

AQUALAND

ACCESS DESIGN REVIEW – DEVELOPMENT APPLICATION (DA)

“Site B” - 2-16 Pockley Avenue, Roseville

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1.0 Project Overview/Summary

Jensen Hughes has reviewed the Development Application documents for the proposed residential development identified “Site B” - 2-16 Pockley Avenue, Roseville.

The developer, Aqualand intends to develop a high standard residential development of one hundred seventy-five (175) independent residences.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

1.1 REVIEW SUMMARY

A detailed review has been undertaken of the documentation listed within this report (refer below) against the following:

- + Principles of Universal Design
- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010; and*
- + Building Code of Australia 2022 (BCA2022) Volume 1 – Part D4 and Clauses E3D7 and F4D5.
- + Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009, AS1735.12-1999.

The design review includes general areas of the proposed development including but not limited to items as noted below:

- + Accessways (continuous accessible path of travel) from the allotment boundary and any accessible parking bay within the allotment associated with the building.
- + Building entrances.
- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.
- + Sanitary Facilities including Unisex accessible toilets and ambulant facilities.
- + Landscaping.
- + Adaptable housing provisions AS 4299

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirm that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (APS), National Construction Code (BCA) and Ku-ring-gai Development Control Plan 2024 (DCP) requirements.

1.2 PERFORMANCE BASED SOLUTION SUMMARY

The assessment of the design documentation has revealed that the following areas require assessment against the relevant performance requirements of the BCA:

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	NA at this stage. To be confirmed in final report	NA	NA	NA

2.0 Introduction

Aqualand have engaged the services of Jensen Hughes as access consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design. Further, as members of the Access Consultants Association (ACA), Jensen Hughes staff use our experience and expertise in the provisions of access to ensure the project team considers the objects of the *Disability Discrimination Act* (DDA) which are far reaching, extending beyond the minimums of building legislation.

3.0 Project Description

The applicant seeks development consent under Division 4.7 State Significant Development of the Environmental Planning & Assessment Act 1979 (EP&A Act) for a new residential development comprising three residential flat buildings which includes the provision of in-fill affordable housing on the site at 2-16 Pockley Avenue, Roseville.

Specifically, this SSDA seeks approval for:

- Site preparation including demolition, excavation and tree removal of the site;
- Construction of a residential flat building containing 3 building elements of up to 9 storeys including:
 - Part-3, part 4 and part 5-level combined basement parking with the provision of 285 car parking spaces,
 - 178 dwellings dwellings above carpark;
- Ground level and on-building landscaping works including communal open spaces in Pavilion A.
- Augmentation of, and connection to, existing utilities as required

4.0 Legislative Requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2009, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the ‘premises’ component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

4.1 REFERENCED LEGISLATION AND STANDARDS

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) Choose an item.. and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.

- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

4.2 COUNCIL DEVELOPMENT APPROVAL / DEVELOPMENT CONTROL PLANS (DCPS)

Further to the above listed Federal and State based legislative considerations, adherence to the Ku-ring-gai Development Control Plan 2024 (DCP is required.

The proposed development must be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

5.0 Documentation Reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by ***Architects			
Drawing Number	Revision	Date	Title
DA-AR-B-22-097	P2	24/03/25	Basement 03 Plan
DA-AR-B-22-098	P2	24/03/25	Basement 02 Plan
DA-AR-B-22-099	P3	24/03/25	Basement 01 Plan
DA-AR-B-22-100	P3	24/03/25	General Arrangement Floor Plan Ground Floor Plan
DA-AR-B-22-101	P3	24/03/25	General Arrangement Floor Plan Level 01 Plan
DA-AR-B-22-102	P3	24/03/25	Level 02 Plan
DA-AR-B-22-103	P3	24/03/25	Level 03 Plan
DA-AR-B-22-104	P3	24/03/25	Level 04 Plan
DA-AR-B-22-105	P3	24/03/25	Level 05 Plan
DA-AR-B-22-106	P3	24/03/25	Level 06 Plan
DA-AR-B-22-107	P3	24/03/25	Level 07 Plan
DA-AR-B-22-108	P3	24/03/25	Level 08 Plan
DA-AR-B-22-109	P3	24/03/25	Level 09 Plan
DA-AR-B-22-110	P3	24/03/25	Level 10 Plan
DA-AR-B-22-111	P3	24/03/25	Level 11 Plan
DA-AR-B-22-112	P3	24/03/25	Level 12 Plan
DA-AR-B-22-113	P3	24/03/25	Level 13 Plan
DA-AR-B-22-190	P3	24/03/25	Roof Plan
DA-AR-B-22-200	P3	24/03/25	Typical Courtyard Units - GF, L02, L04
DA-AR-B-22-201	P3	24/03/25	Typical Affordable Units - L01 to L08
DA-AR-B-22-202	P3	24/03/25	Typical BTS Units - L06 to L11
DA-AR-B-22-203	P3	24/03/25	Typical Sub-Penthouse Units - L08, L10, L12
DA-AR-B-22-204	P3	24/03/25	Typical Penthouse Units - L09, L11, 13

6.0 Exemptions and Performance Based Solutions

6.1 EXEMPTIONS

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

6.1.1 Subject site – exemptions from the requirements of access

It is expected that some areas such as service rooms, and small storage spaces may meet the parameters of exemption as outlined above.

6.2 PERFORMANCE BASED SOLUTIONS

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	NA at this stage. To be confirmed in final report	NA	a) NA	NA

7.0 Design Requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

7.1 GENERAL BUILDING ACCESS REQUIREMENTS

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 2 – Residential Common areas	<p>Access is required:</p> <p>From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units (SOUs) and to the entrance of each SOU located on that level.</p> <p>To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area of the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed:</p> <ul style="list-style-type: none"> a) To the entrance doorway of each SOU, and b) To and within rooms or spaces for use in common by the residents, <p>located on the levels served by the lift or ramp.</p>
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces

7.1.1 BCA Clauses and referenced Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Not applicable

D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Not applicable
D4D11 Swimming Pools	Not applicable
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Not applicable
Australian Standard references	
AS1428.1-2009	AS 2890.6-2009
AS1428.4.1-2009	AS1735.12-1999 – Post Adaptation
AS1428.2-1992	

7.2 EXTERNAL APPROACHES TO BUILDINGS – ASSESSWAYS, WALKWAYS, KERB RAMPS

7.2.1 Access Requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2009 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2009 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2009, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

7.2.2 Subject site – access assessment

Pedestrian access to Pavilion A is available via the main entry on Maclaurin Parade.

Pedestrian access to Pavilion B is available via the main entry on Pockley Avenue.

Pedestrian access to Pavilion C is available via the main entry on Maclaurin Parade and an additional entry via Pockley Avenue.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.3 VEHICLE AND BICYCLE ACCESS INTO THE SITE

7.3.1 Access requirements

Carparking

There are no requirements for car parking relevant to this class of building (Class 2) under the BCA.

Bicycle

Bicycle parking where provided should consider the approach, entry, and circulation space available within any secure bicycle parking area e.g., space for a 180deg turn if necessary, and the layout of any bike racks to ensure that bicycles when in-situ, don't impact the use of any associated/adjacent accessways. For example, a recumbent bike which extends over an accessway when parked.

7.3.2 Subject site – access assessment

Vehicle access to the basement parking for all pavilions is via Maclaurin Parade with the entry being situated under Pavilion B.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.4 ENTRANCES

7.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

7.4.2 Subject site – access assessment

The building entrance to Pavilion A is available via the main entry on Maclaurin Parade.

The building entrance to Pavilion B is available via the main entry on Pockley Avenue.

The building entrance to Pavilion C is available via the main entry on Maclaurin Parade

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.5 STAIRS AND RAMPS

7.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.

- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2009 Clause 12.

7.5.2 Subject site – access assessment

Only one set of non-fire isolated stairs exists in the public domain of the development at the entry to Pavilion A. A lift is to be provided adjacent to form the accessible path of travel

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.6 ACCESS TO AND WITHIN LIFTS

7.6.1 Access requirements

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

7.6.2 Subject site – access assessment

The proposed development has 7 lifts overall. Two in each of the Pavilions A, B and C and one adjacent to the stairs at the entry to Pavilion A.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.7 DOORS AND DOORWAYS

7.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.

7.7.2 Subject site – access assessment

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.8 INTERNAL ACCESSWAYS – CORRIDORS, ROOMS

7.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2009.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2009.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2009.

7.8.2 Subject site – access assessment

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.9 WAYFINDING (SIGNAGE COMPONENT) – COMMON USE AREAS

7.9.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

7.9.2 Subject site – access assessment

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.10 HEARING AUGMENTATION

7.10.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.
- + In an auditorium, conference room, meeting room or room for judicatory purposes; or

- + At any ticket office, teller’s booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

7.10.2 Subject site – access assessment

Not Applicable – Currently no areas with inbuilt amplification have been identified on the drawings.

7.11 APARTMENT DESIGN GUIDE – LIVABLE HOUSING SILVER LEVEL

7.11.1 Accessibility Requirement

In accordance with the BCA, a Class 2 building has no minimum requirement for the provision of accessible or livable units. However, in accordance with:

The NSW Planning and Environment Apartment Design Guide, provision for a minimum of 20% of units which incorporate the Livable Housing Design Guideline’s silver level features are to be addressed, these features include:

- + Dwelling access
- + Dwelling entrance
- + Internal doors and corridors
- + Toilet
- + Shower
- + Reinforcement of bathroom and toilet walls
- + Internal stairways

Gold level features include:

All of the above, increased dimensions and the following additional features:

- + Kitchen
- + Laundry
- + Ground (or entry level) bedroom space
- + Switches and powerpoints
- + Door and tap hardware

Platinum level features include:

All of the above, increased dimensions and the following additional features:

- + Family/living space

+ Windowsills

It is also noted that the Ku-ring-gai Development Control Plan 2024 requires that 100% of the units comply with the Silver level requirements, whilst 15% should comply with the Platinum level requirements. The Development team has chosen to comply with only the Apartment Design Guide requirements for 20% Silver and disregard the further requirements of the DCP.

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
1 Dwelling access		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
1	Provide a safe and continuous pathway from:	
1 a (i)	the front boundary of the allotment; or	Capable of complying
1 a (ii)	a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) as specified in Element 2.	Capable of complying
1 b	The path of travel as referred to in 1.a should have a minimum clear width of 1000mm; and	Capable of complying
1 b (i)	an even, firm, slip resistant surface; and	Capable of complying
1 b (ii)	a crossfall of not more than 1:40; and	Capable of complying
1 b (iii)	a maximum pathway slope of 1:14, with 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, and	Capable of complying
1 b (iv)	be step-free.	Capable of complying
1 c	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:	Not applicable

LHA		
Clause Number	Room/Item	Current Status
1 c (i)	a maximum gradient of 1:10; and	Not applicable
1 c (ii)	a minimum clear width of 1000mm (please note width should reflect the pathway width); and	Not applicable
1 c (iii)	a maximum length of 1900mm.	Not applicable
Gold		
1d	As for silver level except replace 1.b with a minimum clear pathway width of 1100mm	Not applicable
Platinum		
1 e	As for silver level except replace 1.b with a minimum clear pathway width of 1200mm provided from:	Not applicable
1 e (i)	the front boundary of the allotment; and	Not applicable
1 e (ii)	any car parking space, where provided, which may include the driveway on the allotment to an entrance that is level (step-free) as specified in Element 2.	Not applicable
Performance Criteria		
<u>2 Dwelling entrance</u>		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
2 a	The dwelling should provide an entrance door with -	
2 a (i)	a minimum clear opening width of 820mm - See Figure 2(a); and	Capable of complying
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	Capable of complying
2 a (iii)	reasonable shelter from the weather.	Capable of complying

LHA		
Clause Number	Room/Item	Current Status
2 b	A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	Capable of complying
2 c	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. See Figure 1(b).	Capable of complying
2 d	The level (step- free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	Capable of complying
Gold		
2 e	As for silver level except replace 2.b with a level landing area of 1350mm x 1350mm and replace 2.a(i) with minimum clear door opening width of 850mm. See Figure 2(b)	Not applicable
Platinum		
2 f	As for silver level except replace 2.b with a level landing area 1500mm x 1500mm and replace 2.a(i) with a minimum clear door opening width of 900mm. See Figure 2(c)	Not applicable
Performance Criteria		
<u>3 Car parking</u>		
Where the parking space is part of the dwelling access it should allow a person to open their car doors fully and easily move around the vehicle.		
If the parking space is NOT part of the path of access this section is NA.		
Silver		
3 a	Where the parking area forms part of the dwelling access the space should incorporate -	
3 a (i)	minimum dimensions of at least 3200mm (width) x 5400mm (length); and	Capable of complying
3 a (ii)	an even, firm and slip resistant surface; and	Capable of complying
3 a (iii)	a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	Capable of complying
Gold		

LHA		
Clause Number	Room/Item	Current Status
3 b	As for silver level with the following additional features incorporated for Class 1a dwellings:	
3 b (i)	a vertical clearance over the parking space of 2500mm); and	Not applicable
3 b (ii)	a covered parking space to ensure protection from the weather.	Not applicable
Platinum		
3 c	As for gold level for Class 1a dwellings except that the parking space in 3.a(i) should be at least 3800mm (width) x 6000mm (length)	Not applicable
3 d	For Class 2 dwellings, parking spaces compliant with the accessible parking provisions detailed in AS2890.6 (2009), should be provided as follows:	Not applicable
3 d (i)	where individual parking spaces form part of the individual unit’s title, one accessible parking space should be provided for each unit; and	Not applicable
3 d (ii)	if visitor parking is provided, then 1 space per 100 units (or part thereof) should be an accessible parking space.	Not applicable
Performance Criteria		
<u>4 Internal doors and corridors</u>		
Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
Silver		
4 a	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:	
4 a (i)	a minimum clear opening width of 820mm; and	Does not comply
4 a (ii)	a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	Capable of complying
4 b	Internal corridors/passageways to the doorways referred to in 4.a should provide a minimum clear width of 1000mm.	Does not comply
Gold		

LHA Clause Number		
Room/Item	Current Status	
4 c	As for the silver level except replace 4.a(i) with a minimum clear opening width of 850mm and 4.b with a minimum corridor/passageway width of 1200mm.	Not applicable
Platinum		
4 d	As for the silver level except replace 4.a(i) with a minimum clear opening width of 900mm and 4.b with a minimum corridor/passageway width of 1200mm.	Not applicable
Performance Criteria		
5 Toilet		
The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		
Silver		
5 a	Dwellings should have a toilet on the ground (or entry) level that provides:	
5 a (i)	a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Capable of complying
5 a (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).	Does not comply
5 b	If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails.	Capable of complying
Gold		
5 c	As for silver level except replace 5.a(i) with a minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom.	Not applicable
Platinum		
5 d	As for the gold level with the following features added:	
5 d (i)	a toilet pan positioned between 450mm – 460mm from the nearest wall as measured from the centre line of the toilet; and	Not applicable

LHA Clause Number			Room/Item	Current Status
5 d (ii)			600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet pan. 800mm (+/-10mm) clearance is required if the cistern is recessed; and	Not applicable
5 d (iii)			a height for the pan of between 460mm - 480mm above the finished floor level as detailed in Figure 4.	Not applicable
Performance Criteria				
6 Shower				
The bathroom and shower are designed for easy and independent access for all home occupants.				
Silver				
6 a			One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be removed at a later date.	Capable of complying
6 b			The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying
Gold				
6 c			As for silver level except the hobless (step-free) shower recess described in 6.a should -	
6 c (i)			be located in a bathroom on the ground (or entry) level; and	Not applicable
6 c (ii)			provide dimensions of 900mm x 900mm; and	Not applicable
6 c (iii)			provide a clear space of 1200mm x 1200mm forward of the shower recess entry as detailed in Figure 5 (a).	Not applicable
Platinum				
6 d			As for gold level except that the hobless (step-free) shower recess should -	
6 d (i)			provide dimensions of 1160mm x 1100mm; and	Not applicable
6 d (ii)			provide a clear space 1600mm x 1400mm forward of the shower recess entry as detailed in Figure 5(b)	Not applicable
Performance Criteria				

LHA Clause Number	Room/Item	Current Status
7 Reinforcement of bathroom and toilet walls		
The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.		
Silver		
7 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.	Capable of complying
7 b	The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.	Capable of complying
7 c	The walls around the toilet are to be reinforced by installing-	Capable of complying
7 c (i)	noggings with a thickness of at least 25mm in accordance with Figure 6a; or	Capable of complying
7 c (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 6b.	Capable of complying
7 d	The walls around the bath are to be reinforced by installing	Capable of complying
7 d (i)	noggings with a thickness of at least 25mm in accordance with Figure 7a; or	Capable of complying
7 d (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 7b.	Capable of complying
7 e	The walls around the hobless (step-free) shower recess are to be reinforced by installing -	Capable of complying
7 e (i)	noggings with a thickness of at least 25mm in accordance with Figure 8a; or	Capable of complying
7 e (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 8b.	Capable of complying
Gold		
	Silver level requirements apply.	Not applicable

LHA Clause Number			Room/Item	Current Status
Platinum				
		Silver level requirements apply.		Not applicable
Performance Criteria				
<u>8 Internal stairways</u>				
Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation. If there are NO internal stairways then this section is NA.				
Note: Handrails on both sides of the stairway are preferred				
Silver				
8 a		Stairways in dwellings must feature:		Not applicable
8 a (i)		a continuous handrail on one side of the stairway where there is a rise of more than 1m		Not applicable
Gold				
		As for the silver level with the following additional features:		
8 a (ii)		a minimum clear width of 1000mm; and		Not applicable
8 a (iii)		be straight in design; and		Not applicable
8 a (iv)		be positioned adjoining a load-bearing wall.		Not applicable
Platinum				
		As for the Gold level with the following additional features:		
8 a (v)		closed risers; and		Not applicable
8 a (vi)		continuous handrails on both sides of the stairway; and		Not applicable
8 a (vii)		minimum landing areas of 1200mm x 1200mm at the top and base of the stairway.		Not applicable
Performance Criteria				

LHA		
Clause Number	Room/Item	Current Status
9 Kitchen		
The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable
Gold		
9 a	The kitchen space should be designed to support ease of movement and adaptation with –	
9 a (i)	at least 1200mm clearance provided in front of fixed benches and appliances; and	Not applicable
9 a (ii)	Slip resistance flooring	Not applicable
9 b	Where practicable, floor finishes should extend under kitchen cabinetry to enable cupboards to be moved without affecting the flooring.	Not applicable
Platinum		
9 c	As for the gold level except that the kitchen space described in 9.a should be designed to support ease of movement and adaptation with -	Not applicable
9 c (i)	at least 1550mm clearance should be provided in front of fixed benches and appliances; and	Not applicable
9 c (ii)	slip resistant flooring; and	Not applicable
9 c (iii)	task lighting installed above workspaces.	Not applicable
Performance Criteria		
10 Laundry		
The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable

LHA Clause Number	Room/Item	Current Status
Gold		
10 a	The laundry space should be designed to support ease of movement and adaptation with -	Not applicable
10 a (i)	at least 1200mm clearance provided in front of fixed benches and appliances; and	Not applicable
10 a (ii)	slip resistant flooring (As per the NCC).	Not applicable
10 b	Where practicable, floor finishes should extend under laundry cabinetry to enable cupboards to be moved without affecting the flooring.	Not applicable
Platinum		
10 c	As for the gold level except that in laundry space described in 10.a should be designed to support ease of movement and adaptation with:	Not applicable
10 c (i)	at least 1550mm clearance should be provided in front of fixed benches and appliances; and	Not applicable
10 c (ii)	slip resistant flooring; and	Not applicable
10 c (iii)	task lighting installed above workspaces.	Not applicable
Performance Criteria		
<u>11 Ground (or entry bedroom space)</u>		
There is a space on the ground (or entry) level that can be used as a bedroom		
Silver		
	No Requirements	Not applicable
Gold		
11 a	The dwelling should feature a space (or room) on the ground (or entry) level that:	Not applicable
11 a (i)	is of at least 10m ² with one wall a minimum length of 3m; and	Not applicable

LHA Clause Number			Room/Item	Current Status
11 a (ii)			provides for a minimum path of travel of at least 1000mm on at least one side of the bed. See Figure 9	Not applicable
Platinum				
11 b			As for the gold level, but it also:	Not applicable
11 b (i)			provides a space 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and	Not applicable
11 b (ii)			provides for a minimum path of travel of 1000mm on the remaining side of the bed.	Not applicable
Performance Criteria				
<u>12 Switches and powerpoints</u>				
Light switches and powerpoints are located at heights that are easy to reach for all home occupants				
Silver				
			No Requirements	Not applicable
Gold				
12 a			Light switches should be positioned in a consistent location -	Not applicable
12 a (i)			between 900mm – 1100mm above the finished floor level; and	Not applicable
12 a (ii)			horizontally aligned with the door handle at the entrance to a room.	Not applicable
12 a (iii)			Powerpoints should be installed not lower than 300mm above the finished floor level.	Not applicable
Platinum				
12 c			As for gold level with the following feature: Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.	Not applicable
Performance Criteria				

LHA		
Clause Number	Room/Item	Current Status
13 Door and tapware		
Home occupants are able to easily and independently open and close doors and safely use tap hardware.		
Silver		
	No Requirements	Not applicable
Gold		
13 a	Doorways should feature door hardware installed at between 900mm -1100mm above the finished floor.	Not applicable
Platinum		
	As for gold level with the following features -	Not applicable
13 b	Doorways should feature lever or D-pull style door hardware; and	Not applicable
13 c	Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout.	Not applicable
Performance Criteria		
14 Family/Living space		
The family/living room features clear space to enable the home occupant to move in and around the room with ease.		
Silver		
	No Requirements	Not applicable
Gold		
	No Requirements	Not applicable
Platinum		
14 a	The family/living room should accommodate a free space, 2250mm in diameter, to enable ease of movement clear of furniture. See Figure 10	Not applicable
Performance Criteria		

LHA Clause Number			Room/Item	Current Status
15 Window sills				
Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.				
Silver				
	No Requirements			Not applicable
Gold				
	No Requirements			Not applicable
Platinum				
15 a	Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to facilitate natural surveillance.			Not applicable
15 b	Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position.			Not applicable

7.11.2 Subject site – access assessment

It is noted that the drawings do not comply with the Ku-ring-gai Development Control Plan 2024 requirements for 100% of the units to conform with the Silver level requirements, and 15% to conform with the Platinum level requirements. The Client has confirmed that they will proceed to council as designed. Regarding the NSW Planning and Environment Apartment Design Guide, provision for a minimum of 20% of units which incorporate the Livable Housing Design Guideline’s silver level features.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. There are currently 43 units that are designed to meet the silver level requirements of LHA (36 are needed to achieved 20% of 177) . Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.12 EMERGENCY EGRESS AND EVACUATION

7.12.1 Access considerations

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or

- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

7.12.2 Subject site – access assessment

Note for consideration.

7.13 LANDSCAPING, STREETSCAPES AND TERRACES

7.13.1 Access considerations

The following are some design considerations for providing equitable access to the external public space:

- + Lighting installations which minimise glare.
- + Luminance contrast of features such as bike racks, bollards, bins etc.

7.13.2 Subject site – access assessment

Note for consideration.

7.14 LIGHTING

7.14.1 Access considerations

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx
General displays	200lx

7.14.2 Subject site – access assessment

Note for consideration.

8.0 Compliance Summary

As a member of the Access Consultants Association (ACA), I have reviewed the Development Application documentation (refer above) against the current requirements for access and mobility against the following:

- + Objects of the Disability Discrimination Act (DDA) 1992.
- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 – Volume One and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.

This report provides the reader with an overview of the project with respect to achieving compliance against the above.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

If you’ve any questions in relation to this report, please contact the writer.

REVIEW UNDERTAKEN BY:

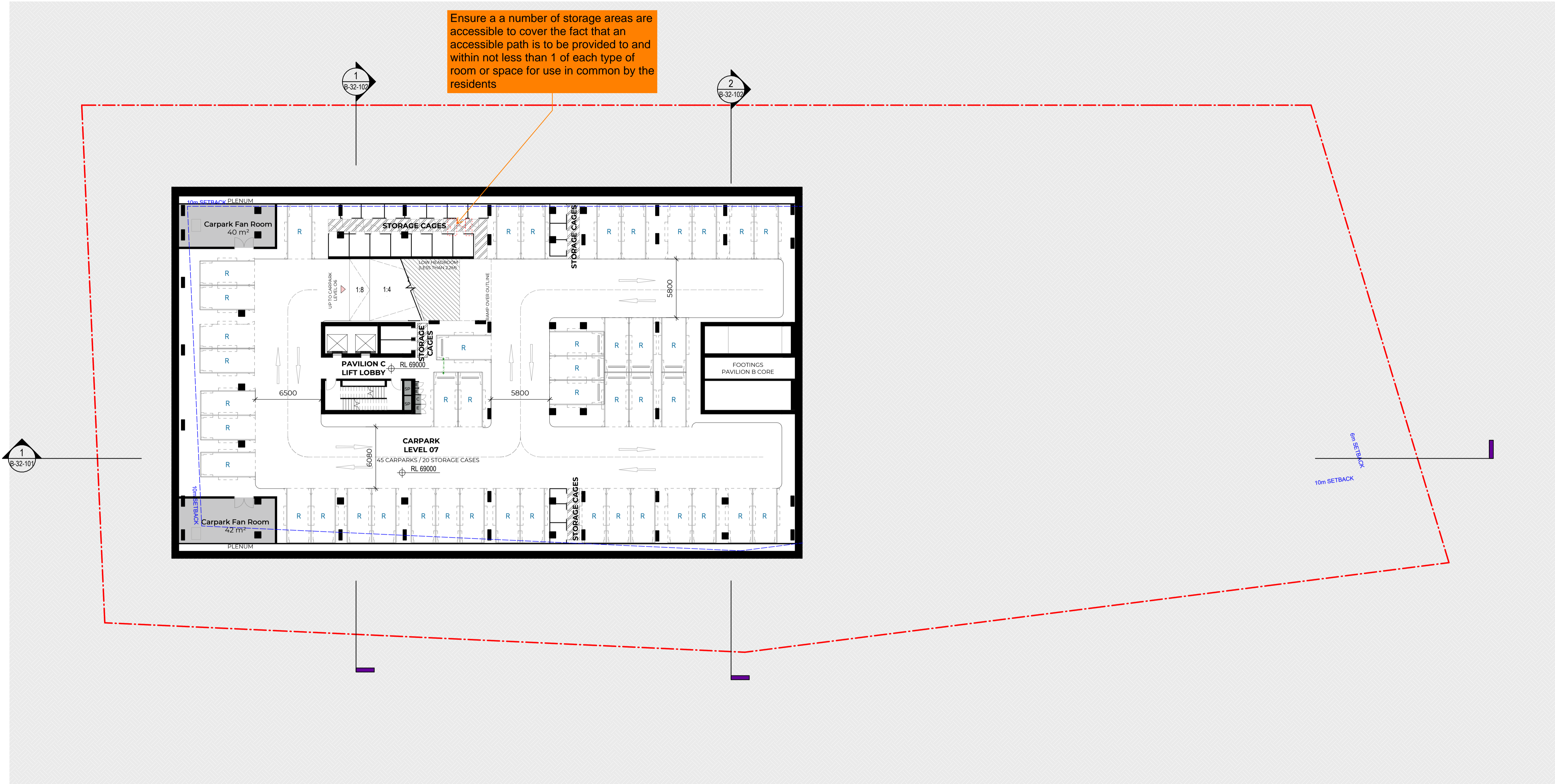
Evan O’Hanlon OAM PLY

Access Consultant

SEARs Requirements Declaration: Pockley Island

1) Declaration		
2) Name	Evan O’Hanlon	
3) Qualifications	Qualified Access Consultant	
The undersigned declares that this Access Design Review has been prepared in response to the following SEARs requirements issued for the Project on 15/11/2024 for SSD-77825469:		
4) SEARs item no.	5) SEARs Requirement	6) Relevant Section of this Report
4.	Built Form and Urban Design Assess how the development complies with the relevant accessibility requirements.	Sections 6.0-7.14
7) Signed		
8) Dated		

Ensure a number of storage areas are accessible to cover the fact that an accessible path is to be provided to and within not less than 1 of each type of room or space for use in common by the residents



#	Status	Description	Date
P1	Issue For Information		07/03/25
P2	Issue For Information		24/03/25
A	Issue For DA Freeze		04/04/25
B	Issue Update Frozen Set		09/04/25

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SP - STAIR PRESSURIZATION	FCR - FIRE CONTROL ROOM
GE - GARBAGE EXHAUST	FHR - FIRE HOSE REEL
C - COMM CUPBOARD	W - WATER METER
E - ELECTRICAL CUPBOARD	GM - GAS METER
KE - KITCHEN EXHAUST	GC - GARBAGE CHUTE
CE - CARPARK EXHAUST	WR - WASTE ROOM
HR - HYDRAULIC RISER	

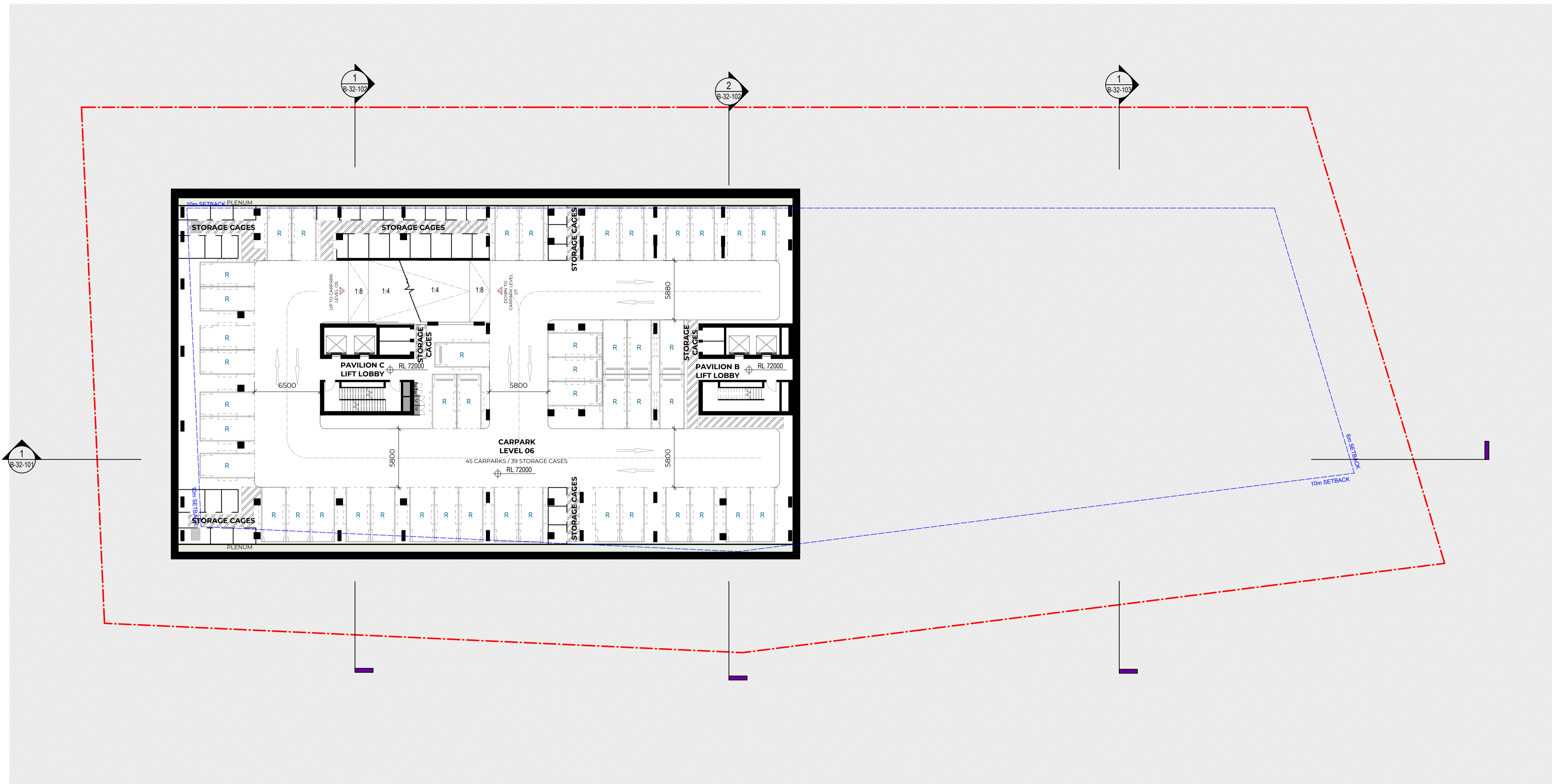
JENSEN HUGHES
Accessibility Review
 15/04/2025
 Evan O'Hanlon OAM PLY
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Orange comments relate to questions, clarifications and considerations moving forward
 Red comments relate to elements requiring adjustment

Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT
 Project number
 122021
 Size check
 25mm
 Checked
 Approved
 Sheet size
 A1
 Scale
 1:200

Sheet title
 Basement 07 Plan
 Sheet number
 DA-AR-B-22-093 B
 Status
 For Information
 Revision



#	Status	Description	Date
P1	Issue For Information	Issue For Information	07/03/25
P2	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
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 Checker

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Sheet size
 A1

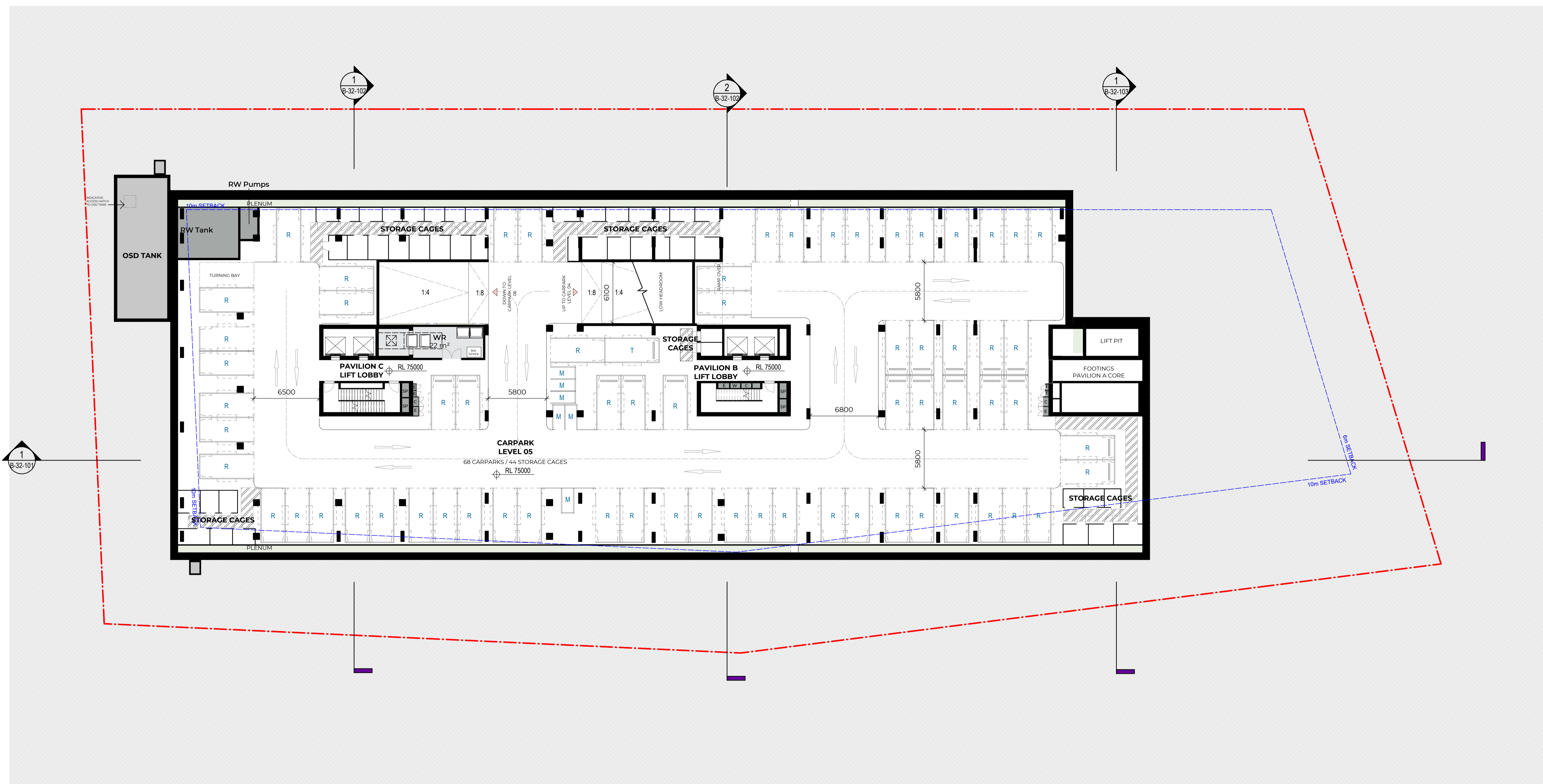
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Sheet title
 Basement 06 Plan

Sheet number
 DA-AR-B-22-094 B

Revision
 For Information

Status
 For Information



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
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 Checker

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Sheet size
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Scale
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Sheet title
 Basement 05 Plan

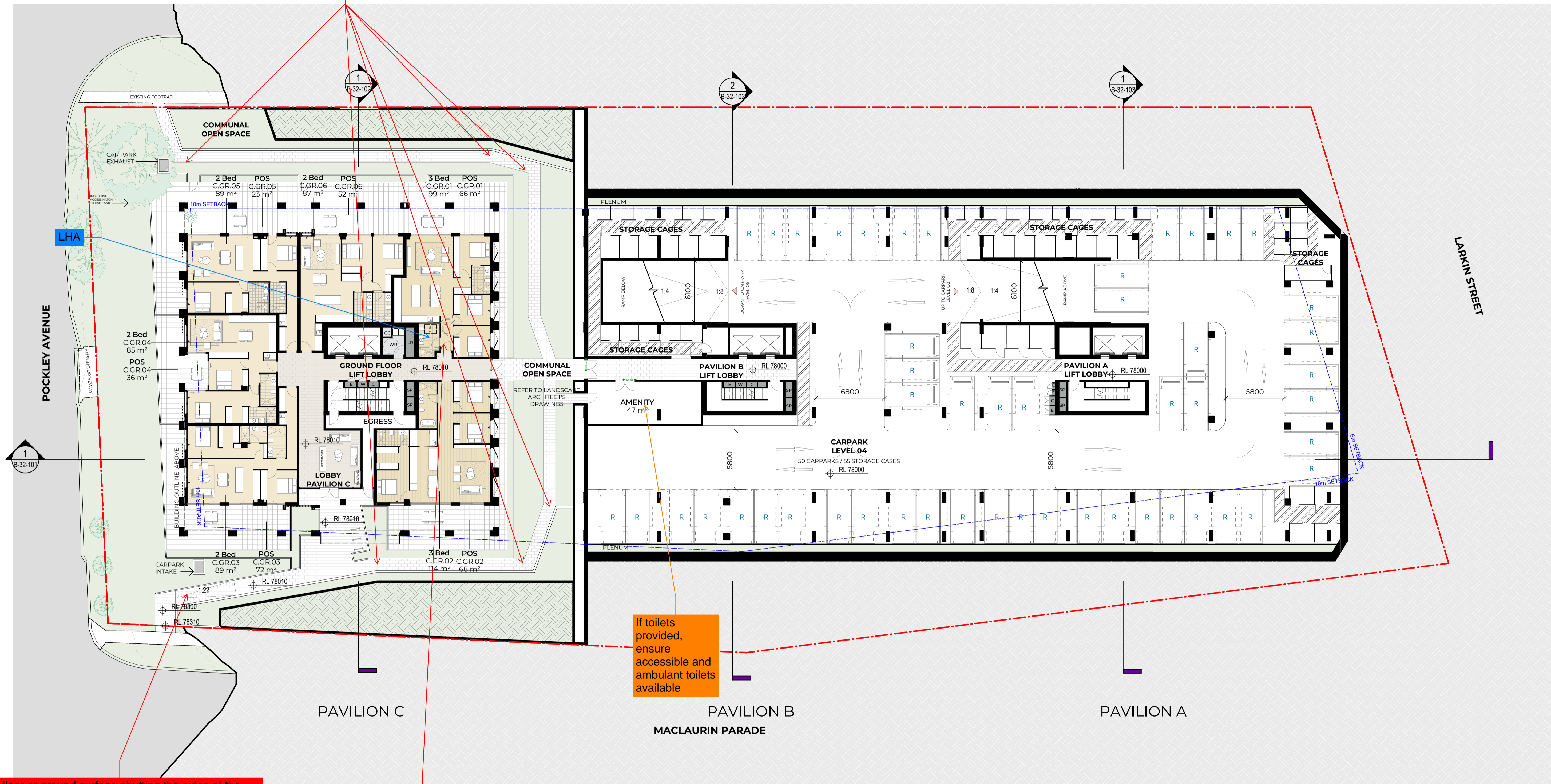
Sheet number
DA-AR-B-22-095 B

Revision
 For Information

General: LHA Silver - Bathroom to feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. Appears to be a solid wall at present

The space required for a wheelchair to make a 60° to 90° or 30° to <60° is to comply with figure 4 of AS1428.1 2009

POCKLEY AVENUE



If toilets provided, ensure accessible and ambulant toilets available

The floor or ground surface abutting the sides of the walkway (any path between 1:20 and 1:33) shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:
 (i) Compliant kerb
 (ii) Compliant Kerb rail and handrail
 (iii) A wall not less than 450 mm in height.

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
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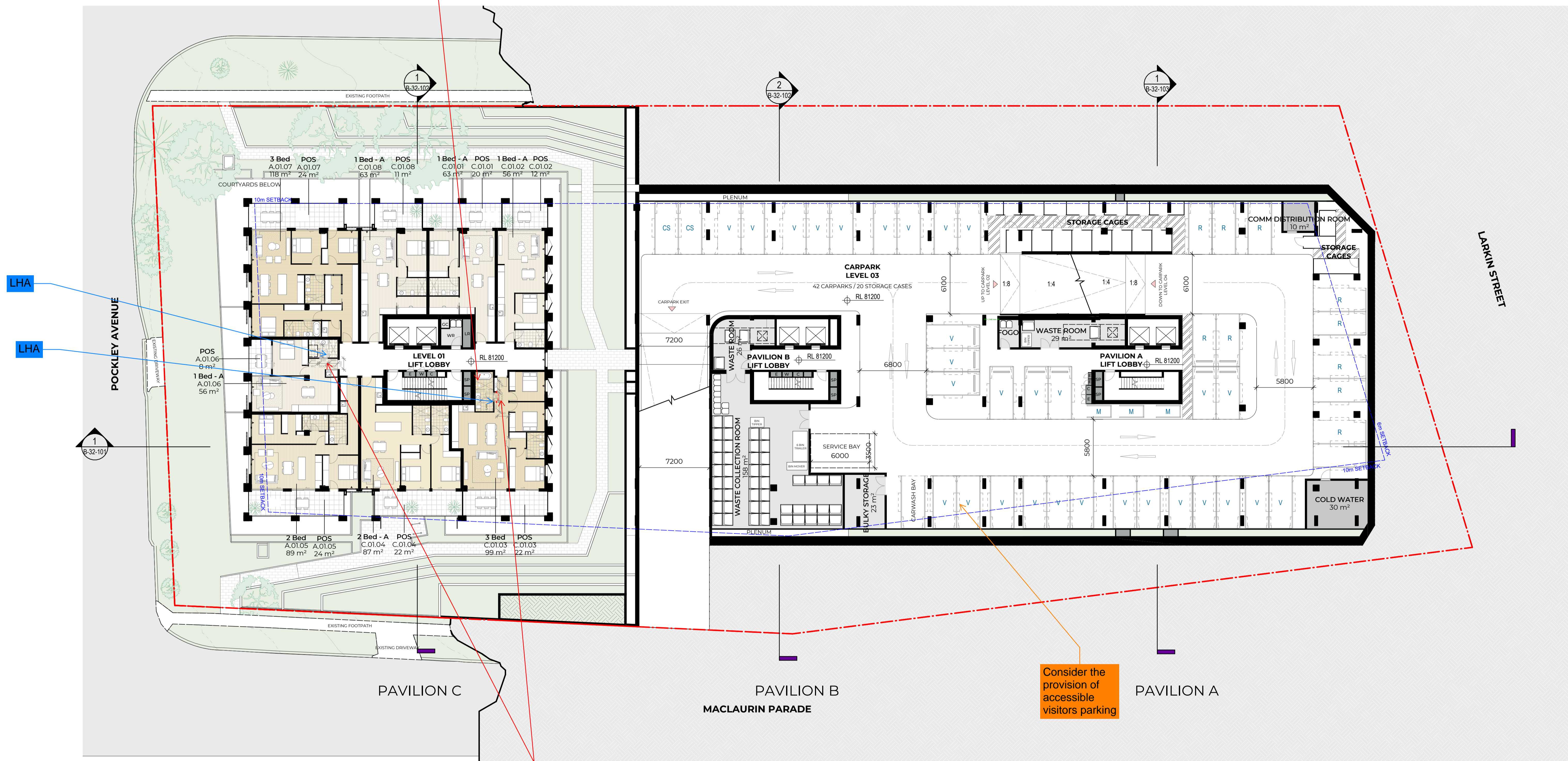
Project
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W-B
WOODS BAGOT
 Project number
 122021
 Size check
 25mm
 Scale
 1:200

Sheet title
 General Arrangement
 Floor Plan
 Basement 04 Plan
 Sheet number
 DA-AR-B-22-096 B
 Status
 For Information

LHA Silver - Shower required in corner of room for future grabrail installation

POCKLEY AVENUE



Consider the provision of accessible visitors parking

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
B	Issue Update Frozen Set	Issue Update Frozen Set	09/04/25

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LEGEND

- | | |
|---------------------------|-------------------------|
| LR - LOBBY RELIEF | F - FIRE EXTINGUISHER |
| SP - STAIR PRESSURIZATION | FCR - FIRE CONTROL ROOM |
| GE - GARBAGE EXHAUST | FHR - FIRE HOSE REEL |
| C - COMM CUPBOARD | W - WATER METER |
| E - ELECTRICAL CUPBOARD | GM - GAS METER |
| KE - KITCHEN EXHAUST | GC - GARBAGE CHUTE |
| CE - CARPARK EXHAUST | WR - WASTE ROOM |
| HR - HYDRAULIC RISER | |

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Project
 Pockley Avenue
 Client
 Aqualand Prestige

Issuer
W-B
WOODS BAGOT

Project number
 122021
 Size check
 25mm
 Scale
 1:200

Sheet title
 General Arrangement
 Floor Plan
 Basement 03 Plan
 Sheet number
DA-AR-B-22-097 B
 Status
 For Information

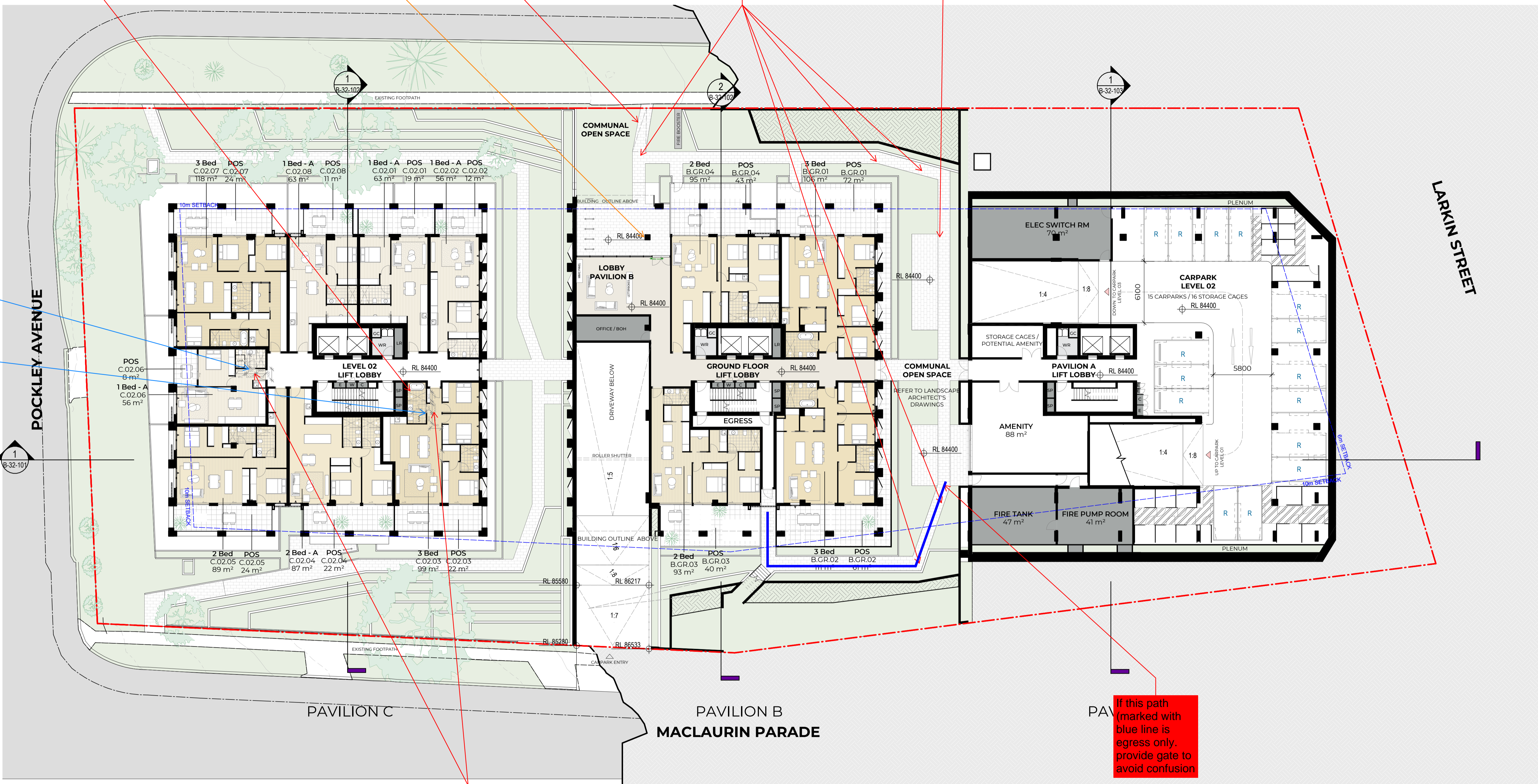
LHA Silver - Shower required in corner of room for future grabrail installation

Consider that a column here could cause issues with way finding and manoeuvring

If ramp- to comply with AS1428.1 including handrails, handrail extensions, TGSIs, setbacks

The space required for a wheelchair to make a 60° to 90° or 30° to <60° is to comply with figure 4 of AS1428.1 2009

Paths to be compliant with relevant requirements



If this path (marked with blue line) is egress only, provide gate to avoid confusion

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
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LEGEND	
LR - LOBBY RELIEF	F - FIRE EXTINGUISHER
SP - STAIR PRESSURIZATION	FCR - FIRE CONTROL ROOM
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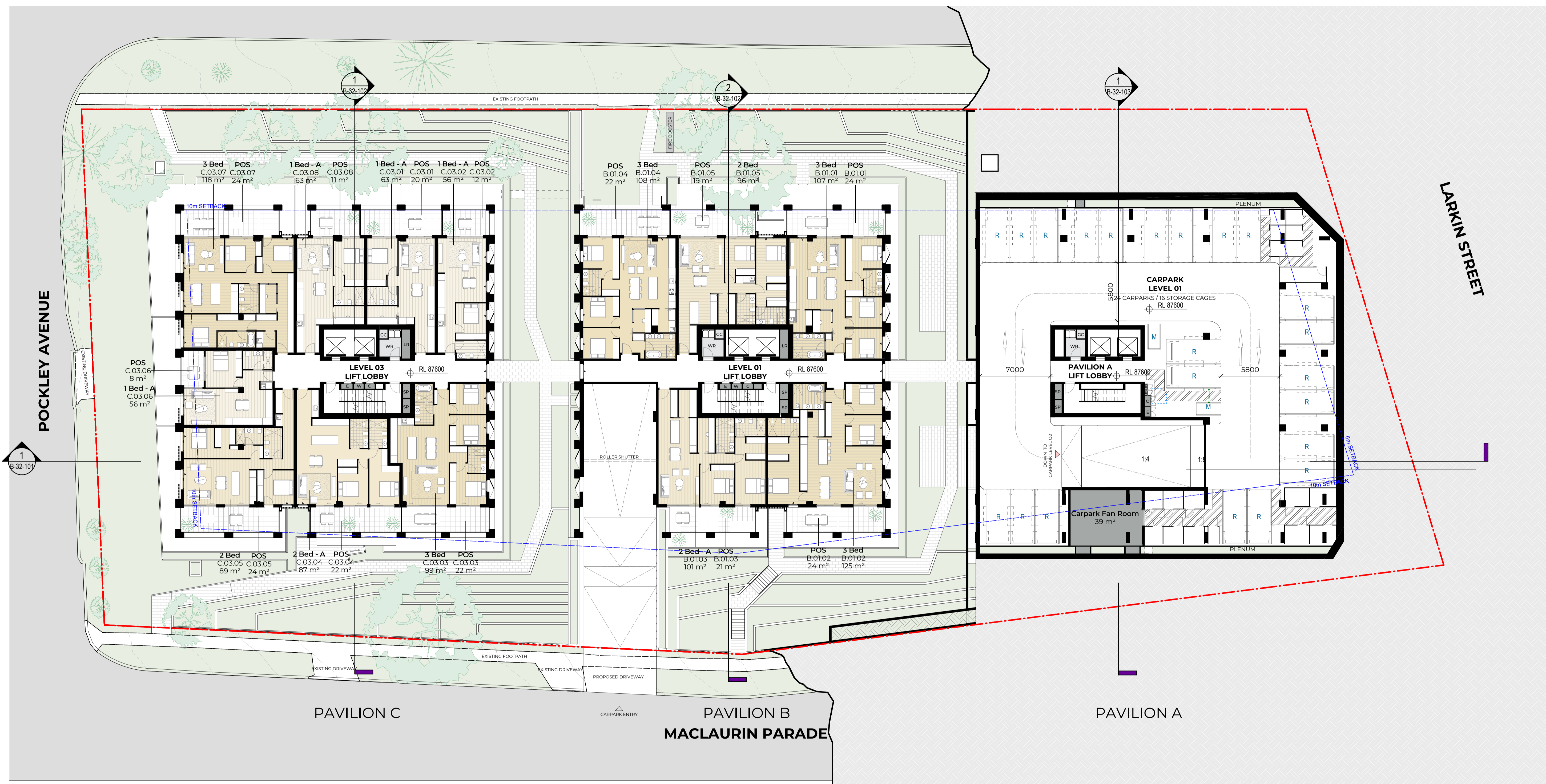
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Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT
 Project number
 122021
 Size check
 25mm
 Checked
 Approved
 Sheet size
 A1
 Scale
 1:200

Sheet title
 Basement 02 Plan
 Sheet number
 DA-AR-B-22-098 B
 Status
 For Information
 Revision

POCKLEY AVENUE



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
B	Issue Update Frozen Set	Issue Update Frozen Set	09/04/25

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Project
 Pockley Avenue
 Client
 Aqualand Prestige


W-B
WOODS BAGOT

Project number
 122021

Size check
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Checked
 Approver

Sheet size
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Scale
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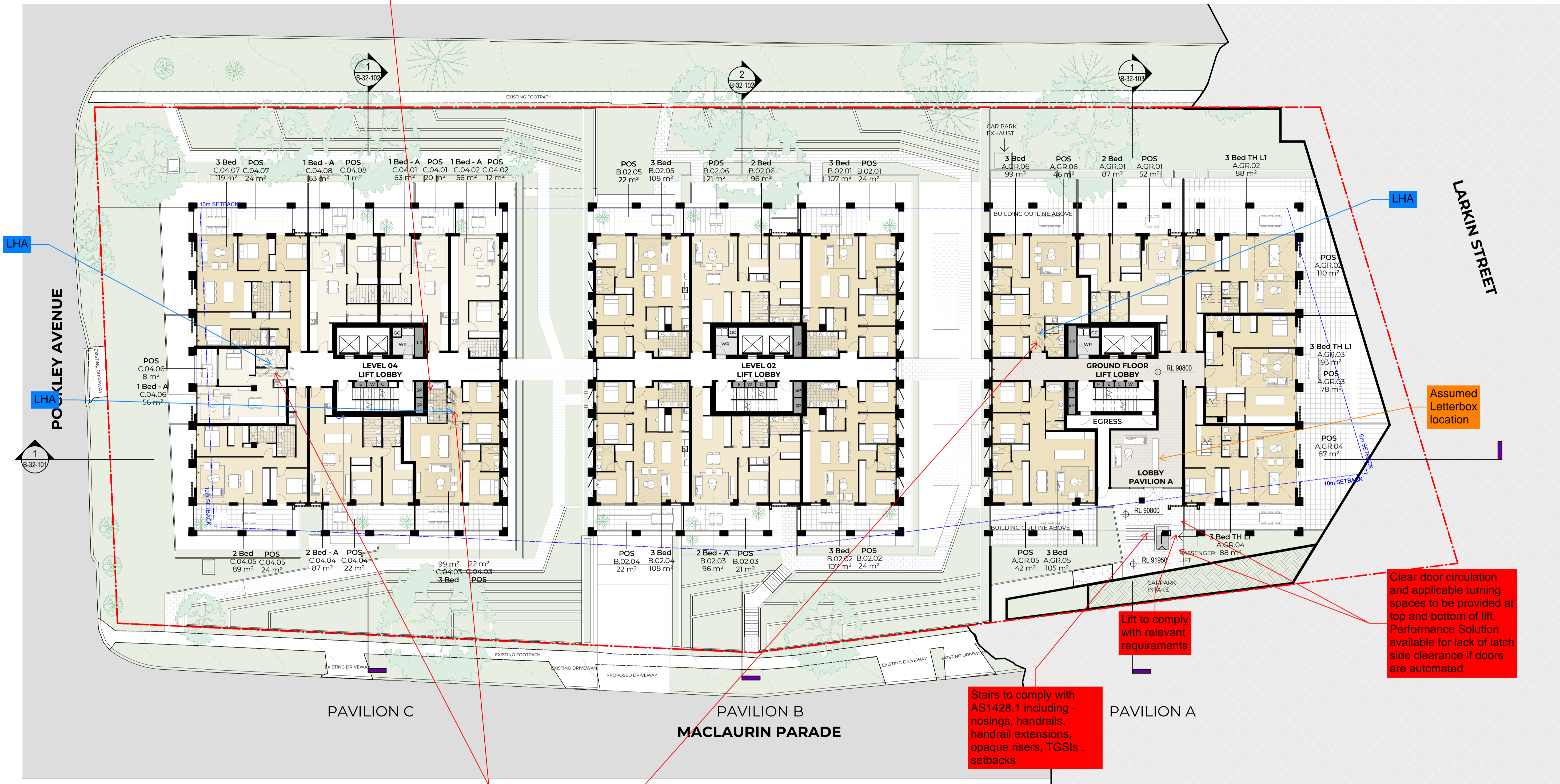
Sheet title
 Basement 01 Plan

Sheet number
 DA-AR-B-22-099 B

Revision
 For Information

LHA Silver - Shower required in corner of room for future grabrail installation

POCKLEY AVENUE



LHA
POCKLEY AVENUE
LHA
LHA

LHA

LARKIN STREET

Assumed Letterbox location

Lift to comply with relevant requirements

Clear door circulation and applicable turning spaces to be provided at top and bottom of lift. Performance Solution available for lack of latch side clearance if doors are automated

Stairs to comply with AS1428.1 including - nosings, handrails, handrail extensions, opaque risers, TGSIs, setbacks

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

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P1	Issue For Information	Issue For Information	21/02/25	Copyright © Woods Bagot 2018 All Rights Reserved
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A	Issue For DA Freeze	Issue For DA Freeze	04/04/25	Do not scale drawings.

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Project
Pockley Avenue

 Client
Aqualand Prestige

W-B
WOODS BAGOT
 Project number
122021
 Size check
25mm
 Checked
 Approved
 Sheet size
A1
 Scale
1:200

Sheet title
Ground Floor Plan

 Sheet number
DA-AR-B-22-100 A
 Revision
For Information

LHA Silver - Shower required in corner of room for future grabrail installation

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

LHA Silver - Shower required in corner of room for future grabrail installation

POCKLEY AVENUE

LARKIN STREET

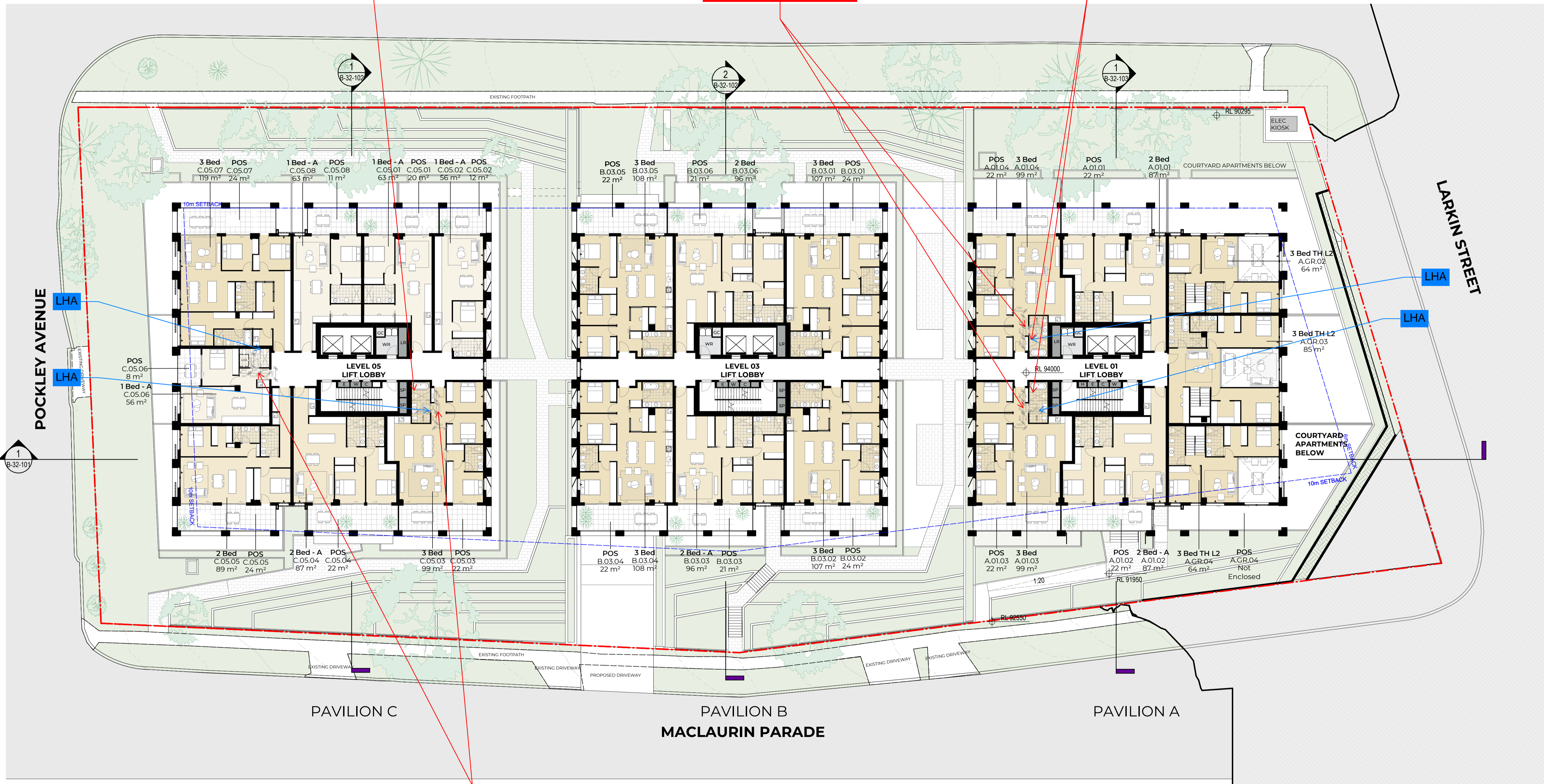
POCKLEY AVENUE

PAVILION C

PAVILION B
MACLAURIN PARADE

PAVILION A

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
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P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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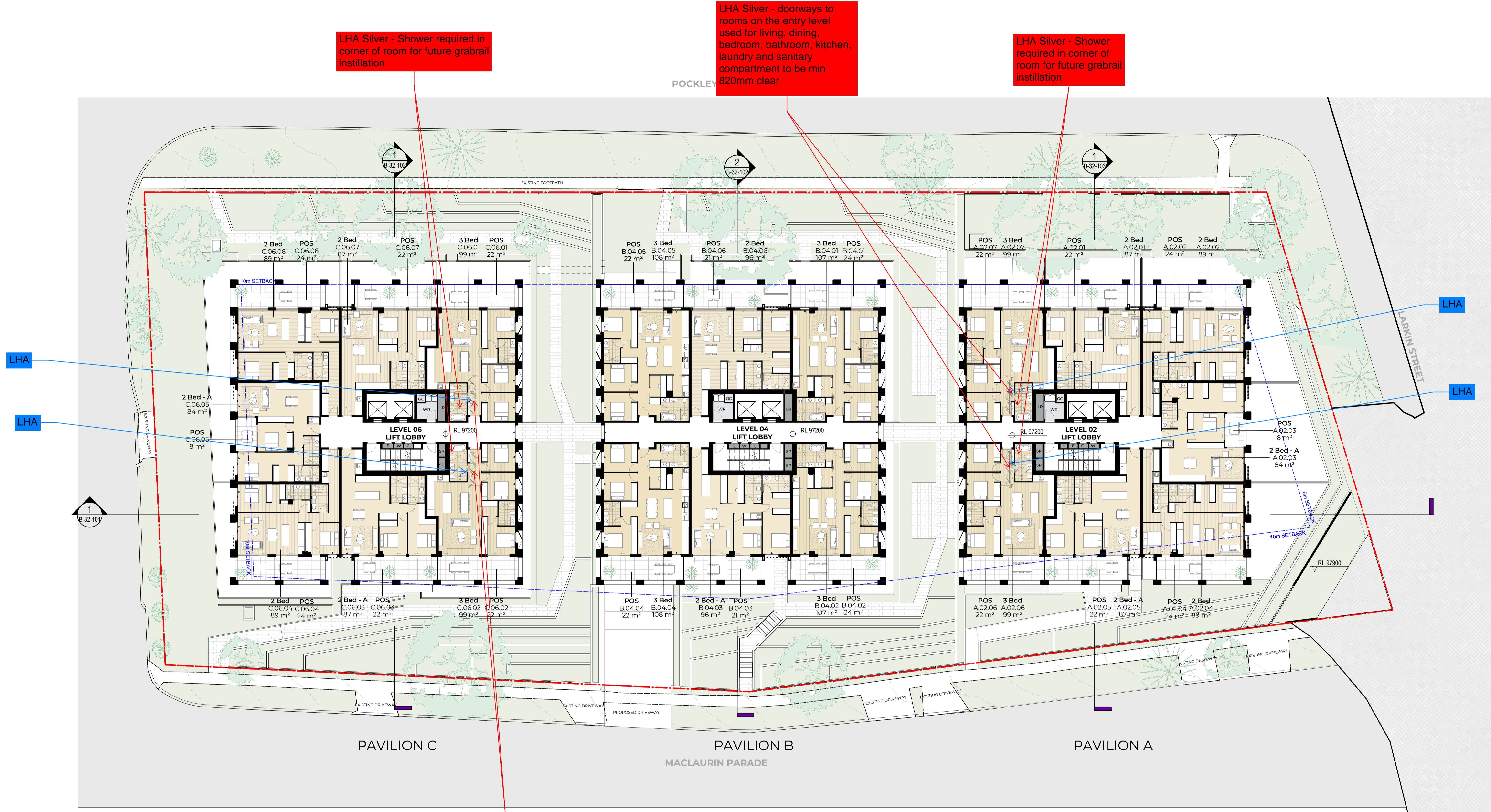
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Red comments relate to elements requiring adjustment

Project
Pockley Avenue

Client
Aqualand Prestige

W-B
WOODS BAGOT
 Project number
122021
 Size check
25mm
 Checked
Approved
 Checker
Approver
 Sheet size
A1
 Scale
1:200

Sheet title
Level 01 Plan
 Sheet number
DA-AR-B-22-101 A
 Revision
For Information



LHA Silver - Shower required in corner of room for future grabrail installation

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

LHA Silver - Shower required in corner of room for future grabrail installation

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

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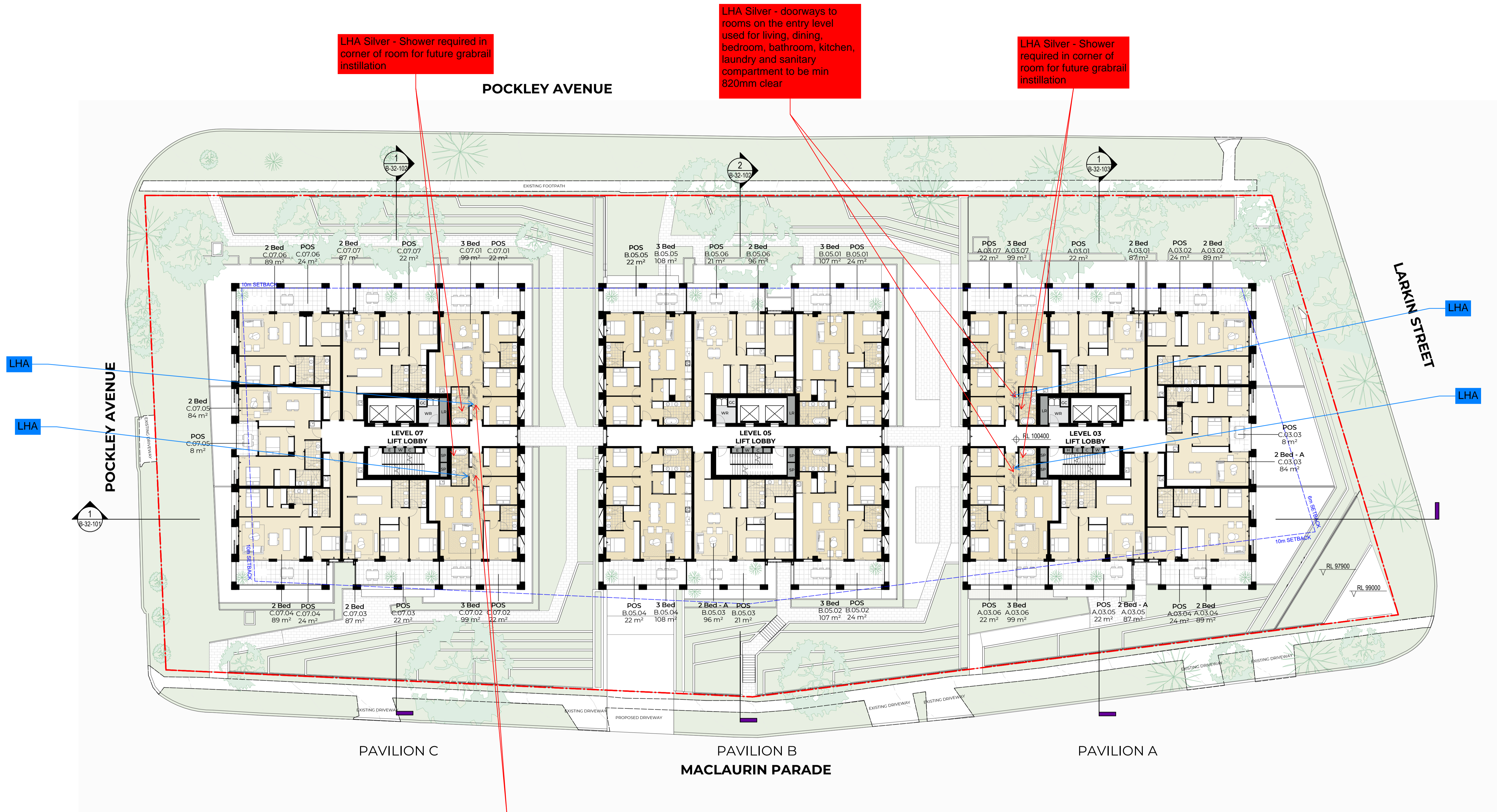
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Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
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 Project number
 122021
 Size check
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 Checked
 Approved
 Sheet size
 A1
 Scale
 1:200

Sheet title
 Level 02 Plan
 Sheet number
 DA-AR-B-22-102 B
 Revision
 For Information



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Project
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Client
Aqualand Prestige

Issuer
W-B
WOODS BAGOT

Project number
122021

Size check
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Checked
 Approved
 Checker
 Approver

Sheet size
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Scale
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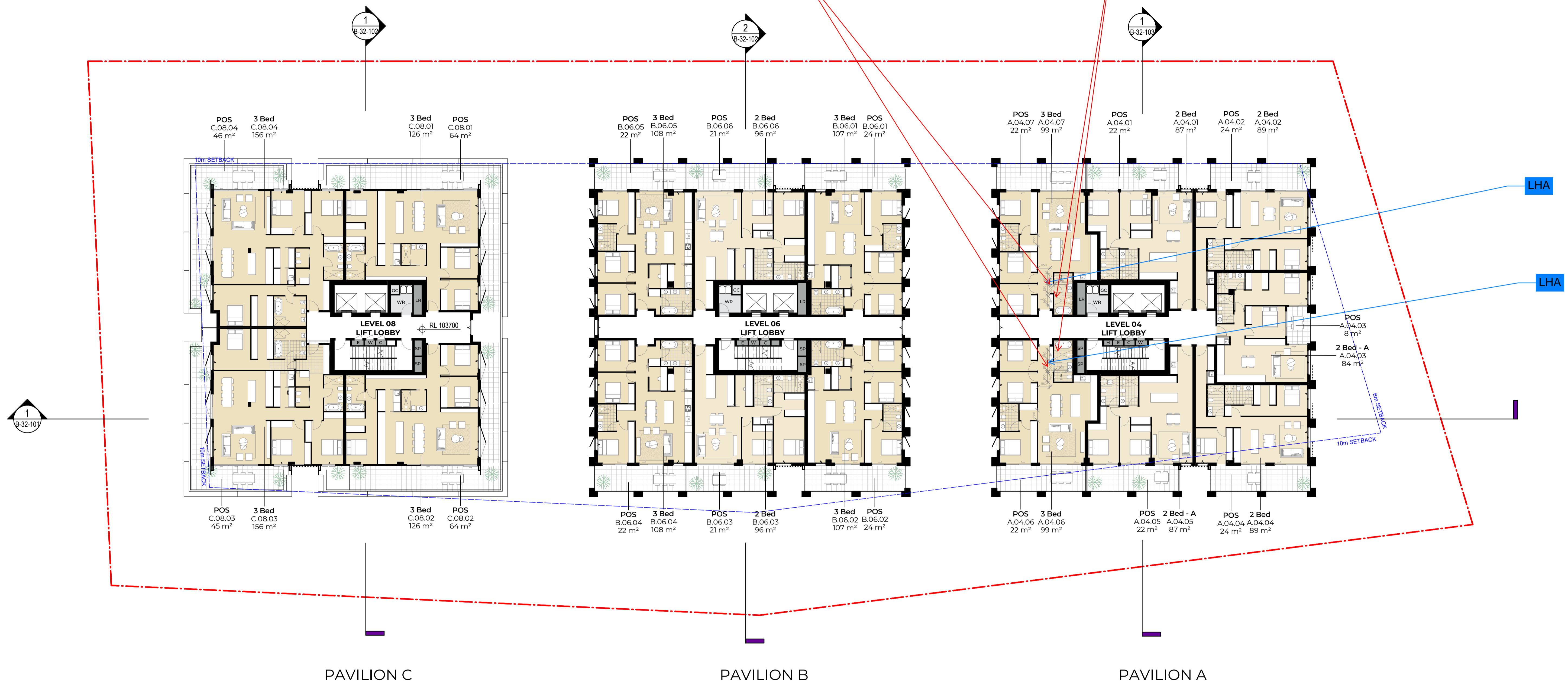
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Level 03 Plan

Sheet number
DA-AR-B-22-103 A

Revision
For Information

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

LHA Silver - Shower required in corner of room for future grabrail installation



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
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A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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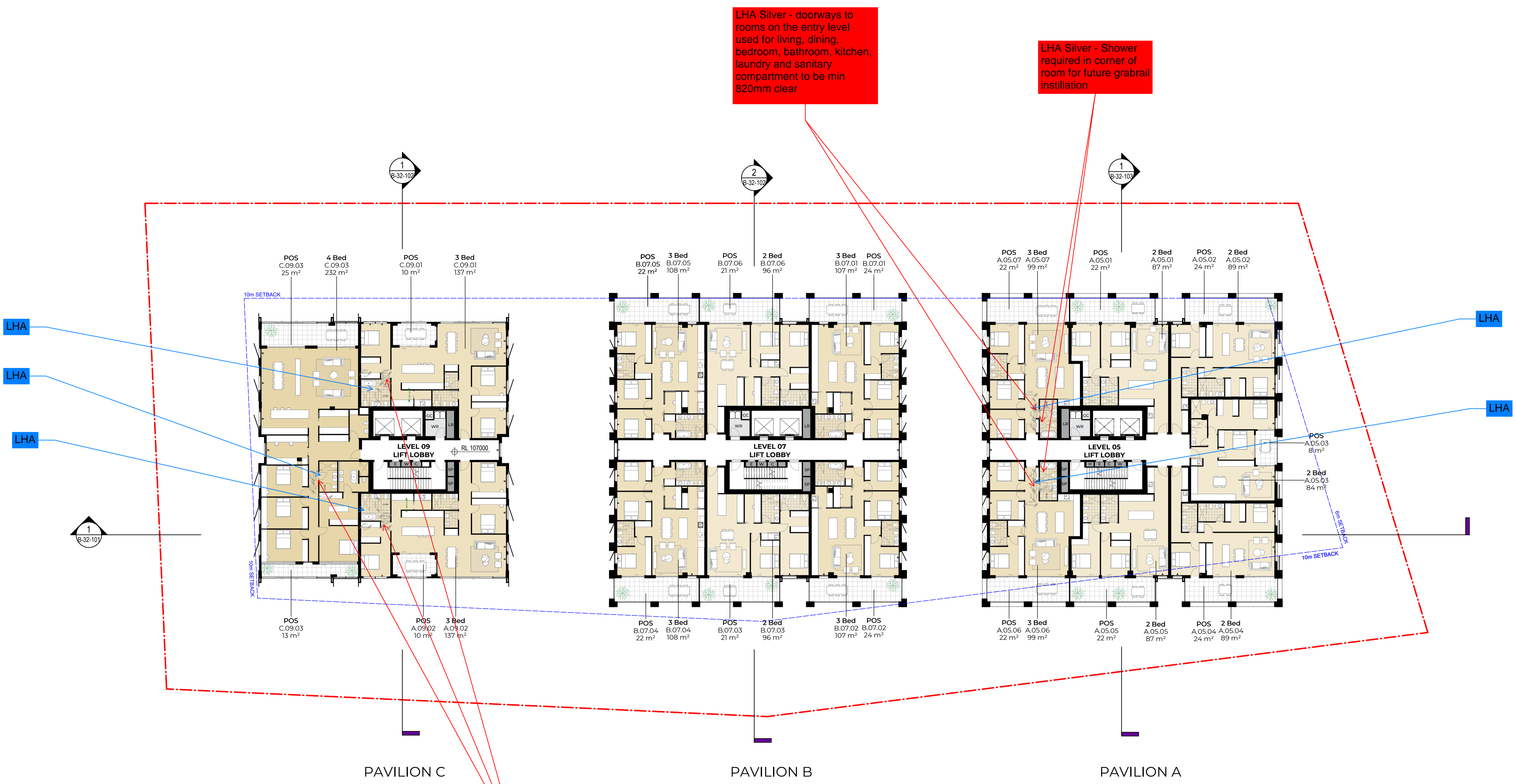
Project
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 Client
 Aqualand Prestige

W-B
WOODS BAGOT

Project number
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 Size check
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 Approver
 Sheet size
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 Scale
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Sheet title
 Level 04 Plan
 Sheet number
 DA-AR-B-22-104 A
 Status
 For Information
 Revision



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Client
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Issuer
W-B
WOODS BAGOT

Project number
 122021

Size check
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Checked
 Checker

Approved
 Approver

Sheet size
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Scale
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Sheet title
 Level 05 Plan

Sheet number
DA-AR-B-22-105 A

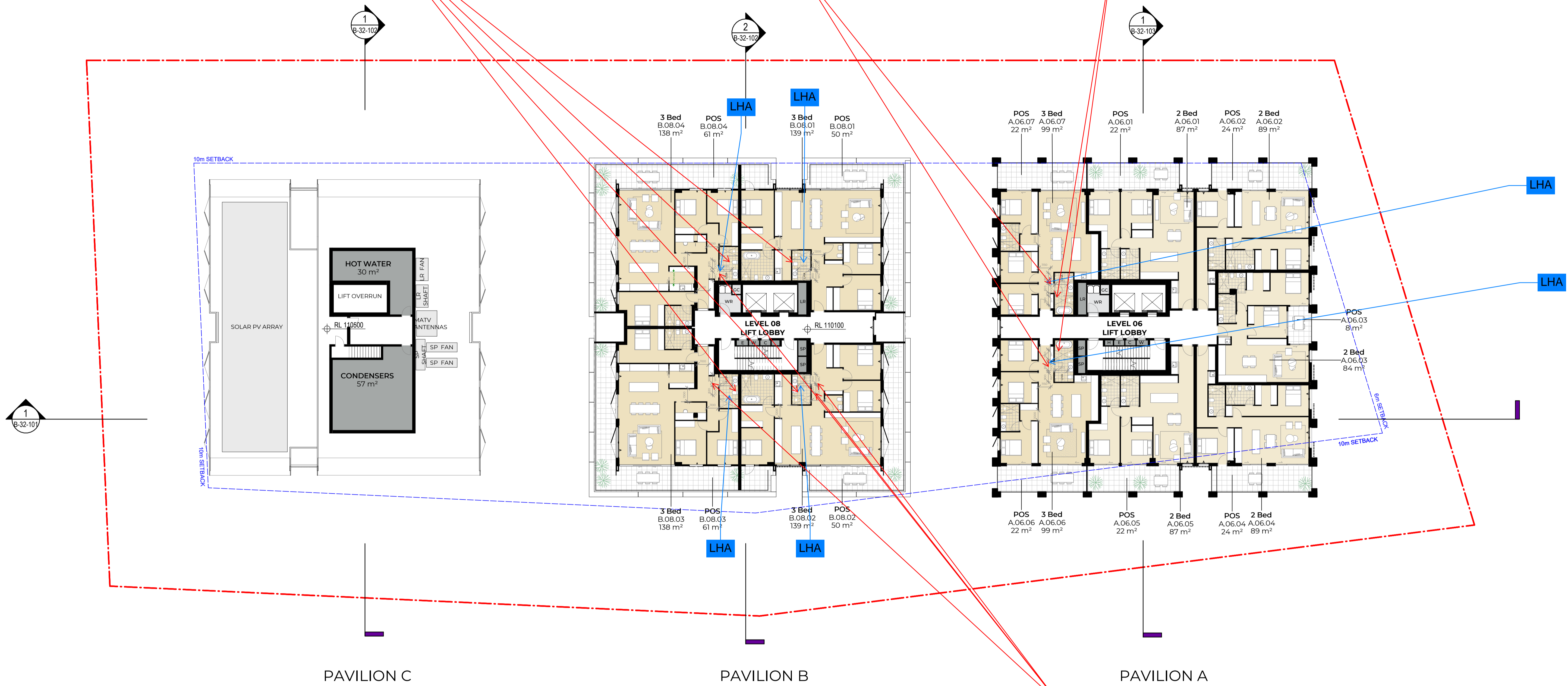
Revision
 For Information

LHA Silver - Shower required in corner of room for future grabrail installation

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

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P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT

Project number
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 Size check
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 Checked
 Approved
 Sheet size
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 Scale
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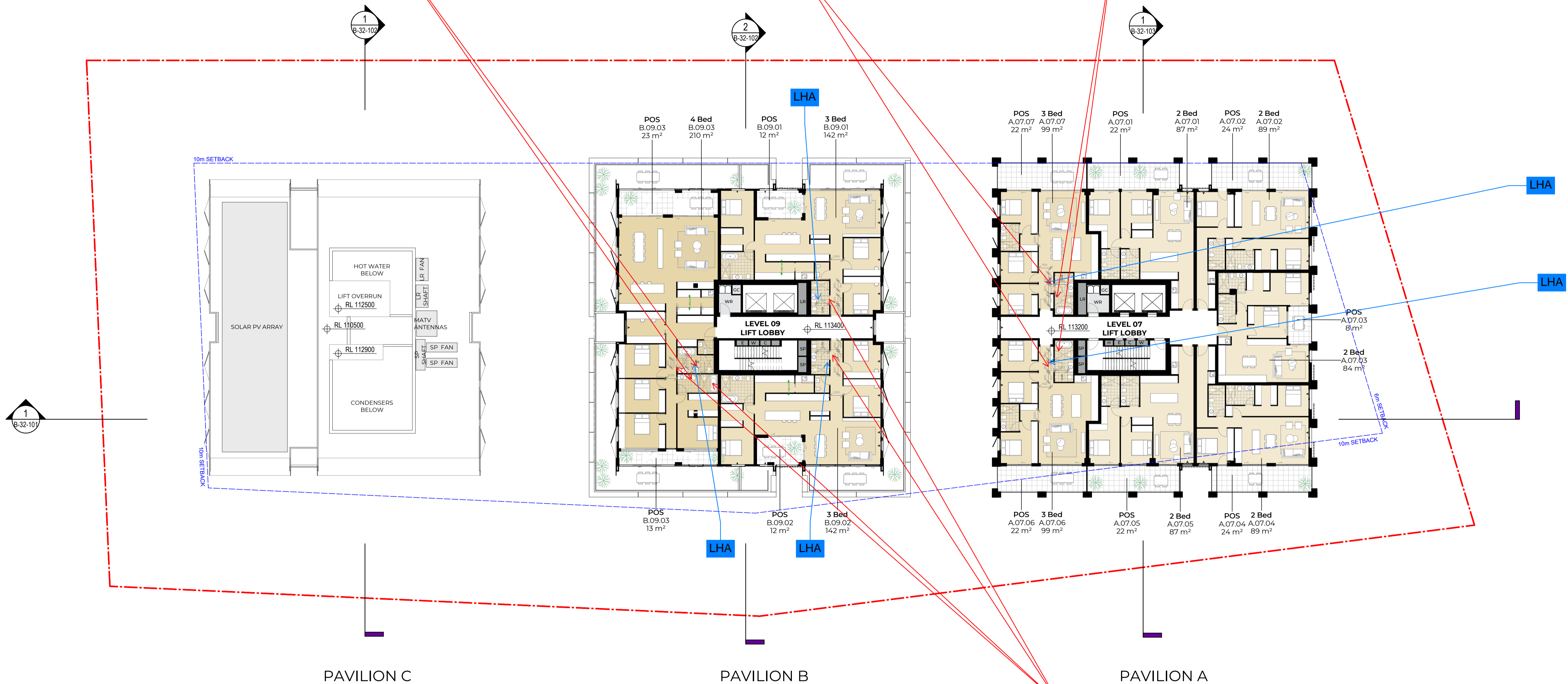
Sheet title
 Level 06 Plan
 Sheet number
 DA-AR-B-22-106 A
 Status
 For Information
 Revision

LHA Silver - Shower required in corner of room for future grabrail installation

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

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A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Client
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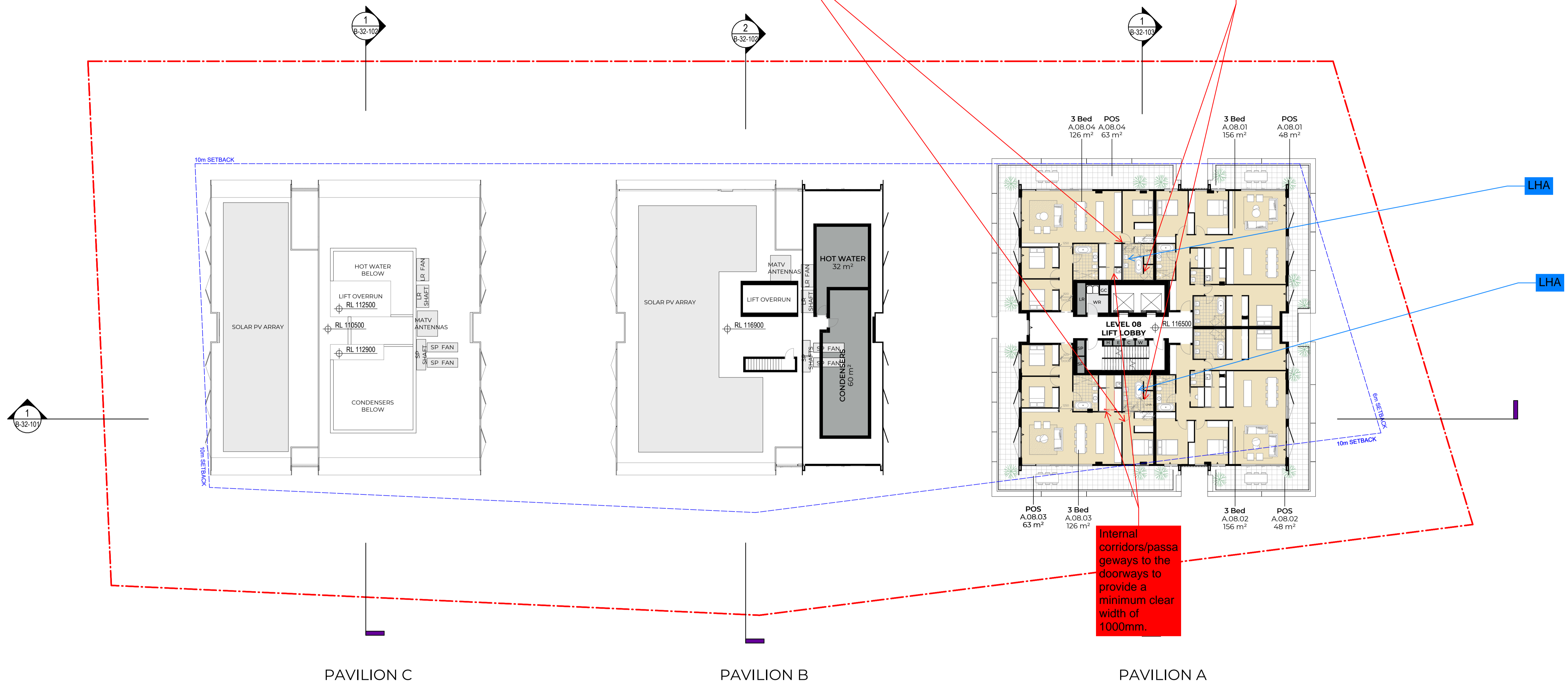

W-B
WOODS BAGOT
 Project number
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Approved
 Checker
Approver
 Sheet size
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1:200

Sheet title
Level 07 Plan
 Sheet number
DA-AR-B-22-107 A
 Status
For Information
 Revision

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear

LHA Silver - hobless (step-free) shower recess required. Shower screens are permitted provided they can be removed at a later date.

Internal corridors/passageways to the doorways to provide a minimum clear width of 1000mm.




#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
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A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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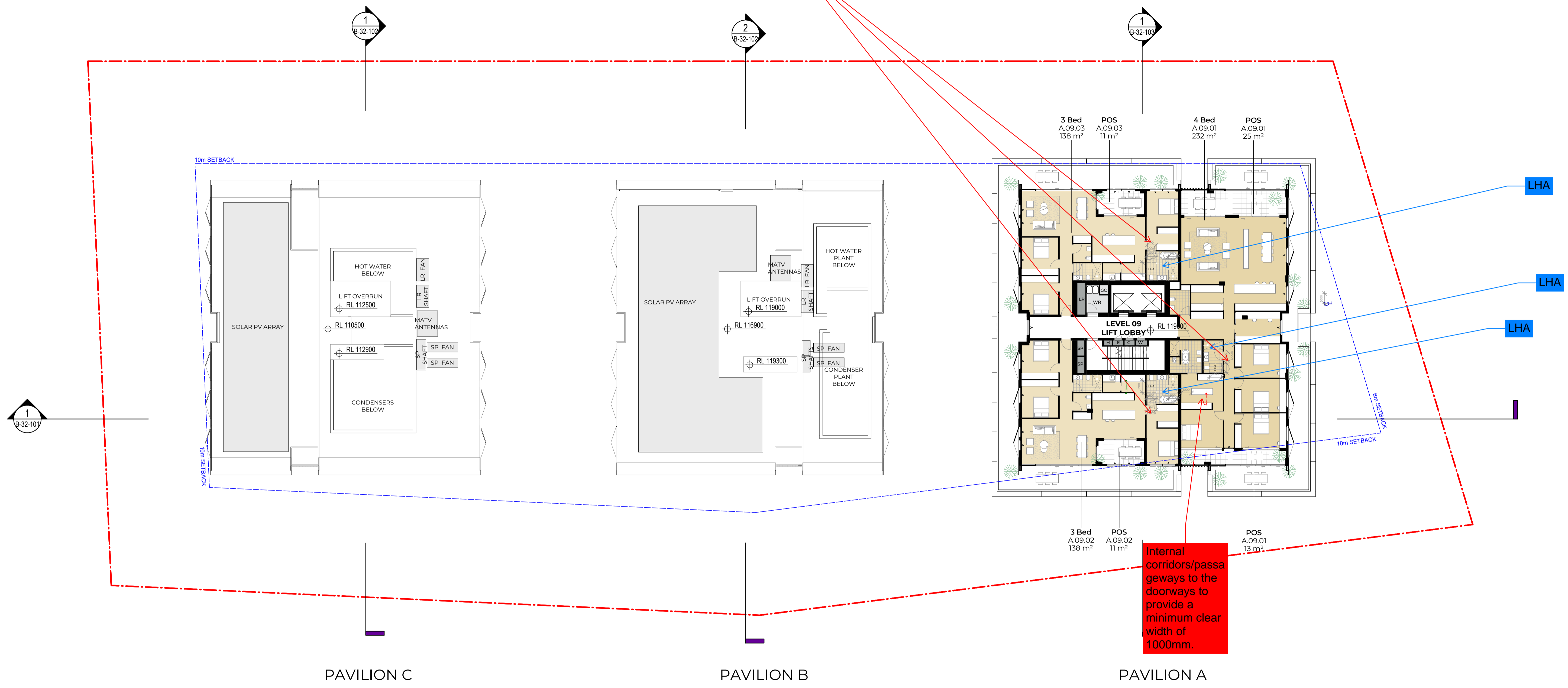
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Project
 Pockley Avenue
 Client
 Aqualand Prestige


W-B
WOODS BAGOT
 Project number
 122021
 Size check
 25mm
 Checked
 Approved
 Sheet size
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 Scale
 1 : 200

Sheet title
 Level 08 Plan
 Sheet number
 DA-AR-B-22-108 A
 Status
 For Information
 Revision

LHA Silver - doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to be min 820mm clear



PAVILION C

PAVILION B

PAVILION A

#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Project
 Pockley Avenue

Client
 Aqualand Prestige

W-B
WOODS BAGOT

Project number
 122021

Size check
 25mm

Checked
 Checker

Approved
 Approver

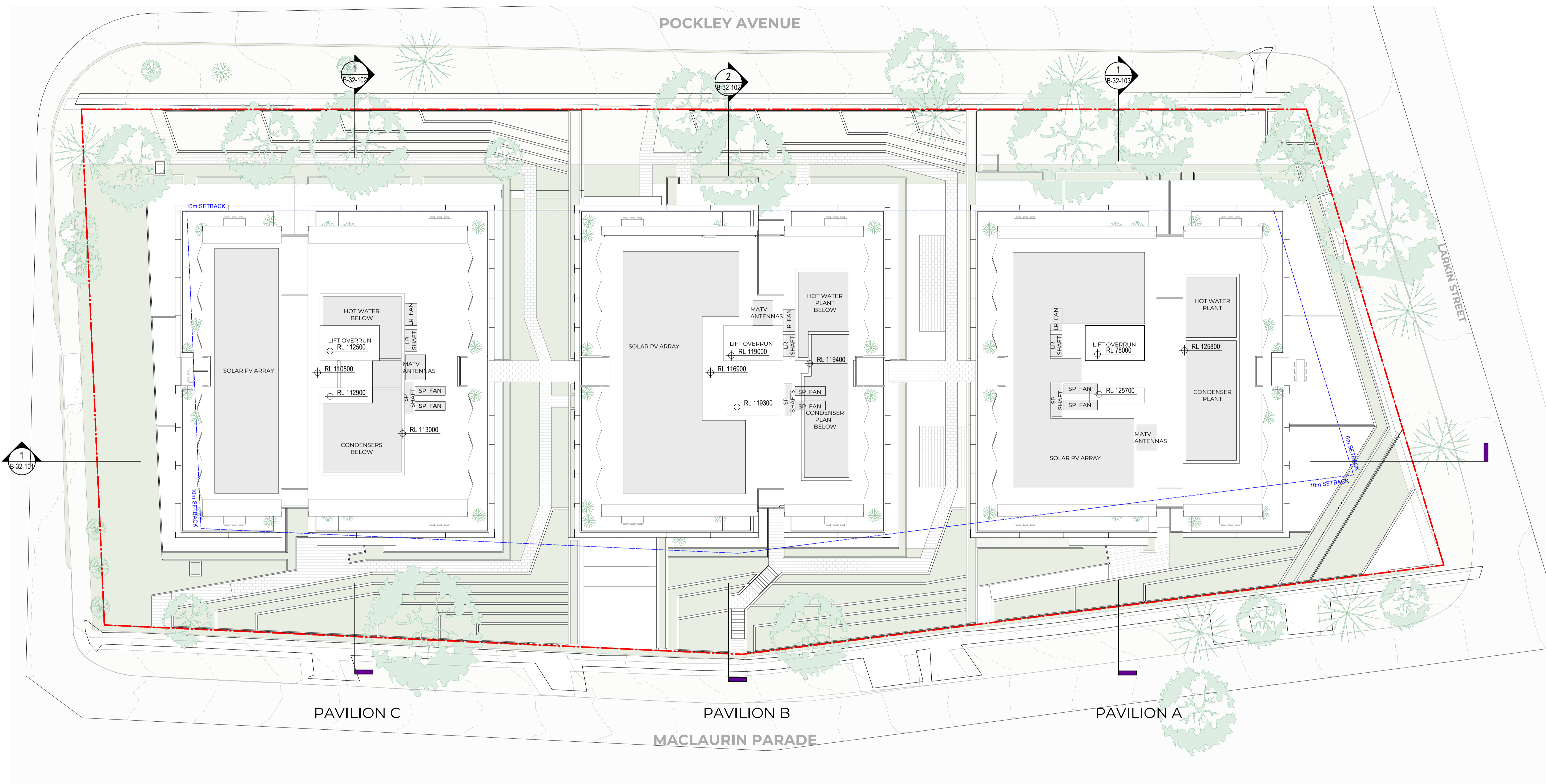
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Scale
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Sheet title
 Level 09 Plan

Sheet number
 DA-AR-B-22-109 A

Revision
 For Information



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25

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Project
 Pockley Avenue
 Client
 Aqualand Prestige


W-B
WOODS BAGOT
 Project number
 122021
 Checked
 Approved
 Sheet size
 A1
 Scale
 1:200

Sheet title
 Roof Plan
 Sheet number
DA-AR-B-22-190 A
 Status
 For Information
 Revision



#	Status	Description	Date
P1		Issue For Information	07/03/25
P2		Issue For Information	24/03/25
A		Issue For DA Freeze	04/04/25
B		Issue Update Frozen Set	09/04/25

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Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT

Project number: 122021
 Size check: 25mm
 Checked: _____
 Approved: _____
 Sheet size: A1
 Scale: 1:200

Sheet title
 Building Elevation - North
 Sheet number: DA-AR-B-32-001 B
 Revision: _____
 Status: _____




#	Status	Description	Date
P1		Issue For Information	07/03/25
P2		Issue For Information	24/03/25
A		Issue For DA Freeze	04/04/25
B		Issue Update Frozen Set	09/04/25

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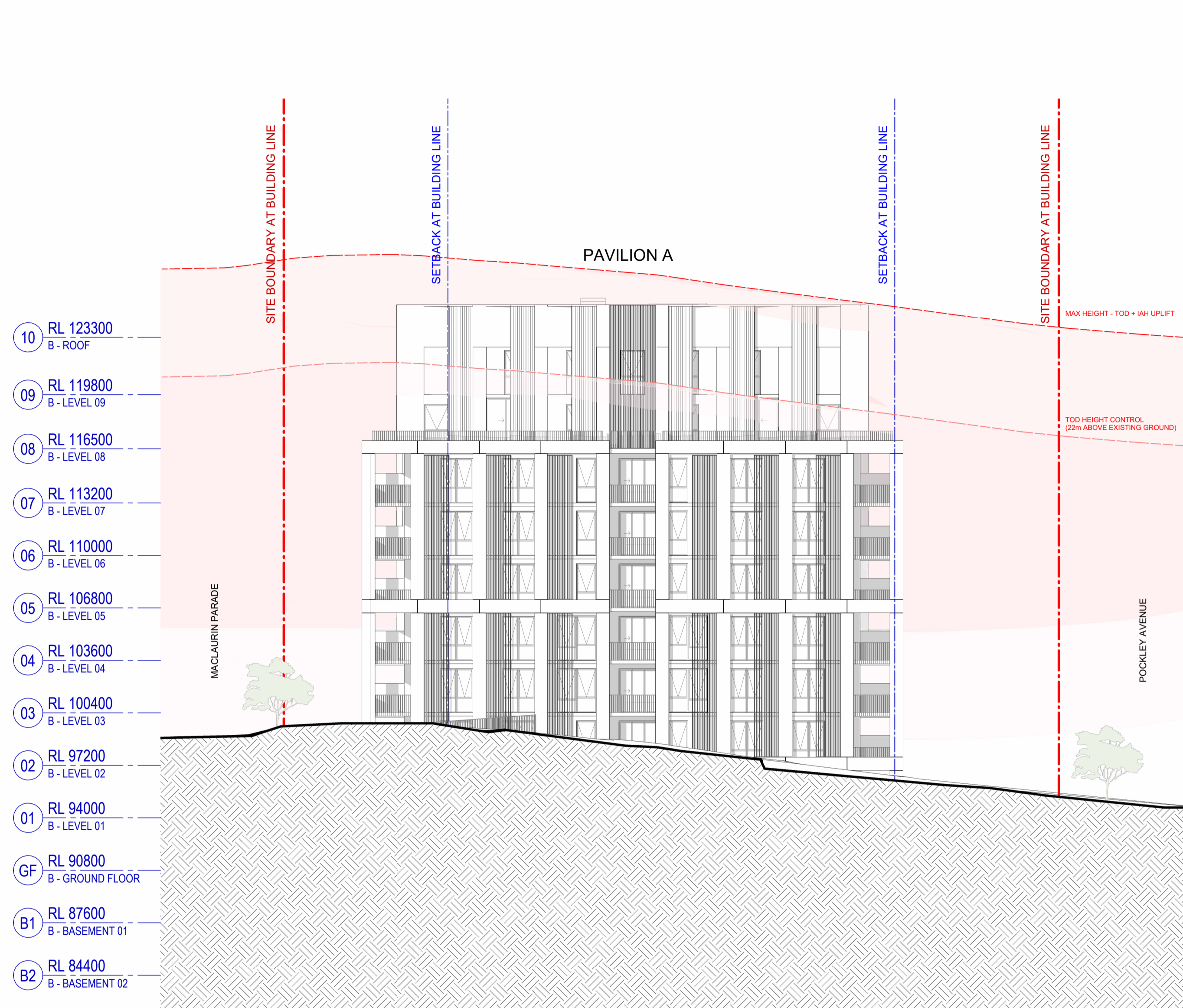

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 15/04/2025
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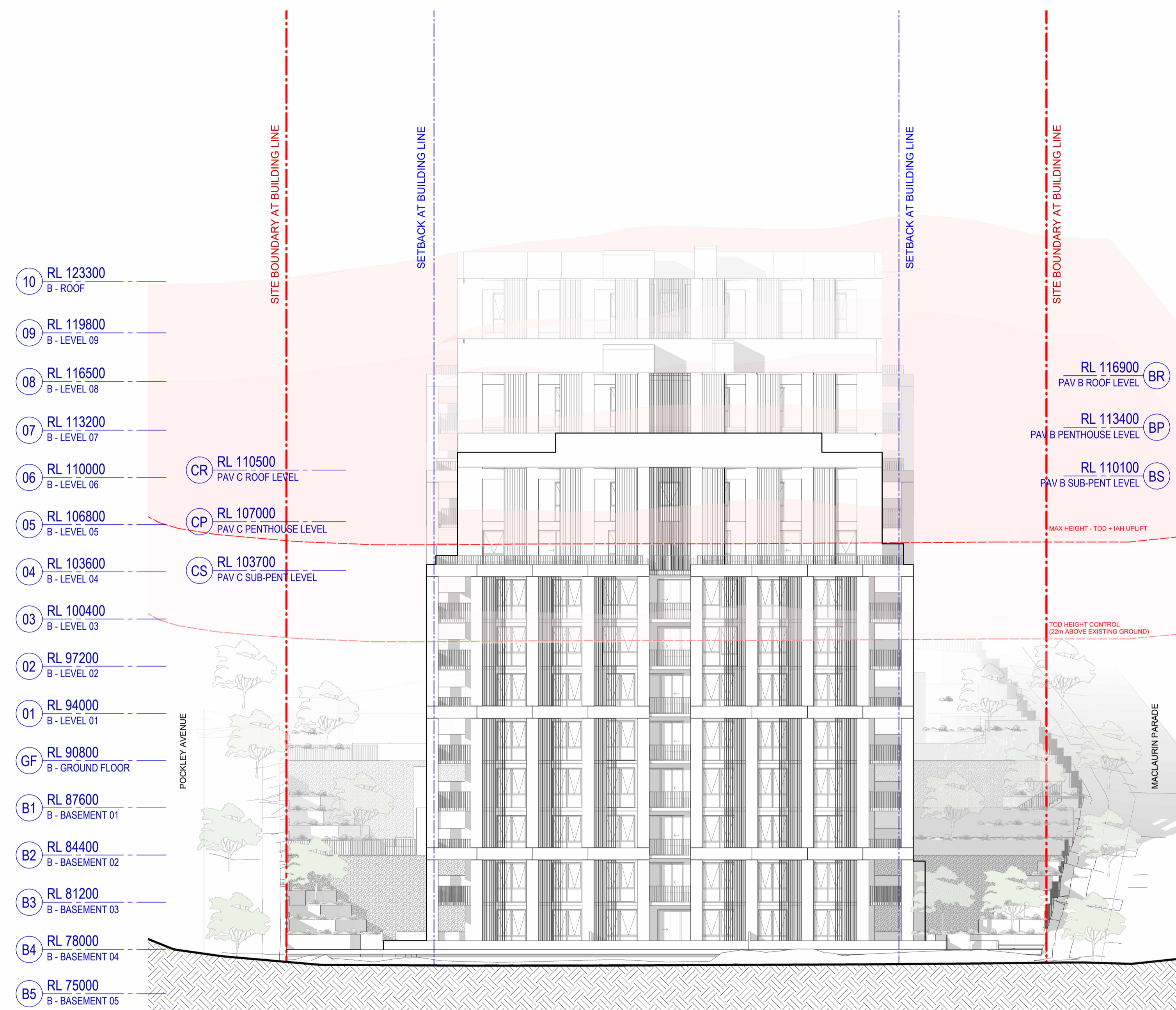
Project
 Pockley Avenue
 Client
 Aqualand Prestige


W-B
WOODS BAGOT
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 122021
 Size check
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 Checked
 Approved
 Sheet size
 A1
 Scale
 1 : 200

Sheet title
 Building Elevation - South
 Sheet number
DA-AR-B-32-002 B
 Status
 Revision



2 B - East Elevation
SCALE 1 : 200



1 B - West Elevation
SCALE 1 : 200

#	Status	Description	Date
P1	Issue For Information	Issue For Information	07/03/25
P2	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
B	Issue Update Frozen Set	Issue Update Frozen Set	09/04/25

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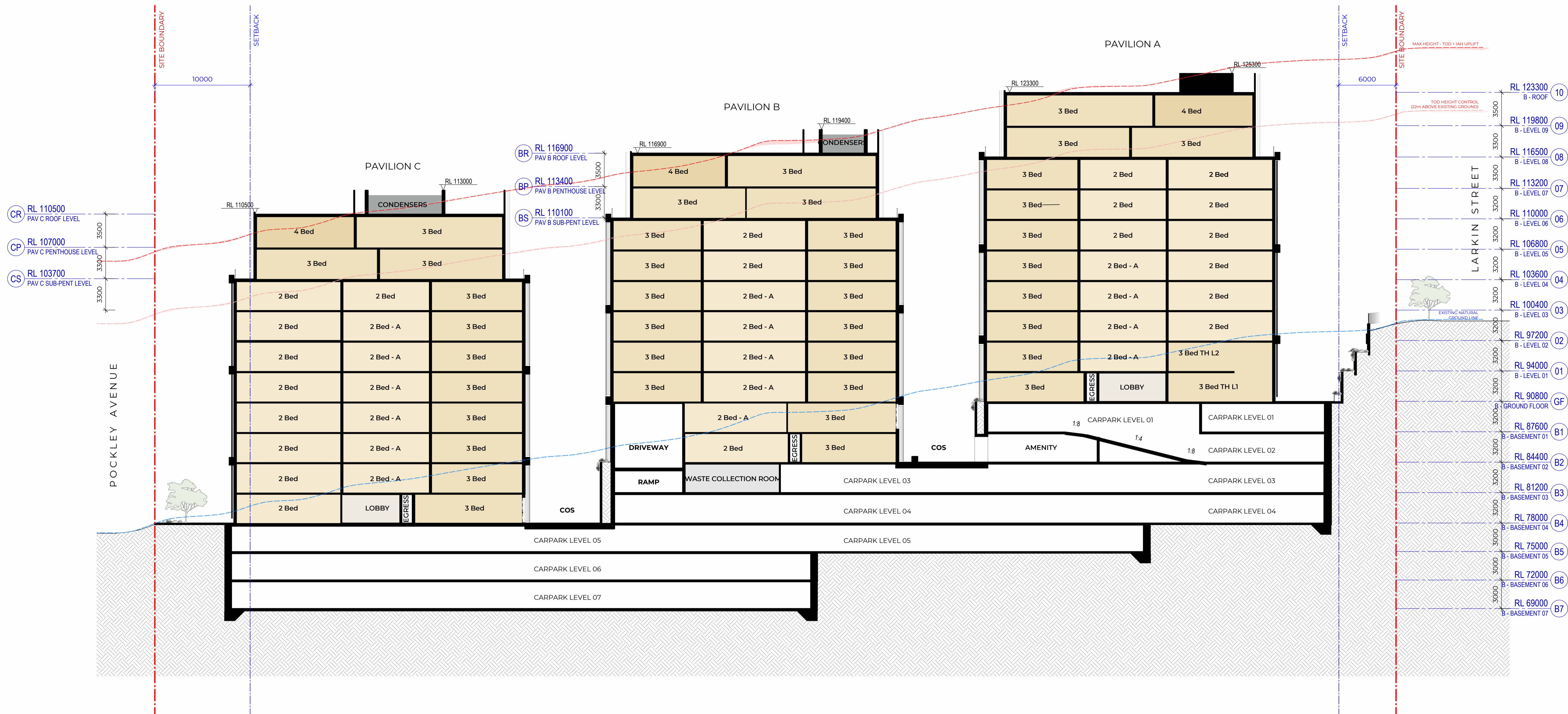
Project
Pockley Avenue

Client
Aqualand Prestige

W-B
WOODS BAGOT
 Project number
122021
 Size check
25mm
 Checked _____
 Approved _____
 Checker _____ Approver _____
 Sheet size A1 Scale 1 : 200

Sheet title
Building Elevations - East & West

Sheet number
DA-AR-B-32-003 B
Revision
Status



#	Status	Description	Date
P1	Issue For Information	Issue For Information	21/02/25
P2	Issue For Information	Issue For Information	07/03/25
P3	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
B	Issue Update Frozen Set	Issue Update Frozen Set	09/04/25

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Accessibility Review
 15/04/2025
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Orange comments relate to questions, clarifications and considerations moving forward
 Red comments relate to elements requiring adjustment

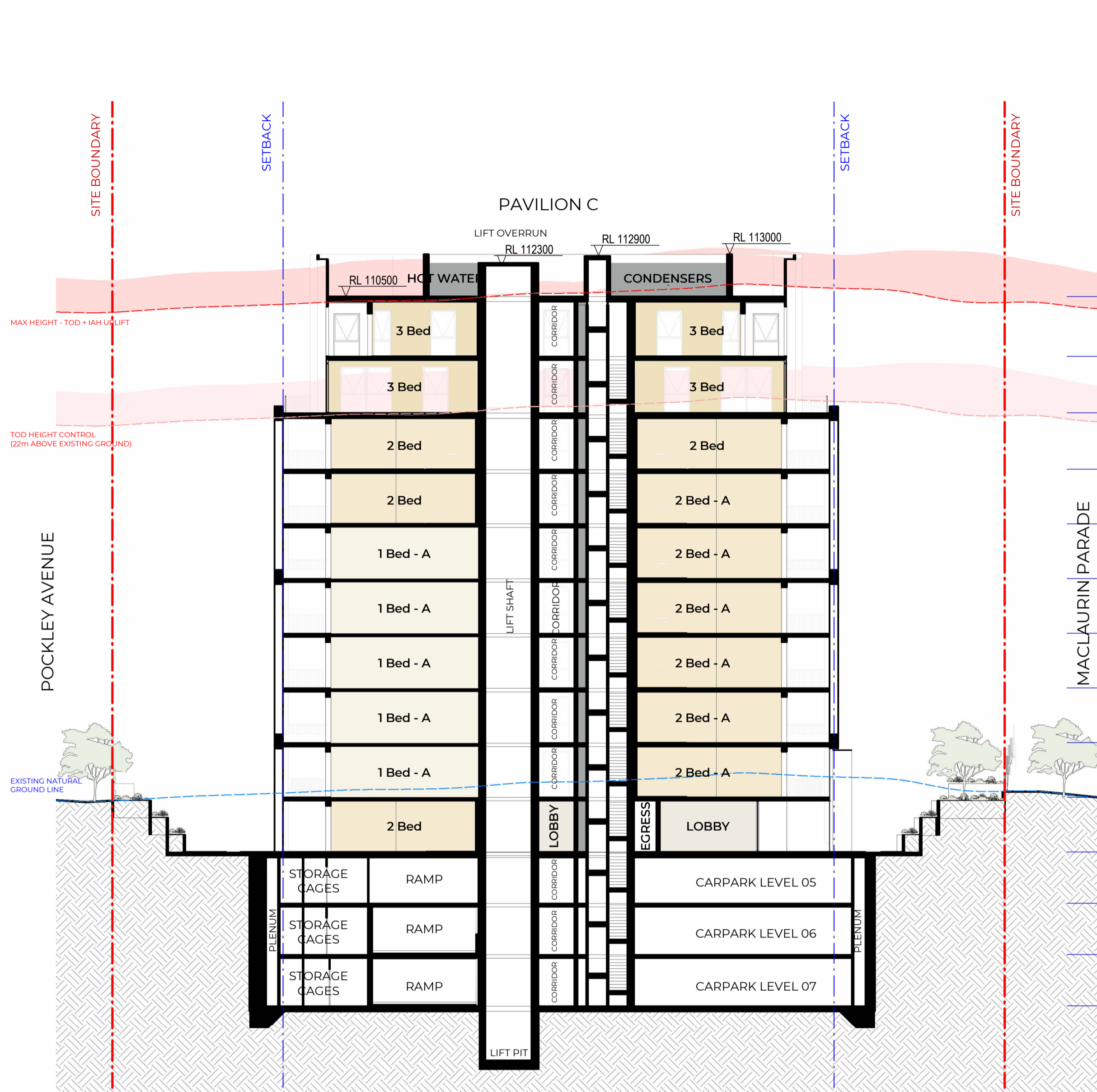
Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT

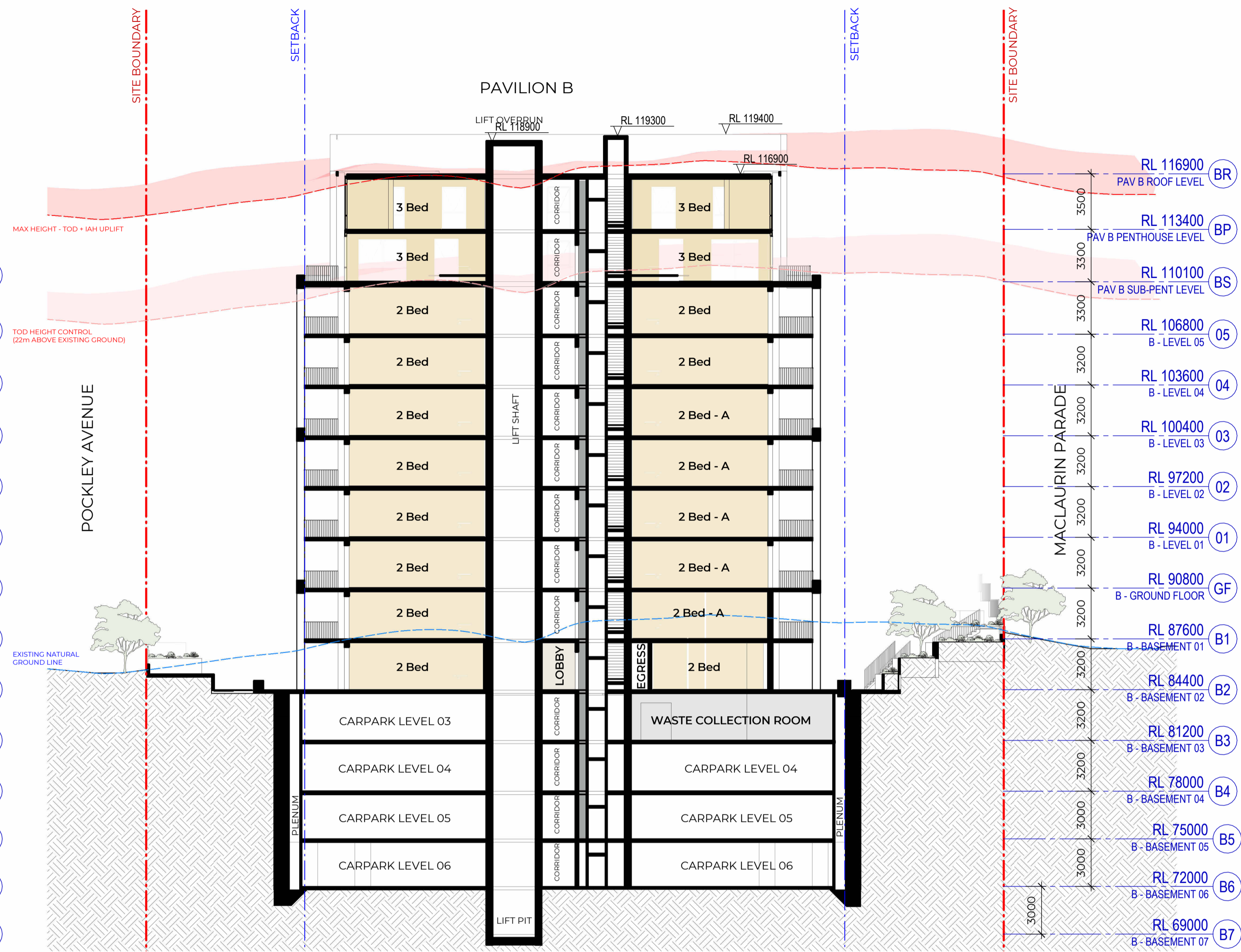
Project number
 122021
 Size check
 25mm

Checked
 Approved
 Sheet size
 Scale
 1 : 200

Sheet title
 Building Sections - A
 Sheet number
 DA-AR-B-32-101 B
 Status
 Revision



- RL 110500 PAV C ROOF LEVEL (CR)
- RL 107000 PAV C PENTHOUSE LEVEL (CP)
- RL 103700 PAV C SUB-PENT LEVEL (CS)
- RL 100400 B - LEVEL 03 (O3)
- RL 97200 B - LEVEL 02 (O2)
- RL 94000 B - LEVEL 01 (O1)
- RL 90800 B - GROUND FLOOR (GF)
- RL 87600 B - BASEMENT 01 (B1)
- RL 84400 B - BASEMENT 02 (B2)
- RL 81200 B - BASEMENT 03 (B3)
- RL 78000 B - BASEMENT 04 (B4)
- RL 75000 B - BASEMENT 05 (B5)
- RL 72000 B - BASEMENT 06 (B6)
- RL 69000 B - BASEMENT 07 (B7)



- RL 116900 PAV B ROOF LEVEL (BR)
- RL 113400 PAV B PENTHOUSE LEVEL (BP)
- RL 110100 PAV B SUB-PENT LEVEL (BS)
- RL 106800 B - LEVEL 05 (O5)
- RL 103600 B - LEVEL 04 (O4)
- RL 100400 B - LEVEL 03 (O3)
- RL 97200 B - LEVEL 02 (O2)
- RL 94000 B - LEVEL 01 (O1)
- RL 90800 B - GROUND FLOOR (GF)
- RL 87600 B - BASEMENT 01 (B1)
- RL 84400 B - BASEMENT 02 (B2)
- RL 81200 B - BASEMENT 03 (B3)
- RL 78000 B - BASEMENT 04 (B4)
- RL 75000 B - BASEMENT 05 (B5)
- RL 72000 B - BASEMENT 06 (B6)
- RL 69000 B - BASEMENT 07 (B7)

1 Building Section B - Pavilion C
SCALE 1 : 200

2 B - Building Section C - Pavilion B
SCALE 1 : 200

#	Status	Description	Date
P1	Issue For Information	Issue For Information	07/03/25
P2	Issue For Information	Issue For Information	24/03/25
A	Issue For DA Freeze	Issue For DA Freeze	04/04/25
B	Issue Update Frozen Set	Issue Update Frozen Set	09/04/25

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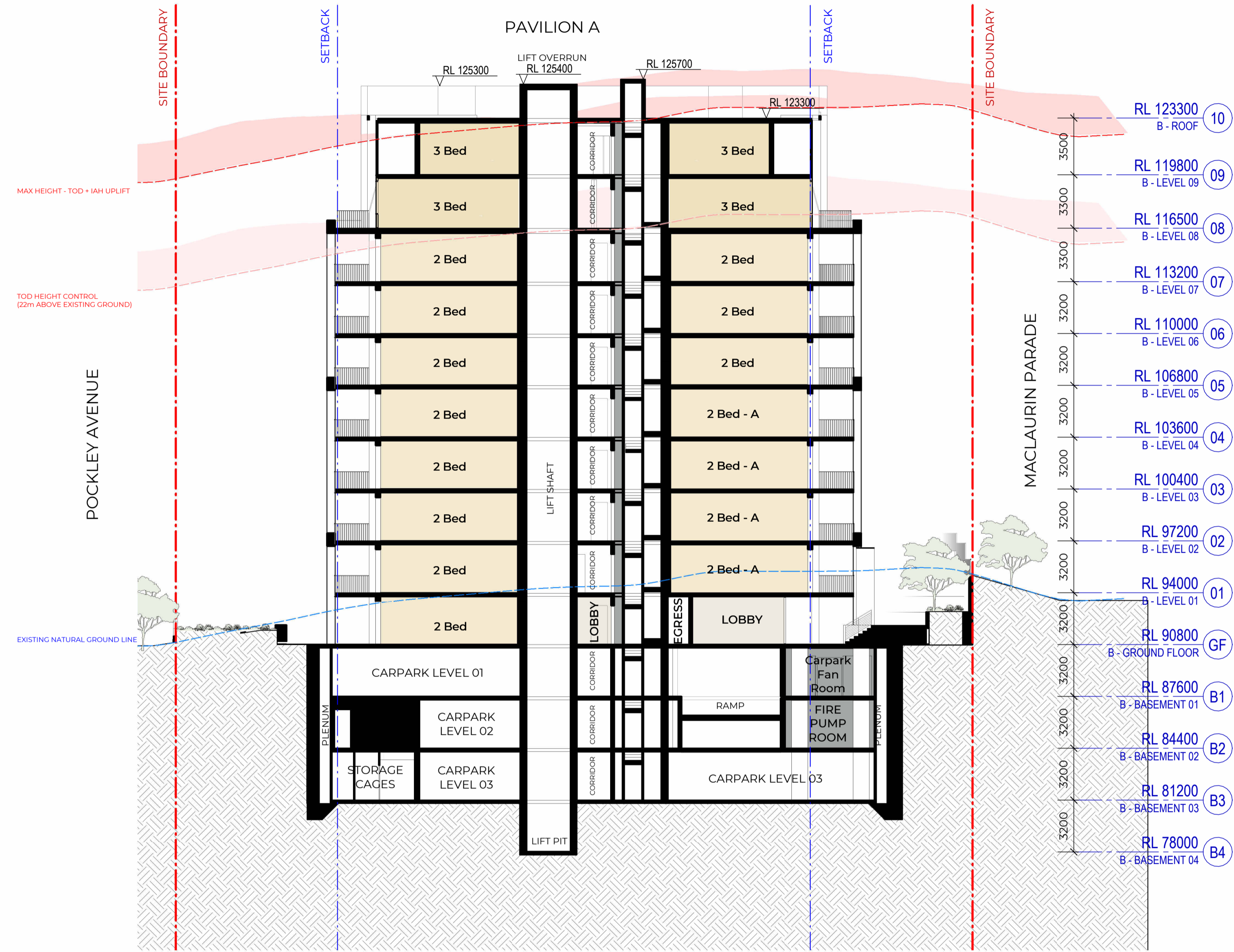
Project
Pockley Avenue

Client
Aqualand Prestige

W-B
WOODS BAGOT
 Project number
122021
 Size check
25mm
 Checked
Approved
 Checker Approver A1 Scale
1 : 200

Sheet title
Building Sections - B&C

Sheet number
DA-AR-B-32-102 B
Revision
Status



#	Status	Description	Date
P1	Issue For Information		07/03/25
P2	Issue For Information		24/03/25
A	Issue For DA Freeze		04/04/25
B	Issue Update Frozen Set		09/04/25

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Project
 Pockley Avenue
 Client
 Aqualand Prestige

W-B
WOODS BAGOT

Project number
 122021

Size check
 25mm

Checked
 Approver

Sheet size
 A1

Scale
 1 : 200

Sheet title
 Building Sections - D

Sheet number
 DA-AR-B-32-103 B

Revision
 Status