



STATE SIGNIFICANT DEVELOPMENT ASSESSMENT

LIVABLE HOUSING REPORT

AMOEBIA ACCESS PTY LTD

Project: 849-859 Pacific Highway, Chatswood NSW 2057
Document Type: Livable Housing Assessment Report
Our Reference: P2024_0811-2 (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](#).

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Revision History—

REFERENCE	REMARKS	ISSUE DATE
P2024_2810-1 (LHA) YW & DC	Draft report issued to client	28 OCTOBER 2024
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CONTENTS

EXECUTIVE SUMMARY	4
1.0 INTRODUCTION.....	6
1.1 Site Characteristic	6
1.2 Purpose of Report.....	8
1.3 Documentation Provided for Assessment	8
1.4 Limitations.....	8
1.5 Report Exclusions	8
1.6 Assessment Overview and Interpretation	8
2.0 DEVELOPMENT PARTICULARS.....	9
2.1 Purpose of Livable Housing Provisions.....	9
2.2 Development Description	9
3.0 LIVABLE HOUSING ASSESSMENT SUMMARY	12
3.1 General	12
3.2 Schedule of livable housing design guidelines– All essential features incorporated 12	
4.0 LIVABLE HOUSING DETAILED ASSESSMENT	13
4.1 Detailed Provisions	13
4.1.1 Dwelling access	13
4.1.2 Dwelling entrance	14
4.1.3 Internal doors & corridors.....	14
4.1.4 Toilet	15
4.1.5 Shower	15
4.1.6 Reinforcement of bathroom & toilet walls.....	15
4.1.7 Internal stairways	16
5.0 CONCLUSION	17
5.1 General	17
APPENDIX 1 – Documentation Provided for Assessment.....	18

EXECUTIVE SUMMARY

This Accessibility Assessment Report has been prepared by **Amoeba Access** to accompany a comprehensive State Significant Development Assessment (SSDA) for a mixed-use residential development located at 849-859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. The site and its legal description are detailed in Table 1.

Table 1 - Legal Description

Site Description	Site Details
849, 853 and 859 Pacific Highway	SP 1496 (849 Pacific Highway) SP 60178 (853 Pacific Highway) SP 10110 (859 Pacific Highway) SP2 land fronting Pacific Highway
2-8 Wilson Street	Lot 1 in DP1189541 (8 Wilson Street (Lot 1 O'Brien Street)) SP 52947 (2 Wilson Street)
Site Area	4,294 sqm
Land Configuration	The site has an irregular shape, covering an area of 4,294 sqm (excluding the parcel of land zoned SP2 Infrastructure). It is bounded by Wilson Street to the north, O'Brien Street to the south, the Pacific Highway to the west, and the T1 North Shore and Western Line, T9 Northern Line, and Metro North-West Line to the east.
Existing Development	The site is currently occupied by a mix of 3- to 5-storey multi-residential buildings and a commercial building at 8 Wilson Street.
Local Context	The site is located within the suburb of Chatswood in the Willoughby Local Government Area, 6 km north of the Sydney CBD, on Sydney's Lower North Shore. It is highly accessible to the commercial centres of North Sydney and Macquarie Park. The site is at the north-western edge of the Chatswood CBD, within walking distance of local amenities, facilities, and services. The area is undergoing a transformation from an older commercial precinct to a thriving mixed-use district, characterised by both commercial and residential developments.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-74319707). It concludes that the proposed development is suitable for approval, satisfies **SEARs Item 4 – Built Form and Urban Design**, 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 was prepared in consultation with Willoughby Council and Project Town Planning Consultant, URBIS. It was developed in response to the SEARs dated 14/02/2024 issued for the SSDA (SSD-74319707), specifically addressing the requirements outlined below.

Table 2 – SEARs Requirements

Item	Description of Requirement	Reference
4. Built Form and Urban Design	<ol style="list-style-type: none"> 1. Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP. 2. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setback, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. 3. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. 4. Access how the development complies with the relevant accessibility requirements. 5. Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing. 	Section 2.0

Table 3 - 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
	N/A	

1.0 INTRODUCTION

1.1 Site Characteristic

The development is situated within a well-defined urban road grid, bordered by paved sidewalks that separate it from adjacent roadways. A railway corridor runs along the entire eastern boundary of the site. The Pacific Highway runs north-south, connecting with Wilson Street to the north of the development, while O'Brien Street intersects the Pacific Highway at the southern boundary. This strategic location ensures excellent visibility and accessibility from multiple directions within the city grid.

The proposed development comprises 332 units, including 308 residential apartments and 24 live-work units. Commercial retail spaces are located on the podium levels, and six levels of basement parking are provided. A split mezzanine level is included to accommodate the steep topography between Wilson St and O'Brien St, providing parking, storage, and services for building occupants. Level 2 features a communal open space with amenities, including a swimming pool and BBQ area. Access to the communal space is restricted to residential and 'live-work' occupants, with entry via commercial-grade passenger lifts.

Direct access to all residential units is available from both the Basement Levels and Ground Level through commercial-grade passenger lifts leading to the entrance of each unit.

At the current stage of design development, it is unclear how the existing public council footpath merges with the new pedestrian entries of the development regarding levels. Details will be reviewed and addressed as the development progresses to the Building Approval stage, noting that a 1:20 gradient and a crossfall of 1:40 shall be achieved where a pedestrian link is provided to facilitate the connection.

Figure 1 - Location Plan



Source: Urbis, 2024

Figure 2 – Aerial Photograph



Source: Urbis, 2024

1.2 Purpose of Report

This Livable Housing Assessment Report has been prepared by Amoeba Access at the request of the Client and Applicant, BBG Management Pty Ltd. It pertains to the proposed mixed-use development comprising 332 residential units with commercial premises situated on the podium levels and six (6) levels of basement parking serving the entire development. Additionally, 20% (66 units) of the residential units are designed to achieve the Livable Housing Silver Category as per Housing SEPP (Apartment Design Guide).

1.3 Documentation Provided for Assessment

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

1.4 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.

1.5 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.

1.6 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_0811-1 \(SSDA\) 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.

2.2 Development Description

For a total of 332 residential units proposed within the subject development, 66 units (20%) are designated as Liveable Housing Silver level, as stipulated under the Housing SEPP (Apartment Design Guide). The current types of dwellings nominated are as follows:



Figure 1 – Two-bedroom unit (B1402-B 3302)



Figure 2 – Three-bedroom unit (B1401-B3301)

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 BA stage.

3.2 Schedule of livable housing design guidelines– All essential features incorporated

Silver Design Element		Capable of Compliance	Does Not Comply	Design Detail
5.0	Drawings	✓		
5.1	Dwelling access	✓		
5.2	Dwelling entrance	✓		
5.3	Internal doors & corridors	✓		
5.4	Toilet	✓		
5.5	Shower	✓		
5.6	Reinforcement of bathroom & toilet walls			✓
5.7	Internal stairways		N/A	
5.8	Private car accommodation		N/A	

4.0 LIVABLE HOUSING DETAILED ASSESSMENT

4.1 Detailed Provisions

4.1.1 Dwelling access

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
1	<ol style="list-style-type: none"> 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 (a) should have a minimum clear width of 1000mm and have: 3) no steps; 4) an even, firm, slip resistant surface; 5) a crossfall of not more than 1:40; 6) a maximum pathway slope of 1:14 7) 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. 8) The path of travel referred to in (a) 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: 9) minimum dimensions of at least 3200mm (width) x 5400mm (length); 10) an even, firm and slip resistant surface; and 11) a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 12) 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: 13) a maximum gradient of 1:10 14) a minimum clear width of 1000mm (please note: width should 15) reflect the pathway width) 16) a maximum length of 1900mm 17) 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. <p>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.</p>

The following comments are provided in this regard—

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

4.1.2 Dwelling entrance

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
2	<ol style="list-style-type: none"> 1) The dwelling should provide an entrance door with - 2) a minimum clear opening width of 820mm (see Figure 2(a)); 3) 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 4) reasonable shelter from the weather. 5) 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. 6) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)). 7) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. <p>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>

The following comments are provided in this regard—

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

4.1.3 Internal doors & corridors

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
3	<ol style="list-style-type: none"> 1) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: 2) a minimum clear opening width of 820mm (see Figure 2(a)); and 3) a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). 4) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>

The following comments are provided in this regard—

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

4.1.4 Toilet

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
4	<p>Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ol style="list-style-type: none"> 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 in accordance with Figure 3(a). 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.

The following comments are provided in this regard—

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

4.1.5 Shower

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
5	<ol style="list-style-type: none"> 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.

The following comments are provided in this regard—

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

4.1.6 Reinforcement of bathroom & toilet walls

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
6	<p>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.</p> <p>The walls around the toilet are to be reinforced by installing:</p>

	<ol style="list-style-type: none"> 1) noggings with a thickness of at least 25mm in accordance with Figure 6(a); or 2) sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>The walls around the bath are to be reinforced by installing:</p> <ol style="list-style-type: none"> 1) noggings with a thickness of at least 25mm in accordance with Figure 7(a); or 2) sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>The walls around the hobless shower recess are to be reinforced by installing:</p> <ol style="list-style-type: none"> 1) noggings with a thickness of at least 25mm in accordance with Figure 8(a); or 2) sheeting with a thickness of at least 12mm in accordance with Figure 8(b).
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The following comments are provided in this regard—

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

4.1.7 Internal stairways

Specification shall detail the following—

Clause	Liveable Housing Design Guidelines Requirements
7	<ol style="list-style-type: none"> 1) Stairways in dwellings must feature: <ol style="list-style-type: none"> a. a continuous handrail on one side of the stairway where there is a rise of more than 1m. <p>Note This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>

The following comments are provided in this regard—

Not applicable to the subject development.

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 upon our assessment to date, we are of the opinion that the subject development is capable of achieving compliance with the Liveable Housing Silver Level as stipulated by Housing SEPP (Apartment Design Guide) subject to the comments and the design detail outlined in [Section 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

[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 Pbd architects namely—

Liveable Housing provision:

DRAWING	REV	TITLE	DATE
DA700	01	Livable Unit Sheet 1	1/11/2024

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