



STATE SIGNIFICANT DEVELOPMENT ASSESSMENT

LIVABLE HOUSING REPORT

AMOEBA ACCESS PTY LTD

Project: 2A Llewellyn Street, Rhodes NSW 2138
Document Type: Livable Housing Assessment Report
Our Reference: P2024_2807-3 (LHA) YW & DC

The following report reflects the review of the DA architectural documentation of the proposed development and issue(s) of report(s) undertaken by [Amoeba Access Pty Ltd](#).

The technical and intellectual content contained herein remain the property of Amoeba Access Pty Ltd and have been prepared for, and may only be used for the design proposal referenced as being the subject of this report.

Revision History—

REFERENCE	REMARKS	ISSUE DATE
P2024_3103-1 (LHA) YW & DC	Draft report issued to client	31 MARCH 2025
P2024_0907-2 (LHA) YW & DC	Final report issued to client	9 JULY 2025
P2024_2807-3 (LHA) YW & DC	Revised final report to incorporate additional amendments	28 July 2025

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EXECUTIVE SUMMARY

This Livable Housing Assessment Report has been prepared by **Amoeba Access** to accompany a comprehensive State Significant Development Assessment (SSDA) for the in-fill affordable housing development at 43B – 57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448-458 Concord Road and 2A Llewellyn Street, Rhodes. The site is made up of multiple lots. The legal description is outlined in Table 1.

Table 1 - Legal Description

Property Address	Title Description
43B – 57 Blaxland Road, Rhodes 2A, 2B and 2D Cavell Avenue, Rhodes 448-458 Concord Road, Rhodes 2A Llewellyn Street, Rhodes	Blaxland Road - Lot A in DP 348494, Lot A in DP 350757, Lot B in DP 350757, Lot C in DP 350757, Lot 29 in DP 5923, Lot 1 in DP 874487, Lot 2 in DP 874487, Lot 2 in DP 218467, Lot 1 in DP 218467, Lot A in DP 339030, Lot 25 in DP 5923 Cavell Ave - Lot 3 in DP 310311, Lot 480 in DP 816840, Lot 481 in DP 816840 Concord Road - Lot 3 in DP 805684, Lot 2 in DP 805684, Lot 12 in DP 792101, Lot 13 in DP 792101, Lot 14 in DP 792101, Lot 15 in DP 792101, Lot 16 in DP 792101, Lot 2 in DP 310311 Llewellyn Street - Lot B in DP 348494
Site Area	14.380 sqm

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project ([SSD-67508739](#)). It concludes that the proposed development is suitable for approval, satisfies and complies with accessibility provisions outlined in the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards), the National Construction Code – Building Code of Australia Volume 1, Edition 2022 (referred to as NCC 2022), the State Environment Planning Policy (Housing) 2021 (Housing SEPP), and the Apartment Design Guild (ADG). The report also recommends implementation of the following mitigation measures.

Table 2 - Mitigation Measures

In addition to a detailed assessment of the design against the NCC requirements, a preliminary performance-based assessment has been conducted. The adoption of a performance-based approach instead of compliance with the deemed-to-satisfy (DtS) provisions of the NCC will be communicated to relevant stakeholders and is subject to approval by the certifying authority. The table below outlines scenarios where the implementation of a performance design may enhance the development, as an alternative to complying with prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	NCC DtS CLAUSE
1	The omission of latch-side clearance for a limited number of doorways may be addressed through a performance-based solution, such as	D4D2 (4)

	compensating with a wider corridor width, or by referencing the reduced clearance provisions permitted under AS 1428.1:2001.	
2	The provision of accessible parking bays and associated shared areas for the residential component of the development are in accordance with AS4299:1995, in lieu of the parking provisions stipulated under AS2890.6:2009.	D4D6

1.0 INTRODUCTION

1.1 SSDA Submission

The application seeks consent for the development of an infill affordable housing project, which is the result of an Architectural Design Competition held in mid-2024. The competition yielded a high-quality urban design outcome that aligns with the desired future character of the Rhodes Precinct.

Specifically, the State Significant Development Application (SSDA) seeks consent for:

- Site preparation works, including demolition and removal of existing structures, as well as tree and vegetation removal.
- Bulk excavation to accommodate the basement structure and site remediation.
- Construction of seven (7) residential buildings, comprising:
 - Two (2) townhouse buildings ranging from four (4) to five (5) storeys (plus roof terraces), and
 - Five (5) residential flat buildings ranging from eight (8) to 29 storeys.
- Collectively, these buildings will include:
 - Nine (9) townhouses and 640 apartments, of which 15% will be dedicated to affordable housing.
 - Basement parking for private vehicles, visitors, and service vehicles.
 - Storage areas and building services.
 - Communal open spaces.
- Construction of a new public road connecting Blaxland Road and Cavell Avenue.
- Associated landscaping and public domain improvements.

The purpose of the project is to facilitate the growth of residential and affordable housing within the Rhodes Precinct, consistent with the Rhodes Precinct Plan.

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs), dated 14 February 2025, issued for SSDA ([SSD-67508739](#)).

1.2 Site Location and Context

The site is located at 43–57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448–458 Concord Road, and 2A Llewellyn Street, Rhodes, within the City of Canada Bay Local Government Area (LGA). The site is legally described in Table 1 above and is currently owned by Leeds Investment Pty Ltd.

The site has frontages to Blaxland Road, Cavell Avenue, Llewellyn Street, and Concord Road, and it is highly accessible by public transport, with Rhodes Train Station and multiple bus services located within easy walking distance.

Currently, the site accommodates multiple one and two-storey detached dwellings, which will be demolished to allow for the construction of the proposed residential flat buildings and terraces. The surrounding context is described below:

North: Directly north of the site is the St Mary & St Merkorious Coptic Orthodox Church and the Rhodes Community Centre, along with additional low-density, detached residential buildings.

East: To the east is Concord Road, and beyond that, residential development comprising detached dwellings and townhouses.

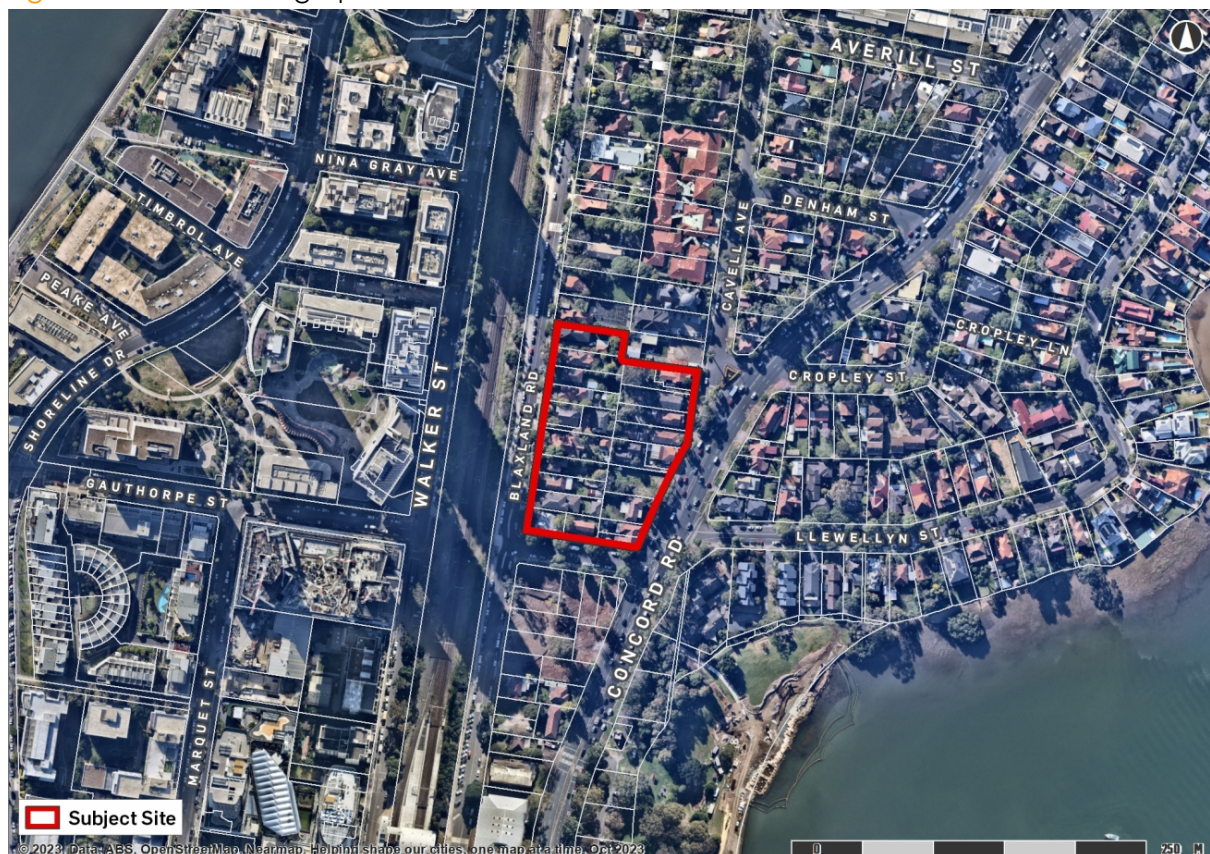
South: Immediately south of the site is a recently demolished property, where basement construction is underway. This site has an active development application (DA) with Canada Bay Council for a mixed-use development.

West: To the west is the T9 Northern rail line. Further west, across the railway line, lies the Rhodes West mixed-use precinct.

The site is located within Rhodes, which has been identified as an important Strategic Centre in the Eastern City District Plan, offering significant opportunities for the creation of new jobs and housing. Rhodes is situated approximately 12 km north-west of the Sydney CBD and about 7.5 km east of the Parramatta CBD. To the south of Rhodes is the Concord Health District, which includes a major public teaching hospital and various other health services.

The site benefits from excellent access to the arterial road network via Concord Road, which connects to key centres across Greater Sydney. Additionally, Rhodes Train Station, located nearby, is served by the T9 Northern Line, which runs from Hornsby through Rhodes to the Sydney CBD and north toward Gordon.

Figure 1 – Aerial Photograph



Source: Urbis

1.3 Purpose of Report

This Livable Housing Assessment Report has been prepared by Amoeba Access at the request of the Client and Applicant, Leeds Investment Pty Ltd. It relates to the proposed large-scale residential development comprising five (5) residential flat buildings ranging from eight (8) to 29 storeys in height, as well as two (2) townhouse buildings of four (4) to five (5) storeys (plus roof terraces). In total, the development includes seven (7) residential buildings, delivering 640 residential apartments and nine (9) townhouses. The development will include a communal swimming pool, landscaped outdoor area, and a playground situated on the ground floor, along with four levels of basement parking to serve the entire development.

Additionally, 95% of the residential units & townhouses are designed to achieve the Livable Housing Silver Category, while 5% (32 units) are designed to achieve the Livable Housing Platinum Category, in accordance with the Livable Housing Guidelines. This provision exceeds the requirements mandated by the Housing SEPP (Apartment Design Guide) 2021.

1.4 Documentation Provided for Assessment

This livable housing assessment is based upon the SSDA architectural documentation prepared by fjstudio and listed within [Appendix 1](#).

1.5 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.6 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) The National Construction Code 2022, Volume One, Building Code of Australia Class 2 to Class 9 Buildings; inclusive of the NSW variations and
- (ii) Work Health & Safety Act and Regulations; and
- (iii) Work Cover Authority requirements; and
- (iv) Structural and Services Design Documentation; and
- (v) The individual requirements of service authorities.

1.7 Assessment Overview and Interpretation

To provide the relevant stakeholders with additional context, the following information regarding assessment methodology used in this assessment is provided below—

- (i) Loose furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (ii) For an assessment of the accessibility provisions as required by the BCA 2022, the State Environment Planning Policy (Housing) 2021 (Housing SEPP), and the Apartment Design Guild (ADG), please refer to the report prepared by Amoeba Access [reference [P2024_2807-3 \(SSDA\) YW & DC](#)]

2.0 DEVELOPMENT PARTICULARS

2.1 Purpose of Livable Housing Provisions

The concept of Livable Housing Design is to provide guidelines for the design of new homes (of Classes 1a, 1b, 2, 3 and 4 buildings as defined in Part 3 of the BCA) which will reduce the need for future costly modifications.

The assessment undertaken relates to ensuring compliance with the Livable Housing Design Guidelines Fourth Edition as prepared by Livable Housing Australia (LHA).

The purpose of this report is to identify the extent to which the architectural design documentation complies with the provisions of Livable Housing Design Guidelines (LHA) silver level which concerns itself with the following 7 design elements.

Silver Level

Seven core Livable housing design elements focusing on key structural and spatial elements to ensure flexibility and adaptability. The seven core elements are as follows—

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

Platinum Level

Fifteen core Livable housing design elements focusing on key structural and spatial elements to ensure flexibility and adaptability. The seven core elements are as follows—

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

8. The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.
9. The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.
10. A space on the ground (or entry) level that can be used as a bedroom.
11. Light switches and powerpoints are located at heights that are easy to reach for all home occupants.
12. Home occupants are able to easily and independently open and close doors and safely use tap hardware.
13. The family/living room features clear space to enable the home occupant to move in and around the room with ease.
14. Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.
15. Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.

2.2 Development Description

For a total of 640 residential units proposed within the subject development, 95% of the residential units are designed to achieve the Livable Housing Silver Category, while 5% (32 units) are designed to achieve the Livable Housing Platinum Category, in accordance with the Livable Housing Guidelines.

This provision exceeds the requirements mandated by the Housing SEPP (Apartment Design Guide) 2021. The current types of dwellings nominated are as follows:

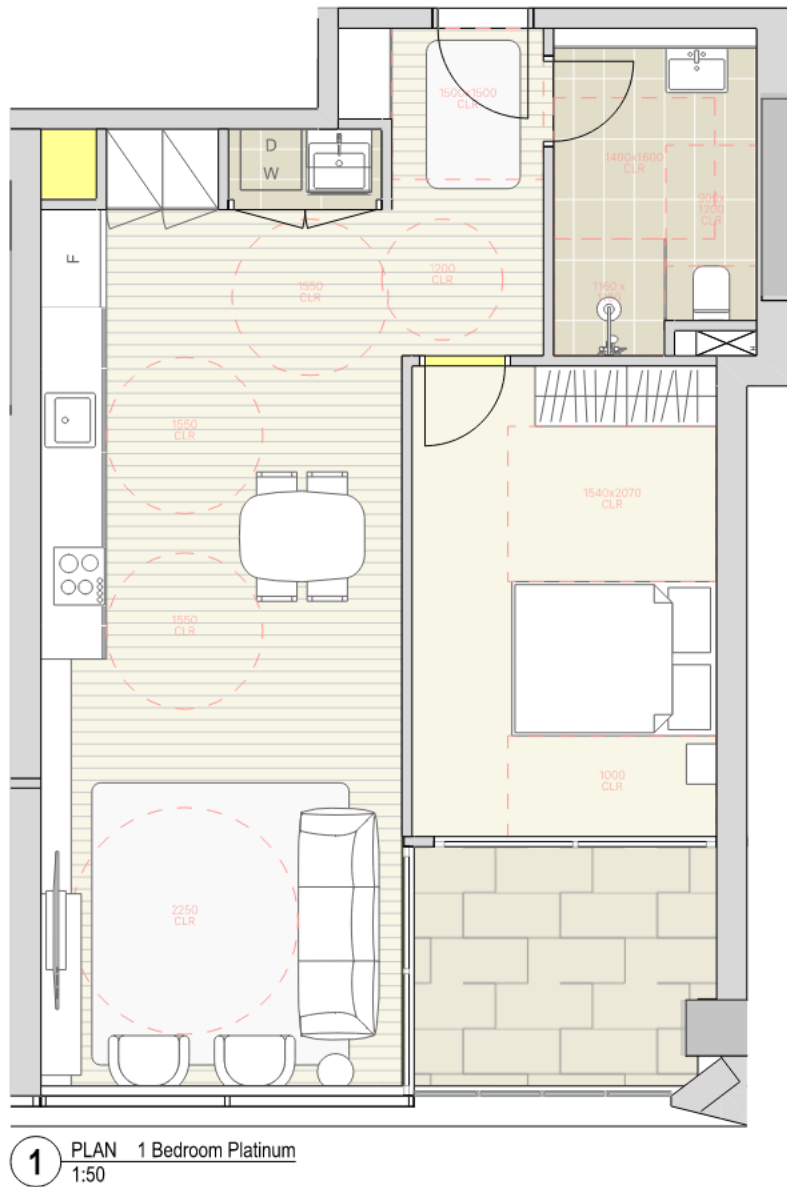


Figure 1 – One-Bedroom Platinum Category Layout

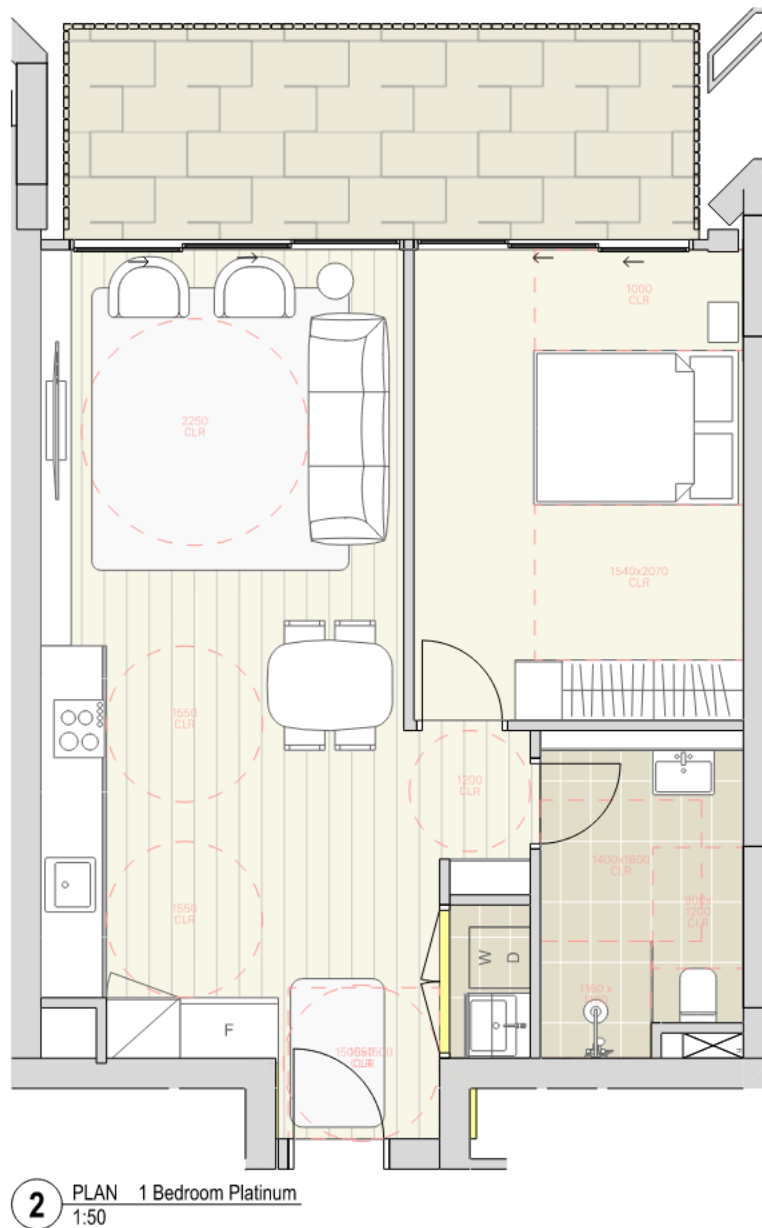


Figure 2 – One - Bedroom Platinum Category Layout

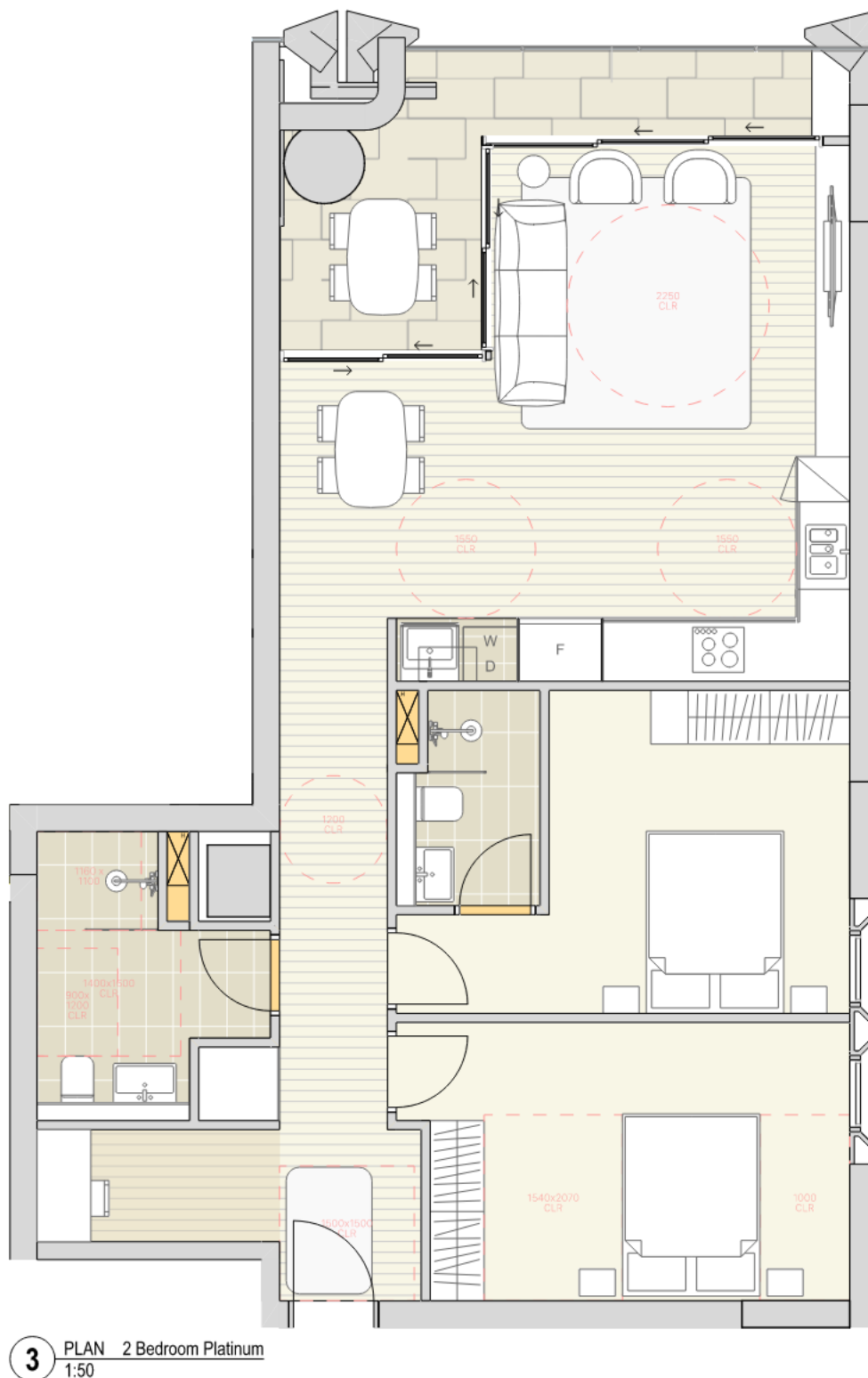


Figure 3 – Two- Bedroom Platinum Category Layout

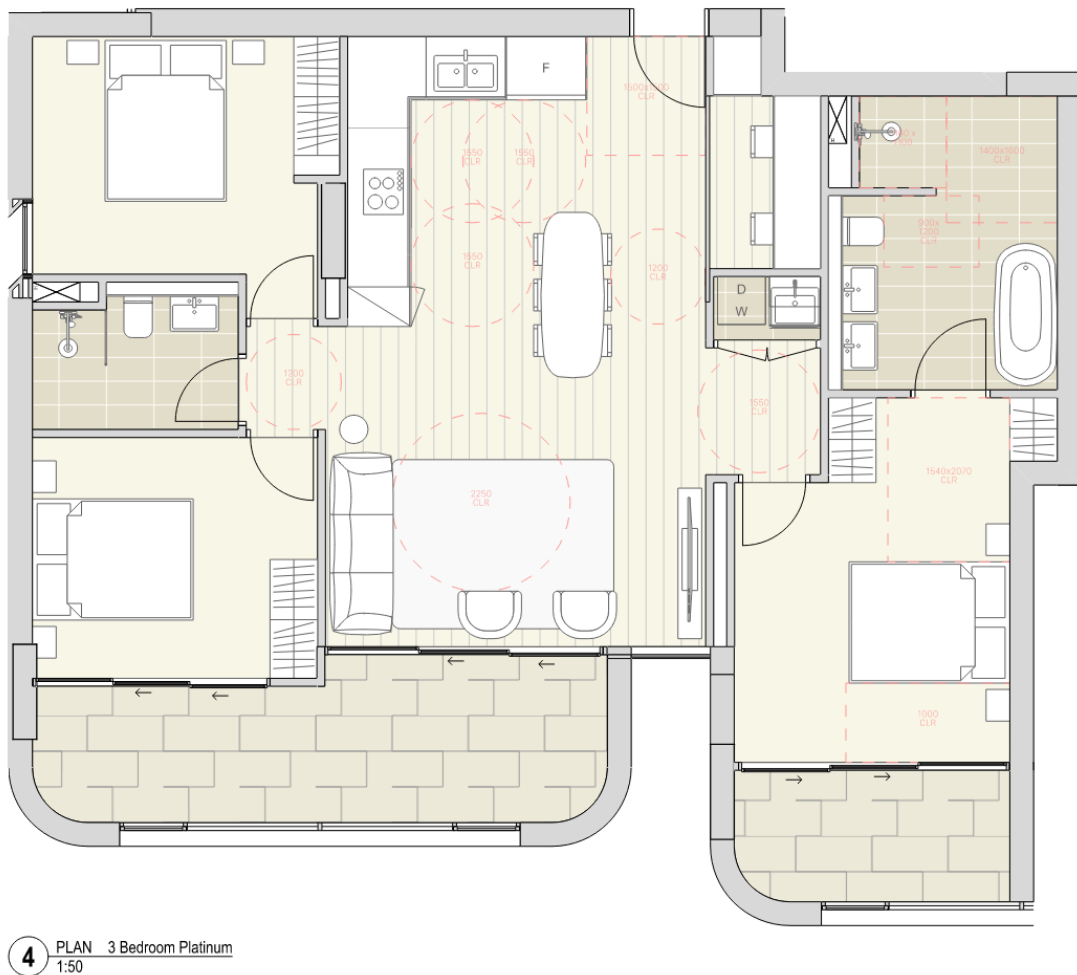


Figure 4 – Three- Bedroom Platinum Category Layout

3.0 LIVABLE HOUSING ASSESSMENT SUMMARY

3.1 General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions within livable housing design guidelines and indicates a **capability for compliance** with Silver Level requirements.

A detailed analysis and commentary are provided in **Section 5.3** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required.

Such instances should not necessarily be considered design deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses in to Construction Certificate stage.

4.0 LIVABLE HOUSING SILVER & PLATINUM CATEGORY ASSESSMENT

4.1 Schedule of livable housing design guidelines—All essential features incorporated

No.	Clauses	Silver Design Element	Platinum Design Element
4.0	Drawings	✓	✓
4.1	Dwelling access	Capable of Compliance	Capable of Compliance
4.2	Dwelling entrance	Further information required	Further information required
4.3	Internal doors & corridors	Capable of Compliance	Further information required
4.4	Toilet	Capable of Compliance	Further information required
4.5	Shower	Capable of Compliance	Capable of Compliance
4.6	Reinforcement of bathroom & toilet walls	Capable of Compliance	Capable of Compliance
4.7	Internal stairways	N/A	N/A
4.8	Kitchen space		Capable of Compliance
4.9	Laundry space		Capable of Compliance
4.10	Ground (or entry level) bedroom space		Capable of Compliance
4.11	Switches and powerpoints		Capable of Compliance
4.12	Door and tap hardware		Capable of Compliance
4.13	Family & living room space		Satisfactory
4.14	Window sills		Satisfactory
4.15	Flooring		Capable of Compliance
4.16	Private car accommodation		Performance Solution

4.2 Detailed Provisions under the Livable Housing Guidelines

4.2.1 Dwelling access

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
1	Silver Level 1) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.

	2) The path of travel referred to in (1) should have a minimum clear width of 1000mm and have: - o no steps; - o an even, firm, slip resistant surface; - o a crossfall of not more than 1:40; - o a maximum pathway slope of 1:14 - o Where ramps are required, they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. 3) The path of travel referred to in (1) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: - o minimum dimensions of at least 3200mm (width) x 5400mm (length); - o an even, firm and slip resistant surface; and - o a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 4) 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: - o a maximum gradient of 1:10 - o a minimum clear width of 1000mm (please note: width should reflect the pathway width) - o a maximum length of 1900mm 5) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp. Note: the width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway, please refer to Element 2 of the dimensional requirements.
2	Platinum Level As for gold level except. - o replace in (b) the minimum clear pathway width of 1100mm with 1200mm, and - o replace in (c) the minimum dimensions of at least 3800mm (width) x 6000mm (length)

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for both categories.

4.2.2 Dwelling entrance

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
2	Silver Level 1) The dwelling should provide an entrance door with - - o a minimum clear opening width of 820mm; - o 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 - o reasonable shelter from the weather. 2) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door. 3) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. 4) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.
2	Platinum Level As for silver level except replace: - o (2) with a level landing area of at least 1500mm x 1500mm, and - o (1) with a minimum clear door opening width of 900mm.

The following comments are provided in this regard—

Based on the information provided at the SSDA stage, the submission adequately satisfies the livable housing provisions for both categories.

4.2.3 Internal doors & corridors

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
3	Silver Level

	1) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: - o a minimum clear opening width of 820mm; and - o a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). 2) Internal corridors/passageways to the doorways referred to in (1) should provide a minimum clear width of 1000mm. * Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009
3	Platinum Level As for silver level except replace: - o (1) with a minimum clear opening width of 900mm, and - o (2) with a minimum corridor/passageway width of 1200mm.

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions.

4.2.4 Toilet

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
4	Silver Level Dwellings should have a toilet on the ground (or entry) level that provides: 1) a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and 2) a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. 3) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.
4	Platinum Level As for the gold level with the following features added to: o a toilet seat positioned between 450mm – 460mm from the nearest wall as measured from the centre line of the toilet;

	- o 600mm minimum clearance forward of the cistern - o measured from the front of the cistern to the front of the toilet seat. 800mm (+/-10mm) clearance is required; and - o a height for the seat of between 460mm-480mm above the finished floor level. Note: Compliance with the platinum level does not equate to compliance with AS 1428.1 2009 for accessible sanitary facilities.
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The following comments are provided in this regard—

The information provided at the SSDA stage is considered sufficient to address the submission requirements for Livable Housing provisions across both categories.

4.2.5 Shower

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
5	Silver Level 1) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. 2) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. 3) For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.
5	Platinum Level As for silver level except replace: - o replace (3) with dimensions of at least 1160mm (width) x 1100mm (length). A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and - o replace (3) with dimensions of at least 1600mm(width) x 1400mm (length) forward of the shower recess as detailed.

The following comments are provided in this regard—

The information provided at the SSDA stage is considered sufficient to address the submission requirements for Livable Housing provisions across both categories.

4.2.6 Reinforcement of bathroom & toilet walls

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
6	Silver Level 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. The walls around the toilet are to be reinforced by installing: 1) noggings with a thickness of at least 25mm; or 2) sheeting with a thickness of at least 12mm. The walls around the bath are to be reinforced by installing: 1) noggings with a thickness of at least; or 2) sheeting with a thickness of at least 12mm. The walls around the hobless shower recess are to be reinforced by installing: 1) noggings with a thickness of at least 25mm; or 2) sheeting with a thickness of at least 12mm.
6	Platinum Level Silver level requirements apply.

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for both categories.

4.2.7 Internal stairways

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
7	Silver Level 1) Stairways in dwellings must feature: o a continuous handrail on one side of the stairway where there is a rise of more than 1m. Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.
7	Platinum Level As for the gold level with the following additional features: - o a minimum clear width of 1000mm; - o be straight in design; and

	- o be positioned adjoining a load bearing wall. - o closed risers; - o continuous handrails on both sides of the stairway; and - o minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Note The steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC.
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The following comments are provided in this regard—

The requirement is not applicable to the proposed categories.

4.2.8 Kitchen space

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
8	Silver Level No requirements.
8	Platinum Level 1) The kitchen space should be designed to support ease of movement and adaptation with: - o at least 1200mm clearance in front of fixed benches and appliances (excluding handles); and - o slip resistant flooring. - o at least 1550mm clearance in front of fixed benches and appliances (excluding handles); - o slip resistant flooring; and - o task lighting installed above workspaces. 2) Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.

The following comments are provided in this regard—

It is not applicable to the Silver Category.

The information provided at the SSDA stage is considered sufficient to address the submission requirements for Livable Housing Platinum Category provisions.

4.2.9 Laundry space

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
9	Silver Level No requirements.
9	Platinum Level The laundry space should be designed to support ease of movement and adaptation with: ○ At least 1550mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth. ○ Slip resistant flooring; and ○ Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment

The following comments are provided in this regard—

It is not applicable to the Silver Category.

The information provided at the SSDA stage is considered sufficient to address the submission requirements for Livable Housing Platinum Category provisions.

4.2.10 Ground (or entry level) bedroom space

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
10	Silver Level No requirements.
10	Platinum Level 1) The dwelling should feature a space (or room) on the ground (or entry) level that: ○ is of at least 10m2 clearance exclusive of wardrobes; skirtings and wall lining;

	- o provides for a minimum path of travel of at least 1000mm on at least one side of the bed. - o provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and - o provides for a minimum path of travel of 1000mm on the remaining side of the bed. - o Where no bed the design should assume a queen size.
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The following comments are provided in this regard—

It is not applicable to the Silver Category.

The information provided at the SSDA stage is considered sufficient to address the submission requirements for Livable Housing Platinum Category provisions.

4.2.11 Switches and powerpoints

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
11	Silver Level No requirements.
11	Platinum Level 1) Light switches should be positioned in a consistent location: - o between 900mm – 1100mm above the finished floor level; and - o horizontally aligned with the door handle at the entrance to a room. 2) Powerpoints should be installed not lower than 300mm above the finished floor level. 3) Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for the Platinum Category. However, detailed information will be required as the project progresses to the Construction Certificate stage.

4.2.12 Door and tap hardware

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
12	Silver Level No requirements.
12	Platinum Level 1) Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor. 2) Doorways should feature lever or D-pull style door hardware; and 3) Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout. For Gold and Platinum level, the handle clearances for D-pull style door hardware should be the same as AS1428.1 2009. AS 1428.1:2009 is the most relevant set of specifications aimed at providing the greatest access to the greatest number of people and as such is an appropriate standard to reference for this Element.

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for the Platinum Category. However, detailed information will be required as the project progresses to the Construction Certificate stage.

4.2.13 Family / living room space

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
13	Silver Level No requirements.
13	Platinum Level 1) The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture.

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for the Platinum Category.

4.2.14 Window sills

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
14	Silver Level No requirements.
14	Platinum Level 1) Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. 2) Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position. <i>Note</i> A concession from (a) is reasonable in kitchen, bathroom and utility spaces.

The following comments are provided in this regard—

It is not applicable to the Silver Category.

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for the Platinum Category.

4.2.15 Flooring

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
15	Silver Level No requirements.
15	Platinum Level 1) All floor coverings should: - be firm, even and slip resistant; and - feature a level transition between abutting surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).

The following comments are provided in this regard—

Information provided at the SSDA stage is adequate to satisfy the submission regarding livable housing provisions for the Platinum Category.

5.0 CONCLUSION

5.1 General

Our strategy for ensuring compliance is aligned with the design process in conjunction with the continual development of the architectural documentation, as required.

Based on our assessment to date, we are of the opinion that the subject development can achieve compliance with the Livable Housing Guidelines Platinum and Silver levels, exceeding the provisions stipulated by the Housing SEPP 2021 (Apartment Design Guide), subject to the comments and design details outlined in [Sections 4.0 and 5.0](#).

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a SSDA perspective.

If there are any queries regarding this report, please do not hesitate to contact the undersigned.

Report By



Yolanda Wang

M Arch | Grad Dip Bld Env't (Bldg Surv)

[AMOEBA ACCESS Pty Ltd](#)

ACA Australia, Accredited Member: 600

APPENDIX 1 – Documentation Provided for Assessment

This adaptable housing assessment was based upon the architectural documentation prepared by **fjcstudio** namely—

Liveable Housing provision:

DRAWING	REV	TITLE	DATE
Platinum Category			
SSDA Architectural Design Report	C	Platinum Livable Apartment Layout	25/07/2025

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