	☐	☐	✓
c. The walls around the toilet are to be reinforced by installing: 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). Reference: Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓
d. The walls around the bath are to be reinforced by installing: noggings with a thickness of at least 25mm in accordance with Figure I. 7(a); or II. Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	☐	✓	☐
e. The walls around the hobless (step-free) shower recess are to be reinforced by installing: 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). Reference: Figure 54 Notes: Can be compliant at CC stage	☐	☐	✓

The references below are to be read as set and referenced in each section of the SEPP 65 Part 4Q1

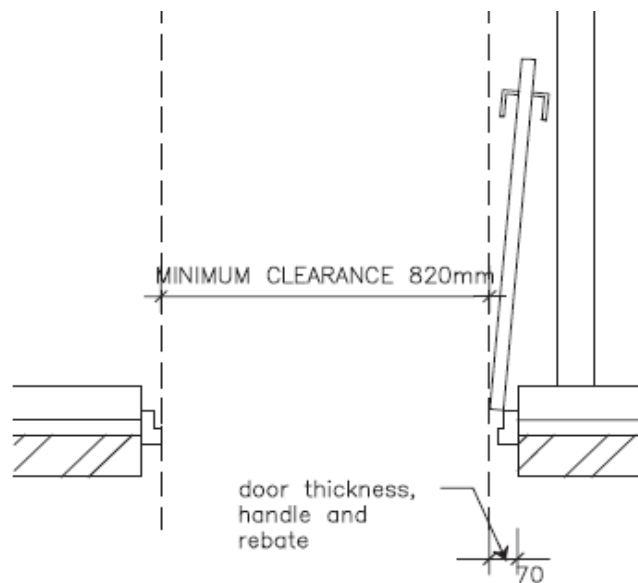


Figure 2(a) Silver level clear door opening

Figure 50

SAI Global Ltd License 1704-c045-2

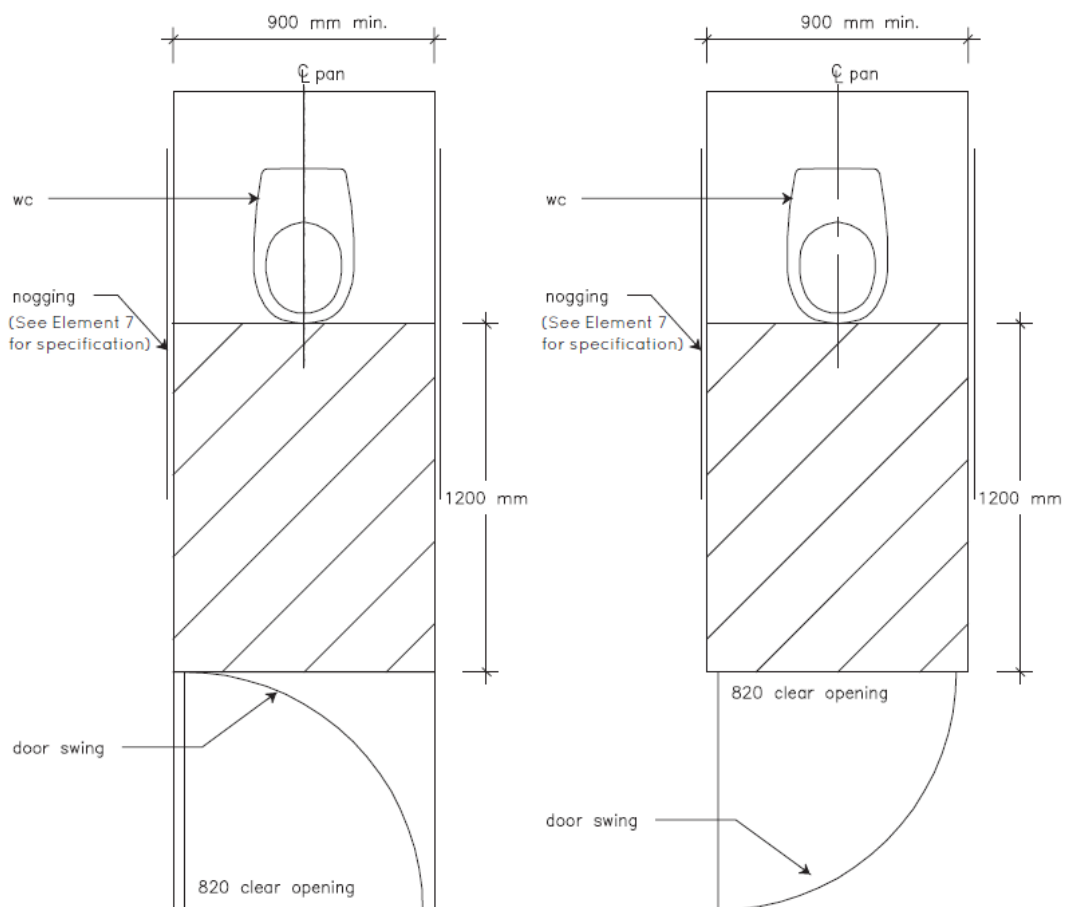


Figure 51

SAI Global Ltd License 1704-c045-2

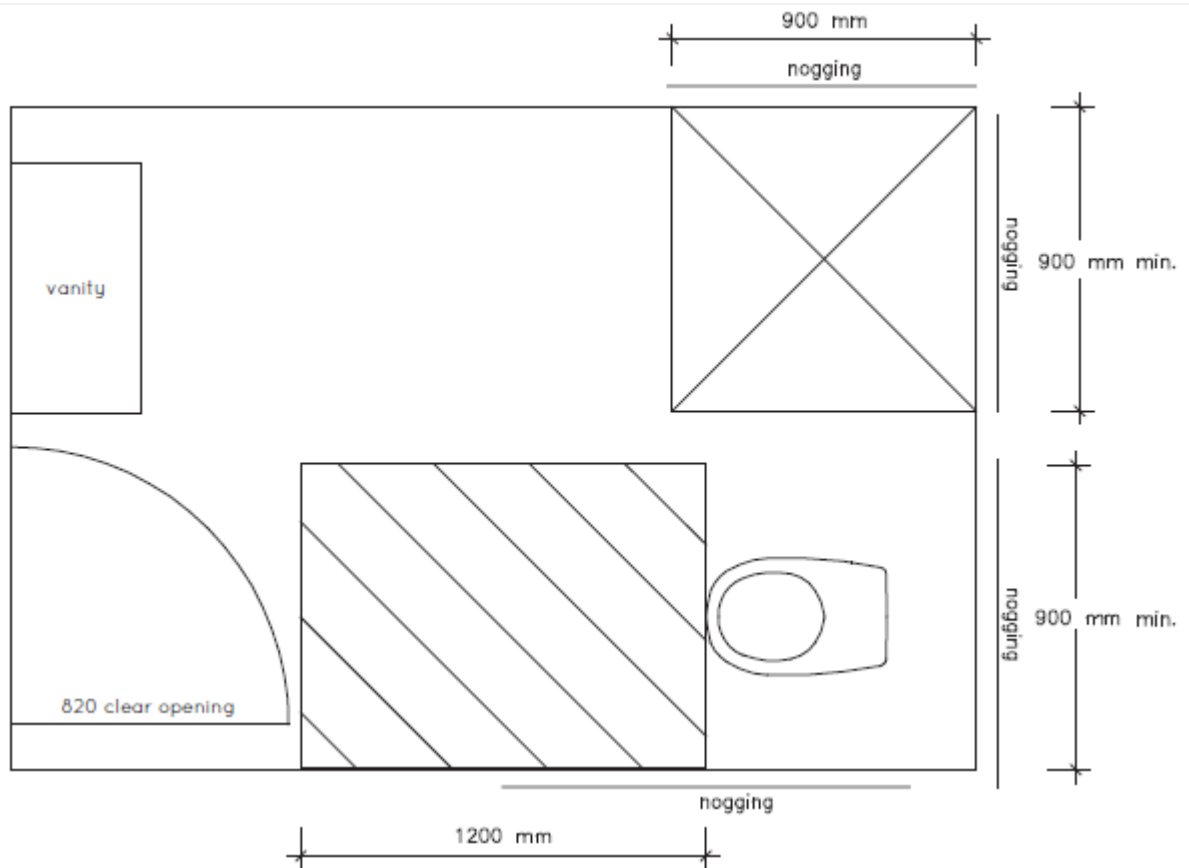
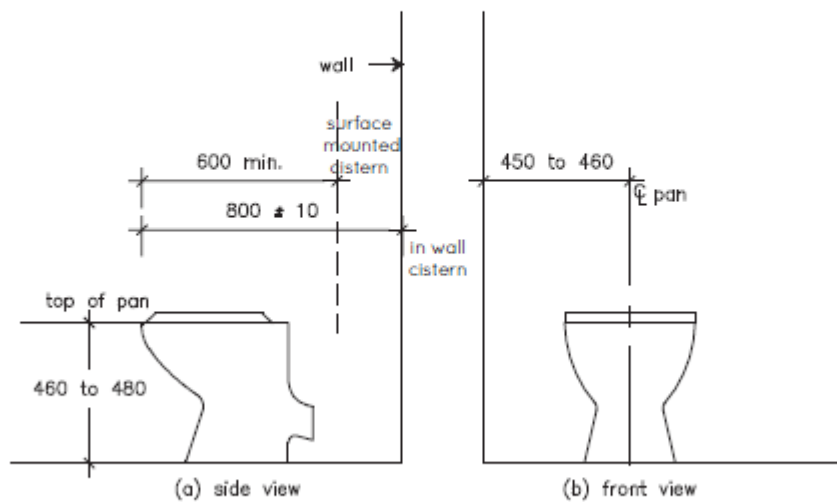


Figure 3(b) Silver level ground (or entry) level toilet layout and space requirements in a combined bathroom.



note: for the purpose of dimensioning, the front of the wc pan has been used as the datum plane
dimensions in millimetres

Figure 52

SAI Global Ltd License 1704-c045-2

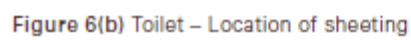
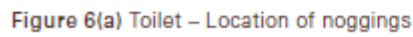


Figure 53

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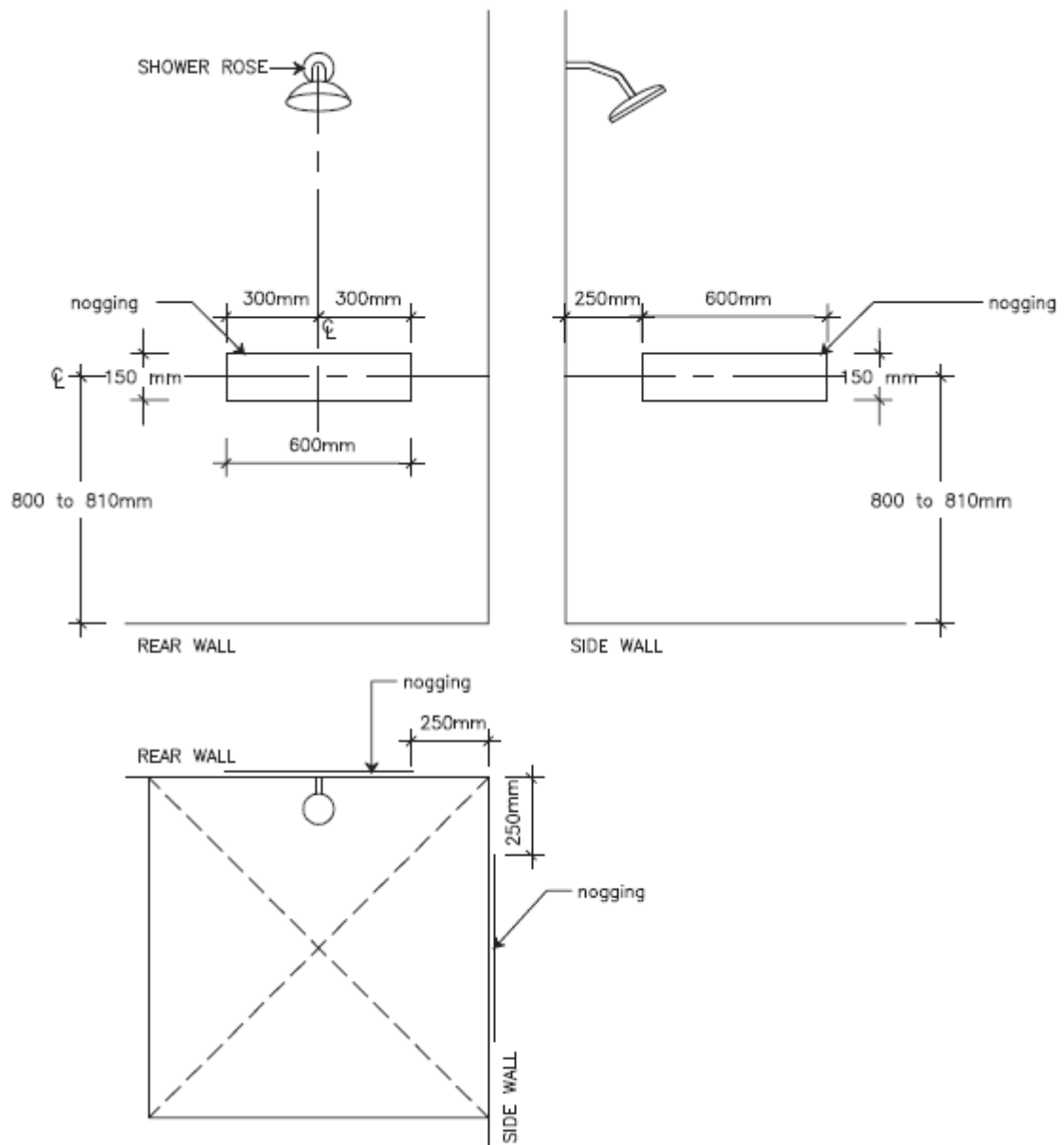


Figure 8(a) Shower recess – Location of noggings

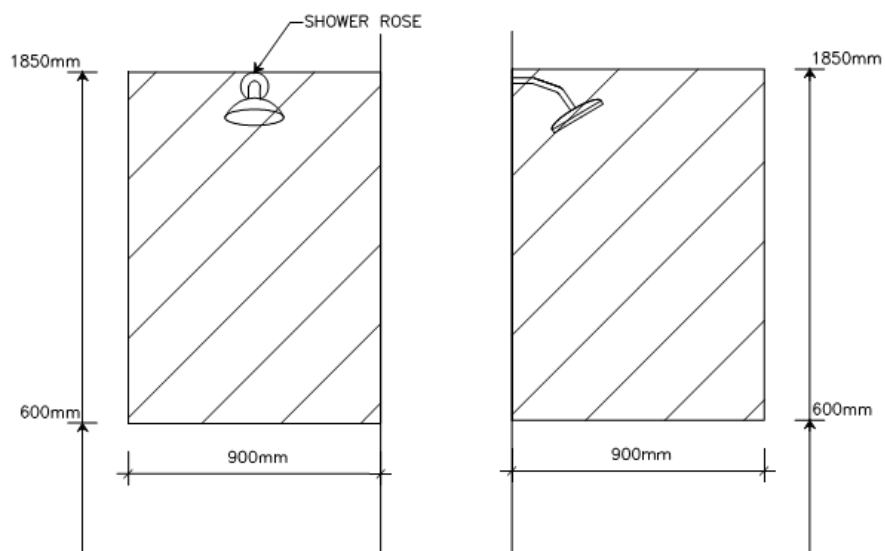


Figure 54

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The 15 Livable Housing Design Elements Required for: Gold Rating

The development proposes **401 Units**. **53 Units** have been designed as 'Gold' in accordance with the LHA Design Guidelines, being units:

B.302	B.303	B.902	E.303	E.603	F.202	F.802	F.1402
B.402	B.403	B.903	E.304	E.604	F.302	F.902	F.1502
B.502	B.503	B.1002	E.403	E.703	F.402	F.1002	F.1602
B.602	B.603	B.1003	E.404	E.704	F.502	F.1102	F.1702
B.702	B.703	E.203	E.503	E.803	F.602	F.1202	F.1802
B.802	B.803	E.204	E.504	E.804	F.702	F.1302	F.1902
F.2002	F.2102	F.2202	F.2302	F.2402			

1.	ADR	N/A	C
a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. <i>This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</i> Notes: Can be compliant at CC stage	☐	☐	✓
b. The path of travel referred to in (a) should have a minimum clear pathway width of 1100mm and have: - no steps; - an even, firm, slip resistant surface; - a crossfall of not more than 1:40; - 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. Notes: Can be compliant at CC stage	☐	☐	✓
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 3200mm (width) x 5400mm (length); - an even, firm and slip resistant surface; - a vertical clearance over the parking space of at least 2500mm - 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 (NOTE: 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.	☐	✓	☐
2. Dwelling entrance	ADR	N/A	C
a. The dwelling should provide an entrance door with - a minimum clear door opening width of 850mm - a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and - reasonable shelter from the weather Reference: Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓

b. A level landing area of at least 1350mm x 1350mm 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. Notes: Can be compliant at CC stage	☐	☐	✓
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	☐	✓	☐
d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Notes: Can be compliant at CC stage	☐	☐	✓
3. Internal doors & corridors	ADR	N/A	C
a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: - a minimum clear opening width of 850mm (see Figure 2(b)), and - a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). Reference: Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm. Notes: Can be compliant at CC stage	☐	☐	✓
4. Toilet	ADR	N/A	C
a. Dwellings should have a toilet on the ground (or entry) level that provides: - minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom. - a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). - 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. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. Reference: Figure 54 Notes: Can be compliant at CC stage	☐	☐	✓
5. Shower	ADR	N/A	C
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: - be located in a bathroom on the ground (or entry) level - provide minimum dimensions of 900mm (width) x 900mm (length); and - provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry as detailed in Figure 5(a). Reference: Figure 55 Notes: Can be compliant at CC stage	☐	☐	✓
6. Reinforcement of bathroom & toilet walls	ADR	N/A	C
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. Notes: Can be compliant at CC stage	☐	☐	✓
b. The walls around the toilet are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 6(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	☐	☐	✓

Reference: Figure 56 Notes: Can be compliant at CC stage				
c.	The walls around the bath are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 7(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	☐	✓	☐
d.	The walls around the hobless shower recess are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 8(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	☐	☐	✓
Reference: Figure 58 Notes: Can be compliant at CC stage				
7. Internal stairways		ADR	N/A	C
a.	Stairways in dwellings must feature: - Continuous handrails on one side of the stairway where there is a rise of more than 1m - A minimum clear width of 1000mm; - Be straight in design; and - Be positioned adjoining a load bearing wall	☐	✓	☐
8. Kitchen space		ADR	N/A	C
a.	The kitchen space should be designed to support ease of movement and adaptation with: - At least 1200mm clearance in front of fixed benches and appliances (excluding handles); - Slip resistant flooring	☐	☐	✓
Notes: Can be compliant at CC stage				
b.	Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (e.g., ovens which are built in) the floor finishes should not be continued.	☐	☐	✓
Notes: Can be compliant at CC stage				
9. Laundry space		ADR	N/A	C
a.	The laundry space should be designed to support ease of movement and adaptation with: - At least 1200mm 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. - Slip resistant flooring as per the NCC	☐	☐	✓
Notes: Can be compliant at CC stage				
b.	Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed the floor finishes should not be continued.	☐	☐	✓
Notes: Can be compliant at CC stage				
10. Ground (or entry level) bedroom space		ADR	N/A	C
a.	The dwelling should feature a space (or room) on the ground (or entry) level that: - Is of at least 10m² clearance exclusive of wardrobes; skirtings and wall lining. - Provides for a minimum path of travel of 1000mm on the remaining side of the bed	☐	☐	✓
Notes: Can be compliant at CC stage				
11. Switches and power points		ADR	N/A	C
a.	Light switches should be positioned in a consistent location: - between 900mm – 1100mm above the finished floor level; and - horizontally aligned with the door handle at the entrance to a room.	☐	☐	✓

Notes: Can be compliant at CC stage			
b. Power points should be installed not lower than 300mm above the finished floor level	☐	☐	✓
Notes: Can be compliant at CC stage			

The 15 Livable Housing Design Elements Required for: Platinum Rating

The development proposes 401 Units. 30 Units have been designed as 'Platinum' in accordance with the LHA Design Guidelines, being units:

E.1003	E.903	F.1503	F.203	F.403
E.1103	F.1003	F.1603	F.2103	F.503
E.1203	F.1103	F.1703	F.2203	F.603
E.1303	F.1203	F.1803	F.2303	F.703
E.1403	F.1303	F.1903	F.2403	F.803
E.1503	F.1403	F.2003	F.303	F.903

1. Dwelling access	ADR	N/A	C
a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. <i>This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</i> Notes: Can be compliant at CC stage	☐	☐	✓
b. The path of travel referred to in (a) should have a minimum clear pathway width of 1200mm and have: i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. 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. Notes: Can be compliant at CC stage	☐	☐	✓
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: i. minimum dimensions of at least 3800mm (width) x 6000mm (length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen) iv. a vertical clearance over the parking space of at least 2500mm; and v. 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: iv. a maximum gradient of 1:10 v. a minimum clear width of 1000mm (NOTE: note width should reflect the pathway width) vi. 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.	☐	✓	☐
2. Dwelling entrance	ADR	N/A	C
a. The dwelling should provide an entrance door with i. a minimum clear door opening width of 900mm ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and iii. reasonable shelter from the weather Reference: Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓

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 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. Notes: Can be compliant at CC stage	☐	☐	✓
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).	☐	✓	☐
d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Notes: Can be compliant at CC stage	☐	☐	✓
3. Internal doors & corridors	ADR	N/A	C
c. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: i. a minimum clear opening width of 900mm (see Figure 2(c)), and ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). Reference: Figure 53 Notes: Can be compliant at CC stage	☐	☐	✓
d. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm. Notes: Can be compliant at CC stage	☐	☐	✓
4. Toilet	ADR	N/A	C
a. Dwellings should have a toilet on the ground (or entry) level that provides: i. minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom. 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. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. iv. a toilet seat positioned between 450mm – 460mm from the nearest wall as measured from the centre line of the toilet; v. 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet seat. 800mm (+/-10mm) clearance is required if the cistern is recessed; and vi. a height for the seat of between 460mm-480mm above the finished floor level. Reference: Figure 54 Notes: Can be compliant at CC stage	☐	☐	✓
5. Shower	ADR	N/A	C
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; and: i. be located in a bathroom on the ground (or entry) level; ii. provide minimum dimensions of at least 1160mm (width) x 1100mm (length). A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and iii. provide a clear space of at least 1600mm(width) x 1400mm (length) forward of the shower recess as detailed in Figure 5(b). Reference: Figure 55 Notes: Can be compliant at CC stage	☐	☐	✓
6. Reinforcement of bathroom & toilet walls	ADR	N/A	C

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. Notes: Can be compliant at CC stage	☐	☐	☒
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Advisory Only

The Disability Discrimination Act (1992) (DDA) protects everyone in Australia against discrimination based on disabilities ranging from, but not limited to mobility, sensory and cognitive disabilities. There is no doubt that the introduction of the Premises Standards has led to widespread and important improvements in the accessibility world and safety of all new and upgraded public buildings in Australia.

Section 32 of the DDA makes it unlawful to contravene a provision of a disability standard & the persons responsible who fail to address the 'affected part' requirements when triggered for a building could be subject to a complaint under the DDA as a result.

If there is a difference between the technical requirements of the Access Code and any document referenced in the Access Code, including Australian Standards, the Access Code takes precedence.

The basic trigger for the application of the Premises Standards is when any building work is undertaken that requires building/construction approval. A building certifier, building developer or building manager of a relevant building must ensure that the building complies with the Access to Premises Standards.

The scope of the DDA also includes the area of the room measured within the finished surfaces of the walls and includes the area occupied by any cupboard or other built-in furniture, fixture, or fittings.

The scope of DDA extends beyond the building fabric and includes furniture and fittings. We cannot guarantee or certify DDA compliance because DDA compliance can only be assessed by the court.

People Helping People - PHP



People Helping People, “PHP” is a video interview series hosted by Rami Shakour, founder of Access Link Consulting. The series centers around the vital role of accessibility in enhancing community development and enabling individual independence.

Through enlightening conversations, each episode uncovers how creating accessible environments is not just about compliance with standards, but about fundamentally enhancing people's lives, enabling them to engage fully with their communities and live more independently.

The series features a diverse lineup of guests, including professionals from the fields of construction, architecture, NDIS, as well as individuals who share their personal experiences and the tangible impacts of accessible design. Our conversations delve into innovative solutions and obstacles faced by those working to make our world more accessible, offering insights and inspiration for all listeners. As we explore the stories of individuals from different industry sectors and walks of life, we aim to shed light on the people who are impacting and transforming lives and contributing to a more inclusive community.

Visit our YouTube channel to view our latest interviews.

www.youtube.com/@accesslinkconsulting

Accreditations

“Access Link Consulting was founded to fill a gap in the construction and modern accessibility industry and provide innovation, efficient solutions and proactivity.” – Rami Shakour / Founder



iCIRT

Access Link Consulting is proudly the first access consultancy firm to achieve the esteemed 4-Gold Star iCIRT Rating. The iCIRT Accreditation serves as a testament to our unwavering commitment to professionalism and performance, allowing clients and stakeholders to place their trust in us as a company that upholds the highest standards.



ISO 9001

Quality Management ensures that our processes are structured for efficiency, consistency and continual improvement. It guarantees that our clients receive high-quality, tailored accessibility solutions that meet regulatory requirements and industry best practices.



ISO 45001

Occupational Health & Safety demonstrates our commitment to implementing rigorous health and safety protocols, mitigating workplace risks and fostering a secure environment for our team, clients and stakeholders, ensuring the highest standards of occupational well-being.



ISO 14001

Environmental Management highlights our commitment to environmental management allowing us to minimise our ecological impact and continue to implement sustainable practices throughout our operations.

Partnerships



- Sponsor & Exclusive
Consultancy Partner

Zero Barriers

At Access Link Consulting, our commitment to building inclusive communities shines through our partnership with Zero Barriers, a project by The Multicultural Network. As the exclusive Access Consultancy partner, we combine our accessibility expertise with Zero Barriers' practical community engagement approach. Together, we help businesses adopt inclusive practices, transforming accessibility into a reality for everyone.



SDA Alliance Supporter

Access Link Consulting proudly collaborates with The Specialist Disability Accommodation (SDA) Alliance, dedicated to enhancing SDA across sectors. This partnership brings our accessibility expertise to the forefront of SDA projects. Through advocacy, innovation, and shared values, we aim to create inclusive living environments for people with disabilities, supported by regular collaboration with other providers.



Trademark

Trademark Group is an Australian conglomerate operating in construction, development, and industrial manufacturing. It focuses on fostering collaboration, sharing expertise, and creating cross-border opportunities between Australia, the Kingdom of Saudi Arabia, and the broader GCC region. Access Link Consulting is a proud member of Trademark Group, gaining access to a global network of collaboration and opportunity.

Meet Our Team



Access Link Consulting extends beyond Australia's disability standards for access to premises. We aspire to create a world where dignified and seamless movement is a reality for all, surpassing compliance to achieve comprehensive accessibility solutions for the community.



Rami Shakour

Director

B. Architecture | M.P.M in Construction | Dip. Access Consulting | ACA Accredited Access Consultant | LHA/NCC Accredited Assessor | NDIS Accredited SDA Assessor | Changing Places Assessor

Rami Shakour is the founder and director of Access Link Consulting. With a remarkable track record spanning over 9 years in the accessibility, architecture, and construction industries, Rami brings an unparalleled wealth of expertise to his role as the leader of our consultation services for seamless accessibility facilities.

With Rami's specialised knowledge and forward-thinking approach, Access Link Consulting is uniquely positioned to offer consultation on innovative solutions across residential, commercial, industrial, and mixed-use developments as well as public and private open spaces. By delivering these services, we aim to advance an inclusive and accessible future for all.

Rami holds a Bachelor of Architecture, a Master of Project Management and a Diploma of Access Consulting. In addition to this, Rami is also an Accredited Access Consultant with Association of Consultants in Access Australia (ACAA), National Disability Insurance Scheme (NDIS) Accredited SDA Assessor, LHA/NCC Assessor and Changing Places Assessor.



UTS



Tony Walker

Senior Manager

B.LArch (Hons) | Dip. Access Consulting

Tony has developed extensive skills in the planning, design, construction, and management of public open spaces across urban, suburban, and natural landscapes. Previously as the Manager of Fairfield Place and Public Domain Planning for Fairfield City Council and Place Manager East for Parramatta City Council, Tony also developed impressive and outstanding complementary strategic place management and place making project management skills along with valuable community consultation and collaboration experience.

As a Senior Manager, Tony holds a Bachelor of Landscape Architecture (Hons), Dip. Access Consulting, Assoc. Dip. Environmental Control, and a Cert II Horticulture.

With a wealth of qualifications and an extensive skillset cultivated over numerous years of experience in the landscape construction and local government sectors, Tony brings invaluable expertise to Access Link Consulting. His commitment to delivering DDA-compliant outcomes stems from a place-based and community-oriented approach.

Tony's Vision is that public communal spaces which have involved Access Link Consulting, support the provision of dignified and inclusive access to all facilities and amenities including enriching place-based experiences.





Tshkhoun Kechebashian

Account Manager

B. Economics in Management & Accounting | Cert. IV in Bookkeeping

Tshkhoun holds a Certificate IV in Bookkeeping and has extensive work experience, mostly in in-house accounts and administration, including experience in industrial companies.

Her career boasts a diverse range of roles, from General Accounting to Industrial Cost accounting and Human Resources, making Tshkhoun a crucial asset in the day-to-day management of the company. Notably, her involvement in various operational departments and her training in documentation and internal auditing for ISO standards have been pivotal in shaping her career at Access Link.

Drawing from her prior experience in customer service-related positions, Tshkhoun possesses exceptional problem-solving and communication skills, which play a vital role in the seamless management of accounts and related matters.

Tshkhoun considers her customer service experience, bookkeeping and accounting skills and administration expertise a big asset in her career journey.



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