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Site A – 32 Hume Street, Crows Nest NSW 2065

Crows Nest Metro Over Station Development

**(Site A) – Amending Concept SSDA - SSDA#: SSD-
75662958**

**Accessibility Assessment Report – BCA
2022**

Report 2024/1243.01 R1.1

Prepared for Thirdi

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Revision History

Revision No:	Date:	Revision Details:	Author:	Verifier:
R1.0	Friday, 11 November 2022	Report – for review	John Khoury	Joshua Harvey
R1.1	Friday, 28 February 2025	Final Report – for DA submission (Amending Concept SSDA)	John Khoury	Joshua Harvey

Disclaimer:

This report is based on a desktop audit of the Architectural documentation only. Details contained within this report address issues of significance in relation to Accessibility compliance relevant to this stage of design resolution.

It represents a compliance report for “documentation to this point in time” and will be subject to amendment and expansion as the project documentation develops.



1. Executive Summary

The Architectural design drawings for the proposed development at Site A – 32 Hume Street, Crows Nest have been assessed against the relevant Deemed-to-Satisfy Provisions (DtS) relating to Access for persons with a Disability.

This report identifies non-compliances which will require further design development or a Performance Solution to satisfy the relevant Performance Requirement of the BCA. The following table summarises the main compliance issues and the necessary Performance Solutions for the project.

2. Compliance Matters to be Addressed

Issue	BCA Clause	Description
Compliance Matters to be Addressed		
1.	D4D3 – Access to buildings	The pedestrian entries on Ground Floor serving the Gymnasium Lobby and AFH lobby are noted to be served by 1:20 walkways. The gradients of walkways and/or ramps from all the pedestrian entries are to be illustrated on updated plans in accordance with AS1428.1-2009 for review.
2.	D4D3 – Access to buildings	The gymnasium lobby pedestrian entrance is required to be an automatic doorway unless it achieves 530mm latch and 110mm hinge side clearances in accordance with AS1428.1-2009. Updated plans illustrating compliance are to be provided.
3.	D4D4 – Parts of the building to be accessible	<u>Circulation space at doorways</u> Compliant circulation space has not been provided at various doorways throughout the development. Refer to the annotated architectural drawings dated 28/02/2025 which identify corridors and doorways which do not comply with AS1428.1-2009. Provide updated drawings illustrating compliance. The architect will need to ensure all doorways and accessible corridors comply.
5.	F4D5 – Accessible sanitary facilities	The following shortfalls have been noted regarding ambulant sanitary facilities: <ul style="list-style-type: none">• Lower Ground Level, AFH T3 Roof Terrace and Level 26 T1 Rooftop Bar:<ul style="list-style-type: none">○ The ambulant sanitary compartment must have a circulation space and width of 900-920mm in accordance with AS1428.1-2009.○ An ambulant sanitary compartment must be allocated per sex.○ The grabrails must be fixed per AS1428.1 – 2009, unless varied under a Performance Solution.• Ground Level and Level 1:<ul style="list-style-type: none">○ A cubicle will need to be nominated as an ambulant sanitary facility and achieve a width of 900-920mm per AS1428.1-2009, along with a 900x900mm circulation in-front of the WC. Updated drawings are to be provided which illustrate/note compliance with this clause.
6.	AS 4299 – 1995	Refer to Table 10.4. Adaptable Housing (Class C) Assessment Table for the additional details required.
7.	Livable Housing Design Guidelines (Silver Level)	Refer to Table 10.5. SEPP (Housing 2021) Livable Housing Design Guidelines (Silver Level) Assessment Table for the additional details required.
Performance Solutions Required		
1.	F4D5 – Accessible sanitary facilities	A Performance Solution is required to permit accessible sanitary facilities located on the Level 1 Pool Floor to be within an area which is reserved for one sex.



Issue	BCA Clause	Description
2.	F4D7 – Accessible unisex showers	<p>A Performance Solution is required to address the accessible showers provided in the Level 2 Pool change rooms.</p> <p>The Performance Solution is needed to permit accessible showers to be allocated to a single sex in lieu of being allocated an accessible unisex shower. The Performance Solution is also required to permit the number of accessible showers proposed.</p>



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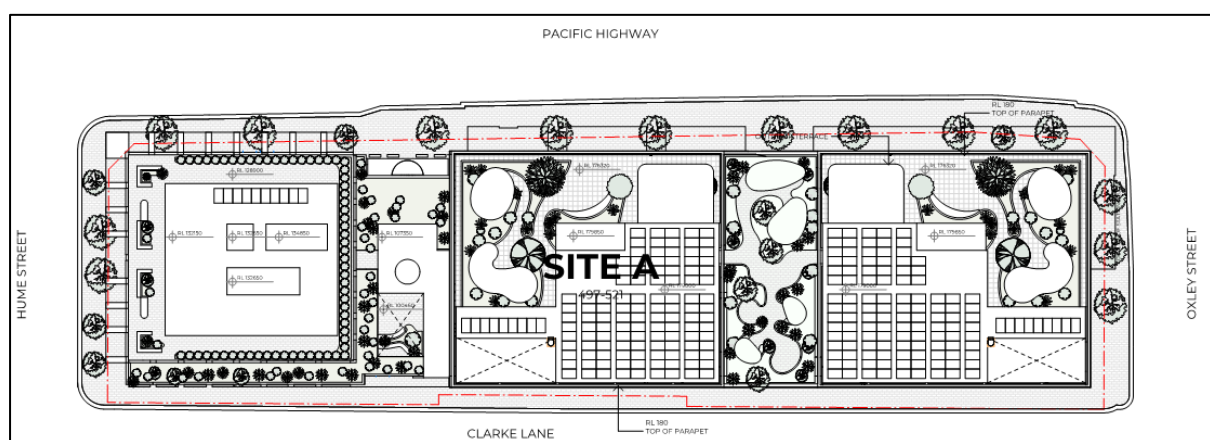
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3. Introduction

This report presents the findings of an Accessibility assessment undertaken on the architectural design drawings for the development at Site A – 32 Hume Street, Crows Nest which comprises of an Over Station Development (OSD) mixed use development. The proposed development includes:

- 474 residential apartments across three towers.
 - Tower 1 and 2: Build to rent apartments.
 - Tower 3: Affordable housing apartments.
- Commercial, retail located between lower ground floor to level 3 and rooftop bar.

Pedestrian access is provided to the building via Hume Street and Pacific Highway whilst vehicular access to the site is provided via Clarke Lane.



The assessment contained herein has been prepared by Steve Watson and Partners for Thirdi

3.1. Amending Concept State Significant Development (SSD) Application

This report accompanies an Amending Concept SSD Application that seeks approval for the construction and operation of a residential mixed use (including affordable housing and commercial/retail components) over station development (known as Crows Nest OSD - Site A).

Crows Nest OSD - Site A will be located above and will be integrated with the Crows Nest Metro Station. The proposed development includes 2 build-to-rent towers located above the existing Crows Nest Metro Station. An additional tower, situated at the corner of Hume Street and Pacific Highway, is proposed to be affordable housing, extending down to the ground level. The ground floor, adjacent to the metro station between grids 11 and Hume Street, will feature a mix of lobbies, retail spaces, and service areas.

This report is an 'Accessibility Report' to support the submission of the Crows Nest OSD Site A - Amending Concept SSDA (SSD-75662958).



Issue and Assessment Requirements (SSD-75662958)	Documentation
Item 4: <ul style="list-style-type: none">Assess how the development complies with the relevant accessibility requirements.	<ul style="list-style-type: none">Building Code of Australia Compliance ReportAccessibility Report

The report acts as an 'Access Report' under condition B10 on the basis that demonstrates accessibility compliance. The status of accessibility compliance is subject to the details, accessibility assessment and conclusions listed in this report.

3.2. Site Description

The subject site, referred to as Crows Nest Over Station Development (Site A), is located within Crows Nest and within the North Sydney Local Government Area (LGA). The site is located at 505 Pacific Highway and 32 Hume Street, Crows Nest. The site is located directly above and adjacent to the operational Crows Nest Metro Station.

The site comprises the entirety of the block and is bound by Pacific Highway to the west, Hume Street to the south, Clarke Lane to the east, and Oxley Street to the north. It is 3,879m² in size legally referred to as Lot 2 of DP1296669. It is noted that Lot 1 of DP1296669 relates to the Crows Nest Metro Station intertwines with Lot 2 (Site A) on some levels.

The use as described under SSDA SSD-75662958 is listed within the below table.

Component	Use under Amending Concept SSDA
Uses	Mixed-use residential development with affordable housing and commercial/retail components. Residential component comprises: <ul style="list-style-type: none">Tower 1 and 2 - Build to rent apartments.Tower 3 - Affordable housing apartments. Commercial/retail components located over lower ground to level 3. Rooftop bar on Tower 1.

Note, refer to the Introduction, Section 8 and Section 10 of this report for uses relied upon as part of this assessment.

4. Purpose

The purpose of this report is to provide an assessment of the design documentation against the relevant documents and Deemed-to-Satisfy Provisions listed below:

- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia 2022 (BCA2022) - Part D4, G7 and Clauses E3D8, F4D5, F4D6, F4D7 and F4D12.
- Australian Standards Applicable to the Development - AS 2890.6-2009, AS 1428.1-2009 and AS 1428.4:2009
- State Environmental Planning Policy (Housing) 2021.



- The North Sydney Development Control Plan 2013 (DCP).
- Adaptable Housing Code AS 4299:1995 - In line with Councils DCP requirements.

5. Scope and Limitations

5.1. Scope and Limitations

The scope of this report is limited to the design documentation referenced in Appendix A. The report carries out an accessibility assessment against the documents prescribed in Section 2. It does not encompass a comprehensive assessment of the BCA2022 provisions.

This report herein does not imply compliance with the following:

- The structural design or adequacy of the building
- The services design for the building
- The Disability Discrimination Act (compliance with the BCA2022 and the Premises Standard can mitigate the risk of a complaint being made under the Disability Discrimination Act. However, it cannot be guaranteed that no such complaint will be filed. Nonetheless, if the building satisfies the aforementioned standards, the parties accountable for the building would be less susceptible to a successful complaint).
- Other legislative requirements or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas
- The Access report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance, including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

5.2. Federal Disability Discrimination (DDA)

The term 'disability' encompasses a range of conditions, such as physical, intellectual, psychiatric, neurological, cognitive, sensory, learning difficulties, physical disfigurement, and the presence of disease-causing organisms in the body.

All organizations are obligated, under the Disability Discrimination Act (DDA), to provide fair and respectful access to services, goods, and public premises. The term 'premises' has a broad definition and includes all areas within the subject development.

The DDA is enforceable nationwide and relies on complaints. While the Disability (Access to Premises - Buildings) Standards 2010 and the BCA2022 are considered design standards that fulfil some of the DDA's requirements, adhering to these standards does not ensure that a complaint will not be filed.

5.3. Disability (Access to Premises Standards - Buildings) Standard 2010

The Disability (Access to Premises - Buildings) Standards 2010 came into force via BCA2011 throughout Australia on 01 May 2011, and with it introduced a higher standard of access to that required by previous versions of the BCA. In prescribed circumstances, the legislation requires upgrade of access and facilities for persons with disabilities when building work is proposed. In particular, unless works are undertaken by a lessee who does not lease the entire building, proposed building work anywhere in the building could trigger a need for enhanced access at the main building pedestrian entry and from that entry to all areas of the building that are subject to the building work.

The Premises Standards are generally consistent with the BCA2022 and refer to various Australian Standards



related to access and other related matters. However, they are not applicable to existing buildings that are not undergoing upgrades.

6. National Construction Code Accessibility Assessment- Volume 1: Building Code of Australia Class 2 to Class 9 Buildings

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings, structures and plumbing/drainage systems which is separated into 3 volumes. Volume 1 of the NCC is the Building Code of Australia (BCA) for Class 2 to 9 buildings which is the document to which the assessment in this report has been undertaken against. The BCA is legislated under The Act and specifies the Performance Requirements for the design and construction of Class 2 to 9 buildings that must be satisfied to achieve compliance. The Performance Requirements can only be satisfied by a Performance Solution, Deemed-to-Satisfy (DTS) solution or a combination of both.

7. Performance Solutions

The BCA is written in a performance format which allows Performance based buildings. This has allowed for innovation and variation from the prescriptive Deemed-to-Satisfy (DtS) Requirements of the BCA, whilst maintaining the principle levels of health, safety and amenity of building occupants.

Performance solutions are generally adopted when a nominated DtS provisions appear inappropriate for the design, or when a proposed design varies from the prescriptive requirements of the BCA. Subsequently, a Performance Solution supported can determine whether a proposed design that varies from prescriptive requirements, will satisfactorily meet the performance provisions of the BCA. Ultimately, it is with the discretion of the relevant building surveyor whether to accept a deviation from the prescriptive code requirements.

Utilising the performance provisions may result in more economical and somewhat safer building, however Performance Solutions may require additional on-going maintenance. It is in this instance that all parties, such as the building owner, insurance companies, proposed tenants, etc., are aware of this decision making process and are kept informed of any additional requirements needed to maintain the level of safety.



8. Compliance Considerations for the Development

8.1. Dimensions and Tolerances

The Premises Standards and BCA set the minimum standards for building construction and safety. Consequently, they establish minimum dimensions that must be met. Steve Watson and Partners have conducted an assessment of the plans and specifications to ensure that the minimum dimensions have been met.

Onsite, it is the responsibility of the designer and builder to ensure that the minimum dimensions are met. Construction tolerances should be taken into account for wall set outs, applied finishes and skirtings to corridors and bathrooms, tiling bed thicknesses, and other similar factors that could have an adverse impact on critical issues, such as access for people with disabilities, stair and corridor widths, and balustrade heights.

8.2. Building Classification (Part A6)

In line with Part A6 of the BCA2022 and Part A4 of the Premises Standard, the building has been classified as:

Building Use: Residential apartments, retail shops, loading dock, roof top bar and gymnasium.

Classifications contains Class 2, 6, 7b and 9b.

8.3. Councils Development Control Plan

Councils Development Control Plan 2013 contains the following planning controls which relate to accessibility. The table below provides a summary against the relevant accessibility controls of the DCP.

Clause	Prescriptive requirements	Comment	Compliance
12.4.1	Continuous Accessible Path of Travel	A continuous accessible path of travel means a clear, flat and unobstructed path of travel to or within a building providing access to all required facilities. For non-ambulatory people, this accessible path should not incorporate any step, stairway, turnstile, revolving door, escalator or other impediment which would prevent it from being safely negotiated by people with disabilities.	Complies
12.4.2	Parts of a building required to be accessible	To ensure that appropriate areas of a building are accessible and located along the accessible path of travel.	Refer to Section 1
12.4.3	Accessible Room Requirements	This subsection of the DCP applies to buildings containing temporary residential accommodation such as serviced apartments, hotel and motel accommodation.	N/A
12.4.4	Walkways, Ramps and Landings	To ensure that walkways, ramps and landings provide appropriate transitions between sections of different gradients allowing for safe, equitable and dignified access to public places for all members of the community.	Compliance Readily Achievable
12.4.5	Doorways and Doors	To ensure doorways and doors are designed such that all members of the community can traverse the opening without hindrance.	Refer to Section 1
12.4.6	Circulation Spaces	To ensure that adequate circulation spaces, which allow the easy manoeuvrability of wheelchairs, and rest spaces are provided and positioned so that they do not impact on the circulation space	Refer to Section 1
12.4.7	Lifts	To ensure that accessible lifts are installed in public buildings which have more than one level, including parking levels, and	Compliance Readily



Clause	Prescriptive requirements	Comment	Compliance
		are required to be accessible. To ensure that the accessible lift forms part of the continuous accessible path of travel.	Achievable
12.4.8	Sanitary Facilities	To ensure that adequate sanitary facilities catering for people with disabilities are provided in accessible buildings. To require the provision of unisex toilets so that a person can be assisted by an attendant of the opposite sex	Refer to Section 1
12.4.9	Car Parking Facilities	To ensure in providing access for people with disabilities, parking spaces designated for people with disabilities are located as near as possible to the main accessible entrance of the building and are linked by an accessible path of travel. To ensure that where adaptable housing is required, one accessible parking space is provided for every adaptable dwelling.	N/A
12.4.10	Public Telephones on Private Property	This subsection only applies to public telephones on private property.	N/A
12.4.11	Fire Safety	To ensure that consideration is given to additional needs of people with disabilities when designing egress routes and warning systems.	Compliance Readily Achievable
12.4.12	Temporary Structures and Events	This subsection only applies to temporary structures and events.	N/A
12.4.13	Signage and Audio Cues	This applies only applies where information (both visual and audio) is required.	N/A

8.4. Adaptable Housing Code Assessment (AS 4299)

As per Clauses 1.2.2 and 12.5 of Councils DCP, the Development will be required to have 95 units (20%) designed to meet Class C in accordance with AS 4299. The architectural drawings contain pre and post adaption plans for the proposed adaptable units which have been assessed in Part 10.4 of this report.

A total of 474 dwellings are proposed 95 (20%) are required to be Adaptable Housing. It is noted 104 dwellings are proposed as Adaptable Housing, exceeding the minimum requirements.

The above is based on the following proposal:

- Tower 3: 16 Adaptable Housing from to the total 56 units (28%).
- Tower 2: 44 Adaptable Housing from the total 198 units (22%).
- Tower 1: 44 Adaptable Housing from the total 220 units (20%).

8.5. Livable Housing Design Guidelines (LHDG)

The SEPP (Housing) 2021 Apartment Design Code requires that at least 20% of the total units in a residential development (when there are 3 or more storeys as well as more than 4 units) must include the silver level universal design features of the Livable Housing Guidelines. Part 10.5 of this report will assess whether the development complies with the relevant requirements of the LHDG.

Note: BCA2022 - Part G7 requires 100% of units within a Class 2 development to comply with the relevant Livable housing design requirements, however this part of the BCA has been removed in NSW.

Note: North Sydney Council Development Control Plan 2013 requires and states that *all new dwellings must satisfy the Silver Level performance requirements of the Livable Housing Guidelines. The incorporation of Gold and Platinum level universal design features is strongly supported.* We have been advised that under Section 2.10 of the State Environmental Planning Policy (Planning Systems) 2021 that Development Control Plans do not apply to State Significant Development, and therefore have not assessed all (100%) units against the LHDG requirements.



A total of 474 dwellings are proposed 95 (20%) are required to be Livable Housing. It is noted 104 dwellings are proposed as Livable Housing, exceeding the minimum requirements.

The above is based on the following proposal:

- Tower 3: 16 Livable Housing from to the total 56 units (28%).
- Tower 2: 44 Livable Housing from the total 198 units (22%).
- Tower 1: 44 Livable Housing from the total 220 units (20%).

9. Conclusion

The design as assessed within this Report, either complies or is capable of complying with the requirements referenced in Part 2 of this report, subject to the resolution of the identified areas of non-compliances and/or Performance Solutions provided within the report. Furthermore, where items have been listed as “compliance readily achievable”, then suitable specifications and details shall be provided at the CC stage to ensure these areas are complied with during Construction.

Moreover, it is considered that detailed regulatory reviews will need to be progressively undertaken as the designs advance and become more resolved to ensure compliance is achieved.



10. Accessibility Assessment

10.1. Process adopted

The following method of assessment has been used in the preparation of this report:

- 1) Determine the basic assessment data for the building.
- 2) Assess the design of the building against the current Deemed-to-Satisfy requirements of Part D4, G6 and Clauses E3D8, F4D5, F4D6, F4D7 and F4D12 of the BCA. Establish the status of each clause into the following categories:
 1. Clause is administrative information only (**Noted**);
 2. Clause is or is not relevant to the proposed work (**Applicable or N/A**)
 3. The proposed work complies with the requirements of the clause (**Complies**);
 4. Compliance with the requirements of the clause is unable to be determined from the documentation provided (**Compliance Readily Achievable**). A recommendation in the “Comments” column will indicate what is required to achieve compliance. The design and construction teams are responsible to ensure compliance is achieved;
 5. Compliance with the requirements of the clause is unable to be determined from the documentation provided. Additional details or relevant information required to verify compliance (**Additional Details Required**);
 6. Proposed work does not comply with the requirements of the clause (**Does Not Comply**). An indication will be given in the Comments field as to the nature of the issue and whether an alternative solution has been proposed to address the issue;
 7. Proposed work is to be addressed on a performance basis via an Alternative Solution satisfying the relevant Performance Requirements. (**Performance Solution**);
- 3) Nominate the status of the design against each BCA requirement;
- 4) Provide comments against each BCA requirement as appropriate.


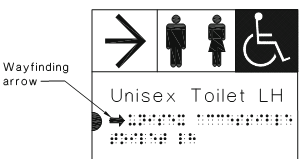




10.2. BCA2022 Accessibility Assessment Table

Clause	Description	Comment	Status
BCA Version			
Accessibility Assessment	<p>BCA version</p> <p>The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress on the design of the development has previously occurred.</p>	This report assumes that the applicable BCA version is BCA 2022. In addition, requirements of the Premises Standards (PS) are covered as relevant.	Noted
Part D4 - Access for People with a Disability			
D4D2	<p>General building access requirements (including Tables D4D2a and D4D2b)</p> <p>Buildings and parts of the buildings must be accessible as required by this clause, unless exempted by D4D5. Access requirements are required as per the following</p> <p>Class 2 -</p> <p>For a Class 2 building, common areas are to be accessible From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>Class 6 -</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 7 -</p> <p>To and within any level containing accessible carparking spaces.</p> <p>Class 9b -</p> <p>To and within all areas normally used by the occupants..</p> <p>Class 10b -</p> <p>To and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p>	<p>Access is required throughout the accessible parts of the building.</p> <p>The main pedestrian entries to the building are noted as follows:</p> <ul style="list-style-type: none"> Lower Ground Level: Retail 01 entry, BTR lobby, retail 02 and retail 03 entries via Oxley Street and Pacific Highway. Ground Level: Gymnasium lobby, retail 04, AFH lobby and retail 05 entries via Pacific Highway and Hume Street. <p>Access is provided throughout the building via passenger lifts.</p>	Complies
D4D3	<p>Access to buildings</p> <p>An accessway must be provided to a building required to be accessible -</p> <ul style="list-style-type: none"> From main pedestrian entry points at the allotment boundary; Through the principle pedestrian entrance; 	<p>The pedestrian entries on Ground Floor serving the Gymnasium Lobby and AFH lobby are noted to be served by 1:20 walkways.</p> <p>The gradients of walkways and/or ramps from all the pedestrian entries are to be</p>	Additional Details Required



Clause	Description	Comment	Status
	<ul style="list-style-type: none"> Through at least 50% of all pedestrian entries; From accessible car parking spaces; For buildings over 500m², so that an accessible entry occurs within 50m of any non-accessible entry; From any another accessible building on the site. 	<p>illustrated on updated plans in accordance with AS1428.1-2009 for review.</p> <p>The gymnasium lobby pedestrian entrance is required to be an automatic doorway unless it achieves 530mm latch and 110mm hinge side clearances in accordance with AS1428.1-2009.</p> <p>Updated plans illustrating compliance are to be provided.</p>	Additional Details Required
D4D4	<p>Parts of the building to be accessible</p> <p>In a building required to be accessible -</p> <p>All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability.</p> <p>Every ramp, except a fire isolated ramp, must comply with Clause 10 of AS 1428.1.</p> <p>Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1.</p> <p>A fire isolated stairway must comply with Clause 11(f) and (g) of AS 1428.1.</p> <p>Every passenger lift must comply with Clause E3.6.</p> <p>Accessways must have passing spaces and turning spaces complying with AS 1428.1.</p> <p>A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m².</p> <p>Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.</p>	<p><u>Walkways and ramps</u></p> <p>The building has multiple walkways and ramps located along the required accessways. As part of design development further details are to be illustrated on plans which confirm that the subsequent walkways and ramps are capable of achieving compliance with AS 1428.1-2009.</p> <p><u>Non-required stairs</u></p> <p>The building has multiple non-required stairways which serve accessible areas. As part of design development stairway details will need to be provided which confirm that handrails (both sides), extensions, nosing strips and tactiles will be provided as per AS 1428.1-2009.</p> <p><u>Fire-isolated stairways</u></p> <p>The building is served by multiple fire-isolated stairways. As part of design development stairway details will need to be provided which show a consistent handrail height provided throughout the inner portion of the stairway.</p> <p><u>Circulation space at doorways</u></p> <p>Compliant circulation space has not been provided at various doorways throughout the development.</p> <p>Refer to the annotated architectural drawings dated 28/02/2025 which identify corridors and doorways which do not comply with AS1428.1-2009. Provide updated drawings illustrating compliance.</p> <p>The architect will need to ensure all doorways and accessible corridors comply.</p>	<p>Compliance Readily Achievable</p> <p>Additional Details Required</p>
D4D5	<p>Exemptions</p> <p>Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.</p>	<p>The following areas within this development have been identified as potential exempted areas, subject to the certifier's approval:</p> <ul style="list-style-type: none"> Lower Ground Level: Substation, loading dock and waste rooms. Ground Level: Fire Control Room. 	Compliance Readily Achievable

Clause	Description	Comment	Status
		<ul style="list-style-type: none"> • Mezzanine: Plant rooms. • Level 1: Pool plant and cleaners room. • Level 3: Waste rooms and pump rooms. • Level 11: Central egress door on AFH roof terrace. • Roof Level (Tower 2 and 1): Plant room. 	
D4D6	Accessible carparking	There is no carparking proposed as part of this development.	N/A
D4D7	<p>Signage</p> <p>Braille and tactile signage complying with Specification 15 and incorporating the international symbol of access or deafness in accordance with AS1428.1 must identify every accessible sanitary facility and space with a hearing augmentation system.</p> <p>Every doorway required to be provided with an exit sign under Clause E4D5 is to be provided with braille and tactile signage that states “EXIT” and identify the floor level “LEVEL #”.</p>  <p>Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained.</p> <p>Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.</p>    <p>Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the</p>	Signage details must be provided as part of design development and be in accordance with AS1428.1 - 2009 and Specification 15 of the BCA.	Compliance Readily Achievable



Clause	Description	Comment	Status
	sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.		
D4D8	<p>Hearing augmentation</p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <p>i) in a room in a Class 9b building.</p> <p>An induction loop must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater.</p>	<p>It is assumed that the gymnasium will not be served with an inbuilt amplification system other than one used for emergency warning.</p>	Compliance Readily Achievable
D4D9	<p>Tactile indicators (TGSIs)</p> <p>Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none">• a stairway, other than a fire-isolated stairway,• an escalator, passenger conveyor or moving walk,• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or• in the absence of a suitable barrier an overhead:<ul style="list-style-type: none">○ obstruction less than 2 m above floor level, other than a doorway○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5 (prev. D3.4), if there is no kerb or kerb ramp at that point <p>Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1</p>	<p>Tactiles are to be shown at the top and bottom landings of each non required stairway and/or 1:14 ramp as well as notations confirming that tactiles will be installed in the locations underneath the stairways where the head height clearance is less than 2000mm.</p> <p>Where the stairways landings are less than 3 metres long, then only 300mm wide tactiles will be required at the landings in accordance with AS 1428.4.</p> <p>Compliance is readily achievable subject to detailed design development at CC stage.</p>	Compliance Readily Achievable



Clause	Description	Comment	Status
	<p>(a) Plans of individual truncated cones</p> <p>(b) Elevation of individual truncated cone</p>		
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	-	N/A
D4D11	Swimming pools Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided. An accessible entry/exit must be by means of— i) a fixed or movable ramp and an aquatic wheelchair; or ii) a zero depth entry and an aquatic wheelchair; or iii) a platform swimming pool lift and an aquatic wheelchair; or iv) a sling-style swimming pool lift. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.	The drawings note that a sling-style swimming pool lift is proposed. Detailed drawings and a supporting lift specification confirming compliance with this clause and Specification 16, are to be provided as part of the CC stage.	Compliance Readily Achievable
D4D12	Ramps On an access way 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 of another step ramp or ramp.	The proposed development does not have an accessway comprising of a series of connected ramps.	N/A
D4D13	Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	The building has multiple fully glazed doors and partitioning which will require decal strips to be installed. A door schedule and internal elevations will need to be provided illustrating decal strips in accordance with this clause, at CC stage. The decal strips must achieve a minimum 30% luminance contrast when measured against the floor surface on the adjacent side of the decal strips (for a distance of 2 metres). Compliance is readily achievable subject to detailed design development at CC stage.	Compliance Readily Achievable
Part E4 - Lift Installations			



Clause	Description	Comment	Status
E3D8	<p>Accessible features required for passenger lifts</p> <p>Every passenger lift must be one of the types identified in E3D7 and have accessible features in accordance with Clause E3D8(a)-(k) and not rely on a constant pressure device for its operation if the lift car is fully enclosed. The minimum lift floor plate dimensions are to comply with:</p> <ul style="list-style-type: none"> - Lifts which travel more than 12m must have a lift floor plate not less than 1400mm wide by 1600mm deep; - Lifts which travel not more than 12m must have a lift floor plate not less than 1100mm wide by 1400mm deep. 	<p>The internal dimensions of the lifts proposed are greater than 1400mm wide and 1600mm deep, which complies with this clause.</p> <p>Detailed drawings and a supporting lift specification confirming compliance with the provision of handrails, audible functions and emergency hands-free communication per this clause, are to be provided as part of the CC stage.</p> <p>Further investigation is also required against the requirements of Clause E3D7.</p>	Compliance Readily Achievable
Part F4 - Sanitary and Other Facilities			
F4D5	<p>Accessible sanitary facilities</p> <p>In a building required to be accessible—</p> <p>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and</p> <p>(b) accessible unisex showers must be provided in accordance with F4D7); and</p> <p>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	<p>A Performance Solution is required to permit accessible sanitary facilities located on the Level 1 Pool Floor to be within an area which is reserved for one sex.</p>	Performance Solution
		<p>The accessible sanitary facilities located on levels 2 and 3 must allow for left and right-handed mirror image facilities as evenly as possible. This must be applied to all floors which comprise of more than one accessible sanitary facility, as part of design development.</p> <p>Updated drawings are to be provided which illustrate/note compliance with this clause as part of design development.</p>	Compliance Readily Achievable
		<p>The following shortfalls have been noted regarding ambulant sanitary facilities:</p> <ul style="list-style-type: none"> • Lower Ground Level, AFH T3 Roof Terrace and Level 26 T1 Rooftop Bar: <ul style="list-style-type: none"> ○ The ambulant sanitary compartment must have a circulation space and width of 900-920mm in accordance with AS1428.1-2009. ○ An ambulant sanitary compartment must be allocated per sex. ○ The grabrails must be fixed per AS1428.1 – 2009, unless varied under a Performance Solution. • Ground Level and Level 1: <ul style="list-style-type: none"> ○ A cubicle will need to be nominated as an ambulant sanitary facility and achieve a width of 900-920mm per AS1428.1-2009, along with a 900x900mm 	Additional Details Required



Clause	Description	Comment	Status
		circulation in-front of the WC. Updated drawings are to be provided which illustrate/note compliance with this clause.	
F4D6	Accessible unisex sanitary compartments Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: <ul style="list-style-type: none">- Class 2 buildings - where sanitary compartments are provided in common use areas.- Class 5, 6, 7, 8 or 9 buildings - 1 on every storey containing sanitary compartments, and where there is more than 1 bank of toilets, then at no less than 50% of the toilet banks.	Unisex accessible sanitary facilities are provided throughout the development, however, the facilities are capable of demonstrating compliance with the requirements are per AS1428.1-2009. This excludes any accessible sanitary facility which are proposed to include a shower facility, refer to mark-up dated 28/02/2025. Further design development will be required at CC stage.	Compliance Readily Achievable
F4D7	Accessible unisex showers Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: <ul style="list-style-type: none">- Class 2 buildings - where showers are provided in common use areas.- Class 5, 6, 7, 8 or 9 buildings - Where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	A Performance Solution is required to address the accessible showers provided in the Level 2 Pool change rooms. The Performance Solution is needed to permit accessible showers to be allocated to a single sex in lieu of being allocated an accessible unisex shower. The Performance Solution is also required to permit the number of accessible showers proposed.	Performance Solution
F4D12	Accessible adult change facilities	The proposed development does not include a shopping centre or sporting venue.	N/A
Part G7 - Livable housing design - Exempt in NSW (However please refer to SEPP (Housing) 2021 Table			



10.3. AS 1428.1-2009 Assessment Table

Clause	Description	Comment	Status
AS 1428.1-2009			
Dimensions	Noted	Noted	Noted
Continuous Accessible Paths of Travel	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment.	<p>The building is provided with a continuous accessible path of travel which is no less than 1m wide (excluding doorways).</p> <p><u>Circulation space at doorways</u></p> <p>Compliant circulation space has not been provided at various doorways throughout the development.</p> <p><u>Turning spaces</u></p> <p>Turning spaces with a clear space of 1540mm x 2070mm have not been provided in some areas within 2 metres of the corridor endings to allow wheelchair occupants to make a 180-degree turn.</p> <p>Turning spaces with a clear 1500x1500mm have not been provided in some areas where a 90-degree turn is required.</p> <p>Refer to the annotated architectural drawings dated 28/02/2025 which identify corridors and doorways which do not comply with AS1428.1-2009. Provide updated drawings illustrating compliance.</p> <p>The architect will need to ensure all doorways and accessible corridors comply.</p>	Additional Details Required
Floor or ground surfaces on continuous accessible paths of travel and circulation spaces	A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.	There have been no details provided for the proposed floor coverings, however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	Compliance Readily Achievable
Signage	The BCA contains requirements for Braille and tactile signage in Specification D3.6. Where signs are required, the form of signs shall be in accordance with this clause.	There have been no details provided for the proposed signage, however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	Compliance Readily Achievable
Tactile Ground Surface Indicators (TGSIs)	Tactile ground surface indicators to warn people of hazards shall comply with AS/NZS 1428.4.1.	<p>Tactiles are to be shown at the top and bottom landings of each non required stairway and/or 1:14 ramp as well as notations confirming that tactiles will be installed in the locations underneath the stairways where the head height clearance is less than 2000mm.</p> <p>Where the stairways landings are less than 3 metres long, then only 300mm wide tactiles will be required at the landings in accordance with AS 1428.4.</p> <p>Compliance is readily achievable subject to</p>	Compliance Readily Achievable



Clause	Description	Comment	Status
		detailed design development at CC stage.	
Walkways, Ramps and Landings	Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be in accordance Clause 10 of AS1428.1-2009.	The building has multiple walkways & ramps located along the required accessways. Compliance is readily achievable subject to detailed design development at CC stage.	Compliance Readily Achievable
Stairways	Stairways shall be constructed in accordance with Clause 11 of AS1428.1-2009.	<u>Non-required stairways</u> The building has multiple non-required stairways which serve accessible areas. Further details are to be illustrated on the plans as part of design development for CC. This includes illustrating handrails, nosings and tactiles. <u>Fire-isolated stairways:</u> The building is served by multiple fire-isolated stairways. Details shall be provided at CC stage which detail handrails throughout the fire isolated stairs. Off-set risers are required to be provided to ensure a consistent handrail height can be provided throughout the stair the stair.	Compliance Readily Achievable
Handrails	The design and construction of handrails shall be constructed in accordance with Clause 12 of AS1428.1-2009.	Further details are to be provided as part of design development for CC, compliance is readily achievable. Architectural drawings are required to be provided at CC stage showing handrails at a height of 1000mm with minimum 30-50mm thick handrails having a 50mm clearance to the adjacent wall.	Compliance Readily Achievable
Doorways, Doors and Circulation Space at Doorways	Doorways, doors and circulation space at doorways must luminance contrast, openings and circulation space in accordance with Clause 13 of AS1428.1-2009.	<u>Luminance contrast:</u> There have been no details provided for the proposed luminance contrast around the doorways; however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage. <u>Door widths (common areas):</u> Generally the plans indicate 850-920mm doorways in accessible locations which will readily achieve a clear width of 850mm. Refer to the annotated plans dated 28/02/2025 which notes shortfalls. <u>Door circulation space (common areas):</u> The doorways throughout the accessible parts of the building can readily achieve the required latch side circulation space. Refer to the annotated plans dated 28/02/2025 which notes shortfalls. <u>Door controls:</u> There have been no details provided for the proposed door controls; however compliance is readily achievable, subject to a specification being provided to the certifier	Additional Details Required



Clause	Description	Comment	Status
		at CC stage.	
Switches and General Purpose Outlets (Power Points)	All switches and controls on an accessible path of travel, other than general purposes outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and not less 500mm from the internal corners as per Clause 14 of AS1428.1-2009.	There have been no details provided for the proposed switches and GPO's; however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	Compliance Readily Achievable
Sanitary Facilities	Sanitary facilities must be provided with accessible features in accordance with Clause 15 of AS 1428.1-2009.	Unisex accessible sanitary facilities have been proposed throughout the development, with compartment sizes that are capable of complying once fitted out, and subject to further assessment. Further design development will be required at the CC stage.	Compliance Readily Achievable
Sanitary Compartment for People with Ambulant Disabilities	Sanitary compartments for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).	<p>The following shortfalls have been noted regarding ambulant sanitary facilities:</p> <ul style="list-style-type: none">• Lower Ground Level and AFH T3 Roof Terrace:<ul style="list-style-type: none">○ The ambulant sanitary compartment must have a circulation space and width of 900-920mm in accordance with AS1428.1-2009.○ An ambulant sanitary compartment must be allocated per sex.○ The grabrails must be fixed per AS1428.1 – 2009, unless varied under a Performance Solution.• Ground Level and Level 1:<ul style="list-style-type: none">○ A cubicle will need to be nominated as an ambulant sanitary facility and achieve a width of 900-920mm per AS1428.1-2009, along with a 900x900mm circulation in-front of the WC. <p>Updated drawings are to be provided which illustrate/note compliance with this clause.</p>	Additional Details Required
Grabrails	Grabrails shall be provided in accordance with Clause 17 of AS 1428.1-2009.	<p>The typical details are yet to be provided; however compliance is readily achievable to the ambulant compartments achieving a 900-920 wide compartment size.</p> <p>The grabrails proposed to the Lower Ground and AFH roof top ambulant facilities are not fixed and therefore do not comply with Clause 17. A revised design is required illustrating fixed grabrails or a Performance</p>	Additional Details Required



Clause	Description	Comment	Status
		Solution is required to justify compliance.	
Assembly Buildings	Wheelchair seating spaces shall be provided in accordance with Clause 18 of AS 1428.1-2009	There is no wheelchair seating proposed as part of this development.	N/A



10.4. Adaptable Housing (Class C) Assessment Table

Clause	Description	Comment	Status
AS 4299-1995			
Drawings			
2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Pre and post adaption plans have been provided and are to be further developed at CC stage.	Compliance Readily Achievable
Sitting			
3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	No street parking will be provided. An accessway (walkways and ramps) has been provided from the front boundary line to the building principal pedestrian entrance.	Complies
Letterboxes in Estate Developments			
3.8	Letterboxes to be on hard standing area connected to accessible pathway.	The AFH Tower 3 is proposed to have mailboxes in the ground floor lobby adjacent to Hume Street. This is capable of complying. Towers 1 and 2 are provided with an accessible mail room on Level 3.	Complies
Private Car Accommodation			
3.7.2	Carparking space or garage min area 6.0x3.8m	The proposed development does not have any car parking.	N/A
Accessible Entry			
4.3.1	Accessible entry	To comply with door circulation spaces under AS1428.1, the entry door to the adaptable unit must have a minimum clear opening of 850mm. Circulation spaces at the front entry doorways have been provided post adaptation and achieve compliance as per AS 1428.1-2009.	Complies
4.3.1	Accessible entry door to have 850mm minimum clearance	To comply with the door circulation spaces specified in AS1428.1, the entry door for the adaptable unit must have a minimum clear opening of 850mm. Currently, the drawings indicate that accessible entry doorways achieve a 920mm clear opening.	Complies
4.3.2	Accessible entry to be level (i.e. max. 1:40 slope)	The units are accessed from an external level common walkway.	Compliance Readily Achievable
4.3.2	Threshold to be low-level	The public corridors are assumed to be level.	Compliance Readily Achievable
4.3.2	Landing to enable wheelchair manoeuvrability	The entry door providing access to the SOU's are internal to the building.	Compliance Readily Achievable
4.3.4	Door lever handles and hardware to AS1428.1	Door handles must comply with	Compliance

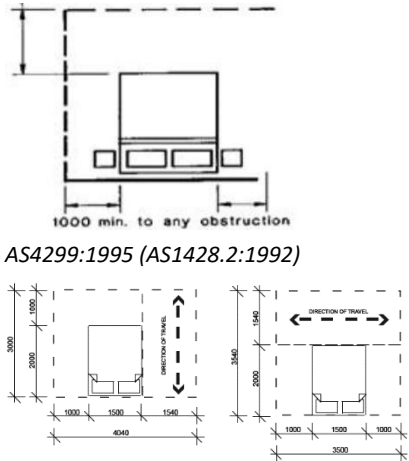


Clause	Description	Comment	Status
		AS1428.1-2009 at construction stage.	Readily Achievable
Interior: General			
4.3.3	Internal doors to have 820mm min. clearance	The architectural drawings detail all internal doors within a minimum 820mm clear opening.	Complies
4.3.7	Internal corridors width of 1000mm min.	The internal corridors within the unit must have a minimum width of 1000mm, and the circulation space at doorways should be compliant with AS1428.1. The post-adaptation drawings demonstrate compliance.	Complies
4.3.7	Provision for compliance with AS1428.1 for door approaches	Sliding doorways within adaptable units are shown with three panel sliding doorways. The sliding door system must achieve a fixed 530mm latch side clearance to comply with AS1428.1-2009. Updated drawings illustrating compliance are to be provided for review.	Additional Details Required
Living and Dining Room			
4.7.1	Provision for circulation space of 2250mm min. diameter	A minimum circulation space of 2250mm diameter must be provided in the living areas of the unit once the furniture has been placed. The post adaptation plans show indicative furniture plans with 2250mm circulation space.	Compliance Readily Achievable
4.7.4	Telephone adjacent to GPO	The post adaption plan shall include a Telephone outlet adjacent to GPO in living/dining area.	Compliance Readily Achievable
4.1.0	Potential illumination level min. 300Lux	Lighting to comply at construction stage.	Compliance Readily Achievable
Kitchen			
4.5.2	Minimum width 2.7m (1550mm clear between benches)	1550mm min. circulation clearance to allow for a 180-degree turn has not been provided to the T1-T2 2 Bed and 3 Bed units. Updated drawings are to be provided which illustrate the 1550mm circulation space.	Additional Details Required
4.5.1	Provision for circulation at doors to comply with AS1428.1	There are no kitchen doors proposed.	N/A
4.5.5	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.5	Refrigerator adjacent to work surface	Further details are required to be provided in the post adaption plans as part of Design Development, compliance	Compliance Readily Achievable



Clause	Description	Comment	Status
		is readily achievable.	
4.5.6	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.6	Kitchen sink bowl max. 150mm deep	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.6(e)	Tap set capstan or lever handles or lever mixer	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.6(e)	Tap set located within 300mm of front of sink	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.7	Cook tops to include either front or side controls with raised cross bars	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.7	Cook tops to include isolating switch	All cook tops must be provisioned with isolating switches or gas stop valves that can be safely and easily operated while the cook top is in use. Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.7	Work surface min. 800mm length adjacent to cook top at same height	The post adaption plans shall indicate a work surface adjacent to, and at the same height as the, cook top of 800mm. The plans appear to be capable of complying with this clause. Further details are to be provided as part of design development.	Compliance Readily Achievable
4.5.8	Oven located adjacent to an adjustable height or replaceable work surface	Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	All GPOs must comply with AS1428.1. Additionally, there should be at least one double GPO located within 300mm of the front of the work surface. Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. Further details are required to be provided in the post adaption plans as part of Design Development, compliance	Compliance Readily Achievable



Clause	Description	Comment	Status
		is readily achievable.	
4.5.4	Slip-resistant floor surface	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	Compliance Readily Achievable
Bedroom			
4.6.1	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	<p>The adaptable bedroom in units are large enough to accommodate a queen size bed (1520mm W x 2030mm L) with turning spaces at the base overlapping with circulation space at doorway, and clearances (minimum 1 metre wide) around the side of the bed.</p> <p>Note: Turning bays at bed base according to AS4299:1995 or on the side of the bed closest to the door approach (in the direction of travel) according to LHDG 2015 (Design Element 11) are considered suitable - see figures below.</p>  <p>AS4299:1995 (AS1428.2:1992)</p> <p>LHDG 2015</p>	Compliance Readily Achievable
Bathroom			
4.4.1	Provision for bathroom area to comply with AS1428.1	<p>The bathroom and shower area must comply with Clause 15 of AS1428.1-2009, which requires a minimum internal size of 2300mm x 2630mm. Currently, the bathroom's internal dimensions range from 2400 x 2980mm to 2750mm x 2520mm, which will meet this requirement.</p> <p>Further details are to be provided for review as part of the design development stage.</p> <p>Please note that extra capped-off plumbing services should be provided in case fixture relocation is required during the post-adaptation stage. It is recommended to arrange fixtures in their post-adaptation location wherever</p>	Compliance Readily Achievable



Clause	Description	Comment	Status
		possible.	
4.4.2	Slip-resistant floor surface	The bathroom flooring shall be slip resistant in accordance with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is deemed too also be satisfactory.	Compliance Readily Achievable
4.4.4(f)	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	Shower to be hob-less. The post adaption plans note that showers will be hob-less.	Compliance Readily Achievable
		The post adaptation plans are to illustrate how the shower compartment achieves the minimum size of 1160x1100mm. Updated plans are to be provided for review.	Additional Details Required
4.4.4(f)	Shower area waterproofed to AS3740 with floor to fall to waste	Entire bathroom to comply with AS3740.	Compliance Readily Achievable
4.4.4(f)	Recessed soap holder	Soap holder to be recessed. Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.4.4(f)	Shower taps positioned for easy reach to access side of shower sliding track	Shower head and taps to be located at a height and clearance compliant to AS1428.1. Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
4.4.4(h)	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)	Provisioning to be provided.	Compliance Readily Achievable
4.4.4(h)	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Provisioning to be provided.	Compliance Readily Achievable
4.4.4(c)	Tap sets to be capstan or lever handles with single outlet	The taps can be updated at the post adaption stage.	Compliance Readily Achievable
4.4.4(g)	Provision for washbasin with clearances to comply with AS1428.1	The taps can be updated at the post adaption stage.	Compliance Readily Achievable
4.4.4(d)	Double GPO beside mirror	Double GPO to be provided beside mirror.	Compliance Readily Achievable
Toilet			
4.4.3	Provision of either "visitable toilet" or accessible toilet	As part of the pre-adaptation stage, the adaptable unit has been designed to have a "visitable" toilet at the entry level. The toilet should have a clearance of 900mm x 1250mm in front of the WC	Compliance Readily Achievable



Clause	Description	Comment	Status
		<p>pan, with the door not encroaching on this space.</p> <p>The provision of visitable toilets are proposed in the following locations:</p> <ul style="list-style-type: none"> T1T2 – 1 Bed: Adjacent to dining room. T1T2 – 2 Bed: Master bedroom. T3 – 1 Bed: Adjacent to dining room. T3 – 3 Bed: Master bedroom. 	
4.4.1	Provision to comply with AS1428.1	<p>The bathroom area in the adaptable unit should comply with Clause 15 of AS1428.1-2009, specifically regarding the dimensions of fixtures, their location, and the circulation spaces around them.</p> <p>Post adaptation plans for T1 T2 2 Bed and T3 1 Bed Units illustrate that the shower with the bathroom does not achieve the 1600x1600mm circulation space.</p> <p>Updated plans illustrating compliance with this clause are to be provided for review.</p> <p>Refer to annotated plans dated 28/02/2025 for further comments.</p>	Additional Details Required
4.4.3	Location of WC pan at correct distance from fixed walls	<p>Pan to be located correct distances from the walls in accordance with AS1428.1-2009.</p> <p>Generally, post adaptation plans illustrate that the WB is outside the 1900mm exclusion zone for the WC.</p> <p>Updated plans illustrating compliance with this clause are to be provided for review, at Design Development Stage.</p>	Compliance Readily Achievable
4.4.4(h)	Provision for grab rail zone (Refer Figure 4.6)	<p>Provisioning to be provided.</p> <p>Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.</p>	Compliance Readily Achievable
4.4.2	Slip resistant floor surf ace (vitreous tiles or similar)	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	Compliance Readily Achievable
Laundry			
4.8	Circulation at doors to comply with AS 1428.1	The circulation spaces at doorways providing access to the laundry comply with AS1428.1-2009.	Complies
4.8	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	The post adaptation plans show adequate provisioning for circulation space in front of the appliances (1550mmx1550mm).	Complies
4.8(e)	Provision for automatic washing machine	The laundry has a space for a washing machine shown on the plans.	Complies



Clause	Description	Comment	Status
4.8(a)	Where clothes line is provided, an accessible path of travel to this	The adaptable units do not have a clothesline provided.	N/A
4.8(g)	A double GPO shall be provided in the laundry area.	Provisions can be made for a double GPO to be provided in the laundry.	Compliance Readily Achievable
4.9.1	Slip-resistant floor surface	The flooring in the laundry can readily achieve compliance with the slip resistance ratings of AS/NZS 3661.1. Further details are required to be provided in the post adaption plans as part of Design Development, compliance is readily achievable.	Compliance Readily Achievable
Door Locks			
4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	The doorways throughout the accessible parts of the SOU shall have hardware which can be operated with a single hand and located 900-1100mm above the floor level.	Compliance Readily Achievable



10.5. SEPP (Housing 2021) Livable Housing Design Guidelines (Silver Level) Assessment Table

Clause	Description	Comment	Status
1. Dwelling (SOU) Access	<p>Silver Level</p> <p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>(b) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(c) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have;</p> <ul style="list-style-type: none"> (i) No steps; (ii) An even, firm, slip resistant surface; (iii) A crossfall of not more than 1:40; (iv) A maximum pathway slope of 1:14 <p>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.</p> <p>(d) 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:</p> <ul style="list-style-type: none"> (i) Minimum dimensions of at least 3200 mm (width) x 5400mm (length); (ii) An even, firm and slip resistant surface; and (iii) A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>(e) 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:</p> <ul style="list-style-type: none"> (i) A maximum gradient of 1:10 (ii) A minimum clear width of 1000mm (please note: width should reflect the pathway width) (iii) A maximum length of 1900 mm <p>(f) 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> <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 for dimensional requirements.</p>	<p>The path of travel to an SOU is an accessible pathway and therefore capable of complying with this clause.</p> <p>Refer to the assessment under Clause D4D4 for items to be resolved in relation to the path of travel.</p>	Compliance Readily Achievable
2. Dwelling (SOU) Entrance	<p>Silver Level</p> <p>(a) The dwelling should provide an entrance door with -</p> <ul style="list-style-type: none"> (i) A minimum clear opening width of 820mm (see Figure 2(a)); (ii) 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 (iii) Reasonable shelter from the weather. 	<p>All dwellings are shown to have a level step-free landing door threshold with a clear opening width of not less than 820mm. The doorways are within the internal lobbies and therefore not exposed to the weather.</p>	Compliance Readily Achievable



Clause	Description	Comment	Status
	<p>(b) 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.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>		
3. Internal Doors and Corridors	<p>Silver Level</p> <p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a)); and</p> <p>(ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).</p> <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 - 2009</p>	All SOU's nominated as Livable dwellings have a clear opening of 820mm and all corridors have a minimum clear width of 1000mm.	Complies
4. Toilet	<p>Silver Level</p> <p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <p>(i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</p> <p>(ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</p> <p>(iii) 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.</p>	All SOU's nominated as Livable dwellings have been provided will compliant toilet facilities in accordance with this Clause.	Complies
5. Shower	<p>Silver Level</p> <p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p>Showers have been provided in the corners of the bathrooms.</p> <p>Compliance is readily achievable subject to detailed design development.</p>	Compliance Readily Achievable



Clause	Description	Comment	Status
6. Reinforcement of bathroom & toilet walls	<p>Silver Level</p> <p>(a) 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>(b) The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none">(i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>(c) The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none">(i) Noggings with a thickness of at least 25mm in accordance with Figure 7(a); or(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none">(i) Noggings with a thickness of at least 25mm in accordance with Figure 8(a); or(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	Compliance readily achievable subject to detailed design development at CC stage.	Compliance Readily Achievable
7. Internal Stairways	<p>Silver Level</p> <p>(a) Stairways in dwellings must feature:</p> <ul style="list-style-type: none">(i) 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.</p> <p>Homes built prior to 2014 may benefit from this element.</p>	There are no internal stairways proposed inside dwellings.	N/A



11. Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
-	Site A – Ground Floor	A	07/02/2025	Woods Bagot
-	Site A – Level 1	A	07/02/2025	Woods Bagot
-	Site A – Level 2	A	07/02/2025	Woods Bagot
-	Site A – Level 3	A	07/02/2025	Woods Bagot
-	Site A – Level 4	A	07/02/2025	Woods Bagot
-	Site A – Level 5-10	A	07/02/2025	Woods Bagot
-	Site A – Level 11	A	07/02/2025	Woods Bagot
-	Site A – Level 12	A	07/02/2025	Woods Bagot
-	Site A – Level 13	A	07/02/2025	Woods Bagot
-	Site A – Level 14-25	A	07/02/2025	Woods Bagot
-	Site A – Level 26	A	07/02/2025	Woods Bagot
-	Site A – Roof	A	07/02/2025	Woods Bagot
-	Indicative Elevation – Pacific Highway	A	07/02/2025	Woods Bagot
-	Indicative Sections	A	07/02/2025	Woods Bagot



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