



SSDA Accessibility Report



195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW 2035

Prepared for: Homes NSW
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Contents

1	Executive Summary.....	4
1.1	Performance Solutions - (Accessibility).....	4
1.2	Exemption Area(s)/Room(s) Under NCC BCA D4D5	5
2	Introduction.....	6
2.1	Purpose.....	6
2.2	Methodology.....	6
2.3	Limitations	7
2.4	Current Legislation.....	8
2.5	Maroubra - Homes NSW Project Brief	13
3	Development Description & Assessment Information	14
3.1	Proposed Development.....	14
3.2	Location and Description.....	14
3.3	BCA Classification (Access Requirements).....	15
4	Mandatory Requirements Accessibility Assessment Recommendations for Access for People with Disability	16
4.1	NCC BCA Part D4D2 – Access to Buildings (Site Connections).....	16
4.2	NCC BCA Part D4 – Access to Buildings (Entrances).....	18
4.3	Emergency Egress Provisions for People with Disabilities.....	20
4.4	Continuous Accessible Path of Travel (CAPT).....	21
4.5	Stairs, Ramps and Walkways (Common Use)	22
4.6	Lifts – BCA Part E3 and AS1735.12	23
4.7	Sanitary and other Facilities F4.....	24
4.8	Communal and Exempted Areas under D4D5	25
4.9	Livable Housing Design Standard (LHDS) – ABCB NCC/BCA Part G7 Provisions & HOMES NSW Brief Compliance.....	26
4.10	LHA - Gold Livable Unit Provision & HOMES NSW Brief Compliance.....	27
4.11	Opportunistic Gold Adaptation to SEPP Seniors Living & HOMES NSW Brief Compliance.....	28
4.12	Carparking Spaces for People with Disabilities	30
5	Conclusion.....	32
6	Appendix A – Architectural Plans Reviewed	33

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed Access Consultant for the proposed development, have been engaged to review architectural design documents prepared by SJB Architects (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 access provisions.

This review is critical to the design of the HOMES NSW residential flat building located at 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW 2035. The recommendations in this report will assist to maximise the level of accessibility for this development as a response to the AS1428 series, Building Code of Australia (BCA), DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA).

1.1 Performance Solutions - (Accessibility)

The assessment of the documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA Access provisions.

The submission for a Construction Certificate will need to include verification from an Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
D4D6	The proposed accessible car parking bays on the Lower Ground Floor, with dimensions of 3.2m (W) x 5.4m (L) and 3.8m (W) x 5.4m (L), do not comply with the requirements of AS2890.6-2009. A performance solution is required to address this departure. This is to be detailed at a later stage.	D1P1
D4D4	The proposed 1:14 ramp facing the communal space on the Ground Floor does not provide adequate space for incorporating handrail extensions at a later stage, and therefore does not comply with the requirements of AS1428.1. A performance solution is required to address this departure. This is to be detailed at a later stage.	D1P1
D4D4	Various stairs on the Ground Floor, does not provide adequate space for incorporating handrail extensions at a later stage, and therefore does not comply with the requirements of AS1428.1. A performance solution is required to address this departure. This is to be detailed at a later stage.	D1P1

Any Performance Solution will be subject to consultation and approval by relevant stakeholders as part of the Crown/Construction Certificate process.

1.2 Exemption Area(s)/Room(s) Under NCC BCA D4D5

The assessment of the documentation has revealed that the following area(s) or room(s) require further documentation to demonstrate that these areas are inappropriate due to their specific use and present a health risk to people with disabilities. Therefore, they do not comply with the prescriptive provisions of the BCA.

DTS Clause	Description of Non-Compliance	Performance Requirement
D4	Main Switchroom Bulky Waste & Waste Rooms Substation Kiosk Heat Pump	D4D5

This generally applies to:

- a) The designated areas are not suitable for wheelchair users due to their specific operational purposes.
- b) These areas may pose health and safety hazards for individuals with disabilities.
- c) Paths that solely provide access to areas exempted under conditions a) or b) above are also exempt from accessibility requirements.

Where the above is applicable the client must provide a letter detailing why this is applicable (e.g. store of heavy equipment, furniture, hazard substances, etc) to this building and clearly note locations.

Any exemption will be subject to consultation and approval by relevant stakeholders as part of the Construction Certificate process.



Ngoc Au Tran
Access Consultant
MBC Group

2 Introduction

This Access report has been prepared by MBC-Group on behalf of Homes NSW for a State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

2.1 Purpose

The purpose of this Access Report is to assess the current architectural design documentation at SSDA Stage with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022, as are principally contained within Parts D4, F4, E3 and DDA (Access to premises- Buildings) 2010 Standards and the Australian Standards suite (AS) as this prescribes the minimum requirement for access to a building.

This report is also to address the Secretary’s Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements:

4. Built Form and Urban Design

- Assess how the development complies with the relevant accessibility requirements.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- NCC BCA 2022. Detailed assessment of Parts D4, E3, F4, G7 of the BCA Access provisions.
- Discussions with the design team to gain an understanding of the development proposed.
- Recommendations to ensure the design meets the requirements of the Disability Discrimination Act (DDA), Building Code of Australia (BCA), State Environmental Planning Policy (SEPP), applicable Australian Standards, and the project’s enhanced standards.

2.3 Limitations

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

- Work Health & Safety Act 2011 and Regulations: Compliance with these is not covered.
- Workcover Authority Requirements: These are outside the scope of this report.
- Structural and Services Design Documentation: No assessment of these elements is included.
- BCA and Standards: Only the sections directly referenced in this report are assessed; all other parts are excluded.
- Fittings and Fixtures: Any fittings and fixtures not provided in the architectural documentation are excluded. Loose furniture shown on the plan is considered indicative only. Those responsible for furnishing should ensure their layout does not cause circulation deficiencies per AS 1428.1-2009.
- Crossfalls and Floor Levels: These are excluded if not provided in the documentation.
- Regulatory Authorities: Requirements from other authorities, such as Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Workcover, and Roads and Maritime Services, are not included.
- BCA 2019 (Amendment 1) Sections: Sections B, C, G, H, I, J, and Parts D1 and D2 are excluded and covered in a separate BCA Report.
- Australian Standards: Unless specifically referred to, these are not assessed.
- Services and Equipment: Any operating services or equipment within the design are not covered.
- Federal, State, and Local Policies/Legislation: Only those directly referenced in this report are included.
- Disability Discrimination Act 1992 (DDA): Although this report covers the Disability (Access to Premises – Buildings) Standards 2010 according to BCA accessibility requirements, adhering to the DDA does not ensure protection from complaints. The DDA is outcome-focused and does not provide specific compliance measures.
- The recommendations in this report represent the professional opinion and interpretation of MBC DDA and Access division and may differ from those of other consultants.
- Any drawings not included in Appendix A are not reviewed.

2.4 Current Legislation

National Legislation

- Disability Discrimination Act, 1992, Government of Australia, <http://www.legislation.gov.au>
- Disability (Access to Premises – Buildings) Standards, 2010, Government of Australia, <https://www.legislation.gov.au/Details/F2010L00668>
- Disability (Access to Premises – Buildings) Amendment Standards 2020 Government of Australia, <https://www.legislation.gov.au/Details/F2020L01245>
- State Environmental Planning Policy (Housing) 2021, <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0714#sch.4>

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

The Disability Discrimination Act (DDA) ensures consistent protection against unjust and unfavorable treatment for individuals with disabilities in Australia. It also makes it illegal to discriminate against an "associate" of a disabled person, such as a friend, carer, or family member.

The DDA's broad definition of disability encompasses various conditions, including physical, intellectual, psychiatric, neurological, cognitive, sensory (such as low vision, deafness, or hearing reduction), learning difficulties, physical disfigurement, and the presence of disease-causing organisms in the body. This inclusive definition ensures that all individuals with disabilities are safeguarded by the Act, promoting the principle of equal fundamental rights for people with disabilities, just like any other member of the community.

The Act applies to a wide range of life activities, spanning access to premises, education, provision of goods and services, employment, and administration of Commonwealth laws and programs.

Whenever a person with a disability wishes to utilize premises, including buildings, outdoor spaces, car parking areas, pathways, and facilities, it is essential to provide equitable and dignified access. The DDA mandates appropriate adjustments to be made to ensure accessibility. If adequate access is not provided, a complaint can be filed under the DDA.

Notably, the DDA takes precedence over State legislation, Standards, and Guidelines concerning disability access matters, reinforcing its pivotal role in upholding accessibility rights for people with disabilities across Australia.

Applicable Building Code of Australia (BCA)

The Environmental Planning and Assessment Act states that the BCA that is applicable to the project is the one in force at the time of the application for a construction certificate. It is presumed at this stage that the CC date will be after 01/05/19 the BCA that is applicable to the project is BCA Volume 1,2022.

National Construction Code (NCC) specifically the Building Code of Australia. Current Version, Australian Building Codes Board, www.abcb.gov.au

Australian Standards for Access and Mobility

- AS 1428.1:2009 - Part 1 General requirements for access – New building work
- AS 1428.2:1992 - Enhanced and additional requirements – Part 2 Buildings and facilities
- AS1428.4: 1:2009 - Part 4.1 – Means to assist the orientation of people with vision impairment – TGS1
- AS 1735.12:1999 - Lifts, escalators and moving walks
- AS/NZS 2890.6:2009 - Parking for People with Disabilities
- AS4299-1995 -Adaptable Housing
- Bayside Council - Development Control Plan (DCP)

Reference and Guidelines

- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission, <https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- Guide to the BCA, Current Version, Australian Building Codes Board, www.abcb.gov.au
- Guideline on the Application of The Premises Standards, 2013, Australian Human Rights Commission,<https://humanrights.gov.au/our-work/disability-rights/guidelines-application-premises-standards>
- AS1428.2:1992 Enhanced and Additional requirements. <https://www.saiglobal.com/PDFTemp/Previews/OSH/as/as1000/1400/14282.pdf>
- AS1428.4.1 Draft Way-finding Standard. <https://store.standards.org.au/reader/as-1428-4-2-2018?preview=1>
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture, <https://humanrights.gov.au/our-work/disability-rights/publications/advisory-note-streetscape-public-outdoor-areas-fixtures>

- Advisory Note on the streetscape, public outdoor areas, fixtures, fittings, and furniture (2013).
- Universal Design Principles.
- Human Rights Commission (HEREOC).
- BCA Part I2 & G7.
- Livable Housing Design Guidelines (LHA) – Fourth Edition.
https://livablehousingaustralia.org.au/wp-content/uploads/2021/02/SLLHA_GuidelinesJuly2017FINAL4.pdf
- National Construction Code/ABCB Standard for Livable Housing Design Standard (LHDS)
<https://www.abcb.gov.au/sites/default/files/resources/2023/Livable-Housing-Design-Standard-2022-1.3.pdf>

Universal Design (UD)

Access is paramount in providing an inclusive environment for all users within the community. The Access Code is focused on ensuring that all users are equally catered for in society.

It is recommended to use the Universal Design principles in all projects as this will ensure a holistic approach in the provision of access for all members of society.

There are 7 Principles and their subsequent Guidelines to be considered when undertaking the design of a new project:

No.	Principle	Guidelines
1	Equitable use	<p>The design is useful and marketable to people with diverse abilities.</p> <ul style="list-style-type: none"> - Provide the same means of use for all users: identical whenever possible; equivalent when not. - Avoid segregating or stigmatizing any users. - Provisions for privacy, security, and safety should be equally available to all users. - Make the design appealing to all users. <p>Example: Step free pathways. A wide, gently sloped ramp blends with the landscape, providing an aesthetically pleasing and functional access point.</p>
2	Flexibility in use	<p>The design accommodates a wide range of individual preferences and abilities.</p> <ul style="list-style-type: none"> - Provides choice in methods of use. - Accommodate right- or left-handed access and use. - Facilitate the user's accuracy and precision. - Provide adaptability to the user's pace. <p>Example: Providing adaptable spaces that can be easily modified or used in multiple ways, promoting comfort, independence, and inclusivity.</p>
3	Simple and intuitive use	<p>Use of the design is easy to understand regardless of the user's experience, knowledge, language skills, or current concentration level.</p> <ul style="list-style-type: none"> - Eliminate unnecessary complexity. - Be consistent with user expectations and intuition. - Accommodate a wide range of literacy and language skills. - Arrange information consistent with its importance. - Provide effective prompting and feedback during and after task completion. <p>Example: Control buttons on specific equipment for common use (residents and visitors) are labelled with text and symbols that are simple and intuitive to understand.</p>
4	Perceptible information	<p>The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.</p> <ul style="list-style-type: none"> - Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information. - Provide adequate contrast between essential information and its surroundings. - Maximise "legibility" of essential information. - Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions). - Provide compatibility with a variety of techniques or devices used by people with sensory limitations. <p>Example: Dual-sensory alert system for doorbells, smoke alarms, and other critical signals. These systems combine flashing lights and audible alerts, ensuring that</p>

No.	Principle	Guidelines
		<p>notifications are perceptible to individuals with hearing impairments or those who may be distracted.</p>
5	<p>Tolerance for error</p>	<p>The design minimizes hazards and the adverse consequences of accidental or unintended actions.</p> <ul style="list-style-type: none"> - Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded. - Provide warnings of hazards and errors. - Provide fail safe features. - Discourage unconscious action in tasks that require vigilance. <p>Example: The lighting system is designed to minimize glare, which can cause discomfort for individuals with certain visual impairments. Ambient lighting is evenly distributed, and task lighting is adjustable, allowing residents to customize their environment according to their visual needs.</p>
6	<p>Low physical effort</p>	<p>The design can be used efficiently and comfortably and with minimal fatigue.</p> <ul style="list-style-type: none"> - Allow user to maintain a neutral body position. - Use reasonable operating forces. - Minimize repetitive actions. - Minimize sustained physical effort. <p>Example: Automated doors, windows, lighting, air-conditioning, etc. Sensor doors and basin and sink taps/water mixers.</p>
7	<p>Size and space for approach and use</p>	<p>Appropriate size and space are provided for approach, reach, manipulation and use regardless of user's body size, posture or mobility.</p> <ul style="list-style-type: none"> - Provide a clear line of sight to important elements for any seated or standing user. - Make reach to all components comfortable for any seated or standing user. - Accommodate variations in hand and grip size. - Provide adequate space for the use of assistive devices or personal assistance. <p>Example: Workspaces in kitchens and bathrooms have open knee and toes underneath, allowing wheelchair users to approach closely and use the facilities comfortably. Sinks and counters are designed with appropriate height clearance, facilitating access for users of all abilities.</p>

Base Extracted from [Universal Design Principles | RL Mace Universal Design Institute \(udinstitute.org\)](https://www.udinstitute.org/)

2.5 Maroubra - Homes NSW Project Brief

In accordance with the requirements of Housing Australia, as a minimum all units will comply with Silver level features as defined in the NCC 2022, as set out in the Livable Housing Design Standard 2022 published by the ABCB.

The Maroubra project has exceeded this base requirement by designing all 144 apartments to meet the performance criteria for Gold level as set by Livable Housing Australia. The LHA Gold Level enhances the core livable design elements from the Silver Level, adding advanced accessibility features, especially in kitchens and bedrooms. These upgrades offer more generous dimensions, improving the functionality and comfort of these spaces.

Of the social component of the development (50 units), 20% of these gold level units (10 units) are capable of being easily modified to comply with **Schedule 4 of the Housing SEPP**. This ensures the project can meet future demand for ageing in place, tenants with wheelchairs, and allowing flexibility for compliance with evolving housing needs.

3 Development Description & Assessment Information

3.1 Proposed Development

The proposed development comprises demolition of existing buildings and the construction of four 3 storey and two part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park including bulk earthworks, tree removal and associated landscaping and public domain works.

3.2 Location and Description

The Site is located within the Randwick City Council local government area (LGA) and is zoned R3 Medium Density Residential under the *Randwick Local Environmental Plan (LEP) 2012*.

The Site has a total area of approximately 9,596 square metres (sqm) with frontages to Fitzgerald Avenue to the north and Yorktown Parade to the south. Refer to Figure 1.

The existing buildings on the Site are currently occupied. There are street trees located along the Fitzgerald Avenue frontage and a series of trees within the Site between the buildings and along both street frontages.

The site is accessible by public transport with services that run along Fitzgerald Avenue with frequent services to Maroubra town centre and Bondi Junction, with connecting services to Sydney CBD.

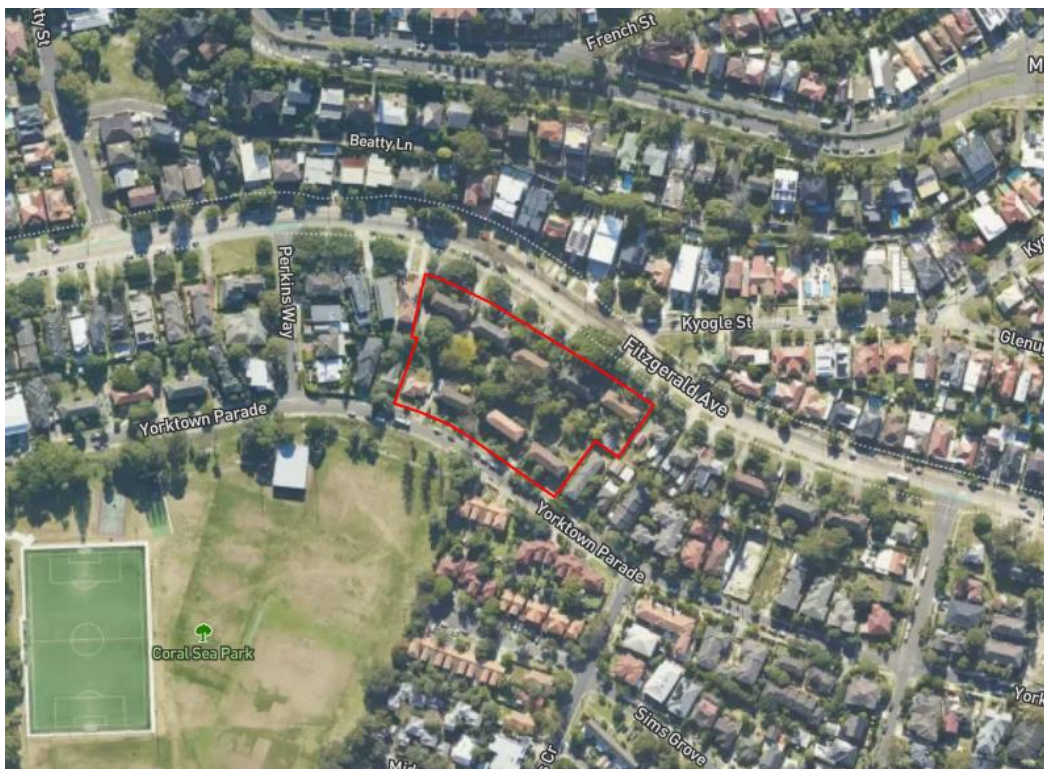


Figure 1 – Site Plan

3.3 BCA Classification (Access Requirements)

The table below outlines the uses and classifications of the proposed new building, along with the associated access requirements:

Use	Class	Access Requirements
Residential apartment building	Class 2	Access is required to and within all areas normally used by the occupants. This includes rubbish chute and bike parking etc.
Carpark building or part	Class 7a	Access is required to and within all areas normally used by the occupants. This includes the storerooms, bike parking etc.
Storage	Class 7b	Access is required to and within all areas normally used by the occupants. This includes the storerooms, bike parking etc.

4 Mandatory Requirements Accessibility Assessment Recommendations for Access for People with Disability

The following details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage/construction Certificate Stage to demonstrate full compliance with the relevant access provisions.

4.1 NCC BCA Part D4D2 – Access to Buildings (Site Connections)

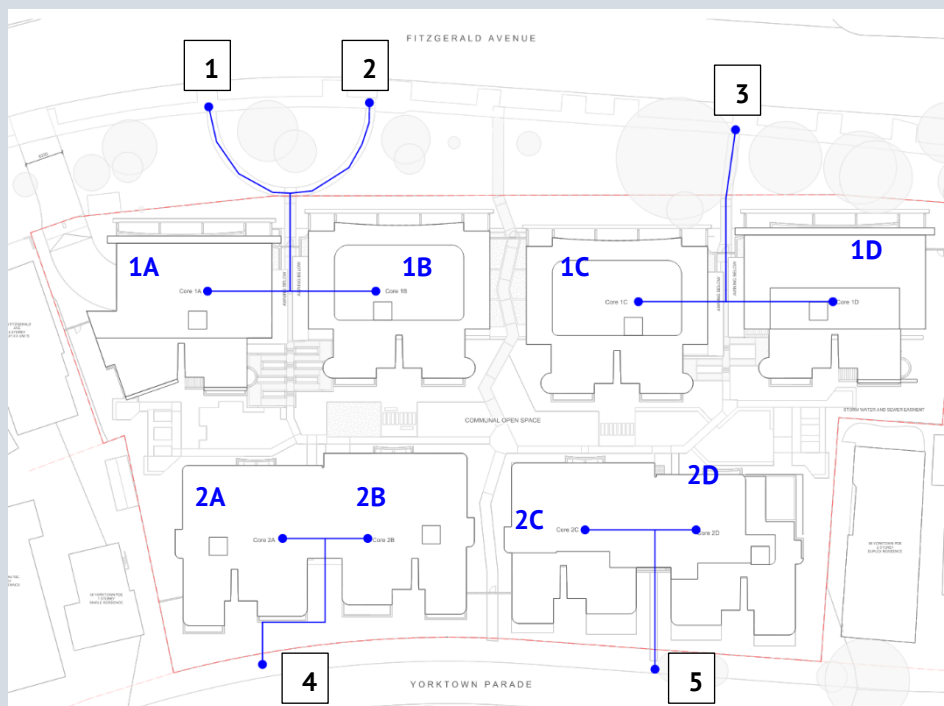
An accessway to the building must be provided with a continuous accessible path of travel (CAPT) compliant with AS1428.1. Specific components are as follows:

- from the main points of a principal pedestrian entry (PPE) to the allotment boundary; and
- from another accessible building (new or existing) connected by a pedestrian link; and
- from any required accessible carparking space (new or existing) on the allotment.

Compliance Comments

Access from the allotment boundary

- (Ground Floor level) - A total of five (5) access points are provided from the site boundary to the six (6) buildings:



Compliance Comments

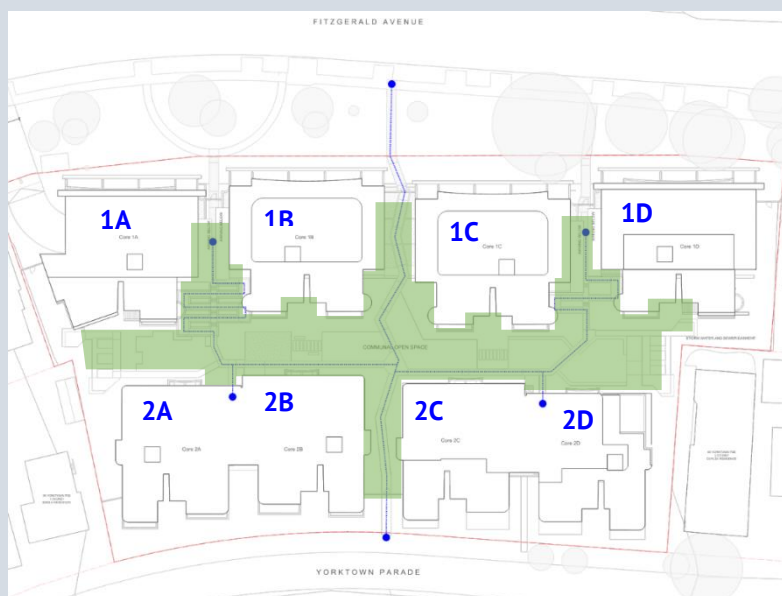
- Three (3) entrances are provided along Fitzgerald Avenue, on-grade/level access is provided via footpath leading to 1A and 1B. Buildings 1C and 1D provide a walkway link from the allotment boundary in accordance with AS1428.1.
- Both entrances facing Fitzgerald Avenue provide gates that lack suitable circulation clearance, these are to be provided in accordance with AS1428.1 or gates are to be power operated.
- (Lower Ground Floor) -There are two (2) entrances via Yorktown Parade, for buildings 2A and 2B access is via walkway and a 1:14 ramp these are to ensure compliance with AS1428.1. This includes suitable clear circulation spaces to achieve 90degrees turns in accordance with AS1428.1.

For building 2C and 2D access is provided via on-grade/level access is provided via footpath.

- The secondary entrance to the development divides the site with a series of zigzag walkways extending from the allotment boundary to the communal space.
- The proposed security gates along the continuous accessible path of travel do not provide adequate latch side clearance.
- To address this, either provide sufficient latch side clearance for the gates or ensure they are power operated.
- The front approach clearance must comply with AS1428.1, Figure 31.

Internal Accessible Linkages

The ground floor is provided with a communal area which serves as a link to all buildings when accessed from either Fitzgerald Avenue or Yorktown Parade. (Shown in green below)



Compliance Comments

- Between buildings 1A and 1B, and buildings 1C and 1D, there are walkways and stairs where the top landing is shared by both stairs and 1:21 walkways. The landing must provide at least 1300mm between buildings 1A and 1B, and 1500mm between buildings 1C and 1D, to allow users with mobility impairments to perform a 90-degree turn in accordance with AS1428.1 and BCA Part D4. Currently, there is sufficient space to adjust the landscape to meet compliance requirements.

It is noted that the walkway between buildings 1A and 1B extends over 55m. This distance has been mitigated by incorporating larger middle landings with depths ranging from 2010mm to 1980mm. These landings ensure that two wheelchairs can pass each other or that users can rest when needed, aligning with best practice and Universal Design Principal No. 6 (Low Effort). These middle landings reduce the physical effort required to navigate or use a space, making it more inclusive.

Carparking Access

- There are 5 accessible carparking bays located on the lower ground floor linked to the building 1A, 1B, 1C and 1D via four (4) passenger lifts.

There is sufficient space for amendments to be made to readily achieve compliance during a further stage. The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.2 NCC BCA Part D4 – Access to Buildings (Entrances)

In a building required to be accessible, an accessway compliant with AS1428.1 must be provided through the principal pedestrian entrance (PPE), and;

- through no less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by (service maintenance areas D4D5Clause).

Where a pedestrian entrance required to be accessible has multiple doorways, these are to be accessible and;

- if the pedestrian entrance consists of no more than 3 doorways – no less than 1 of those doorways must be accessible; and
- if a pedestrian entrance consists of more than 3 doorways – no less than 50% of those doorways must be accessible.

For the purposes of (3); an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where–

- all doorways serve the same part or parts of the building must comply with AS1428.1; and
- the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance; and

A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.

- Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- A single door is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.

A ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in accordance with NCC BCA D4.

Where there are level differences between internal and external areas. The threshold ramp is to be provided in accordance with AS1428.1.

Compliance Comments
<p>Entrance 1A & 1B</p> <ul style="list-style-type: none"> ○ Active leaf of double door is to achieve clear opening width of minimum 850mm, latch side clearances to be provided as per AS1428.1 clause 13.3. Otherwise, door is to be automated. <p>Entrance 1C & 1D</p> <ul style="list-style-type: none"> ○ Active leaf of the door is to achieve clear opening width of minimum 850mm, latch side clearances to be provided as per AS1428.1 clause 13.3. Otherwise, door is to be automated. <p>Entrance 2A & 2B</p> <ul style="list-style-type: none"> ○ Door latch side clearances provided as per AS1428.1 clause 13.3. Otherwise, door is to be automated. <p>Entrance 2C & 2D</p> <ul style="list-style-type: none"> ○ Door latch side clearances provided as per AS1428.1 clause 13.3. Otherwise, door is to be automated.
<p><i>There is sufficient space for amendments to be made to readily achieve compliance during a further stage. The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.3 Emergency Egress Provisions for People with Disabilities

Currently there are no provisions for emergency egress for people with disabilities in the NCC BCA or DDA Premises Standards.

- Where stairs are also used for common use, it is to ensure compliance with AS1428.1 and TGS1 are to be incorporated in accordance with AS1428.4.1, where the handrail breaks or is not continuous throughout the stair.
- Stairs middle landings are to ensure provision of one off-set tread in accordance with AS1428.1.

Compliance Comments
<ul style="list-style-type: none"> ○ MBC understand that Homes NSW will be pursuing a 'Protect in place' strategy with regards to the emergency evacuation. ○ The fire-isolated stairs provide suitable width, and the mid-landings include one offset tread to ensure that handrails maintain a consistent height throughout the stairway. This design enhances safety for users during regular use and in emergencies.
<p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.4 Continuous Accessible Path of Travel (CAPT)

A continuous accessible path of travel is defined as an uninterrupted pathway to and from within a premises or building environment which provides linkage to all programs, goods and services within a premises or building. Therefore, the following items are located via this pathway.

- All continuous accessible paths of travel are to ensure compliance with AS1428.1. Clause 7 with 1-metre minimum clear circulation and 2.1-metres above FFL.
- Where a manual doorway on an continuous accessible path of travel (CAPT) has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Where manual door latch side cannot be achieved, the door is to be automated.
- A single manual door on an continuous accessible path of travel (CAPT) is to ensure a clear opening width of no less than 850 mm with standard 920mm door leaf in accordance with AS 1428.1 Figures 31 and 32.
- Doorway threshold ramp is to have a 1:8 gradient, 35mm max. height and 280mm max. length, compliant with AS1428.1. (Note: No threshold ramps are allowed inside of the building under the BCA unless open to a road, open space or are in a building class 9a). This under NCC BCA D3.16.
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding the swing doors)
- 2000mm L x 1800mm W (passing bay) is to be provided where there is no line of sight (2-way corner/ L shape)
- 1500mm x 1500mm (+splay) clear circulation space is to be provided to achieve 90-degree turn.
- 2-metre length or over corridors are to provide 1540mm x 2070mm minimum clear circulation space to achieve 180-degrees.

Compliance Comments

- Landscape provides landings as required by AS1428.1 where change of direction is 60-90 degrees occurs.
- Currently, all apartment levels provide suitable 1540x2070mm at end corridors to perform “U” turns in accordance with AS1428.1.
- Currently, all lift lobbies are provided with suitable 1800x2000mm passing spaces to allow two wheelchair users to pass at lift on/offboarding. Stairs adjacent to the lift lobbies have allow suitable space for stairs handrail extensions to be incorporated at detail design stage.

Compliance Comments

Bike Storage and Waste Rooms

- Doors provide suitable 850mm clear opening width with internal clear circulation space as required under AS1428.1.

There is sufficient space for amendments to be made to readily achieve compliance during a further stage. The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.5 Stairs, Ramps and Walkways (Common Use)

Every ramp and stairway, except for ramps and stairways in areas exempted by (service maintenance areas D4D5 Clause, must comply with—

- for a ramp, except a fire-isolated ramp, Clause 10 of AS 1428.1 ; and
- for a stairway, except a fire-isolated stairway, Clause 11 of AS 1428.1 ; and
- for a fire-isolated stairway, Clause 11.1(f) and (g) of AS 1428.1 ; and
- All stairs and ramps are to be 900mm offset from the allotment boundary in accordance with AS1428.1.
- All stairs and ramps are to allow suitable space for handrail extensions to be provided during a later stage. (No protrusion will be allowed at detail design stage).
- All stairs and ramps adjacent to doors are to ensure 1450mm front approach level landings.
- All walkways, ramps and stairways are to ensure a minimum 1200mm overall width and 1-metre minimum clear circulation in accordance with AS1428.1.
- Step and kerb ramps are to ensure compliance with AS1428.1.
- Curved ramps and walkways are to ensure 1500mm minimum clear width
- Stairs middle landings are to ensure an off-set tread is provided
- When turning 90-degree or 180-degrees on 1:14 ramp, walkways are to ensure 1450mm x 2070mm landings. When there is a lack of sight a passing bay of 1800mm x 2000mm is required.
- Ramps 1:14 and walkways landings are to be 1200mm (only one direction of travel)
- Ramps 1:14 and walkways landings are to be 1500mm x 1500mm (+splay) when turning 90-degrees
- A series of connected ramps must not have a combined vertical rise of more than 3.6m
- A landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Comments

The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.6 Lifts – BCA Part E3 and AS1735.12

New lifts required to be accessible must comply with BCA E3 and relevant parts of AS1735.12.

Lift is to have floor minimum dimensions as follows:

- Passenger lifts which travels more 12m requires floor size of 1400mm by 1600mm.
- Lift lobbies are to ensure 2000mm x 1800mm minimum clear circulation space (to achieve passing bay that allows two users to pass each other, E.q Wheelchairs, prams, large goods, etc.

Compliance Comments

A total of eight (8) lifts are proposed:

- Four (4) lifts are provided linking the LGF carpark to all apartment floors in buildings 1A, 1 B, 1C & 1D.
- Two (2) lifts are provided linking the GF to all apartment floors in building 2A & 2B.
- Two (2) lifts are provided linking the GF to all apartment floors in building 2C & 2D.

Currently all proposed lift cores have sufficient internal dimensions to accommodate lifts that comply with the DDA Premises Standards and BCA Part E3D8.

All lift lobbies provide adequate circulation space to allow two wheelchair users to pass each other.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.7 Sanitary and other Facilities F4

- Class 9b: Provide at least 1 unisex accessible toilet, adjacent to every bank of toilets on each storey, compliant with AS1428.1 under NCC BCA and DDA Premises Standards Part F4. If there is more than 1 toilet bank of toilets on each level, an accessible toilet is required at 50% min. of toilet banks on each level.
- An accessible unisex sanitary compartment must contain a closet pan washbasin, shelf or bench top and adequate disposal of sanitary towels.
- A minimum size of a combined unisex accessible toilet (USAT) and shower facility room is to be 2300mm X 2630mm, to accommodate circulation to the pan (1900mm x 2300mm) and the shower facility.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1
- Door circulation is to ensure compliance with AS1428.1 Fig.31 or 32 or door is to be automated.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one gender.
- Left-hand (LH) and right-handed (RH) mirror image facilities to be even where two or more accessible unisex facilities provided. Balance is to be provided between consecutive floor with the same user.
- Where male and female facilities are separate, a unisex facility is only required at one location.
- Accessible unisex sanitary compartment or shower need not be provided on a storey that is not required to be provided with a lift or ramp access
- The distance between successive doorways in a vestibule serving an area required to be accessible is to be 1450mm (excluding door swing)
- Accessible facilities must meet the requirements of Section 15 of AS1428.1
- At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.
- The ambulant facilities must comply with the requirements of Clause 16 of AS1428.1:2009. This includes 900mm x 900mm clear circulation spaces in front of the pan, outside of the cubicle and at the entry door (this is to exclude the door swing)

Compliance Comments

Currently two (2) accessible facilities proposed within communal spaces:

- One (1) is in building 2B communal space adjacent to the Visitor Bikes area.
- Door along path of travel to facilities is to achieve 850mm clear width and latch side as per AS1428.1 Clause 13.3.

Compliance Comments
<ul style="list-style-type: none"> ○ One (1) is in building 2C communal space adjacent to apartment 2C-G.03. ○ In both accessible facilities, a room size of 2300x2630mm is provided. Therefore, meets the requirements of AS1428.1. ○ It is noted that circulations leading to the facilities are in accordance with AS1428.1. Where door lack of latch side these doors are to be automated.
<p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.8 Communal and Exempted Areas under D4D5

Under the DDA Premises Standards and BCA all common use rooms normally used by occupants of the building are to be accessible, except areas exempt under D4D5 - Services /maintenance only use areas, which are areas where access would be inappropriate because of the particular purpose for which the area is used or that would pose a health or safety risk for people with a disability.

- Accessibility is required to common use terraces, open/outdoor spaces within buildings.

Compliance Comments
<ul style="list-style-type: none"> ○ The communal area is proposed to include a children's playground, lawn space, table tennis area, and BBQ facilities. While detailed plans are not expected at this stage, the communal spaces are generally designed to connect with accessible paths of travel. These paths allow for tolerance adjustments, ensuring future compliance can be achieved with AS1428.1. ○ Ground Floor – Buildings 2A, 2B, 2C and 2D, mail rooms lack 1540mm x2070mm clear circulation space. There are to be adjusted or MBC may support departure under a Performance Solution.
<p><i>There is sufficient space for amendments to be made to readily achieve compliance during a further stage. The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.9 Livable Housing Design Standard (LHDS) – ABCB NCC/BCA Part G7 Provisions & HOMES NSW Brief Compliance

LHDS 2022 – ABCB Part G7 Requirements

Requirements of ACBC Part G7 to be satisfied by 100% of the units are as follows:

- The entry door into the units must be detailed to achieve a clear width of at least 820mm during the detailed design development stage.
- From the unit entry, there must be appropriate 1m clearances throughout the unit to allow suitable accessible paths of travel.
- All internal doorways leading into the bathroom, bedroom, and out to the balcony must achieve a minimum clear open width of 820mm.
- Units require bathrooms that can accommodate a 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan, compliant with Silver Level rating.
- The walls surrounding the shower and toilet pan must have sufficient reinforcement to allow for the future installation of grab rails if required.

Compliance Comments

It is proposed that 144 (100%) apartments designed to LHDS 2022 – ABCB G7 in this development. Refer to Sections 4.10 & 4.11 of this report for 100% LHA Gold apartments as detailed in Homes NSW brief.

SOU's Calculations:

- Currently 144 units (100%) are proposed to comply with LHD - ABCB Part G7. This aligns the Homes NSW Brief.

SOU's Layout:

- Typical units layouts are capable to meet compliance.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.10 LHA - Gold Livable Unit Provision & HOMES NSW Brief Compliance

Gold Livable Requirements

Requirements of LHA – Gold (*SLLHA_GuidelinesJuly2017FINAL4*) to be satisfied by 50% of the units are as follows:

- The entry door into the units is to be at least 850mm clear width and provide suitable latch side as per AS1428.1 Fig. 31.
- Entrance door landing to be 1350mm x 1350mm minimum clear circulation space compliant with Gold Level rating requirements. (Outside only)
- From the unit entry, there needs to be appropriate 1200mm clearances and throughout the unit to allow suitable accessible paths of travel within.
- All internal doorways into bathroom, bedroom and out to balcony are required to achieve at least 850mm clear open widths.
- Units require:
 - bathrooms that can accommodate a shower of 900mm wide by 900mm long and 1200mm x 1200mm clearance forward from the shower.
 - bathrooms that can accommodate the required 900mm wide by 1200mm long clear visitable toilet circulation space in front of the leading edge of the pan.
 - bathroom is to accommodate clear width of 1200mm between the walls if located in a separate room; and with a minimum clear width of 1200mm between the walls of the bathroom if located in a separate room or between amenities if located in a combined bathroom.
 - kitchen 1200mm clearance in front of fixed kitchen bench and appliances and floor finishes are to be slip-resistant. Ensure floor finishes have extended under carpentry to ensure carpentry can be easily adjusted or removed. If appliances are not installed ensure 600mm minimum clearance in depth is provided.
- Bedroom is to provide 10m² exclusive from the robe, skirtings and wall lining, compliant with Gold Level rating requirements, in accordance with Livable Housing Design Guideline 2015. Ensure bed measures (1520mm x 2030mm). Currently requirement appears capable of being achieved.
- The bedroom is to achieve 1 metre, on at least one side of queen size bed compliant with Gold Level rating requirements.
- The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grab rails in the future when required.

Compliance Comments
<p>SOU's Calculations:</p> <ul style="list-style-type: none"> ○ Currently all 144 social units (100% of total) are proposed to meet LHA – Gold with 10 units (20%) proposed to meet Gold Level and capabilities for future modifications as per SEPP Schedule 4. <p>SOU's Layout:</p> <p>In general, all spatial clearances will achieve compliance against LHA Gold Level (SLLHA_GuidelinesJuly2017FINAL4). Minor adjustments are required to ensure:</p> <ul style="list-style-type: none"> ○ 1000mm clearance is provided to one side of the bed. ○ 1200mm clearance is provided along passageways and corridors. <p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

4.11 Opportunistic Gold Adaptation to SEPP Seniors Living & HOMES NSW Brief Compliance

These units are to be able to be modified when /if required as they will provide a larger bedroom. The following 9 have been nominated:

- (4 Units) Building 1A: G.01, G.04, 1.06, 2.06
- (3 Units) Building 2A: G.04, 1.05, 2.05
- (3 Units) Building 2B: G.05, 1.06, 2.06

Compliance Comments
<p>According to the Randwick City Council - Development Control Plan (DCP) 20% of the units are required to comply with AS4299-1995 - Adaptable Housing standards.</p> <p>As this is a State Significant DA, the project is not required to comply with the Randwick City DCP. However, the project will be delivered with all units achieving Gold level LHA performance criteria. In addition, 10 units nominated above are capable of being easily modified to satisfy the requirements of Housing SEPP Schedule 4.</p> <p><i>The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.</i></p>

The following requirements pertain to Schedule 4 Standards concerning accessibility and usability for hostels and independent living units. These standards must be met for any proposed adaptations, ensuring that rooms are equipped with appropriate dimensions and services. These requirements must be satisfied by 6% of the units and are as follows:

- The entry door into the units is to be at least 850mm clear width and provide suitable latch side as per AS1428.1 Fig. 31.
- Corridor to be at least 1-metre
- The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1 –
- A kitchen, a laundry, a bathroom, a toilet, a bedroom, a living area, the main area of private open space. This does not apply to laundry facilities in a cupboard.
- Bedroom is to be able to fit a wardrobe and a queen size bed (1530mm x 2030mm)
 - 1200mm clear at the foot of the bed and 1m each side of the queen size bed.
- Bathroom is to provide basin in accordance with AS1428.1
 - Shower compliant with AS1428.1. Combined WC and shower to measure 2630mmx2290mm minimum.
 - Pan to be located at the corner 450mm to 460mm in accordance with AS1428.1
 - Clear circulation in front of the pan to be 1200mm Lx900mm W
 - Pan circulation space 1900mm x 2300mm in accordance with AS1428.1
- Living Room is to provide a clear diameter of 2250mm.
- The kitchen must provide a clear space of 1200mm between benchtops. If an island is included, tiles must be installed fully underneath the island to allow for its removal or relocation as part of future adaptations. The 1200mm clearance should be adaptable to 1550mm without relocating the sink, altering load-bearing walls, or impacting other circulation requirements.
- Laundry doors must comply with AS1428.1 fig. 31 and 32 where applicable. (internal and external)
 - Clear space Infront of each appliance 1550mm is required.
 - Continuous accessible path of travel to the cloth lane.

Compliance Comments

SOU's Calculations:

There are 10 units designated as SEPP Seniors Living, with the potential to be adapted for accessibility. The pre- and post-adaptation layouts for these units have been provided. Ensure that these units comply with the requirements outlined above.

SOU's Layout:

In general, all spatial clearances will achieve compliance against LHA Gold Level (Pre-adaptation) and SEPP Schedule 4 (Post adaptation). Ensure:

- 1000mm clearance is provided to one side of the bed.
- 1200mm clearance is provided along passageways.
- Doors are provided with latch side and landing clearances as per AS1428.1 Clause 13.3 however these doors can be automated.
- 1550mm diameter clearance required in front of laundry.

There is sufficient space for amendments to be made to readily achieve compliance during a further stage. The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

4.12 Carparking Spaces for People with Disabilities

Carparking Spaces for People with Disability are to be provided in accordance with Table D3.5 of the Disability (Access to Premises Standards) 2012 and NCC BCA, therefore:

Accessible carparking bays are to be compliant with AS2890.6 Accessible car parking bays must achieve:

- 2.4-metres W x 5.4-metres L, with shared area of 2.4-metres W x 5.4-metres L and rear shared area 2.4-metres.
- The overhead clearance of 2.5metres (parking bay and shared areas) and 2.2-metres overhead path of travel.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 bitumen.
- If there is a level difference between the accessible car parking bay and linkage footpath or building, this is to be addressed with a step ramp and designed in accordance with AS1428.1.
- Accessible car parking bay and shared areas are to ensure 1:40 maximum gradient or 1:33 where bitumen surface is provided.
- Accessible car parking bay is to be close to automated doors, principal pedestrian entrances (PPE) and passenger lifts. This is to minimise travel distance and potential hazard.

- Accessible car parking bay is to ensure the provisions of compliant continuous accessible path of travel (CAPT) in accordance with AS1428.1 CL.7 to and from automated doors, principal pedestrian entrances (PPE) and passenger lifts.

Compliance Comments

Lower Ground Floor - There are 77 carparking bays located at ground floor. There are 5 accessible carparking bays:

- There are 5 accessible carparking bays located on the lower ground floor linked to the building 1A, 1B, 1C and 1D via four (4) passenger lifts.

The requirements noted above appear achievable, subject to verification during the detailed design phase before the Crown/CC Certificate stage, to ensure compliance with relevant codes.

5 Conclusion

This report has assessed the documentation provided for the new residential development located at 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra NSW 2035 for HOMES NSW.

At this stage, the proposed residential development appears capable of complying with site connections, access to principal pedestrian entrances (PPE), continuous accessible paths of travel (CAPT), passenger lifts, lift lobbies, the Livable Housing Design Standard (LHDS) 2022 (LHA Gold Level), and adaptability for potential future conversion to SEPP.

It also addresses access to common-use areas for building occupants and provides accessible car parking in accordance with relevant access regulations and codes. It has been determined that these access requirements can be met with the resolution of the documentation.

Further work will be required to ensure this compliance is maintained and verified throughout the following stages.

6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by SJB Architects & MCLEANDESIGN (Landscape Architects) was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Drawn By	Rev.
DA-0000	COVER	10.10.2024	SJB	A
DA-0102	SITE ANALYSIS PLAN	10.10.2024	SJB	A
DA-0103	SITE PLAN	10.10.2024	SJB	A
DA-0252	DEMOLITION PLAN – LEVEL 00	10.10.2024	SJB	A
DA-0801	3D OVERALL AXONOMETRIC – SHEET 1	10.10.2024	SJB	A
DA-0802	3D OVERALL AXONOMETRIC – SHEET 2	10.10.2024	SJB	A
DA-1002	FLOOR PLAN – LOWER GROUND	10.10.2024	SJB	A
DA-1003	FLOOR PLAN – GROUND	10.10.2024	SJB	A
DA-1004	FLOOR PLAN – LEVEL 01	10.10.2024	SJB	A
DA-1005	FLOOR PLAN – LEVEL 02	10.10.2024	SJB	A
DA-1006	FLOOR PLAN – LEVEL 03	10.10.2024	SJB	A
DA-1010	FLOOR PLAN – ROOF	10.10.2024	SJB	A
DA-1401	ELEVATIONS – SHEET 1	10.10.2024	SJB	A
DA-1402	ELEVATIONS – SHEET 2	10.10.2024	SJB	A
DA-1501	OVERALL SECTIONS	10.10.2024	SJB	A
DA-1503	BUILDING – CORE 1A-B – ENTRY	10.10.2024	SJB	A
DA-1504	BUILDING 1 – CORE 1C-D – ENTRY	10.10.2024	SJB	A
DA-1510	BUILDING 1 – CORE 1A	10.10.2024	SJB	A
DA-1511	BUILDING 1 – CORE 1B	10.10.2024	SJB	A
DA-1512	BUILDING 1 – CORE 1C	10.10.2024	SJB	A
DA-1513	BUILDING 1 – CORE 1D	10.10.2024	SJB	A
DA-1514	BUILDING 2 – CORE 2A	10.10.2024	SJB	A
DA-1516	BUILDING 2 – CORE 2C	10.10.2024	SJB	A
DA-4050	APARTMENT TYPES	10.10.2024	SJB	A
DA-8001	COMPLIANCE DRAWINGS – SOLAR	10.10.2024	SJB	A
DA-8002	COMPLIANCE DRAWINGS – CROSS VENTILATION	10.10.2024	SJB	A
DA-8012	COMPLIANCE DRAWINGS – EYE OF THE SUN	10.10.2024	SJB	A
DA-8013	COMPLIANCE DRAWINGS – SHADOW DIAGRAMS – WINTER	10.10.2024	SJB	A
DA-8014	COMPLIANCE DRAWINGS – SHADOW DIAGRAMS – SPRING	10.10.2024	SJB	A
DA-8015	COMPLIANCE DRAWINGS – SHADOW DIAGRAMS – SUMMER	10.10.2024	SJB	A
DA-8016	COMPLIANCE DRAWINGS – SHADOW DIAGRAMS – AUTUMN	10.10.2024	SJB	A
DA-8021	COMPLIANCE DRAWINGS – HEIGHT PLANE	10.10.2024	SJB	A
DA-8101	AREAS PLAN – GFA	10.10.2024	SJB	A
DA-8106	AREA PLAN – DEEP SOIL	10.10.2024	SJB	A

DA-9001	TENURE SPLIT DRAWINGS	10.10.2024	SJB	A
	APARTMENT TYPES – ISSUED V04 PAGES 1 – 12	26.09.2024	SJB	V04
DA	Draft DDA ISSUE	30.09.24	MCLEANDESIGN	A



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