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ACCESSIBILTY Access Capability Report

Project Name:	Liverpool Civic Place Phase B Build To Rent (BtR) Stage 2- State Significant Development Application
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VBC Number:	VBC230163-ADR-1-SSDA
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ACCESSIBILITY

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1 Executive Summary

Vallabh Bailey Consulting Pty Ltd (VBC) is appointed as Accessibility Consultants for the new Build-to-Rent development, located at 52 Scott Street, Liverpool, 2170. VBC have reviewed the SSDA architectural design documents prepared by Scott Carver Architects (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (BCA). As part of the SSDA Application Document review, the assessment provision also includes but not limited to, The Disability (Access to Premises - Buildings) Standard 2010 (DAPS/Premises Standards)

The purpose of the assessment is to provide surety to the Consent Authority, Liverpool Council, that the building design is capable of complying with BCA Part D4 & Clauses E3D7, E3D8, F4D5 and F4D6 and that subsequent compliance with the provisions of Parts D4 of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.



Figure 01 – North Elevation_Architect Scott Carver

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2 Introduction

This accessibility report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Built Development Group (Built) in support of a State Significant Development Application (SSDA) for a build-to-rent residential development within Phase B of the Liverpool Civic Place development located at 52 Scott Street, Liverpool. It follows the lodgement of a concurrent Amending DA (DA-72/2024) that seeks to allow for residential flat buildings and shop top housing uses to be permitted in the Phase B envelope through amending the approved Concept DA (DA-585/2019) which establishes the land uses, building envelopes, public domain and a multi-level common basement across the site.

The full Liverpool Civic Place site subject to the Concept DA is shown in **Figure 01**, however the scope of this SSDA is limited to Phase B, which is illustrated in **Figure 01**.



Vallabh Bailey Consulting Pty Ltd info@vb-c.com.au vb-c.com.au PHASE B TOWER TOWER - MODIFICATION EXTRUDED AREA PODIUM PODIUM - MODIFICATION EXTRUDED AREA

Figure 02 Liverpool Civic Place Master Plan site (as proposed to be amended by DA-72/2024)

source: Scott Carver

Subject to addressing the actions identified, at this stage of the SSDA design review, VBC confirm that the project documentation provides accessibility capable of complying with the BCA & *Disability (Access to Premises – Buildings) Standards 2010.*

This SSDA seeks approval for:

- Construction and use of a 29 storey build-to-rent residential development, comprising:
 - o 320 dwellings;
 - o ground floor lobby and retail tenancies;
 - internal amenity spaces throughout the building to service the build-torent residential use; and
 - Upper ground, level 9 podium rooftop and tower rooftop communal open spaces.
- Construction and use of three basement levels;
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

This DA reflects the staged planning approval pathway for the Liverpool Civic Place redevelopment which has included four previously approved DAs and one DA currently under assessment, as outlined below:

Concept DA (DA-585/2019)

The planning approval pathway for the Liverpool Civic Place development commenced in 2019, with the submission of a Concept DA for the Liverpool Civic Place master plan. On 31 August 2020, the Concept DA (DA-585/2019) was approved by the Sydney Western City Planning Panel. The Concept DA consent sets out the future development concept of the site, including the approved land uses, building envelopes, an expanse of public domain and a common basement. The Concept Proposal / Stage 1 DA did not approve any physical works.

Amending DA (DA-72/2024)

An Amending DA has recently been submitted to Council and is currently under assessment. This Amending DA seeks consent to allow for residential flat buildings

and shop top housing uses to be permitted in the Phase B envelope, as well as to slightly extend the Phase B envelope to allow for residential development to be accommodated in the envelope. The aforementioned proposed development will result in corresponding modifications to the abovementioned Concept DA Consent (DA-585/2019). The DA was submitted as the approved uses under DA-1080/2020 detailed under the relevant subheading below were determined to be unviable due to changed market conditions.

Early Works DA (DA-906/2019)

DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. This involves approval to undertake earthworks and excavation of land at 52 Scott Street to a maximum depth of RL 10.35 to accommodate the required basement levels. The approved early works have been completed for Phase A of Liverpool Civic Place and are yet to commence for Phase B.

Phase A Detailed DA (DA-836/2020)

Development consent DA-836/2020 was granted by the Sydney Western City Planning Panel on 28 August 2021 for a detailed DA for the 'Phase A' part of the overall site. The proposed development relates to Phase A of the Liverpool Civic Place redevelopment for the construction and use of a public library, as well as a mixed-use building containing commercial office floor space, and public administration floor space to be occupied by Council. The proposal also comprises significant public domain works, including a public plaza and part of the site's five level common basement. All the abovementioned works have been completed for this development and the buildings received an Occupation Certificate in October 2023.

Phase B/C Detailed DA (DA-1080/2020)

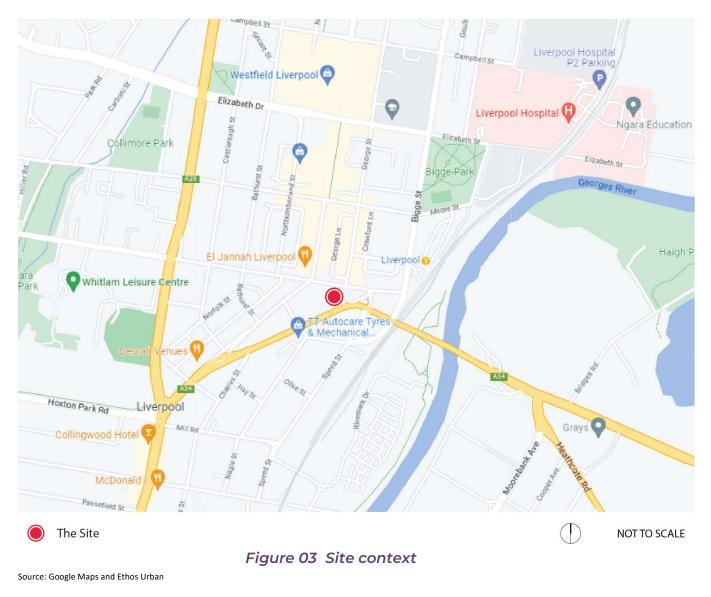
Development consent (DA-1080/2020) was granted on 5 May 2022 for a detailed development on the Phase B site, including the construction and use of a 22 storey commercial office building, and a 9 storey co-living building, comprising ground level retail floor space, a four level basement, and landscaping and public domain works. This consent has not been activated as none of the aforementioned works have been undertaken. Further, the approved uses under this development consent have been determined to be unviable due to changed market conditions.

3 Site Analysis

Site location and context

The site is located at 52 Scott Street, Liverpool within the Liverpool City Council Local Government Area (LGA), as illustrated in **Figure 02.** The site is located approximately 300m south-west of Liverpool Railway Station and is also in the

vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River and Biggie Park public open space as illustrated in **Figure 02**.



3.1 Disability Discrimination Act (DDA) Recommendations/ Advice

'DDA makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities' - Australian Human Rights Commission. Recommendations or advisory notes are provided for the

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design team, where necessary, to enhance design outcomes to reduce compliance risks. This is in respect to accessibility, functionality, and safety within design. It is considered best practice to incorporate universal design into designs to alleviate or minimise potential complaints against the building owner / client. VBC strive to ensure that we provide the best possible advice to achieve inclusive and equitable outcomes to the design assessment.

VBC have developed this accessibility report based upon a desktop review of architectural details (as listed in Appendix A), against the applicable provisions of the National Construction Code - Building Code of Australia 2022 and *Disability (Access to Premises – Buildings) Standards 2010.*

3.2 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA. This report forms part of the SSDA review.

The assessment is provided in two parts, the first relates to areas of compliance that are **mandatory** under the BCA with the second part relating to **Advisory recommendations/enhancements** that could be adopted to improve building functionality, accessibility, obligations relevant to employment, the provision of goods and services, and the safety of occupants.

3.3 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Assessment of Sections D4, E3, and F4 (as applicable / relevant) of the BCA
- Discussions with the design development team to gain an understanding of the development proposed.

3.4 Limitations

This report does not include or imply any detailed assessment for design, compliance or upgrading for:

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

This report does not include, or imply compliance with:

the National Construction Code – Plumbing Code of Australia Volume 3;

- The deemed to satisfy provisions of Section J of BCA 2022;
- Demolition Standards not referred to by the BCA;
- Work Healthy and Safety Act 2011;
- An out of cycle change to the Building Code of Australia;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.

This report has been prepared by VBC in the capacity as the appointed Access Consultant for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

3.5 Current Legislation

Federal

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure that equitable access to goods, services and premises is available to eliminate, as far as possible, discrimination against persons on the ground with disability. This therefore includes all new building infrastructure, refurbishment works, addresses services offered, and transport where provided. The DDA is complaints-based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equality and dignity for people with disabilities, their companions, family and care givers. VBC does not cover all aspects of the DDA, however, we strive to provide the most appropriate advice to alleviate any accessible related complaints against the building owner/occupants.

Disability (Access to Premises - buildings) Standards 2010 (DAPS)– application and exemption to existing buildings

Where the project involves the internal alterations within part of an existing building by the building owner; The Disability (Access to Premises – Buildings) Standards 2010 defines these new, or modified part of the building and requires that the affected parts of a building are also made accessible and compliant to the requirements of referenced Australian Standards and the Disability (Access to Premises – Buildings) Standards 2010 technical provisions. Affected parts are defined as the principal pedestrian entrance (or entrances) of an existing building that contains a new part, and any part of an existing building that contains a new part, that is necessary to provide a continuous path of travel between the principal pedestrian entrance/s and the new part. (DAPS 2010 pg. 5-6).

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Where the project involves internal alterations within an existing building in which the client is a lessee: An exemption exists to part 2 2.1(b) of DAPS whereby if the lessee (not building owner) submit an application for approval for building works, they are exempt from this requirement, Part 4.3 (DAPS). As such there is no requirement under the *Disability (Access to Premises – Buildings) Standard (2010)* to for example, provide alterations to an existing lift / building entrance/s.

State

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Regulation Act 2021.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force as at the time the application for Construction Certificate is made.

In this regard, it is assumed that the Construction Certificate, and the basis of this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

Legislative Provisions for the Upgrade of Existing Buildings

Any new work is to comply with the BCA, that being BCA 2022.

The consent authority, when assessing the development application, may require that the existing building be brought into partial or full compliance with the current provisions of the BCA. The triggers for upgrade include:

- Where the building works, together with any other works completed or authorised within the previous 3 years, represents more than half the total volume of the building; or
- Council are not satisfied that the measures contained within the building are adequate for the purpose of life safety or the prevention of spread of fire to adjacent buildings.

Referenced Legislation and Standards

The review of the project has been undertaken against the following legislation;

• Disability Discrimination Act (DDA) 1992.

- Disability (Access to Premises Buildings) Standards 2010 (DAPS 2010).
- Building Code of Australia (BCA) and BCA referenced standards including:
 - AS1428.1 2009 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 TGSI.
 - 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
- NSW: Council's Development Control Plan
- NSW: State Environment Planning Policy (Housing) 2023 NSW & Apartment Design Guideline (ADG)
- Livable Housing Design Guidelines (LHA)

Council Development Approval / Development Control Plans (DCPs)

A Development Permit will be required from the Local Authority for the development. A copy of the Development Permit conditions, and approved drawings will be required to complete Construction Documentation/ Building Approval milestones for that component of works.

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.

DCP Requirements

Following a review of the Council Development requirements the following access matters are to be resolved prior to lodgement of the Development Application.

- Adaptable SOU
- Adaptable car parking bays

SEPP (Housing) 2021

Amendments to the *State Environmental Planning Policy (Housing)* 2021 (Housing SEPP) which were announced by the NSW Government in June 2023, came into effect, 14 December 2023 with the making of the *State Environmental Planning Policy Amendment (Housing)* 2023.

Division 6 Residential Development

Clause 43(C)

Before carrying out residential apartment development to which this division applies, the relevant authority must consider the following-

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9.
- (b) the Apartment Design Guide (ADG).

Chapter 4 – Design of residential apartment development

This applies to developments only if;

the development consists of-

- the erection of a new building, or (i)
- (ii) the substantial redevelopment or substantial refurbishment of an existing building,
- the conversion of an existing building, and (iii)

(b) the building is at least 3 storeys, not including underground car parking storeys, and

(c) the building contains at least 4 dwellings.

The Apartment Design Guide prevails over development control plans.

The relevant provisions of the Apartment Design Guidelines (ADG) requires the following:

 Part 4Q Universal Design requires 20% Liveable Housing Guidelines Silver Level design features

These requirements are to be resolved prior to lodgement of the Development Application.

Table 1The below tak	Table 1The below table summarises the building classification		
Summary of Construction and Building			
Use(s)	Retail and Residential		
Classification(s)	Class 2; Class 6 and Class 7a		
Number of Storeys contained	33		



4 General Accessibility Assessment and Requirements

The following assessment is divided into two (2) sections: DAPS/BCA Minimum Provisions & Advisory/Best Practice Recommendations.

- DAPS / BCA Minimum Provisions refers to meeting the minimum mandatory compliance of the BCA and the Disability (Access to Premises – Buildings) Standard (DAPS) component of the DDA.
- Advisory / Best Practice Recommendations refers to advisory information aimed at improving the accessibility design outside DAPS / BCA parameters and the Disability (Access to Premises – Buildings) Standards.

These recommendations aim to provide a greater level of access for people with disability within the environment. These recommendations propose to enhance the design, in conjunction with the owner/occupier's policies, practices and procedures increasing access for people with disability and meeting the objectives of the DDA.

4.1 Disability (Access to Premises – Buildings) Standards 2010 and BCA 2022

The below summary table is a snapshot of the details required in order to achieve compliance with Building Code Australia / DAPS and its prescriptive Australian Standards. This assessment is limited to identified issues ascertained from the current level of design detail. Further assessment will be required as the design progresses to demonstrate compliance.

Table 2Disability (Access to Premises – Buildings) Standards 2010assessment table

Disabil	ity (Access to Premises – Buildings) Standards 2010		
Clause	Description	Commentary	
2.1 (5)	 Access for People with Disabilities– Affected Part Upgrade Commonwealth Disability (Access to Premises - Buildings) Standards 2010 Clause 2.1 (a) and (b) of the Access to Premises Standard states that the following must comply with the Access Standards: Any new building (an application after 1 May 2011) A new part, and any affected part, of a building. 	Assessment: For Information The proposed works is a new build and therefore the Disability (Access to Premises - Buildings) Standards 2010 apply.	
4.3	Lessees If the lessee of a new part of a building submits an application for approval for the building work, the Disability (Access to Premises - Buildings) Standards 2010 do not apply. The Lessee concession does not apply if a building with a new part is leased to only 1 person.	Assessment: Not Applicable	
4.4	Lift Concession	Assessment: Not Applicable	

	The requirement in Table E3.6 (b)(E3D7 BCA2022) of the Access Code that a lift is to have a floor dimension of not less than 1400 mm x 1 600 mm does not apply to an existing passenger lift that is in a new part, or an affected part, of a building, if the lift: (a) travels more than 12 m; and (b) has a lift floor that is not less than 1 100 mm by 1 400 mm.	
4.5	Toilet Concession Paragraphs F2.4 (c) (F4D5 BCA 2022) and (e) of the Access Code, to the extent that they require compliance with AS 1428.1—2009, Design for access and mobility, Part 1: General requirements for access— New building work, do not apply to the following: (a) existing accessible sanitary compartments; (b) existing sanitary compartments suitable for use by people with a disability. A sanitary compartment must comply with AS1428.1:2001 and be located in either a new part or affected part or an affected part of a building.	Assessment: Not Applicable

Table 3Accessibility Assessment

	BCA Compliance - Mandatory		
ltem	Element	Item for Review	Action Required/ comments
1.	Performance Based Solution Items	To be confirmed	 At this stage of the design 1 x performance is identified. Common area landscaping on level 9-Nil handrail on tiered seating.

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2.	General Access & Exemptions	Refer to traffic engineer report	Vehicular access is provided from Scott Street.
3.	Pedestrian Access at Boundary	Pedestrian Access	Accessible paths of travel are provided from Scott Street and the civic place precinct. To be assessed in detail at a later stage of design development.
4.	External Walkways	Scott Street – walkways / footpaths	At this stage of the projects the open areas are all part of the open precinct. External walkways all comply, however as the design progresses the walkways and paths shall be reviewed in further detail. To be reviewed in conjunction with landscape drawings.
5.	Drop- Off Zones & Pedestrian Crossings	Scott Street / Civic Place	There are currently no drop off points associated with the proposal.
6.	Carparking	 Accessible car parking bays Class 2 not required. Class 6 - Retail - with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof. 	 BCA Clause D4D6 Class 2- Not required - does not call for accessible car parking bays. BCA Clause D4D6 Class 6- complies 3 car spaces designated for retail. 1 x designated accessible car parking space is provided on basement 1 for retail. 1 is required to be accessible.

			LOADING
7.	Doors	All doors	To be reviewed at a later stage of the design with associated door schedules.
8.	Lifts	4 passenger lifts	4x new lifts are being proposed that travel from basement to roof level. New lifts to meet E3D8 requirements. Floor area of internal lifts are above the BCA requirements of 1400mm x 1600mm. Lifts service all floors.
9.	Stairs - General	Level 9 – outdoor communal	Landscape stairs to meet AS1428.1-2009 requirements. Tiered seating to be addressed by means of a performance solution, if nil handrail present. Any area not accessible must be addressed by means of a performance solution. To be confirmed by design team.

		OUTDOOR COMMUNAL	Seating is also provided in accessible areas.
10.	Fire Isolated Stairs	Fire and egress stairs	Capable of complying – Fire stairs are to be reviewed in detail at a later stage of the design.
11.	Ramps - General	N/a	No ramps are documented within the proposal at this stage of the design.
12.	Internal Walkways	Furniture plans to be reviewed at a later stage of the design development	Ensure that wheelchair circulation space is achieved throughout common areas, retail and workspaces. Wheelchair seating is to be provided within the cinema room if fixed seating or lounge type seating is provided.
13.	Unisex Accessible Sanitary facilities (UASF)	Lower Ground floor - Unisex accessible facility	 Further information required. 1x Documented Ensure toilet numbers meet BCA requirements. Design of UASF Ensure the design/ internal compartment dimensions of accessible sanitary facilities complies with Clause 15 of AS1428.1-2009. The minimum compartment size of a WC is 1900x2630mm (based upon 430mm basin depth) (Refer Fig 43)

			Image: constrained of the standard regioned on the Standard
14.	Ambulant Cubicles	Lower Ground floor	 Further information required. 1x Documented Ensure toilet numbers meet BCA requirements. BCA Clause F4D5 (c) Separate male and female ambulant toilets are required. Design of Ambulant Toilet Design of separate male and female ambulant toilet shall meet AS1428.1-2009, Clause 16.
15.	Braille & Tactile Signage	Unisex Accessible facility, meeting rooms and cinema	For consideration - To be reviewed at a later stage of the design
16.	Hearing Augmentation	Meeting rooms and Cinema	For consideration - To be reviewed at a later stage of the design
17.	Common Areas	All common Areas	Capable of Complying – to be reviewed as the design develops.

4.2 Class 2 Adaptable Housing (AS4299)

The Liverpool City Council Development Control Plan (DCP) provisions outlines the minimum number of accessible units or adaptable units to be provided. Section 4.2.10 states,

• A min of 10% of all dwellings)or at least one dwelling – which ever the greater) to be capable of adaptation for disabled or elderly residents.

Room layouts are to incorporate Adaptable Housing Class C (Essential Features) design as listed in Appendix A of AS4299

	Adaptable Housing Assessr	nent – (AS4299-1995)
ltem	Item for Review	Action Required/ comments
1.	Adaptable SOU In accordance with the DCP requirements, a minimum of 10% of the dwellings are to be designed in accordance with AS4299 Adaptable Housing Standard	Complies – number of adaptable units Total number of SOU are 320. 35 units are adaptable, which is over and above the 10% Liverpool DCP requirement. Full assessment of the adaptable SOU will be done at the next design stage.
2.	Pre-adaption and Post-adaption Drawings Clause 2.3 of AS4299 requires drawings to be providing showing the SOU in pre-adaption and post- adaption stages	Provide pre and post adaptation drawings to verify compliance at the next design stage.
3.	Letterboxes Must be situated on a hardstand area and have wheelchair access and circulation by a continuous accessible path of travel. The letterbox area should allow for a future roof to be constructed. Must be in a well-lit location.	Complies – Letterboxes are located next to the concierge within the lobby / lounge area
4.	Adaptable Car parking spaces One car parking space per Adaptable unit shall have minimum dimensions of 5400mmx3800mm and should otherwise comply with the requirements of AS2890. Garages and carports shall have minimum internal dimensions of 6000mm × 3800mm.	 To be confirmed. There are 119 car parking spaces, including 3 retail accessible spaces. Adaptable units are 32 Therefore 32 adaptable car parking bays are required. Car parking bays are not associated with a SOU.

	A 2500mm internal vertical clearance is desirable.	 Scheme currently shows parking bays highlighted in blue hatch that can be converted to accessible parking bays with associated shared spaces if required.
5.	Accessible Entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with Clauses 4.3.1 and 4.3.2 of AS4299: Accessible entry to be level (i .e. max. 1:40 slope) Threshold to be low-level Landing to enable wheelchair manoeuvrability Accessible entry door to have 850mm min. clearance. Door lever handles and hardware to AS 1428.1	Complies – Entry is via the main doors on ground floor from civic place. All SOUs are accessed via a lift.
6.	Internal of each SOU unit	To be assessed at a later stage It is anticipated that detailed documents shall be provided at DD phase for assessment. Information to be provided on pre and post adaptable units

4.3 Livable Housing Assessment

Part 4Q Universal Design requires 20% Livable Housing Guidelines Silver Level design features

	Livable Housing Assessment			
	Item	Element	Item for Review	Action Required/ comments
1.		Class 2 Livable Housing Australia	Livable Housing	Further information required, however capable of complying.

(LHA) Design (SEPP)	Housing SEPP - Part 4Q Universal Design requires 20% Livable Housing Guidelines Silver Level design features. Indicate on plan which apartments meet the Livable Housing design Guidelines for further assessment.

4.4 General Accessibility Assessment Recommendations

Furthermore, as part of this holistic assessment, the recommendation of site management in use planning controls and contingency measures should be implored to further accommodate any persons with a disability requiring access throughout the site. This contingency plan should include but not be limited to the following measures:

 Internal and external wayfinding signage at high foot traffic areas and general circulation points

Further to the above prescriptive requirements dictated by the Building Code of Australia and its relevant Australian Standards, the below is a summary of prescriptive requirements under AS1428.2-1994 that are recommendations to be incorporated into the design. It should be noted that AS1428.2-1994 is not a referenced standard under the BCA and are therefore not mandatory to be implemented into the design.

The below table provides a list of advisory recommendations from AS1428.2-1994 should they be incorporated into the design. These are as follows;

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
10.2.2	Stairway Handrail Where there is a background wall, handrails shall have a luminance contrast factor with the wall of not less than 30%.	Assessment: Recommendation

	AS1428.2-1994 Design for Access	and Mobility
Clause	Description	Commentary
19.1	Lighting It is recommended that consideration be given to providing lighting to meet the requirements of AS1428.2.	Assessment: Recommendation
	NOTES: 1 The following minimum levels of maintenance illumination are recommend Entrances Passageways and walkway \$150 lx Stairs 150 lx Ramps 150 lx Lifts See AS 1735.12 Toilet and locker rooms 200 lx Counter tops 250 lx General displays 200-300 lx Telephones 200 lx	
15	Sanitary Facilities At least one emergency call button which complies with AS 2999 shall be installed in accordance with Clause 23 in each sanitary facility or combined facility. Separate call buttons should be placed near the WC pan and shower recess.	Assessment: Recommendation Advisory note only – There is only 1 unisex accessible facility. Therefore it is recommended that this unisex accessible facility has a emergency call button.
17.3	Illumination of Signs Illumination of signs shall be provided in accordance with Clause 19 for general displays. Lighting shall be placed so that unwanted reflections shall not occur on the sign. The luminance factor of the surface of numbers, letters or symbols shall be not less than 0.3 (30%) different from their background.	Assessment: Recommendation Advisory note only

	AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary	
17.4	Location of Signs Signs including symbols, numbering and lettering shall be located where they are clearly visible to people in both a seated and standing position.	Assessment: Recommendation Advisory note only	
	Signs should be placed within a zone at a height not less than 1400 mm and not more than 1600 mm above the plane of the finished floor.		
	Where space in this zone is used up, the zone for placement of signs may be extended downward to not less than 1000 mm from the plane of the finished floor. This height assists people to read from either a seated or a standing position, and also assists people with low vision to read the information on the sign. Letters and symbols in relief assist people with severe visual disabilities		
	Where a sign can be temporarily obscured, e.g. in a crowd, the sign should be placed at a height of not less than 2000 mm above the plane of the finished floor.		
18.2	Emergency Warning Systems Clause Emergency warning systems shall include both audible alarms complying with Clause 18.2.2 and visual alarms complying with Clause 18.2.3. This applies to emergency evacuation signals, traffic signals and audible alarms for safety.	Assessment: Recommendation Advisory note only	
22	Reach Ranges	Assessment: Recommendation	

	AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary	
	Forward reach wheelchair users - If the clear floor space allows only forward approach to an object by a person in a wheelchair, objects shall be in the reach range shown in Figure 20(a). If the high forward reach is over an obstruction, objects shall be within the reach range shown in Figure 20(b).	Advisory note only	
	For bands head runh are an denuts		
	Reach height Beach height Shall with 10 100 100 100 100 100 100 100		
22.2	Side Reach Side reach wheelchair users - If the clear floor space allows parallel approach to an object by a person in a wheelchair, objects shall be in the reach range shown in Figure 21(a). If the side reach is over an obstruction, objects shall be within the reach range shown in Figure 21(b).	Assessment: Recommendation Advisory note only	
	image: state of the state sta		

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
22.3	Reach Range for Ambulant Disabilities	Assessment: Recommendation Advisory note only

AS1428.2-1994 Design for Access and Mobility		
Clause	Description	Commentary
22.4	Description Zone of Common Reach The zone for reach to objects which will be suitable for both ambulant people with disabilities and wheelchair users. The zone of common reach includes those dimensions for shelves, fittings, kitchen and laundry equipment, and items such as vending machines and street furniture, that permit ease of reach for both people who are standing and people who are sitting. The zone is obtained by using the maximum reach sideways to a shelf for people sitting in a wheelchair and the lowest reach for people who are standing and may have stiff hips and knees or balance problems. The intention is that all critical controls, areas of operation and storage of equipment commonly used by most members of the community and people in a household will be placed within this zone of common reach.	Assessment: Recommendation

AS1428.2-1994 Design for Access		and Mobility
Clause	Description	Commentary
24	Furniture and Fitments Tables, counters and worktops - No individual table, counter or worktop height and clearance beneath will suit all users with disabilities. A bench with easily adjustable height within the range of 700 mm to 850 mm from the finished floor is preferred. Some users will be unable to use a bench unless it is at the correct height.	Assessment: Recommendation Advisory note only
24	Accessible Counter Height Although not required to meet minimum regulatory compliance of the BCA, it is recommended that consideration be given to an accessible counter, being a height of 850mm =/1 20mm and clear height underneath of 820mm +/- 20mm.	
24	Height of unit where a single table, counter or worktop only can be provided Where a single unit only is provided, the height to the top of the unit and the height beneath the unit shall be as follows: a. Height from the finished floor to the top of the unit: 850 ±20 mm b. Height of clearance beneath the unit from the finished floor: 820 ±20 mm.	Assessment: Recommendation Advisory note only

	AS1428.2-1994 Design for Access	and Mobility
Clause	Description	Commentary
24	 Height of unit where two tables, counters or worktops can be provided. Where two units are provided, the height to the top of each unit and clearance beneath each unit shall be as follows: a. Height from the finished floor to the top of the unit: (i) 1st unit: 750 ±20 mm (ii) 2nd unit: 850 ±20 mm b. Height of clearance beneath unit, from the finished floor: (i) 1st unit: 730 ±20 mm (ii) 2nd unit: 820 ±20 mm 	Recommendation
24	Width of Seating Spaces In order to provide a wheelchair seating space, the minimum clearance width between the legs or other fixtures beneath a table, counter or worktop on at least one accessible face of the unit shall be 800 mm.	
24	Knee and Foot Clearance A minimum clearance beneath the table, counter or worktop at wheelchair seating spaces shall be maintained. Pedestal tables and tables with splayed legs are not recommended. Tables with corner legs are preferred.	Assessment: Recommendation

AS1428.2-1994 Design for Access and Mobility			
Clause	Description	Commentary	
24.2	 Storage Accessible storage facilities such as cabinets, shelves, cupboards and drawers shall comply with the following: Clear floor space A clear floor space of not less than 800 mm x 1300 mm that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities Height Accessible storage spaces shall be within one of the reach ranges specified in Clause 22. Clotheshanging rods or hooks shall be a maximum of 1350 mm from the floor (see Figure 28) Hardware for accessible storage facilities shall comply with Clause 23. Touch latches and D-shaped pulls are acceptable. Sliding doors on cupboards are preferred. These allow manoeuvring space for wheelchairs and reduce the risk of injury to visually impaired people. Lightweight gliders should be installed for drawers. 	Assessment: Recommendation	

5 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of the above assessment and at this stage of the SSDA design we can confirm that subject to the above identified non-compliances being appropriately considered, that compliance with the A2G1 of the BCA is readily achievable. VBC will review the developed drawings to ensure that compliance can be achieved for the DA application.

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We trust that the above submission is of assistance and should you wish to discuss any aspect of this advice, please do not hesitate to contact Vallabh Bailey Consulting.

Vallabh Bailey Consulting Pty Ltd info@vb-c.com.au vb-c.com.au



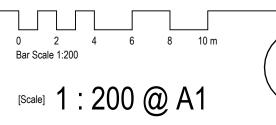
6 Appendix A – Architectural Plans Reviewed

Vallabh Bailey Consulting Pty Ltd info@vb-c.com.au vb-c.com.au









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LEGEND



PARKING SPACES TO BE CONVERTED TO ACCESSIBLE PARKING IF REQUIRED

Car Parking Schedule		
Level	Туре	Count
BASEMENT 3		
BASEMENT 3	Small - 5000 x 2300	2
BASEMENT 3	Standard - 5400 x 2400	44
BASEMENT 2 BASEMENT 2 BASEMENT 2	Small - 5000 x 2300 Standard - 5400 x 2400	1 41
BASEMENT 1 BASEMENT 1	Accessible - 5400 x 2400	3
BASEMENT 1	Loading - 5400 x 2600	2
BASEMENT 1	Standard - 5400 x 2400	26
	1	119

CARPARKS BY TYPE
Туре

Accessible - 5400 x 2400

Loading - 5400 x 2600

Small - 5000 x 2300

Standard - 5400 x 2400 111

Total Car Spaces: 119

AREA (INSIDE FACE OF SHORING WALL) : 2045m²

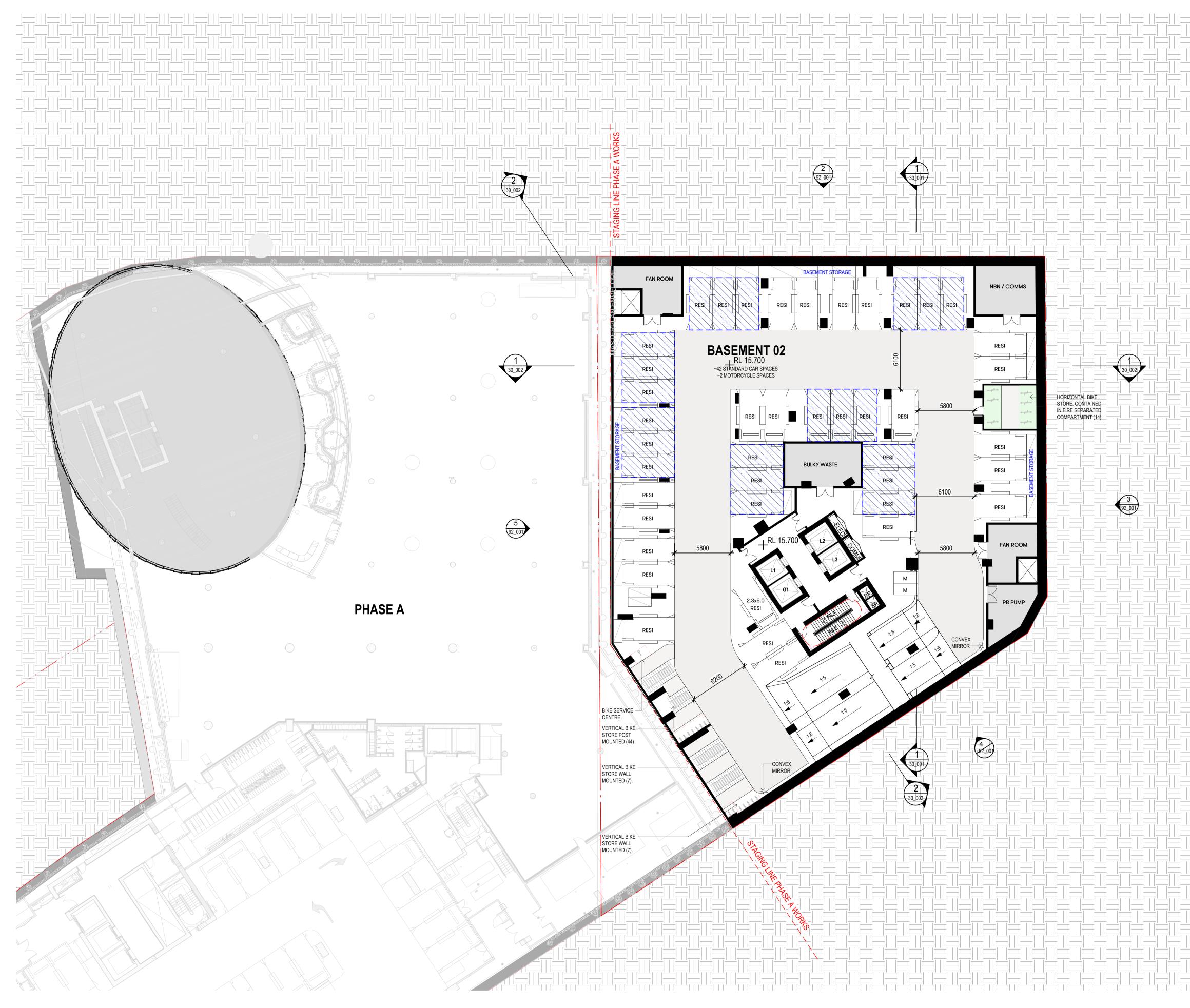
TOTAL B03 STORAGE AREA = ~137m²

PERCENTAGE = 7%

FLOOR PLAN - BASEMENT 3

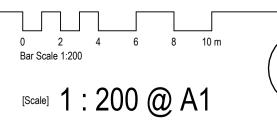
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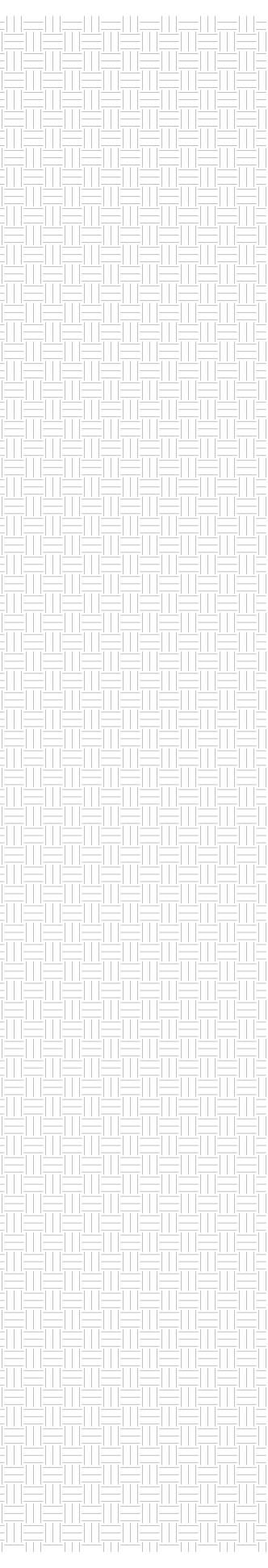
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PARKING SPACES TO BE CONVERTED TO ACCESSIBLE PARKING IF REQUIRED

Car Parking Schedule			
Level	Туре	Count	
BASEMENT 3			
BASEMENT 3	Small - 5000 x 2300	2	
BASEMENT 3	Standard - 5400 x 2400	44	
BASEMENT 2 BASEMENT 2 BASEMENT 2	Small - 5000 x 2300 Standard - 5400 x 2400	1	
BASEMENT 1 BASEMENT 1	Accessible - 5400 x 2400	3	
		-	
BASEMENT 1	Loading - 5400 x 2600	2	
BASEMENT 1	Standard - 5400 x 2400	26	
		119	

CARPARKS BY TYPE Type		
Accessible - 5400 x 2400		
3		
Loading - 5400 x 2600		
2		
Small - 5000 x 2300		
3		
Standard - 5400 x 2400		
111		
Total Car Spaces: 119		

AREA (INSIDE FACE OF SHORING WALL) : 2045m² TOTAL B02 STORAGE AREA = ~135m²

PERCENTAGE = 7%

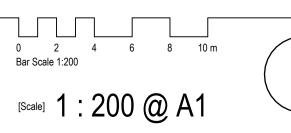
FLOOR PLAN - BASEMENT 2

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PARKING SPACES TO BE CONVERTED TO ACCESSIBLE PARKING IF REQUIRED

Car Parking Schedule		
Level	Туре	Count
BASEMENT 3		
BASEMENT 3	Small - 5000 x 2300	2
BASEMENT 3	Standard - 5400 x 2400	44
BASEMENT 2 BASEMENT 2	Small - 5000 x 2300	1
BASEMENT 2	Standard - 5400 x 2400	41
BASEMENT 1		
BASEMENT 1	Accessible - 5400 x 2400	3
BASEMENT 1	Loading - 5400 x 2600	2
BASEMENT 1	Standard - 5400 x 2400	26
		119

CARPARKS BY TYPE Туре

Accessible - 5400 x 2400

Loading - 5400 x 2600

Small - 5000 x 2300

Standard - 5400 x 2400

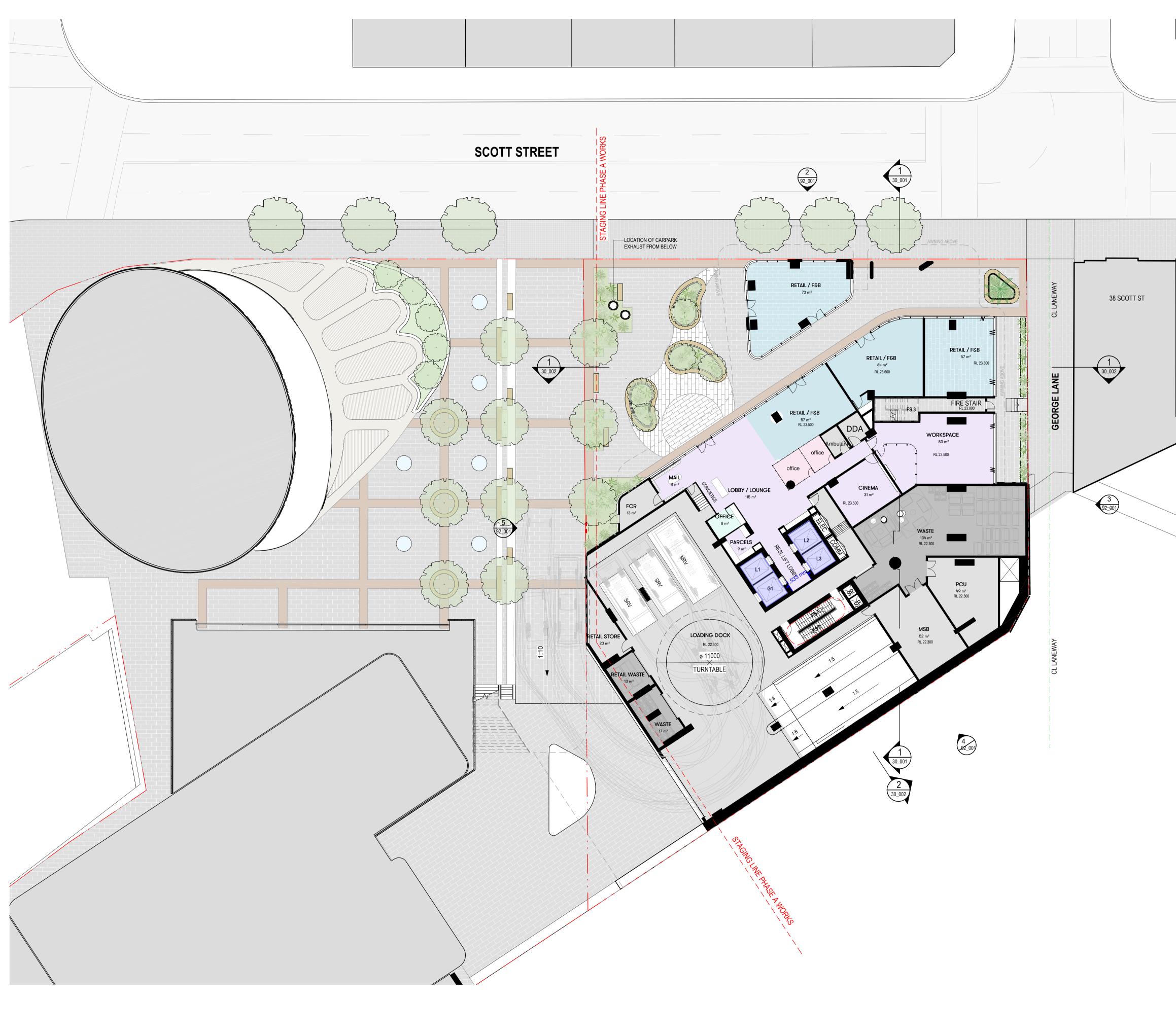
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Total Car Spaces: 119 AREA (INSIDE FACE OF SHORING WALL) : **2045m**² TOTAL B01 STORAGE AREA = ~114m²

PERCENTAGE = 6%

FLOOR PLAN - BASEMENT 1 [Dwg No] AR-DRW-10_098 [Rev] B

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24 SCOTT ST







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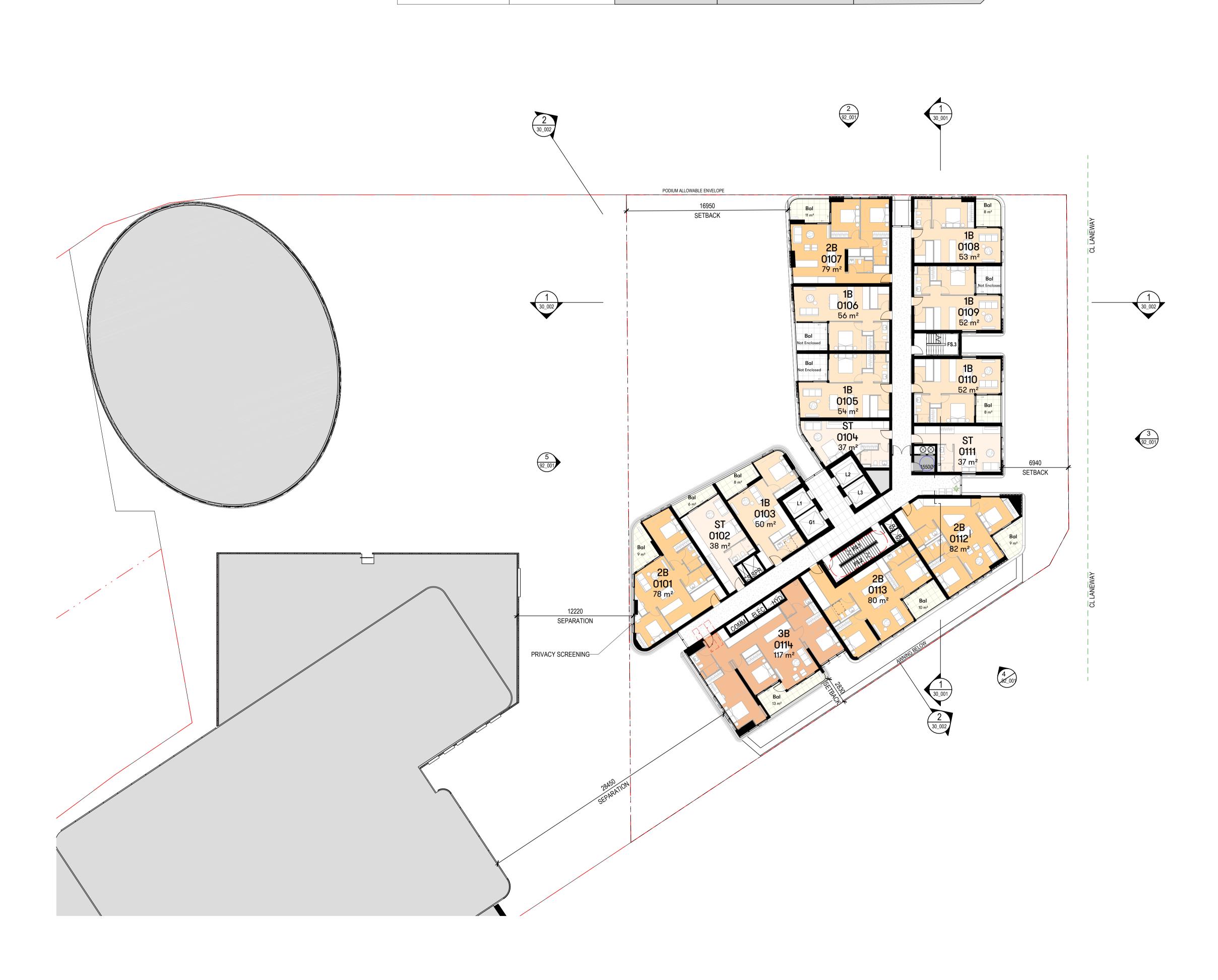
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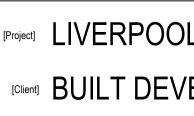
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FLOOR PLAN - LEVEL 10-26 [Ref] 20230059 [Dwg No] AR-DRW-10_110 [Rev] B







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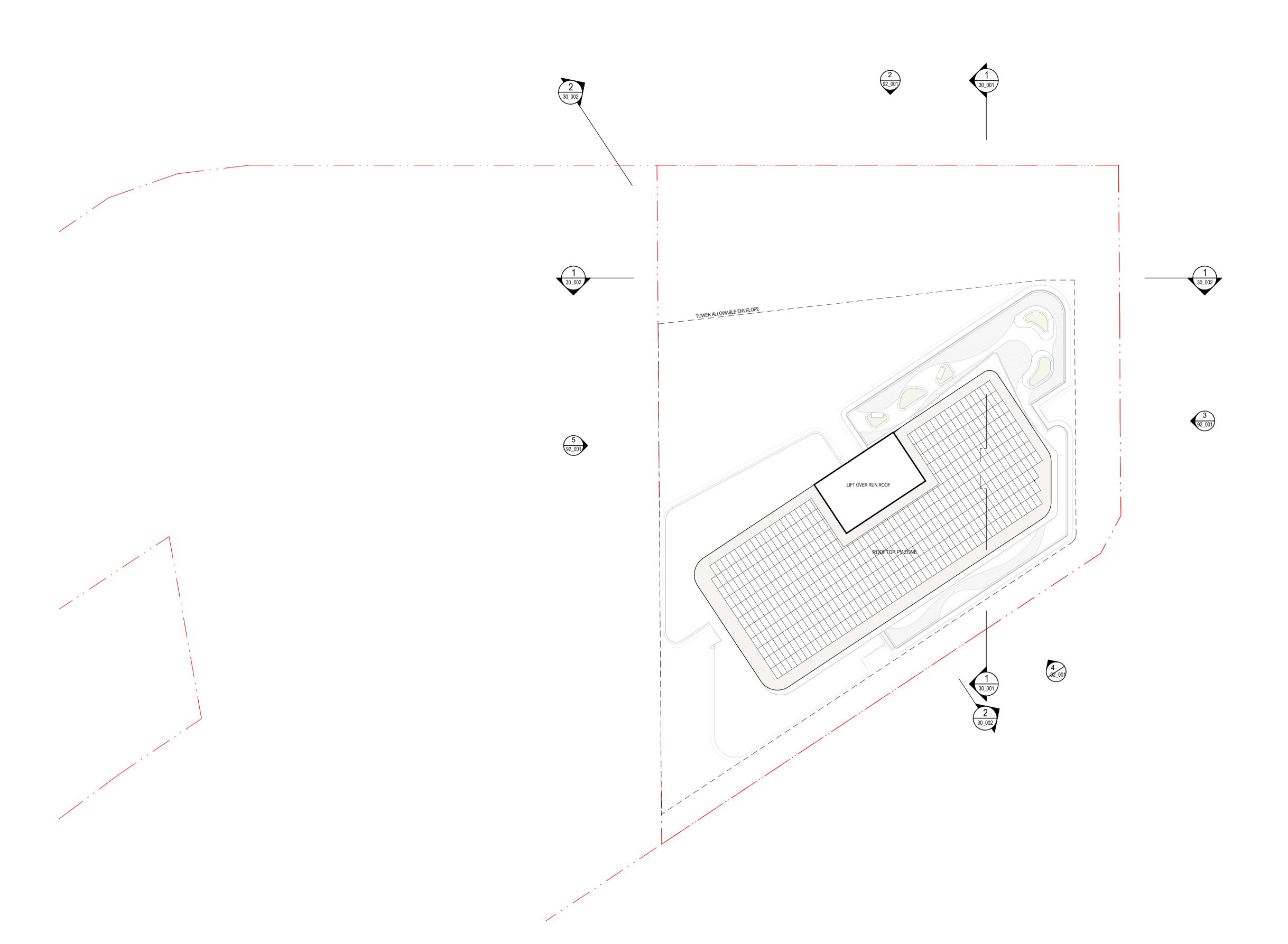
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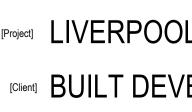
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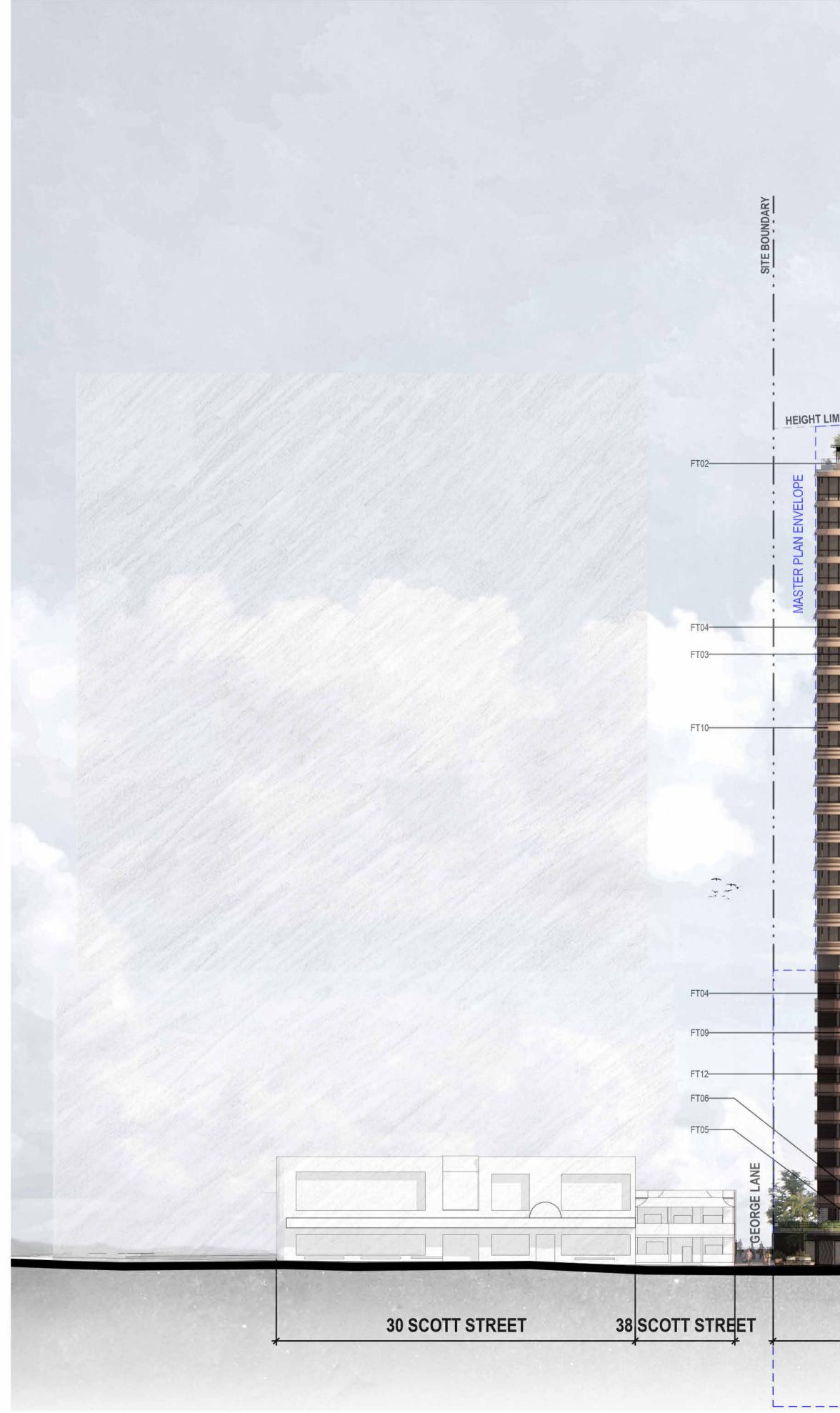
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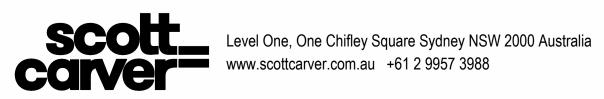
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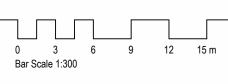
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FLOOR PLAN - ROOF









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	FT07
	FT01
	FT11
	FT08
	FT04
	FT03
an the state of the second	
SCOTT STREET	
PHASE B EXTENT	PHASE A EXTENT

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FFE 110.000		
ROOF	$\mathbf{\nabla}$	
FFL 111.450 LEVEL 26	_	
FFL 108.250	$\mathbf{\nabla}$	
LEVEL 25		
FFL 105.150 LEVEL 24	_	
FFL 102.050		
LEVEL 23	$\mathbf{\nabla}$	
FFL 98.950		
LEVEL 22 FFL 95.850		
LEVEL 21	-	
FFL 92.750		
LEVEL 20 FFL 89.650	~	
LEVEL 19	-	
FFL 86.550		
LEVEL 18 FFL 83.450		
LEVEL 17	-	
FFL 80.350		
LEVEL 16	\mathbf{T}	
FFL 77.250 LEVEL 15		
FFL 74.150		
LEVEL 14	$\mathbf{\nabla}$	
FFL 71.050 LEVEL 13	-	
FFL 67.950	-	
LEVEL 12	V	
FFL 64.850 LEVEL 11	_	
FFL 61.750	-	
LEVEL 10	$\mathbf{\nabla}$	
FFL 58.650 LEVEL 9	_	
FFL 55.450	-	
LEVEL 8	$\mathbf{\nabla}$	
FFL 52.250 LEVEL 7	-	
FFL 49.150	-	
LEVEL 6	T	
FFL 46.050 LEVEL 5	1	
FFL 42.950	-	
LEVEL 4	T	
FFL 39.850 LEVEL 3	-	
FFL 36.750	T	
LEVEL 2	T	
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LEVEL 1 FFL 30.550	-	f and a second
UPPER GROUND	T	
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FFL 23.300		
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BASEMENT 1	-	
FFL 19.000		
BASEMENT 2	▼	
FFL 15.700 BASEMENT 3	_	
FFL 12.400		

FACADE TYPE LEGEND

- FT01 GLASS BALUSTRADE
- FT02 GLASS BALUSTRADE WIND PROTECTION
- FT03 WINDOW WALL SLIDING
- FT04 WINDOW WALL FIXED GLAZING
- FT05 CLEAR SHOPFRONT GLAZING
- FT06 DARK METAL VENTILATED PLANT SCREEN
- FT07 MECHANICAL LOUVERS
- FT08 DARK GREY PAINT FINISH
- FT09 EXPRESSED RED TONE BANDING
- FT10 EXPRESSED WARM TONE BANDING
- FT11 EXPRESSED COOL TONE BANDING
- FT12 HIT AND MISS TEXTURED INFILL

NORTH ELEVATION [Ref] 20230059 [Dwg No] AR-DRW-20_001 [Rev] A







^[Scale] 1:300 @ A1

0 3 6 9 12 15 m Bar Scale 1:300

SITE BOUNDARY @ SECTION PLANE			SITE BOUNDARY	
	RL 116.650	HEIGHT LIMIT		
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			FT10	
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		MASTER PLAN ENV		
			FT04	
IKAM				
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			FT09	
			FT12	
			FT06	
			-	C. C. P. Market
			FT05	
			FT05	
			SC S	a state for the second
			SCOTT ST	
	PHASE B EXTENT		SCOTT ST.	*

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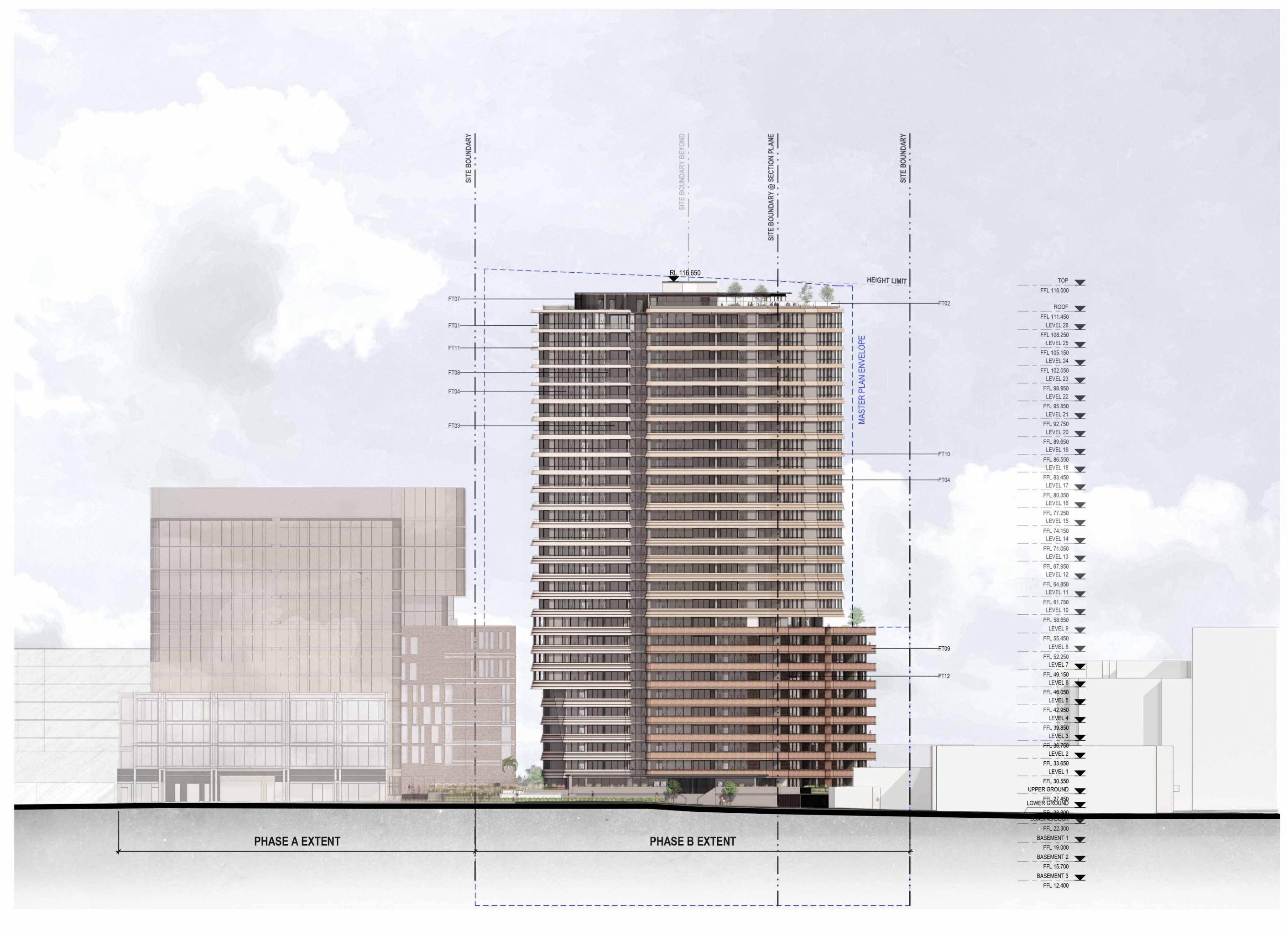
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FFL 116.000			
ROOF	$\mathbf{\nabla}$		
FFL 111.450			
LEVEL 26	V		
FFL 108.250			
LEVEL 25 FFL 105.150	Y		
LEVEL 24	-		
FFL 102.050	-		
LEVEL 23	T		
FFL 98.950			
<u>LEVEL 22</u>	T		
FFL 95.850 LEVEL 21			
FFL 92.750	~		
LEVEL 20	T		
FFL 89.650			
LEVEL 19	$\mathbf{\nabla}$		
FFL 86.550			
LEVEL 18 FFL 83.450	Y		
LEVEL 17	-		
FFL 80.350	-		
LEVEL 16	\mathbf{x}		
FFL 77.250			
LEVEL 15			
FFL 74.150 LEVEL 14	_		
FFL 71.050	Y		
LEVEL 13			
FFL 67.950			
LEVEL 12	\mathbf{T}		
FFL 64.850 LEVEL 11			
	T		
LEVEL 10	\mathbf{T}		
FFL 58.650			
LEVEL 9	T		
FFL 55.450			
LEVEL 8	\mathbf{T}		
FFL 52.250 LEVEL 7	_		
FFL 49.150	~		
LEVEL 6	-		
FFL 46.050			
LEVEL 5	\mathbf{x}		
FFL 42.950	_		
LEVEL 4 FFL 39.850	Y		
LEVEL 3	-		
FFL 36.750			
LEVEL 2	\mathbf{T}		
FFL 33.650			
LEVEL 1	T		
FFL 30.550 UPPER GROUND	-	8 14	1.12
LOWERFEL 27.450	-	1 13 M	Karl In
FFL 23.300 LOADING DOCK	-		5.18
FFL 22.300			
BASEMENT 1	T		
FFL 19.000			
BASEMENT 2	T		
FFL 15.700			
BASEMENT 3	Y		
FFL 12.400			

FACADE TYPE LEGEND

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- FT02 GLASS BALUSTRADE WIND PROTECTION
- FT03 WINDOW WALL SLIDING
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- FT08 DARK GREY PAINT FINISH
- FT09 EXPRESSED RED TONE BANDING
- FT10 EXPRESSED WARM TONE BANDING
- FT11 EXPRESSED COOL TONE BANDING
- FT12 HIT AND MISS TEXTURED INFILL

EAST ELEVATION [Ref] 20230059 [Dwg No] AR-DRW-20_002 [Rev] A







0 3 6 9 12 15 m Bar Scale 1:300

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FACADE TYPE LEGEND

- FT01 GLASS BALUSTRADE
- FT02 GLASS BALUSTRADE WIND PROTECTION
- FT03 WINDOW WALL SLIDING
- FT04 WINDOW WALL FIXED GLAZING
- FT05 CLEAR SHOPFRONT GLAZING
- FT06 DARK METAL VENTILATED PLANT SCREEN
- FT07 MECHANICAL LOUVERS
- FT08 DARK GREY PAINT FINISH
- FT09 EXPRESSED RED TONE BANDING
- FT10 EXPRESSED WARM TONE BANDING
- FT11 EXPRESSED COOL TONE BANDING FT12 - HIT AND MISS TEXTURED INFILL

SOUTH ELEVATION

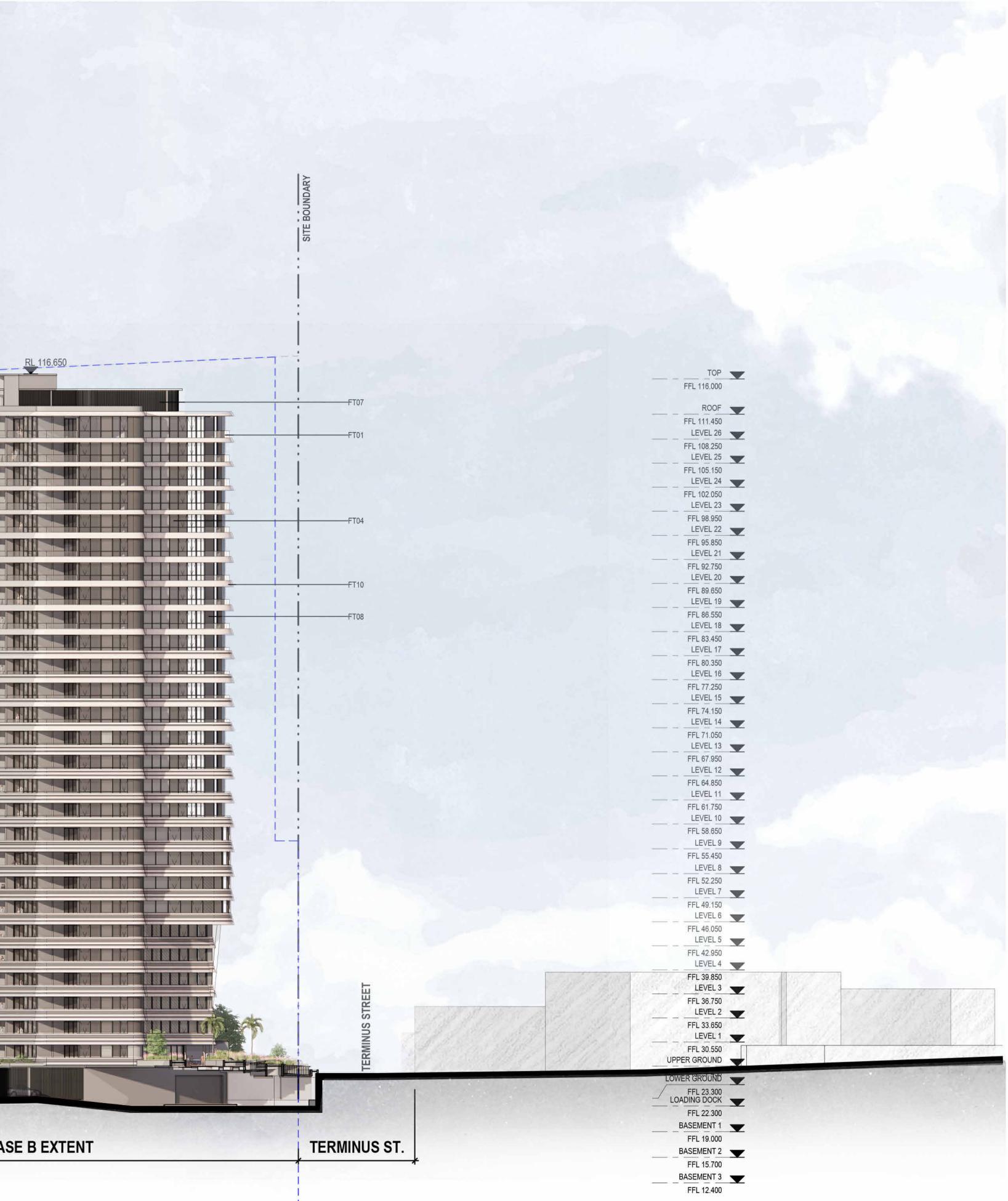
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	SITE BOUNDARY	
	FT02 FT01	HEIGHT LIMIT
	FT10	
	FT03-	
	FT09	
	FT06-	
	SCOTT ST.	PHASE B EXTENT
*		





0 3 6 9 12 15 m Bar Scale 1:300 ^[Scale] 1:300 @ A1



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FACADE TYPE LEGEND

- FT01 GLASS BALUSTRADE
- FT02 GLASS BALUSTRADE WIND PROTECTION
- FT03 WINDOW WALL SLIDING
- FT04 WINDOW WALL FIXED GLAZING
- FT05 CLEAR SHOPFRONT GLAZING
- FT06 DARK METAL VENTILATED PLANT SCREEN
- FT07 MECHANICAL LOUVERS
- FT08 DARK GREY PAINT FINISH
- FT09 EXPRESSED RED TONE BANDING
- FT10 EXPRESSED WARM TONE BANDING
- FT11 EXPRESSED COOL TONE BANDING FT12 - HIT AND MISS TEXTURED INFILL

WEST ELEVATION

[Ref] 20230059 [Dwg No] AR-DRW-20_004 [Rev] A





ACCESSIBILITY

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