

ECOVE GROUP PTY LTD

ACCESS DESIGN REVIEW – STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

Aldi Mixed Use Development

810 Pacific Highway, Gordon NSW 2065



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Quality management

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		Prepared by	Reviewed by
		Coralie Ward Accessibility Consultant	Senan Mescall Vice President, Code & Accessibility - Pacific
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		Prepared by	Reviewed by
		Coralie Ward Accessibility Consultant Signed: DocuSigned by: Coralie Ward 25B982BA1A054D8...	Belinda Cameron Manager, Accessibility Signed: DocuSigned by:  96EE8E21BF01433...

Jensen Hughes Pty Limited
ABN 29 077 183 192

Table of contents

1.0 Project Description4

1.1 Background4

1.2 Planning context.....4

1.3 Site plan4

1.4 Review summary5

1.5 Project purpose and structure6

1.6 Performance based solution summary.....7

1.7 Limitations7

2.0 Legislative requirements8

2.1 Referenced legislation and standards.....8

2.2 Council development approval / development control plans (DCPs).....9

3.0 Documentation reviewed.....10

4.0 Exemptions and performance based solutions11

4.1 Exemptions.....11

4.2 Performance based solutions.....11

5.0 Design requirements12

5.1 General building access requirements12

5.2 External approaches to buildings – accessways, walkways, kerb ramps13

5.3 Vehicle and bicycle access into the site15

5.4 Entrances17

5.5 Stairs and Ramps17

5.6 Access to and within lifts18

5.7 Doors and Doorways.....19

5.8 Internal accessways – corridors, rooms.....20

5.9 Sanitary facilities20

5.10 Wayfinding (Signage Component) – Common Use Areas.....21

5.11 Hearing Augmentation.....21

5.12 Apartment Design Guide – Livable Housing Silver level.....22

5.13 Class 2 adaptable housing (AS4299).....27

5.14 Emergency egress and evacuation.....31

5.15 Landscaping, Streetscapes and Terraces.....32

5.16 Lighting32

6.0 Compliance summary33

1.0 Project Description

This SSDA Accessibility Report has been prepared by Jensen Hughes on behalf of Ecove Group Pty Ltd to accompany a State Significant Development Application (SSDA) (SSD-101444458) for a mixed-use development at 810 Pacific Highway, Gordon. The site is described as Lot 12 DP631351 and has a total area of 2,357m² and is located within the Gordon town centre, immediately north of the Gordon Centre and south of the Ku-ring-gai Council Chambers. The proposal delivers approximately 180 new dwellings (including affordable housing apartments), together with a full-line supermarket in a highly accessible location, contributing to both State and Council housing objectives while revitalising Gordon Town Centre.

The proposal is declared State Significant Development (SSD) pursuant to Schedule 1, section 26A of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). SSD-101444458 seeks approval for an amending DA which proposes to amend DA-0610-17, except for the demolition, excavation, shoring and piling works, which are to proceed under the existing approval.

1.1 Background

Development consent (DA-0610/17) was issued on 12 December 2018 by the Sydney North Planning Panel for the demolition of existing buildings and the construction of a mixed-use development on the subject site. The approved scheme provided for:

- + 56 apartments in a shop-top housing format, comprising a mix of one, two and three-bedroom dwellings.
- + An Aldi supermarket and a small retail tenancy at ground floor level, supported by storage, loading and back-of-house facilities at the lower ground level.
- + Three basement levels containing 142 car parking spaces for residents, visitors, and retail customers.
- + Associated landscaping, signage, earthworks and tree removal, including the relocation of a Canary Island Date Palm.

The consent was issued as a Deferred Commencement Approval, subject to the satisfaction of several preconditions. The consent was subsequently modified on three occasions:

- MOD0222/20 (21 September 2021)
- MOD0194/21 (18 November 2021)
- MOD0061/25 (13 November 2025)

These modifications collectively removed the deferred commencement condition, amended the development description, and incorporated an amended construction traffic management plan into the approved documentation. MOD0061/25 approved the increased depth of excavation, realigned basement walls in the northeast corner and modified conditions relating to the issue of construction certificates to allow preliminary basement excavation to occur independently. This SSDA will amend the existing Development Consent and associated modifications. Notwithstanding, preliminary works are proposed to proceed under the current consent to meet Aldi's contractual requirement to be established and operating on the site by 2028.

1.2 Planning context

The planning context for the site has evolved significantly since the original consent was issued. In April 2024, the Department of Planning, Housing and Infrastructure (DPHI) identified the site as being located within a Transport Oriented Development (TOD) precinct. In parallel, Ku-ring-gai Council progressed a preferred planning framework for Gordon Town Centre, including proposed amendments to the Ku-ring-gai

Local Environmental Plan 2015 (KLEP 2015). Following a Council-initiated legal process, legislative amendments removed access to TOD uplift for proposals that had not been submitted in June 2025. As part of the resolution of this legal process, Council formally endorsed its preferred planning framework for Gordon Town Centre on 5 June 2025. That framework was subsequently accepted by the Department, with minor amendments, and implemented through an amendment to the KLEP 2015 via the State Environmental Planning Policy Amendment (Ku-ring-gai Station Precincts) 2025, which commenced on 14 November 2025.

The proposed development responds to the amended KLEP 2015 and, in addition, seeks to utilise the floor space ratio and height incentives available under Chapter 2, Part 2, Division 1 of the State Environmental Planning Policy (Housing) 2021.

1.3 Site plan

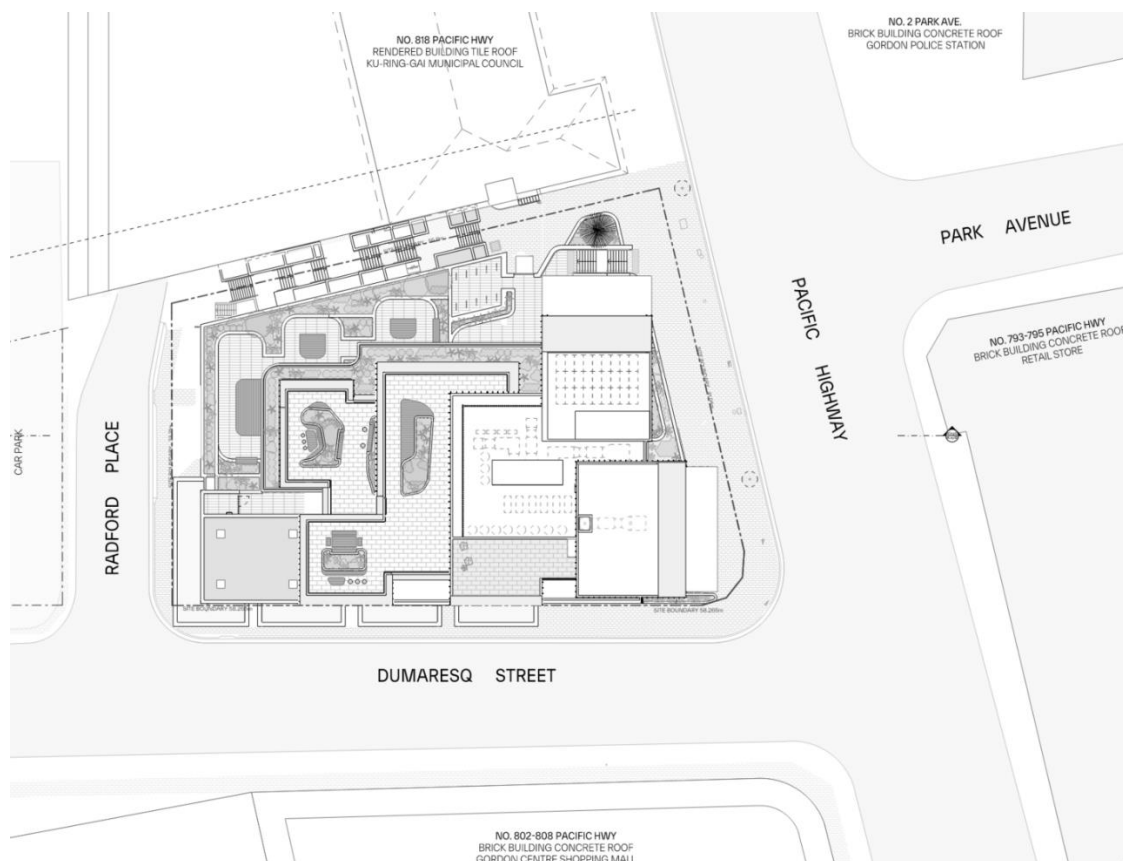


Fig. 1 Prepared by PBD Architects

1.4 Review summary

Jensen Hughes (JH) has reviewed the SSDA documents for the proposed development located at 810 Pacific Highway, Gordon NSW. Ecove Group Pty Ltd have engaged the services of Jensen Hughes as accessibility consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design.

Further, as members of the Access Consultants Association (ACA), Jensen Hughes staff use our experience and expertise in the provisions of access to ensure the project team considers the objects of the *Disability Discrimination Act* (DDA) which are far reaching, extending beyond the minimums of building legislation.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

A detailed review has been undertaken of the documentation listed within this report (refer below) against the following:

- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010.*
- + National Construction Code 2022 Amendment 2 (NCC 2022) Volume One – Part D4, E3D7, F4D5, F4D6 & F4D7.
- + Applicable Australian Standards AS1428.1:2021, AS 1428.2:1992, AS1428.4.1:2009, AS2890.6:2009, AS1735.12:1999, AS4299:1995.

The design review includes general areas of the proposed development including but not limited to items as noted below:

- + Accessways (continuous accessible path of travel) from the allotment boundary and any accessible parking bay within the allotment associated with the building.
- + Building entrances.
- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.
- + Sanitary Facilities including Unisex accessible toilets and ambulant facilities.
- + Landscaping.
- + Adaptable housing provisions AS 4299

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirm that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (APS), National Construction Code (BCA) and Ku-ring-gai Council Development Control Plan (DCP) requirements.

1.5 Project purpose and structure

The report aims to respond to item 5 of the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project on 9 December 2025. In particular, the report addresses those SEARs outlined in **Table 1** below.

Table 1 Secretary’s Environmental Assessment Requirements relevant to this Report

SEAR	SEAR description	Report name and section
5	Assess how the development complies with the relevant accessibility requirements.	SSDA Accessibility Report Section 4 Section 5 Section 6

1.6 PERFORMANCE BASED SOLUTION SUMMARY

The assessment of the design documentation has revealed that the following areas require assessment against the relevant performance requirements of the BCA:

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	D4D6	D1P8	AS2890.6-2009 cl 2.2.1(b) requires a 2.4 metre car bay with 2.4 metre wide shared area	A structural column is proposed within the shared area of accessible carparking spaces on Basement 3 to 6. The encroachment is a departure from AS2890.6-2009 cl 2.2.1(b).

1.7 Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide comment on detailed design issues, such as internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.0 Legislative requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1:2021, AS1428.4.1:2009 and others such as AS2890.6:2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

2.1 Referenced legislation and standards

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (NCC) - Building Code of Australia (BCA) 2022 Volume 1 and referenced Australian Standards including:
 - AS1428.1 2021 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.

- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.
- AS4299 – 1995 Adaptable Housing

2.2 Council development approval / development control plans (DCPs)

Further to the above listed Federal and State based legislative considerations, adherence to the Ku-ring-gai Council Development Control Plan (DCP) is required. Specifically:

+ Part 8 Mixed Use Development

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

3.0 Documentation reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by PBD Architects Issue A – Issue for SSDA Submission dated 12/12/2025			
DA000	Cover Page	DA500	GFA Diagram 1
DA001	Project Information	DA501	GFA Diagram 2
DA002	Site Plan	DA510	Communal Open Space and Landscape Diagram
DA100	Basement 6	DA520	Height Limit Diagram
DA101	Basement 5	DA530	Cross Ventilation Diagram
DA102	Basement 4	DA540	Unit Mix Diagram
DA103	Basement 3	DA550	Storage Calculation Diagram
DA104	Basement 2	DA551	Storage Calculation Diagram
DA105	Basement 1	DA600	Solar Access Diagram 1
DA106	Loading Dock	DA601	Solar Access Diagram 2
DA107	Ground Floor Plan	DA610	Shadow Diagram 1
DA108	Level 1	DA700	Pre and Post Adaptable Unit Type 1 -3
DA109	Level 2	DA701	Pre and Post Adaptable Unit Type 4
DA110	Level 3		
DA111	Level 4-14 (Typical Lowrise)		
DA112	Level 15-20 (Typical Highrise)		
DA113	Level 21-22		
DA114	Level 23		
DA115	Level 24		
DA116	Level 25		
DA117	Level 26		
DA118	Level 27		
DA119	Level 28		
DA120	Roof Plan		
DA200	Elevation - North		
DA201	Elevation - South		
DA202	Elevation - East & West		
DA300	Section Sheet 1		
DA301	Section Sheet 2		
DA302	Sections - Driveways		
DA400	Finishes Schedule		
DA410	Photomontage		

4.0 Exemptions and performance-based solutions

4.1 Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

4.1.1 Subject site – exemptions from the requirements of access

It is expected that the following would meet the parameters of exemption as outlined above, final schedule of rooms/ areas seeking exemption to be provided by client.

- + Basements levels – Grease Arrestor Rooms, Elec/ Comms Rooms, Pump Rooms, Mechanical Supply Air Zone, Fan Room, Pump & Filtration Room.
- + Loading Dock – All except for Commercial / Retail Tenancy
- + Ground Floor – Aldi Loading & Warehouse,
- + Level 1 – Services/ Plant Room, Fire Sprinkler Tanks, Hyd Room
- + Level 26 – Mechanical Service Room
- + Level 27 – Services zone

4.2 Performance based solutions

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Refer to Section 1.5 of this report.

5.0 Design requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

5.1 General building access requirements

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022 Amendment 2. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 2 – Residential Common areas	Access is required: From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units (SOUs) and to the entrance of each SOU located on that level. To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area of the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed: - To the entrance doorway of each SOU, and - To and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Class 5 – office building used for professional or commercial purposes	Access is required to and within all areas used by occupants.
Class 6 – shop or other building for the sale of goods by retail, or supply of services direct to the public	Access is required to and within all areas used by occupants.
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces.

The proposed development falls under a number of BCA classifications:

Location	Class	Use
Basement 1 - 6	7a	Carparking and Storage
	2	Plant/ Services
Loading Dock	5	Commercial
	6	Retail
	2	Plant/ Services
Ground Level	6	Retail
Level 1	2	Communal Spaces, Residential Lobby, Plant/ Services
Level 2 - 22	2	Residential
Level 23	2	Residential, Communal Open Space
Level 24	2	Residential

Location	Class	Use
Level 25	2	Residential, Communal Room, Communal Open Space
Level 26	2	Residential, Plant
Level 27	2	Residential, Services

5.1.1 BCA Clauses and references Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Not applicable
D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Not applicable
D4D11 Swimming Pools	Not applicable
D4D12 Ramps	Not applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Applicable
Australian Standard references	
AS1428.1-2021	AS 2890.6-2009
AS1428.4.1-2009	AS1735.12-1999
AS1428.2-1992	AS4299 - 1995

5.2 External approaches to buildings – accessways, walkways, kerb ramps

5.2.1 Access requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within

2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2021 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2021 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2021 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2021, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

5.2.2 Subject site – access assessment

The highest point on the subject site lies at the northern corner along Pacific Highway and falls in both directions to the east and west with the lowest point being the corner of Dumaresq Street and Radford Place.

Retail (Ground Floor)

The Aldi forecourt and customer carpark corridor along Pacific Highway provide adequate pedestrian access to the Aldi retail tenancy on the ground level. Pedestrian access is via two separate sets of stairs and a walkway along Pacific Highway footpath at the corner of Dumaresq Street.

From the Aldi lift lobby at the north-eastern corner of the building, customer lifts are provided as vertical path of travel for pedestrians to access the retail carparking located on Basement 1 & 2. This lift is also a path of travel connecting pedestrians with the accessible parking bays located in retail parking Basement 1.

Commercial/ Retail (Loading Dock Level)

There is direct level pedestrian entrance to the commercial/ retail tenancy along Dumaresq Street providing adequate means of access to the premises.

Residential (Level 1)

The residential entry on Level 1 is located at the north-eastern corner of the site along Pacific Highway with the entry podium elevated off the street located at the top of a flight of stairs. The accessible pedestrian entry is via the northern courtyard where a lift is provided for connection with the residential entry podium.

The bank of three residential lifts within the residential lobby provide access to resident car parking located on Basement 2 to 6. Internal accessible pathways on each level via the lifts are available from the accessible parking bays to the entrance of each unit.

Mail collection is located beyond the residential lobby on Level 1. The waste holding spaces are located on Loading Dock Level adjacent to Radford Place and managed by private contractors, according to the Strata Body Corporate. Ground surfaces within the common use areas would require further reviewing as the design progresses.

Cafe (Level 1)

The main entrance to the café shares the same accessway as the residential component via the residential lobby.

On the basis of the current level of detail, all access requirements regarding linkages off Pacific Highway and Dumaresq Street are capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Vehicle and bicycle access into the site

5.3.1 Access requirements

Carparking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

Building Classification	Accessible Carparking Requirements
Class 2 – Residential AS Adaptable Housing	Under AS4299 Adaptable Housing and NSDCP Part B Section 12 Access clause 12.4.9 P2 <i>One accessible car parking space must be provided and allocated to each adaptable dwelling provided within a development.</i> There are no accessible car parking provision requirements under the Livable Housing Guideline.
Class 5 – commercial	The number of accessible carparking spaces required is as follows: — 1 accessible space for every 100 carparking spaces or part thereof.
Class 6 – retail & supermarket	The number of accessible carparking spaces required is as follows: i. with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and ii. for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space.

- Accessible car bays require 2.4x 5.4 metre with 2.4x5.4 metre shared area.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Bicycle

Bicycle parking where provided should consider the approach, entry, and circulation space available within any secure bicycle parking area e.g., space for a 180deg turn if necessary, and the layout of any bike racks

to ensure that bicycles when in-situ, don't impact the use of any associated/adjacent accessways. For example, a recumbent bike which extends over an accessway when parked.

5.3.2 Subject site – access assessment

Class	Location	Total Car Parking Spaces	Accessible spaces proposed	Required Accessible spaces
Class 5 Commercial	Basement 1	40	2	2 (67 total parking spaces)
	Basement 2	27	0	
Class 6 Retail				
Class 2 Residential	Basement 2	14	0	18 per AS4299 Adaptable Housing provision.
	Basement 3	45	7	
	Basement 4	46	7	
	Basement 5	47	2	
	Basement 6	47	2	

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. A table of proposed car parking allocations is shown above.

A total of eighteen (18) adaptable units are required to be provided to this development with corresponding eighteen (18) accessible car parking bays and associated shared area to be incorporated under the minimum prescriptive measures of AS4299. A mix of AS4299 (car parking space min. area of 5.4m x 3.8m) as well as AS2890.6 compliant accessible carparking spaces (car parking space min. area of 5.4m x 2.4m and shared area) have been proposed.

However, a non-compliance has arisen due to structural constraints. A rectilinear column encroaches the shared area to Basement 3 to 6. The client has requested this departure to be supported with a performance solution report if required, to be confirmed by the PCA. An internal accessway is available directly from these accessible parking bays to the entrances to all sole occupancy units (SOUs).

Of the 67 car parking spaces provided to the supermarket/ retail/ commercial tenancies, two (2) accessible car parking spaces and associated shared areas have been provided which meets the requirements of two (2) accessible spaces under BCA D4D6.

The accessible car parking as currently detailed appears capable of meeting the provisions of access as prescribed by the Australian Standards. The documentation will be further reviewed as the design progresses.

Shared bicycle parking has been provided to residential and end of trip facilities on basement 4 to 6 with access via both the lifts and driveway.

On the basis of the current level of detail all access requirements regarding widths and placement of accessible parking spaces and shared areas (Supermarket/ retail/ commercial and residential) are achieving compliance.

Further information including bollard setout, space identification and delineation to be detailed as the design progresses. Ongoing review of the documentation is required.

5.4 Entrances

5.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

5.4.2 Subject site – access assessment

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements regarding level entry points (i.e. residential lobbies/ corridors, commercial/ retail) appear adequate and capable of achieving compliance.

Locations of auto powered door control to residential main entry powered sliding doors on level 1 will be required to be minimum 500mm from an internal corner per AS1428.1 cl 10.4.3. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.5 Stairs and Ramps

5.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2021 Section 9.

5.5.2 Subject site – access assessment

There are two flights of stairs providing pedestrian access to the Aldi forecourt at the corner of Pacific Highway and Dumaresq Street. The design of both stairs appears adequate.

A series of stairs forming a pedestrian through link have been provided along the north-western boundary connecting Pacific Highway to Radford Place which also serves the Ku-Rin-Gai Council building. The design of this stair appears adequate.

One flight of stair connects the Pacific Highway footpath to the elevated residential entry podium near the northern corner of the site. The design of this stair appears adequate.

There are no ramps noted within the common use areas at this stage of design.

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.6 Access to and within lifts

5.6.1 Access requirements

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

5.6.2 Subject site – access assessment

At total of six (6) lifts have been proposed throughout the development. The retail/commercial bank has two customer lifts. The residential bank also has three lifts and one short run lift connecting the through link landscaped area along the north-western boundary to the residential entry.

Consideration should be given to the location of lift call button on the residential entry side where the short run lift is flanked by low walls on both sides which need to be reduced to 300mm in depth to negate the formation of internal corners.

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. Circulation spaces at lift lobbies have 1800mm minimum clear width which allow for appropriate turning and passing for wheelchair users

On the basis of the current level of detail all access requirements regarding lift lobby circulation spaces achieve compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.7 Doors and Doorways

5.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2021 requirements.

5.7.2 Subject site – access assessment

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. Doors and doorways on accessible paths of travel within common use areas where required to be accessible appear adequate.

Electronic door controls, where provided, are required to be installed at 900-1250mm above finished floor level, no less than 500mm from an internal corner with appropriate setback clear of a surface-mounted sliding door in the open position.

On the basis of the current level of detail all access requirements appear capable of achieving compliance, subject to the resolution of some minor issues regarding doorways, clear widths and or circulation spaces. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.8 Internal accessways – corridors, rooms

5.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2021.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2021.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2021.

5.8.2 Subject site – access assessment

The required turning space within two metres of the end of accessway and the provision of passing spaces to accessways appear adequate. Accessways within the common use areas would require further review as the design progresses to ensure that the provisions of AS 1428.1-2021 will be met.

On the basis of the current level of detail all access requirements appear capable of achieving compliance, subject to the resolution of some minor issues in regard to accessible paths of travel, clear widths and or circulation spaces. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.9 Sanitary facilities

5.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2021 Clause 15. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

5.9.2 Subject site – access assessment

The following amenities are proposed:

- + Basement 2 – One unisex accessible sanitary facility left hand (LH) configured with accessible shower.
- + Basement 1 – One unisex accessible sanitary facility right hand (RH) configured with accessible shower.
- + Loading dock level – One unisex accessible sanitary facility, handing TBA to commercial/ retail tenancy.
- + Loading dock level – One unisex toilet to Aldi loading area, accessibility requirements assumed not applicable as it is located within a D4D5 exempt area.
- + Level 1 – Two unisex accessible sanitary facility, one each of left hand (LH) and right hand (RH) configured with accessible shower to for residential use only.
- + Level 1 – One unisex accessible sanitary facility left hand (LH) configured for Café patron use only.
- + Level 26 – One unisex accessible toilet left hand (LH) configured to Communal Room residential use only.

The configuration of the facilities in the current level of detail appears capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.10 Wayfinding (Signage Component) – Common Use Areas

5.10.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

5.10.2 Subject site – access assessment

Access has been provided to principal pedestrian entrance of the proposed development. On the basis of the current level of detail all access requirements appear capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes in relation to signage are achieved.

5.11 Hearing Augmentation

5.11.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.

- + In an auditorium, conference room, meeting room or room for judicatory purposes; or
- + At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

5.11.2 Subject site – access assessment

There are no common use areas available within the proposed development requiring the incorporation of hearing augmentation.

5.12 Apartment Design Guide – Livable Housing Silver level

5.12.1 Accessibility Requirement

In accordance with the BCA, a Class 2 building has no minimum requirement for the provision of accessible or livable units. However, in accordance with:

The NSW Planning and Environment Apartment Design Guide, provision for a minimum of 20% of units which incorporate the Livable Housing Design Guideline’s silver level features are to be addressed, these features include:

- + Dwelling access
- + Dwelling entrance
- + Internal doors and corridors
- + Toilet
- + Shower
- + Reinforcement of bathroom and toilet walls
- + Internal stairways

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
1 Dwelling access		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
1	Provide a safe and continuous pathway from:	Capable of complying
1 a (i)	the front boundary of the allotment; or	Capable of complying

LHA Clause Number	Room/Item	Current Status
1 a (ii)	a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) as specified in Element 2.	Not applicable
1 b	The path of travel as referred to in 1.a should have a minimum clear width of 1000mm; and	Capable of complying
1 b (i)	an even, firm, slip resistant surface; and	Capable of complying
1 b (ii)	a crossfall of not more than 1:40; and	Capable of complying
1 b (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 1200mm in length, and	Capable of complying
1 b (iv)	be step-free.	Capable of complying
1 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:	
1 c (i)	a maximum gradient of 1:10; and	Capable of complying
1 c (ii)	a minimum clear width of 1000mm (please note width should reflect the pathway width); and	Capable of complying
1 c (iii)	a maximum length of 1900mm.	Capable of complying
Performance Criteria		
<u>2 Dwelling entrance</u>		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
2 a	The dwelling should provide an entrance door with -	
2 a (i)	a minimum clear opening width of 820mm - See Figure 2(a); and	Capable of complying
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	Capable of complying
2 a (iii)	reasonable shelter from the weather.	Capable of complying
2 b	A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	Capable of complying
2 c	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. See Figure 1(b).	Capable of complying
2 d	The level (step- free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	Capable of complying
Performance Criteria		
<u>3 Car parking</u>		
Where the parking space is part of the dwelling access it should allow a person to open their car doors fully and easily move around the vehicle.		
If the parking space is NOT part of the path of access this section is NA.		

LHA Clause Number	Room/Item	Current Status
Silver		
3 a	Where the parking area forms part of the dwelling access the space should incorporate -	Not applicable
3 a (i)	minimum dimensions of at least 3200mm (width) x 5400mm (length); and	Not applicable
3 a (ii)	an even, firm and slip resistant surface; and	Not applicable
3 a (iii)	a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	Not applicable
Performance Criteria		
<u>4 Internal doors and corridors</u>		
Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
Silver		
4 a	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:	
4 a (i)	a minimum clear opening width of 820mm; and	Capable of complying
4 a (ii)	a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	Capable of complying
4 b	Internal corridors/passageways to the doorways referred to in 4.a should provide a minimum clear width of 1000mm.	Capable of complying
Performance Criteria		
<u>5 Toilet</u>		
The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		
Silver		
5 a	Dwellings should have a toilet on the ground (or entry) level that provides:	
5 a (i)	a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Capable of complying
5 a (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).	Capable of complying
5 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 grabrails.	Capable of complying
Performance Criteria		
<u>6 Shower</u>		
The bathroom and shower are designed for easy and independent access for all home occupants.		
Silver		
6 a	One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be removed at a later date.	Capable of complying

LHA Clause Number	Room/Item	Current Status
6 b	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying
Performance Criteria		
<u>7 Reinforcement of bathroom and toilet walls</u>		
The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.		
Silver		
7 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.	Capable of complying
7 b	The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.	Capable of complying
7 c	The walls around the toilet are to be reinforced by installing-	Capable of complying
7 c (i)	noggings with a thickness of at least 25mm in accordance with Figure 6a; or	Capable of complying
7 c (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 6b.	Capable of complying
7 d	The walls around the bath are to be reinforced by installing	Capable of complying
7 d (i)	noggings with a thickness of at least 25mm in accordance with Figure 7a; or	Capable of complying
7 d (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 7b.	Capable of complying
7 e	The walls around the hobless (step-free) shower recess are to be reinforced by installing -	Capable of complying
7 e (i)	noggings with a thickness of at least 25mm in accordance with Figure 8a; or	Capable of complying
7 e (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 8b.	Capable of complying
Performance Criteria		
<u>8 Internal stairways</u>		
Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation. If there are NO internal stairways then this section is NA. Note: Handrails on both sides of the stairway are preferred		
Silver		
8 a	Stairways in dwellings must feature:	Not applicable
8 a (i)	a continuous handrail on one side of the stairway where there is a rise of more than 1m	Not applicable
Performance Criteria		
<u>9 Kitchen</u>		
The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
<u>10 Laundry</u>		
The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>11 Ground (or entry bedroom space)</u>		
There is a space on the ground (or entry) level that can be used as a bedroom		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>12 Switches and powerpoints</u>		
Light switches and powerpoints are located at heights that are easy to reach for all home occupants		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>13 Door and tapware</u>		
Home occupants are able to easily and independently open and close doors and safely use tap hardware.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>14 Family/Living space</u>		
The family/living room features clear space to enable the home occupant to move in and around the room with ease.		
Silver		
	No Requirements	Not applicable
Gold		
	No Requirements	Not applicable
Platinum		
14 a	The family/living room should accommodate a free space, 2250mm in diameter, to enable ease of movement clear of furniture. See Figure 10	Capable of complying
Performance Criteria		
<u>15 Window sills</u>		
Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.		

LHA Clause Number	Room/Item	Current Status
Silver		
	No Requirements	Not applicable

5.12.2 Subject site – access assessment

The site currently incorporates 20% of units (36 of 180 units) which satisfy SEPP Housing to meet the Silver Level requirements of the Livable Housing Design Guide. However, this is a departure from the Ku-ring-gai Council DCP Part 8 Mixed Use Development which requires:

+ All units in the mixed-use 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.

5.13 Class 2 adaptable housing (AS4299)

5.13.1 Accessibility Requirement

In accordance with the BCA, a Class 2 building has no minimum requirement for the provision of accessible units. However, in accordance with State Environmental Planning Policy (Housing) 2021 (Housing SEPP) Apartment Design Guide Part 4, adaptable housing should be provided in accordance with the relevant council policy.

Ku-Ring-Gai council currently has no requirement for adaptable housing within their DCP.

5.13.2 Subject site – access assessment

Despite the above, the proposed development has elected to provide 10% adaptable units to the housing mix. The site as currently documented demonstrates an understanding and outlines application of the principles of ‘adaptable housing’ as outlined within the Foreword of AS 4299 – 1995.

The development has incorporated eighteen (18) adaptable dwellings within the one hundred and eighty (180) proposed. The nominated units are identified in the table below:

AREA SCHEDULE										
Level	Unit No	Type	Adaptable	Silver Livable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage (m3)	
LEVEL 2	201	1 BED			55.3	10.4	3.6	3.0	6.6	
	202	1 BED			66.2	10.3	3.1	3.0	6.1	
	203	3 BED			98.1	19.6	5.0	5.0	10.0	
	204	2 BED			84.1	19.6	4.1	4.0	8.1	
	205	2 BED			87.2	17	4.1	4.0	8.1	
	206	2 BED			92.6	21.4	4.8	4.0	8.8	
	207	2 BED			88.4	20.9	6.1	4.0	10.1	
LEVEL 3	301	1 BED			55.3	10.4	4.0	3.0	7.0	
	302	1 BED			66.2	10.3	4.0	3.0	7.0	
	303	3 BED			98.1	19.6	5.2	5.0	10.2	
	304	2 BED			83.5	19.8	4.2	4.0	8.2	
	305	2 BED			85.8	17	4.2	4.0	8.2	
	306	2 BED			91.1	21.4	7.3	4.0	11.3	
	307	2 BED			88.6	20.5	6.1	4.0	10.1	
LEVEL 4-14	308	2 BED			90.1	22	4.4	4.0	8.4	
	01	1 BED		• (L7-14)	55.3	10.4	4.0	3.0	7.0	
	02	1 BED			66.2	10.3	4.0	3.0	7.0	
	03	3 BED		• (L7-14)	98.1	19.6	5.0	5.0	10.0	
	04	2 BED			83.5	19.8	4.2	4.0	8.2	
	05	2 BED	• (L7-14)	• (L7-14)	85.8	17	4.2	4.0	8.2	
	06	2 BED			91.1	21.4	7.3	4.0	11.3	
LEVEL 15-20	07	2 BED			88.6	20.5	6.1	4.0	10.1	
	08	2 BED			90.1	22	4.4	4.0	8.4	
	01	1 BED		•	55.3	10.4	4.0	3.0	7.0	
	02	1 BED			66.2	10.3	4.0	3.0	7.0	
	03	3 BED		•	98.1	19.6	5.0	5.0	10.0	
	04	2 BED			86.3	19.8	4.2	4.0	8.2	
	05	3 BED	•		128.3	14.4	6.8	5.0	11.8	
LEVEL 21 -22	06	3 BED			133.8	43.5	10.4	5.0	15.4	
	07	3 BED			119.2	19.6	8.4	5.0	13.4	
	01	1 BED			55.3	10.4	4.0	3.0	7.0	
	02	1 BED			66.2	10.3	4.0	3.0	7.0	
	03	3 BED			98.1	19.6	5.0	5.0	10.0	
	04	2 BED			86.3	19.8	4.2	4.0	8.2	
	05	3 BED	•		129	14.4	6.8	5.0	11.8	
LEVEL 23	06	3 BED			133.8	43.5	10.4	5.0	15.4	
	07	3 BED			119.2	19.6	8.4	5.0	13.4	
	01	1 BED			55.3	10.4	4.0	3.0	7.0	
	02	1 BED			66.2	10.3	4.0	3.0	7.0	
	03	3 BED			98.1	19.6	5.0	5.0	10.0	
	04	2 BED			86.3	19.8	4.2	4.0	8.2	
	05	3 BED	•		129	14.4	6.8	5.0	11.8	
LEVEL 24	06	3 BED			133.8	43.5	10.4	5.0	15.4	
	07	3 BED			119.2	19.6	8.4	5.0	13.4	
	2401	3 BED	•		118.2	30.1	8.0	5.0	13.0	
	2402	3 BED			98.1	19.6	5.0	5.0	10.0	
	2403	2 BED			86.3	19.8	4.2	4.0	8.2	
	2404	4 BED			144.8	43.9	7.3	5.0	12.3	
	2405	3 BED			119.2	19.6	8.4	5.0	13.4	
LEVEL 25	2501	3 BED			118.2	30.1	8.0	5.0	13.0	
	2502	3 BED			98.1	19.6	5.0	5.0	10.0	
	2503	2 BED			86.3	19.8	4.2	4.0	8.2	
	2504	4 BED			144.8	43.9	7.3	5.0	12.3	
	2505	3 BED			119.2	19.6	8.4	5.0	13.4	
	2601	3 BED			110.7	30	5.9	5.0	10.9	
	2602	2 BED			80.1	19.6	4.1	4.0	8.1	
LEVEL 27	2701	4 BED			313.9	160.8	6.5	5.0	11.5	
	2702	3 BED			163.1	59.1	6.4	5.0	11.4	

Details available on Drawing DA700 & DA701 outline the Pre-Adaptation and Post-Adaptation provisions for the Type 1 dwellings (2 bedroom), Type 2 dwelling (3 bedroom), Type 3 dwelling (3 bedroom) and Type 4 dwelling (3 bedroom).

The drawings demonstrate that they are capable of complying with the following (where applicable):

Adaptable House Class C – all essential features incorporated

Item	Room/Item	AS4299 Clause	Current Phase Review
Note: Item - As per Appendix A – Schedule of features for Adaptable Housing			
Drawings			
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Capable of complying
Siting			
2.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	Capable of complying
Letterboxes in Estate Developments			
3.	Letterboxes to be on hard standing area connected to accessible pathway	3.8	Capable of complying
Private car accommodation			
4.	Car parking space or garage a min. area of 6.0m x 3.8m	3.7.2	Capable of complying 18 dedicated spaces provided (one per adaptable unit) of which 6 spaces are 5.4m x 3.8m and 12 spaces are 5.4m x 2.4m with shared area per AS2890.6.
Accessible Entry			
5.	Accessible entry	4.3.1	Capable of complying
6.	Accessible entry to be level (i.e., max. 1:40 slope)	4.3.2	Capable of complying
7.	Threshold to be low-level	4.3.2	Capable of complying
8.	Landing to enable wheelchair manoeuvrability	4.3.2	Capable of complying
9.	Accessible entry door to have 850 mm min. clearance	4.3.1	Capable of complying
10.	Door lever handles and hardware to AS 1428.1	4.3.4	Capable of complying
Exterior: General			
11.	Internal doors to have 820mm min. clearance	4.3.3	Capable of complying
12.	Internal corridors min. width of 1000mm	4.3.7	Capable of complying
13.	Provision for compliance with AS 1428.1 for door approaches	4.3.7	Capable of complying
Living room and dining room			
14.	Provision for circulation space of min. 2250mm diameter	4.7.1	Capable of complying
15.	Telephone adjacent to GPO	4.7.4	Capable of complying
16.	Potential illumination level min. 300 lux	4.10	Capable of complying
Kitchen			
17.	Minimum width 2.7m (1550mm clear between benches)	4.5.2	Capable of complying

Item	Room/Item	AS4299 Clause	Current Phase Review
18.	Provision for circulation at doors to comply with AS 1428.1	4.5.1	Capable of complying
19.	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8 (AS 4299)	4.5.5	Capable of complying
20.	Refrigerator adjacent to work surface	4.5.5	Capable of complying
21.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	Capable of complying
22.	Kitchen sink bowl max 150mm deep	4.5.6	Capable of complying
23.	Tap set capstan or lever handles or lever mixer	4.5.6 (e)	Capable of complying
24.	Tap set located within 300mm min of front of sink	4.5.6 (e)	Capable of complying
25.	Cooktops to include either front or side controls with raised cross bars	4.5.7	Capable of complying
26.	Cooktops to include isolating switch	4.5.7	Capable of complying
27.	Worksurface min. 800mm length adjacent to cooktop at same height	4.5.7	Capable of complying
28.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Capable of complying
29.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of worksurface	4.5.8	Capable of complying
30.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	Capable of complying
31.	Slip resistant floor surface	4.5.4	Capable of complying
Main bedroom			
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Capable of complying
Bathroom			
33.	Provision for bathroom area to comply with AS 1428.1	4.4.1	Capable of complying
34.	Slip-resistant floor surface	4.4.2	Capable of complying
35.	Shower recess – no hob. Minimum size 1160 x 1100mm to comply with AS 1428.1 (refer Figures 4.6 and 4.7 – AS 4299)	4.4.4 (f)	Capable of complying
36.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)	Capable of complying
37.	Recessed soap holder	4.4.4 (f)	Capable of complying
38.	Shower tap positioned for each reach to access side of shower sliding track	4.4.4 (f)	Capable of complying
39.	Provision of adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)	Capable of complying

Item	Room/Item	AS4299 Clause	Current Phase Review
40.	Provision for grabrail in shower (Refer to Figure 4.7 – AS 4299) to comply with AS 1428.1	4.4.4 (h)	Capable of complying
41.	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)	Capable of complying
42.	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4 (g)	Capable of complying
43.	Double GPO beside mirror	4.4.4 (d)	Capable of complying
Toilet			
44.	Provision of either 'visitable toilet' or accessible toilet	4.4.3	Capable of complying
45.	Provision to comply with AS 1428.1	4.4.1	Capable of complying
46.	Location of WC pan at correct distance from fixed walls	4.4.3	Capable of complying
47.	Provision for grab rail zone (Refer Figure 4.6 – AS 4299)	4.4.4 (h)	Capable of complying
48.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Capable of complying
Laundry			
49.	Circulation at doors to comply with AS 1428.1	4.8	Capable of complying
50.	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	Capable of complying
51.	Provision for automatic washing machine	4.8 (e)	Capable of complying
52.	Where clothesline is provided, an accessible path of travel to this	4.8 (a)	Not applicable
53.	Double GPO	4.8 (g)	Capable of complying
54.	Slip-resistant floor surface	4.9.1	Capable of complying
Door Locks			
55.	Door hardware operable with one hand, located 900-1100mm above the floor	4.3.4	Capable of complying

It is expected that at Construction Certification stage documentation will address, in finer detail, information relevant to the above requirements.

5.14 Emergency egress and evacuation

5.14.1 Access considerations

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a "fire buddy" to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

5.14.2 Subject site – access assessment

Note for consideration.

5.15 Landscaping, Streetscapes and Terraces

5.15.1 Access considerations

The following are some design considerations for providing equitable access to the external public space:

Lighting installations which minimise glare.

Luminance contrast of features such as bike racks, bollards, bins etc.

5.15.2 Subject site – access assessment

Note for consideration.

5.16 Lighting

5.16.1 Access considerations

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx
General displays	200lx

5.16.2 Subject site – access assessment

Note for consideration.

6.0 Compliance summary

As a member of the Access Consultants Association (ACA), I have reviewed the Development Application documentation (refer above) against the current requirements for access and mobility against the following:

- + Objects of the Disability Discrimination Act (DDA) 1992.
- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (NCC) - Building Code of Australia (BCA) 2022 Amendment 2 – Volume One and referenced Australian Standards including:
 - AS1428.1:2021 Part 1: General Requirements for access – new building work.
 - AS1428.2:1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1:2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6:2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12:1999 Lift facilities for people with disabilities.
 - AS 4299:1995 Adaptable Housing

This report provides the reader with an overview of the project with respect to achieving compliance against the above.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

If you've any questions in relation to this report, please contact the writer.

Report prepared by:

Coralie Ward

Accessibility Consultant