

01 December 2025

Sam Johnson
Senior Project Manager
TSA Riley
Level 15, 207 Kent Street
Sydney, NSW 2000

Accessibility – SSDA Modification Design Capability Statement

Re: Accessibility Capacity Statement – Bridge Housing – Homes NSW

195–213 Fitzgerald Avenue and 40–64 Yorktown Parade, Maroubra NSW 2035

Project Reference: 25000471

Dear Sam,

I am writing in my capacity as an Access Consultant to provide formal statement regarding the accessibility compliance of the proposed Bridge Housing residential development located at 195–213 Fitzgerald Avenue and 40–64 Yorktown Parade, Maroubra NSW.

This statement has been prepared for submission to the relevant consent authorities as part of the SSDA Modification development approval process.

The assessment has been undertaken with reference to the legislative and technical frameworks governing access for people with disability in Australia, including the Commonwealth Disability Discrimination Act 1992 (DDA), the Disability (Access to Premises – Buildings) Standards 2010 and 2020 (Premises Standards), and the National Construction Code (NCC)/Building Code of Australia (BCA) 2022, Volume 1, Amendment 2.

The following NCC/BCA Parts and Sections form the basis of the assessment:

- Part D4 – Access for People with Disability.
(Sections D4D2, D4D3, D4D4, D4D5, D4D6, D4D7, D4D8, D4D9, D4D12, D4D13 and Specification 15).
- Part E3 – Lift Installations.
(Section E3D8).
- Part F4 – Sanitary and Other Facilities.
(Sections F4D5 and F4D6).
- ABCB – Livable Housing Design Guidelines (LHDG) – 2022, Fourth Edition.

The assessment has also been undertaken in accordance with the relevant current Australian Standards, specifically:

- AS 1428.1:2021 – Design for access and mobility – General requirements for access.
- AS 1428.4.1:2009 – Tactile ground surface indicators.
- AS 1428.5:2020 – Communication for people who are deaf or hearing impaired.
- AS/NZS 2890.6:2022 – Off-street parking for people with disabilities.
- AS 1735.12:2020 – Lifts, escalators and moving walks.

Proposed Development

The proposed development of the project comprises the demolition of existing buildings and the construction of six residential flat buildings ranging from three to four storeys, which will accommodate 144 social and affordable housing units, communal rooms, single level basements with 70 car spaces, associated landscaping and public domain works.

Upon completion of development works, Bridge Housing will be the long-term owners of the affordable housing assets and the long-term managers of the social housing assets, owned by Homes NSW.

The proposed development being residential flat building has been classified as:

- Class 2: being an apartment building.
- Class 7a: being a carpark building or part.
- Class 7b: being a warehouse building or part.

Scope of Assessment

The scope of this accessibility assessment includes all built elements subject to statutory accessibility requirements under the Premises Standards and the NCC/BCA, comprising:

- Accessible pedestrian entries, continuous accessible paths of travel and circulation spaces.
- Doorway and corridor widths and circulation spaces.
- Stairways/ramps/walkway gradients, handrails and relevant provisions.
- Tactile ground surface indicators and wayfinding provisions.
- Passenger lift design and operation.
- Accessible and Ambulant Sanitary compartment layouts and provisions.
- Accessible car parking spaces and associated shared areas.
- Statutory accessibility signage.
- Livable Housing Design Guidelines – Gold Level benchmarks.

Inclusive of 10 apartments which are capable of modification works to achieve SEPP (Housing) 2021 – Schedule 4, where required in future, to meet the design requirements of Homes NSW.

All reviewed documentation has been assessed for its capacity to satisfy the prescribed performance requirements and deemed-to-satisfy provisions relating to disability access.

Assessment Exclusions

The following matters are outside the scope of this certification and have not been assessed:

- Work Health and Safety (WHS) regulations or WorkCover Authority requirements.
- Structural, civil, hydraulic, mechanical, electrical or other engineering services design.
- Any NCC/BCA provisions not referenced in the accessibility requirements listed above.
- Fittings, fixtures, floor levels, crossfalls or other elements not directly addressed in the accessibility assessment.
- Any additional requirements imposed by specific regulatory authorities outside the accessibility provisions of the DDA, Premises Standards or NCC/BCA.

Conditional Statement

This statement is issued subject to the resolution of all outstanding accessibility matters identified in the architectural documentation prepared by Hayball, the landscape documentation provided by Mclean Design, and the correspondence with TSA Riley dated 26–27 November 2025.

It is further subject to the following outstanding matters, which must be resolved during the Design Development phase prior to Certification Stage of the project:

Landscape Design

- Performance Based Design Solution:
Perforated/Mesh floor specifications to a Continuous Accessible Path of Travel.
- Walkway landings specifically 90-degree turning circulation clearances.
- Site Entrance Gates specifically latchside circulation clearances.
- Stairways specifically setback to allow compliance handrail configurations.

It is not considered that the above matters will give rise to any material design amendments.

This statement confirms that the accessible design provisions documented for the proposed development have been reviewed against the above legislation, codes and standards, and are capable of achieving compliance.

If you require any further clarification in support of this statement, please do not hesitate to contact me.

Kind regards,



Ngoc Autran
Access Consultant
MBC Group