

# ERGON CONSULTING

ACCESS REPORT

AMENDED DEVELOPMENT APPLICATION

CLIENT

A+DESIGN GROUP

PROJECT

PROPOSED MIXED USE DEVELOPMENT

93-107 CECIL AVENUE & 9-10 ROGER AVENUE

CASTLE HILL NSW 2154

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<b>Project File Name:</b>		A+Design Group – Proposed Mixed Use Development – 93-107 Cecil Avenue & 9-10 Roger Avenue Castle Hill – Access Report (Amendment DA)		
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## 1. INTRODUCTION

Ergon Consulting has been engaged by the client A+Design Group to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed mixed use development at 93-107 Cecil Avenue & 9-10 Roger Avenue Castle Hill NSW.

This report has been prepared to be submitted with the amended development application and has relied on the following design documentation prepared by the client (*attached in Appendix 1*).

Document Number	Rev	Title	Date
A106	C	Site Plan	19.12.25
A201	C	Basement 02 Plan	19.12.25
A202	C	Basement 01 Plan	19.12.25
A203	C	Lower Ground Level Plan	19.12.25
A204	C	Ground Level Plan	19.12.25
A205	C	Upper Ground Level Plan	19.12.25
A206	C	Level 01 Plan	19.12.25
A207	C	Level 02 Plan	19.12.25
A208	C	Level 03 Plan	19.12.25
A209	C	Level 04 Plan	19.12.25
A210	C	Level 05 Plan	19.12.25
A211	C	Level 06 Plan	19.12.25
A212	C	Level 07 Plan	19.12.25
A213	C	Level 08 Plan	19.12.25
A214	C	Level 09-22 Plan	19.12.25
A215	C	Level 23-25 Plan	19.12.25
A216	C	Level 26-30 Plan	19.12.25
A217	C	Level 31-36 Plan	19.12.25
A218	C	Roof Plan	19.12.25
A501	C	Building E - Level 2-3	19.12.25
A502	C	Building E - Level 4-7	19.12.25
A504	C	Building E - Level 8-30	19.12.25
A511	C	Building S - LG-G	19.12.25
A512	C	Building S - UG-L1	19.12.25
A513	C	Building S - Level 2-5	19.12.25
A514	C	Building S - Level 6-22	19.12.25
A521	C	Building N - Level 2	19.12.25
A522	C	Building N - Level 3	19.12.25
A523	C	Building N - Level 4-7	19.12.25
A524	C	Building N - Level 8	19.12.25
A525	C	Building N - Level 9-36	19.12.25
A541	C	Building W - LG-G	19.12.25
A542	C	Building W - UG-Level 1	19.12.25
A543	C	Building W - Level 2-6	19.12.25
A544	C	Building W - Level 7-25	19.12.25
A601	C	Pre/Post Adaptation Plan - Type 1	19.12.25

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A602	C	Pre/Post Adaptation Plan – Type 2	19.12.25
A603	C	Pre/Post Adaptation Plan – Type 3	19.12.25
A604	C	Pre/Post Adaptation Plan – Type 4	19.12.25

## a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the applicable accessibility provisions found within:

- Building Code of Australia (BCA) 2022 Volume 1 Amendments 1 & 2, Part D4 (*Access for people with a disability*), Clause E3D6, E3D7, E3D8 (*Lift Installations*), Clause F4D5, F4D6, F4D7, F4D12 (*Sanitary and Other Facilities*) – applicable requirements;
- Disability (*Access to Premises – Building*) Standards (DAPS) 2010;
- SEPP 65: Apartment Design Guide – Part 4Q Universal Design;
- LHA Livable Housing Design Guidelines – 4<sup>th</sup> Edition;
- AS1428.1-2021 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;
- AS1735.12-1999 Part 12: Facilities for persons with a disability;
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities;
- AS4299-1995 Adaptable Housing;
- The Hills Shire Council – The Hills Development Control Plan (DCP) 2012 (*applicable accessibility requirements*); and
- General best practice access requirements.

## b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

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## 2. DEVELOPMENT DETAILS

### a. Project Description

The proposed mixed use development (4 buildings – E, S, N & W) will generally include the following:

- Car parking levels with residential car parking spaces, visitor car parking spaces, commercial car parking spaces and accessible car parking spaces, bicycle parking spaces, motorbike parking spaces, storage units, bin rooms, loading dock, waste rooms, plant and services rooms;
- Commercial units; and
- 610 residential dwellings of which 62 are adaptable and 124 are livable.

### b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 93-107 Cecil Avenue & 9-10 Roger Avenue Castle Hill NSW 2154

Legal Description: Lot 27 DP 15399, Lot 22 DP 77859, Lot 1 DP 531559, Lot 21 DP 778595, Lot 6 DP 705913, Lot 4 DP 531559, Lot 5 DP 705913, Lot 1 DP 581293, Lot 3 DP 581293, Lot 2 DP 581293, Lot 4 DP 581293, Lot 4 DP 581293, Lot 2 DP 547897, Lot 1 DP 591676, Lot 2 DP 591676, Lot 20 DP 15399, Lot 6 DP 29141, Lot 5 DP 29141

Total Site Area: 17,623.6m<sup>2</sup> approx.

Proposed Building Classifications:

Class 2 – Residential Sole Occupancy Units

Class 5 – Commercial Units

Class 7a – Car Parking

Note: Building classifications determined in accordance with Part A3 of the BCA.

## 3. BCA ASSESSMENT

### a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the BCA.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. Part D4 – Access for people with a disability

BCA Clause	Status	Comment/Recommendation
<p><b>D4D1. Deemed-to-satisfy provisions</b></p> <ol style="list-style-type: none"> <li>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with –               <ol style="list-style-type: none"> <li>D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and</li> <li>In a building containing an atrium, Part G3; and</li> <li>In a building in an alpine area, Part G4; and</li> <li>For additional requirements for Class 9b buildings, Part I1; and</li> <li>For public transport buildings, Part I2.</li> </ol> </li> <li>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</li> <li>Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</li> </ol>	Noted	<p><b>Performance Compliance</b></p> <p>The new building work will generally follow a D-t-S path for achieving compliance.</p> <p>Where D-t-S compliance is not achievable a performance based solution must be provided complying with the relevant performance requirements at the CC design stage.</p>

BCA Clause	Status	Comment/Recommendation
<p><b>D4D2. General building access requirements</b></p> <ol style="list-style-type: none"> <li>1. Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</li> <li>2. Access requirements for a Class 1b building are as follows:               <ol style="list-style-type: none"> <li>a) Dwellings located on one allotment and used for short-term holiday accommodation – to and within a number of dwellings determined in accordance with Table D4D2a.</li> <li>b) A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) – to and within –                   <ol style="list-style-type: none"> <li>i) 1 bedroom and associated sanitary facilities; and</li> <li>ii) not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, swimming pool, laundry, games room, eating area, or the like; and</li> <li>iii) rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.</li> </ol> </li> </ol> </li> <li>3. For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.</li> <li>4. For a Class 2 building, common areas are to be accessible as follows:               <ol style="list-style-type: none"> <li>a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>b) To and within not less than 1 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, or the like.</li> <li>c) Where a ramp complying with AS 1428.1 or a passenger lift is installed –                   <ol style="list-style-type: none"> <li>i) to the entrance doorway of each sole-occupancy unit; and</li> <li>ii) to and within rooms or spaces for use in common by the residents.</li> </ol> </li> </ol> </li> </ol>	<p>Capable of complying at CC stage</p>	<p><b>Adaptable Housing Requirements</b></p> <p>The Hills DCP 2012 states 10% of residential dwellings must be adaptable complying with AS4299-1995.</p> <p>62 adaptable dwellings must be provided within the development. The adaptable dwellings must achieve a 'Class B' level classification as per the requirements outlined in AS4299-1995.</p> <p>Refer to Section 4 of this report for 'Class B' level schedule of adaptable housing features required within the adaptable dwellings.</p> <p><b>Livable Housing Requirements</b></p> <p>SEPP 65 Apartment Design Guide Part 4Q states residential developments with 3 or more storeys and 4 or more dwellings must have a minimum 20% of residential dwellings that are livable.</p> <p>124 livable dwellings must be provided within the development. The livable dwellings must achieve a 'Silver' level classification as per the requirements outlined in the LHA Livable Housing Design Guideline 4<sup>th</sup> Edit. It is noted that the adaptable dwellings can be counted towards the livable housing requirements.</p> <p>Refer to Section 5 of this report for 'Silver' level schedule of livable housing features required within the livable dwellings.</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p>Access is required to the entrance doorway of each residential dwelling and to any areas provided for common use within the development, except for any areas exempt from being accessible (<i>refer to Clause D4D5 for details</i>).</p> <p>The entrance door to each residential dwelling must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) complying with AS1428.1-2021.</p>

BCA Clause	Status	Comment/Recommendation
<p>d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.</p> <p>5. For a Class 3 building, access requirements are as follows:</p> <p>a) Common areas:</p> <p>i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>ii) To and within not less than 1 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed –</p> <p>A) to the entrance doorway of each sole-occupancy unit; and</p> <p>B) to and within rooms or spaces for use in common by the residents.</p> <p>iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.</p> <p>b) To and within sole-occupancy units – in accordance with Table D4D2b.</p> <p>6. For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.</p> <p>7. For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces.</p> <p>8. For a Class 9b building, access requirements are as follows:</p> <p>a) Schools and early childhood centres – to and within all areas normally used by the occupants.</p> <p>b) An assembly building, not being a school or early childhood centre – to and within –</p> <p>i) wheelchair seating spaces provided in accordance with D4D10; and</p> <p>ii) all other areas normally used by the</p>		<p><b>Class 5 – Commercial Units</b></p> <p>Access is required to and within the commercial units provided within the development, except for any areas exempt from being accessible (<i>refer to Clause D4D5 for details</i>).</p> <p><b>Class 7a – Car Parking</b></p> <p>Access is required to and within the car parking levels containing accessible car parking spaces, except for any areas exempt from being accessible (<i>refer to Clause D4D5 for details</i>).</p> <p>Building access requirements to be confirmed at CC design stage.</p>

BCA Clause	Status	Comment/Recommendation
<p>occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p> <p>9. For a Class 9c building, access requirements are as follows:</p> <p>a) Common areas:</p> <p>i) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>ii) To and within not less than 1 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>iii) Where a ramp complying with AS 1428.1 or a passenger lift is installed –</p> <p>A) to the entrance doorway of each sole-occupancy unit; and</p> <p>B) to and within rooms or spaces for use in common by the residents.</p> <p>iii) The requirements of (iii) only apply where the space referred to in (iii)(A) or (iii)(B) is located on the levels served by the lift or ramp.</p> <p>b) Sole-occupancy units – to and within a number of sole-occupancy units determined in accordance with Table D4D2b.</p> <p>10. For a Class 10 building, access requirements are as follows:</p> <p>a) For a Class 10a non-habitable building located in an accessible area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within –</p> <p>i) an accessible sanitary facility; and</p> <p>ii) a change room facility; and</p> <p>iii) a public shelter or the like.</p> <p>b) For Class 10b swimming pools, to and into swimming pools with a total perimeter greater than 40 m, 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</p>		

BCA Clause	Status	Comment/Recommendation
<p>exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.</p> <p><b>Note:</b> Table D4D2a or table D4D2b not included.</p>		
<p><b>D4D3. Access to buildings</b></p> <ol style="list-style-type: none"> <li>1. An accessway must be provided to a building required to be accessible -               <ol style="list-style-type: none"> <li>a) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>b) from another accessible building connected by a pedestrian link; and</li> <li>c) from any required accessible carparking space on the allotment.</li> </ol> </li> <li>2. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and -               <ol style="list-style-type: none"> <li>a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>b) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.</li> </ol> </li> <li>3. Where a pedestrian entrance required to be accessible has multiple doorway -               <ol style="list-style-type: none"> <li>a) if the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and</li> <li>b) if a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.</li> </ol> </li> <li>4. For the purposes of (3) -               <ol style="list-style-type: none"> <li>a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where -                   <ol style="list-style-type: none"> <li>i) all doorways serve the same part or parts of the building; and</li> <li>ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and</li> </ol> </li> <li>b) a doorway is considered to be the clear, unobstructed opening created by the</li> </ol> </li> </ol>	<p>Capable of complying at CC stage</p>	<p><b>Accessways to the Building</b></p> <p>Accessways (<i>i.e., continuous accessible path of travel without steps or steep grades</i>) complying with AS1428.1-2021 must be provided to the development from the accessible pedestrian entry point at the allotment boundary and the accessible car parking provided within the car parking levels.</p> <p>Accessways are generally provided to the development, however must be confirmed in detail at CC design stage.</p> <p><b>Principal Pedestrian Entrances</b></p> <p>The entrance doors (<i>i.e., doors providing access to residential lift lobbies and commercial units</i>) providing access to the development must have at least one door with a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-type door controls, level threshold (no step) or threshold ramp and clear door circulation space on both sides of the door complying with AS1428.1-2021.</p> <p>The CC design documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2021.</p>

BCA Clause	Status	Comment/Recommendation
<p>opening of one or more door leaves (see Figure D4D3).</p> <p>5. Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p> <p><b>Note:</b> Figure D4D3 not included.</p>		
<p><b>D4D4. Parts of buildings to be accessible</b></p> <p>In a building required to be accessible –</p> <p>a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with –</p> <p>i) for a ramp, except a fire-isolated ramp, clause 7 of AS 1428.1; and</p> <p>ii) for a stairway, except a fire-isolated stairway, clause 8 of AS 1428.1; and</p> <p>iii) for a fire-isolated stairway, clause 8.1(f) and (g) of AS 1428.1; and</p> <p>b) every passenger lift must comply with E3D7 and E3D8; and</p> <p>c) accessways must have –</p> <p>i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and</p> <p>ii) turning spaces complying with AS 1428.1 –</p> <p>A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>B) at maximum 20 m intervals along the accessway; and</p> <p>d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</p> <p>e) a passing space may serve as a turning space; and</p> <p>f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—</p> <p>i) containing not more than 3 storeys; and</p> <p>ii) with a floor area for each storey, excluding the entrance storey, of not</p>	<p>Capable of complying at CC stage</p>	<p><b>Accessways within the Building</b></p> <p>The accessways provided within the development must comply with AS1428.1-2021 and must incorporate the following:</p> <ul style="list-style-type: none"> <li>• 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway;</li> <li>• 1500mm diameter minimum clear circulation space to perform a 90-degree turn within an accessway; and</li> <li>• 1540mm x 2070mm minimum clear circulation space to perform a 180-degree turn within 2 metres of a terminated accessway.</li> </ul> <p><b>Internal Common Doors</b></p> <p>The internal common doors required to be accessible within the development must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2021.</p> <p><b>Ramps</b></p> <p>The ramps provided within the development must comply with AS1428.1-2021.</p> <p>The 1 in 8 graded threshold ramps must have a 35mm maximum rise, 280mm maximum length, splayed edges and located 20mm from the door opening.</p> <p><b>Stairs</b></p> <p>The stairs provided within the</p>

BCA Clause	Status	Comment/Recommendation
<p>more than 200 m2.</p>		<p>development must comply with AS1428.1-2021.</p> <p>The stairs must have a minimum 1000mm clear width, minimum 900mm offset to a boundary, handrails on both sides with extensions (<i>300mm top extension and 550mm bottom extension</i>) and terminations to the wall or ground, non-slip nosings with a 30% luminance contrast and enclosed risers.</p> <p>Tactile ground surface indicators must be provided at top and bottom landings (<i>excluding mid-landings</i>) complying with AS1428.4.1-2009.</p> <p>Handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p><b>Fire-Isolated Stairs</b></p> <p>The fire-isolated stairs provided within the development must have a minimum 1000mm clear width, non-slip nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2021 (vertical or steep angled sections in handrail not permitted).</p> <p>The first riser at each mid-landing must be setback one tread width or a 1250mm long landing must be provided to achieve handrail height compliance.</p> <p><b>Fire Exit Doors</b></p> <p>The fire exit doors provided within the development are recommended to have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency.</p> <p><b>Passenger Lifts</b></p> <p>The passenger lifts provided within the development must comply with Clause E3D7 &amp; E3D8 of the BCA, and AS1735.12-1999.</p> <p><b>Soft Floor Coverings</b></p> <p>The carpet provided in common</p>

BCA Clause	Status	Comment/Recommendation
		<p>areas of the development must comply with the BCA and AS1428.1-2021.</p> <p>The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>max. 15mm thickness</i>).</p> <p><b>Slip Resistant Surfaces</b></p> <p>The flooring (<i>i.e., tiles, pavers, timber or concrete</i>) provided in common areas of the development must have a slip resistant rated surface complying with the BCA and AS4586-2013 (<i>e.g., R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>).</p> <p>Access requirements within the development to be confirmed at CC design stage.</p>
<p><b>D4D5. Exemptions</b></p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> <li>a) An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>b) An area that would pose a health or safety risk for people with a disability.</li> <li>c) Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Noted</p>	<p><b>Non Accessible Areas</b></p> <p>The loading dock, plant and services rooms provided within the development may be exempt from being accessible as access would be considered inappropriate and would pose a health and safety risk for a person with a disability.</p> <p>The client must provide information detailing use of each non-accessible area, role of personnel to be admitted to the area, security arrangements for independent movement of non-authorised personnel, activities of the people using the area and any OH&amp;S restraints.</p> <p>Non-accessible areas within the development to be confirmed at CC design stage.</p>
<p><b>D4D6. Accessible car parking</b></p> <p>1. Accessible carparking spaces -</p> <ul style="list-style-type: none"> <li>a) subject to (b), must be provided in accordance with (2) in - <ul style="list-style-type: none"> <li>i) a Class 7a building required to be accessible; and</li> <li>ii) a carparking area on the same allotment as a building required to be accessible;</li> </ul> </li> </ul>	<p>Capable of complying at CC stage</p>	<p><b>Accessible Car Parking</b></p> <p>The accessible car parking provided within the car parking levels must comply with AS2890.6-2009.</p> <p>The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x</p>

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<p>and</p> <p>b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</p> <p>c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>2. For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p>a) Class 1b and 3 buildings:</p> <p>i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of -</p> <p>A) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>B) accessible bedrooms to the total number of bedrooms.</p> <p>ii) For the purposes of (i), the calculated number is taken to the next whole figure.</p> <p>iii) For a residential part of a school, accommodation for the aged, disabled or children, residential part of a health-care building which accommodates members of staff or the residential part of a detention centre - 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>b) Class 5, 7, 8 or 9c buildings - 1 accessible space for every 100 carparking spaces or part thereof.</p> <p>c) Class 6 buildings -</p> <p>i) with up to 1000 carparking spaces - 1 accessible space for every 50 carparking spaces or part thereof; and</p>		<p>5400mm long shared zone.</p> <p>The accessible car parking space and shared zone must have a minimum 2500mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this overhead clearance</i>).</p> <p>The car park entrance door, ramps and driveway isles must have a minimum 2200mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this overhead clearance</i>).</p> <p>Appropriate identification (<i>including the international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking space and shared zone.</p> <p>The shared zone must have provision for a yellow bollard setback 800-850mm from the front of the shared zone.</p> <p>The cross-fall must not be more than 1 in 40 grades in any direction at the accessible car parking space and shared zone.</p> <p><b>Class 2 - Residential Sole Occupancy Units</b></p> <p>62 residential accessible car parking spaces allocated to the 62 adaptable dwellings (AS4299-1995 requirement) must be provided within the car parking levels.</p> <p><b>Class 5 - Commercial Units</b></p> <p>2 commercial accessible car parking spaces must be provided within the car parking levels.</p> <p><b>Class 7a - Car Parking</b></p> <p>2 visitor accessible car parking spaces must be provided within the car parking levels.</p> <p>Accessible car parking details to be confirmed at CC design stage.</p>

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<ul style="list-style-type: none"> <li>ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</li> <li>d) Class 9a buildings:               <ul style="list-style-type: none"> <li>i) For a hospital (non-outpatient area) – 1 accessible space for every 100 carparking spaces or part thereof.</li> <li>ii) For a hospital (outpatient area) –                   <ul style="list-style-type: none"> <li>A) with up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and</li> <li>B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</li> </ul> </li> <li>iii) For a nursing home – 1 accessible space for every 100 carparking spaces or part thereof.</li> <li>iv) For a clinic or day surgery not forming part of a hospital – 1 accessible space for every 50 carparking spaces or part thereof.</li> </ul> </li> <li>e) Class 9b buildings:               <ul style="list-style-type: none"> <li>i) For a school – 1 accessible space for every 100 carparking spaces or part thereof.</li> <li>ii) For other assembly buildings –                   <ul style="list-style-type: none"> <li>A) with up to 1000 carparking spaces – 1 accessible space for every 50 carparking spaces or part thereof; and</li> <li>B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 accessible space.</li> </ul> </li> </ul> </li> </ul>		
<p><b>D4D7. Signage</b></p> <ul style="list-style-type: none"> <li>1. In a building required to be accessible –           <ul style="list-style-type: none"> <li>a) braille and tactile signage complying with Specification 15 must –               <ul style="list-style-type: none"> <li>i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each –                   <ul style="list-style-type: none"> <li>A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole- occupancy unit in a Class 3 or Class 9c building;</li> </ul> </li> </ul> </li> </ul> </li> </ul>	<p>Capable of complying at CC stage</p>	<p><b>Accessible Signage</b></p> <p>The accessible signage provided within the development must comply with Specification D3.6 of the BCA and AS1428.1-2021.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non-reflective, illuminated and include legible braille and tactile.</p>

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<p>and</p> <p>B) space with a hearing augmentation system; and</p> <p>ii) identify each door required by E4D5 to be provided with an exit sign and state -</p> <p>A) "Exit"; and</p> <p>B) "Level"; and</p> <p>C) the floor level number or floor level descriptor, or a combination of the two.</p> <p>b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying -</p> <p>i) the type of hearing augmentation; and</p> <p>ii) the area covered within the room; and</p> <p>iii) if receivers are being used and where the receivers can be obtained; and</p> <p>c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> <p>2. In a building that is subject to F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each -</p>		<p><b>Fire Exit Doors</b></p> <p>Signage must be provided to all fire exit doors provided within the development stating "Exit" and "Level" followed by the floor number, name or both.</p> <p>Directional signage must be provided directing a person with a disability to the nearest fire exit door on each floor.</p> <p><b>Unisex Accessible Toilets</b></p> <p>Signage must be provided to the unisex accessible toilets provided within the development identifying if the facility is suitable for right or left hand use and stating "Unisex Toilet RH" or "Unisex Toilet LH" with the international symbol of access, male and female toilet/shower symbols.</p> <p><b>Male &amp; Female Ambulant Toilets</b></p> <p>Signage must be provided to the male and female ambulant toilet cubicles provided within the development stating "Male Ambulant Toilet" or "Female Ambulant Toilet" with the male and female ambulant toilet symbols.</p> <p><b>Non-Accessible Areas</b></p> <p>Signage must be provided to the non-accessible areas provided within the development stating the use of the room i.e., "Plant Room". Braille and tactile features not required.</p> <p>Signage details to be confirmed during CC design stage.</p>

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BCA Clause	Status	Comment/Recommendation
<ul style="list-style-type: none"> <li>a) bank of sanitary facilities; and</li> <li>b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.</li> </ul>		
<p><b>D4D8. Hearing augmentation</b></p> <ol style="list-style-type: none"> <li>1. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed –               <ul style="list-style-type: none"> <li>a) in a room in a Class 9b building; or</li> <li>b) in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>c) at any ticket office, teller’s booth, reception area or the like, where the public is screened from the service provider.</li> </ul> </li> <li>2. If a hearing augmentation system required by (1) is –               <ul style="list-style-type: none"> <li>a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</li> <li>b) 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 –                   <ol style="list-style-type: none"> <li>i) 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; and</li> <li>ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</li> <li>iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</li> <li>iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</li> </ol> </li> </ul> </li> <li>3. The number of persons accommodated in the room or space served by an inbuilt amplification</li> </ol>	<p style="text-align: center;">Not applicable</p>	<p>An inbuilt amplification system other than the emergency warning system will not be provided within the development.</p> <p>A hearing augmentation system is not required.</p>

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<p>system must be calculated according to D2D18.</p> <p>4. Any screen or scoreboard associated with a Class 9b building and 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.</p>		
<p><b>D4D8. Tactile indicators</b></p> <p>1. For a building required to be accessible, tactile ground surface indicators 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"> <li>a) a stairway, other than a fire-isolated stairway; and</li> <li>b) an escalator; and</li> <li>c) a passenger conveyor or moving walk; and</li> <li>d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>e) in the absence of a suitable barrier – <ul style="list-style-type: none"> <li>i) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,</li> </ul> <p>except for areas exempted by D4D5.</p> </li> </ul> <p>2. Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>3. A hostel for the aged, nursing home for the aged, a residential aged care building, Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	<p>Capable of complying at CC stage</p>	<p><b>Tactile Ground Surface Indicators</b></p> <p>Tactile ground surface indicators (<i>warning type</i>) complying with AS1428.4.1-2009 must be provided to the stair landings provided within the development.</p> <p>Tactile ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide.</p> <p>The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard.</p> <p>Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicators must not be provided to mid-landings where a continuous handrail is provided on both sides of the stair.</p> <p>Tactile ground surface indicator locations to be confirmed at CC design stage.</p>
<p><b>D4D10. Wheelchair seating spaces in Class 9b assembly buildings</b></p> <p>Where fixed seating is provided in a Class 9b</p>	<p>Not</p>	<p>There is no fixed seating or areas of</p>

BCA Clause	Status	Comment/Recommendation
<p>assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following:</p> <ul style="list-style-type: none"> <li>a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.</li> <li>b) In a cinema – <ul style="list-style-type: none"> <li>i) with not more than 300 seats – wheelchair seating spaces must not be located in the front row of seats; and</li> <li>ii) with more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</li> </ul> </li> </ul> <p><b>Note:</b> Table D4D10 not included.</p>	<p>applicable</p>	<p>the development that are classified as Class 9b.</p> <p>Wheelchair seating spaces are not required.</p>
<p><b>D4D11. Swimming pools</b></p> <ol style="list-style-type: none"> <li>1. Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by D4D2 to be accessible.</li> <li>2. An accessible entry/exit must be by means of— <ul style="list-style-type: none"> <li>a) a fixed or movable ramp and an aquatic wheelchair; or</li> <li>b) a zero depth entry and an aquatic wheelchair; or</li> <li>c) a platform swimming pool lift and an aquatic wheelchair; or</li> <li>d) a sling-style swimming pool lift.</li> </ul> </li> <li>3. Where a swimming pool has a perimeter of more than 70 m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).</li> <li>4. Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</li> </ol>	<p>Capable of complying at CC stage</p>	<p><b>Swimming Pool</b></p> <p>The swimming pool provided within the development must have at least one form of accessible water entry/exit including either a fixed or movable ramp with an aquatic wheelchair, zero depth entry with an aquatic wheelchair, platform swimming pool lift with an aquatic wheelchair or sling style swimming pool lift.</p> <p>It is noted that a sling style swimming pool lift can be provided as the perimeter of the pool is less than 70m (i.e., 40m perimeter).</p> <p>Swimming pool access/exit to be confirmed at the CC stage.</p>
<p><b>D4D12. Ramps</b></p> <p>On an accessway –</p> <ul style="list-style-type: none"> <li>a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and</li> <li>b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>	<p>Noted</p>	<p>There are no ramps with a total rise of 3.6m and no overlapping step ramp or other ramp landings proposed within the development.</p>
<p><b>D4D13. Glazing on an accessway</b></p>		

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<p>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.</p>	<p>Capable of complying at CC stage</p>	<p><b>Visual Glazing Strips</b></p> <p>The frameless or fully glazed doors and windows (<i>without mid-rails</i>) that can be mistaken as openings within common areas of the development must have a luminance contrast strip in accordance with AS1428.1-2021.</p> <p>Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.</p> <p>Visual indicators on glazing to be confirmed at CC design stage.</p>

c. Part E3 – Lift Installations

BCA Clause	Status	Comment/Recommendation
<p><b>E3D6. Landings</b></p> <p>Access and egress to and from lift well landings must comply with Parts D2, D3 and D4.</p>	<p>Capable of complying at CC stage</p>	<p><b>Lift Landings</b></p> <p>The lift well landings provided on each floor level within the development must provide a minimum 1500mm x 1500mm clearance in front of the lift opening.</p>
<p><b>E3D7. Passenger lifts types and their limitations</b></p> <p>1. In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:</p> <ul style="list-style-type: none"> <li>a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.</li> <li>b) Stairway platform lifts must not – <ul style="list-style-type: none"> <li>i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</li> <li>ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</li> <li>iii) be used where it is possible to install</li> </ul> </li> </ul>	<p>Capable of complying at CC stage</p>	<p><b>Passenger Lifts</b></p> <p>The passenger lifts provided within the development must comply with Clause E3D7 &amp; E3D8 of the BCA, and AS1735.12-1999.</p> <p>Lift details to be confirmed at the CC design stage.</p>

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<p>another type of passenger lift; or</p> <p>iv) connect more than 2 storeys; or</p> <p>v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or</p> <p>vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</p> <p>c) A low-rise platform lift must not travel more than 1000 mm.</p> <p>d) A low-rise, low-speed constant pressure lift must not –</p> <p>i) for an enclosed type, travel more than 4 m; or</p> <p>ii) for an unenclosed type, travel more than 2 m; or</p> <p>iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</p> <p>e) A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>2. A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>		
<p><b>E3D8. Accessible features required for passenger lifts</b></p> <p>In an accessible building, every passenger lift must have the following features where applicable:</p> <p>a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except –</p> <p>i) a stairway platform lift; and</p> <p>ii) a low-rise platform lift.</p> <p>b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</p> <p>c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.</p> <p>d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</p> <p>e) Minimum clear door opening complying with</p>	<p>Capable of complying at CC stage</p>	<p><b>Passenger Lifts</b></p> <p>The passenger lifts must have the following accessible features:</p> <ul style="list-style-type: none"> <li>• Lift door opening to be a minimum 900mm wide;</li> <li>• Lift floor dimension of not less than 1100mm wide x 1400mm deep if lift travels less than 12m and 1400mm wide x 1600mm deep if lift travels more than 12m;</li> <li>• Handrails complying with AS1735.12-1999;</li> <li>• Passenger protection system complying with AS1735.12-1999;</li> <li>• Lift landings doors with clear circulation space for a 90-degree turn (1500mm diameter clearance);</li> <li>• Lift car and landing controls buttons must comply with</li> </ul>

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<p>AS 1735.12 for all lifts except a stairway platform lift.</p> <p>f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</p> <p>g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.</p> <p>h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except –</p> <p>i) a stairway platform lift; and</p> <p>ii) a low-rise platform lift.</p> <p>i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.</p> <p>j) For all lifts serving more than 2 levels—</p> <p>i) automatic audible information within the lift car to identify the level each time the car stops; and</p> <p>ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p>		<p>AS1735.12-1999. Control buttons must have provision for tactile and braille;</p> <ul style="list-style-type: none"> <li>• Lighting in accordance with AS1735.12-1999;</li> <li>• Audible and visual indication systems as prescribed in AS1735.12-1999; and</li> <li>• Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul> <p>Lift details to be confirmed at the CC design stage.</p>

d. Part F4 - Sanitary and other facilities

BCA Clause	Status	Comment/Recommendation
<p><b>F4D5. Accessible sanitary facilities</b></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</p>	<p>Capable of complying at CC stage</p>	<p><b>Unisex Accessible Toilets</b></p> <p>The unisex accessible toilets (<i>minimum clear internal dimensions 1900mm wide x 2700mm long or 2300mm x 2300mm</i>) provided within the development must have fixtures, fittings and circulation space complying with AS1428.1-2021.</p> <p>The WC, washbasin, grabrails, toilet</p>

BCA Clause	Status	Comment/Recommendation
<p>unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; 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 F4D6 and 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) an accessible unisex sanitary 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>paper dispenser, soap dispenser, tapware, clothes hanging device, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2021.</p> <p><b>Male &amp; Female Ambulant Toilets</b></p> <p>The male and female ambulant toilets provided within the development (<i>900-920mm wide with 900mm x 900mm clearances in front of the WC, minimum 700mm clear wide door opening with a 900mm x 900mm clearance in front or on the latch side of the door</i>) must have fixtures, fittings and circulation space complying with AS1428.1-2009.</p> <p>The grabrails, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2009.</p> <p>Accessible and ambulant sanitary facility details to be confirmed at CC design stage.</p>
<p><b>F4D6. Accessible unisex sanitary compartments</b></p> <p>1. Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <p>a) For a Class 1b building –</p> <p>i) not less than 1; and</p> <p>ii) where private accessible unisex sanitary compartments are provided for every accessible bedroom, common accessible unisex sanitary compartments need not be provided.</p> <p>b) For a Class 2 building, where sanitary</p>	<p>Capable of complying at CC stage</p>	<p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p>There are no accessible or ambulant sanitary facilities provided within the residential common areas of the development:</p> <p><b>Class 5 – Commercial Units</b></p> <p>The following accessible and ambulant sanitary facilities are provided within the commercial areas of the development:</p>

BCA Clause	Status	Comment/Recommendation
<p>compartments are provided in common areas, not less than 1.</p> <p>c) For Class 3 and Class 9c buildings –</p> <p>iii) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole- occupancy unit, not less than 1; and</p> <p>at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.</p> <p>d) For Class 5, 6, 7, 8 or 9 buildings, where F4D4 requires closet pans –</p> <p>i) 1 on every storey containing sanitary compartments; and</p> <p>ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</p> <p>e) For a Class 10a building, at each bank of sanitary compartments containing male and female sanitary compartments, not less than 1.</p> <p>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>3. The requirements of (1)(e) do not apply to – a Class 10a appurtenant to another class of building; or a sanitary compartment dedicated to a single caravan/camping site.</p>		<p>Lower Plaza</p> <ul style="list-style-type: none"> <li>• 1 unisex accessible toilet – RH facility;</li> <li>• 1 unisex accessible toilet – LH facility; and</li> <li>• 1 male ambulant toilet; and</li> <li>• 1 female ambulant toilet.</li> </ul> <p>Mid Plaza</p> <ul style="list-style-type: none"> <li>• 1 unisex accessible toilet – RH facility;</li> <li>• 1 unisex accessible toilet – LH facility; and</li> <li>• 2 male ambulant toilets; and</li> <li>• 2 female ambulant toilets.</li> </ul> <p><b>Class 7a – Car Parking</b></p> <p>There are no accessible or ambulant sanitary facilities required within the car parking levels.</p> <p>Accessible sanitary facilities to be confirmed at CC design stage.</p>
<p><b>F4D7. Accessible unisex showers</b></p> <p>1. Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:</p> <p>a) For a Class 1b building –</p> <p>i) not less than 1; and</p> <p>ii) where private accessible unisex showers are provided for every accessible bedroom, common accessible</p> <p>iii) unisex showers need not be provided.</p> <p>b) For a Class 2 building, where showers are provided in common areas, not less than 1.</p> <p>c) For Class 3 and 9c buildings –</p> <p>i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less</p>	<p>Not applicable</p>	<p>There are no showers provided within the common areas of the development.</p> <p>Accessible showers are not required.</p>

BCA Clause	Status	Comment/Recommendation
<p>than 1; and</p> <ul style="list-style-type: none"> <li>ii) 1 for every 10 showers or part thereof provided in common areas.</li> <li>d) For 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.</li> <li>e) For a Class 10a building, where showers are provided, 1 for every 10 showers or part thereof.</li> </ul> <p>2. The requirements of (1)(d) do not apply within a ward area of a Class 9a health-care building.</p> <p>3. The requirements of (1)(e) do not apply to – a Class 10a appurtenant to another class of building; and a sanitary compartment dedicated to a single caravan/camping site.</p>		
<p><b>F4D12. Accessible Adult Change Facilities</b></p> <ul style="list-style-type: none"> <li>1. One unisex accessible adult change facility must be provided in accessible part of a building – <ul style="list-style-type: none"> <li>a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</li> <li>b) Class 9b sports venue or the like that – <ul style="list-style-type: none"> <li>i) has a design occupancy of not less than 35,000 spectators; or</li> <li>ii) contains a swimming pool that has a perimeter of not less than 70 m and that is required by D4D2 to be accessible; and</li> </ul> </li> <li>c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</li> <li>d) theatre or the like having a design occupancy of not less than 1,500 patrons; and</li> <li>e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</li> </ul> </li> <li>2. Accessible adult change facilities required by (1) – <ul style="list-style-type: none"> <li>a) must be constructed in accordance with Specification 27; and</li> <li>b) cannot be combined with another sanitary</li> </ul> </li> </ul>	<p>Not applicable</p>	<p>Accessible adult change facilities are not required within the development as they are only provided within shopping centres, sports venues, museums, art galleries, theatres or airports.</p>

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<b>BCA Clause</b>	<b>Status</b>	<b>Comment/Recommendation</b>
<p>compartment.</p> <p>3. For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—</p> <p>a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</p> <p>b) is subject to an exemption under D4D5.</p>		

## 4. ADAPTABLE HOUSING ASSESSMENT

### a. General

The following assessment summarises the compliance status of the design documentation with reference to AS4299-1995 Class B Schedule of Adaptable Housing Features.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. Schedule of Adaptable Features (Class B)

Item		Status	Comment/Recommendation
<b>1</b>	<b>Pre and Post Adaptation of Adaptable Dwellings</b>		
	Provision of drawings showing housing unit in pre-adaptation and post-adaptation stages.	Capable of complying at CC stage	A total of 62 Class B adaptable dwellings must be provided within the development (10% of total dwellings as outlined in The Hills DCP 2012).  Refer to the pre and post adaptation plan prepared for the adaptable dwellings.
<b>2</b>	<b>Site</b>		
	A level or gently sloping site with up to 1 in 14 gradient.	Capable of complying at CC stage	The site is generally gently sloping without steep grades (applies to the lot of each adaptable dwelling).
	A continuous accessible path of travel from street frontage and car parking to the building entry complying with AS1428.1.	Capable of complying at CC stage	A continuous accessible path of travel ( <i>without steps or steep grades</i> ) complying with AS1428.1-2021 must be provided to the adaptable dwelling from the main pedestrian entry point at the allotment boundary and the dedicated accessible car parking space.

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Item		Status	Comment/Recommendation
	Within a residential development, common use facilities to be accessible.	Capable of complying at CC stage	All residential common use facilities within the development must be accessible.
<b>3</b>	<b>Security</b>		
	Pathway lighting shall be positioned a low height to avoid glare and to provide minimum 50 lux at ground level.	Capable of complying at CC stage	Pathway leading to the adaptable dwelling must have low height lighting with a minimum 50 lux level.
	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point.	Capable of complying at CC stage	Clear light of sight must be provided to the adaptable dwelling from the drop off point within the roadway.
<b>4</b>	<b>Letterboxes</b>		
	Within residential development, letterboxes centrally located adjacent to street entry. Lockable.	Not applicable	Individual or centrally located letterboxes must be provided for adaptable dwellings. Letterboxes must be lockable with a key.
	Letterboxes are to be provided to a hard standing area connected to the accessible pathway.	Capable of complying at CC stage	Letterbox must be shown in an accessible location on a handstand surface ( <i>maximum 1 in 40 grade</i> ).
	Letterbox area roofed and in a well lit location.	Capable of complying at CC stage	Letterbox must be well lit and have a roof at post adaptation.
<b>5</b>	<b>Car Parking</b>		
	A car parking space or garage minimum area of 6m x 3.8m.	Capable of complying at CC stage	The accessible residential car parking space provided for adaptable dwelling must comply with AS2890.6-2009, in lieu of the AS4299-1995 requirements.  The accessible car parking spaces are not required to be line marked at pre-adaptation.
	Roof to car parking space.	Capable of complying at CC stage	A roof must be provided above the accessible residential car parking space or a carport can be provided at post adaptation.
	Internal clearance of garage or carport 2500mm minimum.	Capable of complying at CC stage	A 2500mm overhead clearance must be provided at the accessible residential car parking space.
	Provision for a power operated roller door.	Capable of complying at CC stage	The garage must have a power operated roller door.
	Covered access to dwelling unit.	Capable of complying	Covered access must be provided form the accessible residential car parking

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Item		Status	Comment/Recommendation
		at CC stage	space to the dwelling entrance door.
	Illumination level minimum 50 lux.	Capable of complying at CC stage	Lighting with a 50-lux level to be provided at the residential car parking space.
<b>6</b>	<b>Accessible entry to adaptable dwelling</b>		
	Accessible entry.	Capable of complying at CC stage	The adaptable dwelling must have an accessible entrance door with 530mm latch side clearance on each side.  Clear door circulation space (1500mm x 1500mm) must be provided on both sides of the door complying with AS1428.1-2021.
	Accessible entry to be level (maximum 1 in 40 slope).	Capable of complying at CC stage	The entry to the adaptable dwelling must be level without any steep slopes ( <i>1 in 40 graded max</i> ).
	Threshold to be low-level.	Capable of complying at CC stage	The entry to the adaptable dwelling must have a level threshold or a maximum 35mm step with a 1 in 8 graded threshold ramp.
	Landing to enable wheelchair maneuverability.	Capable of complying at CC stage	The door landing (1500mm x 1500mm) must have sufficient circulation space complying with AS1428.1-2021 for a mobility aid user.
	Accessible entry door to have 820mm minimum clearance (850mm preferred).	Capable of complying at CC stage	The adaptable dwelling entrance door must have an 850mm wide x 1980mm high clear opening ( <i>920mm x 2040mm door</i> ) when measured from the face of the opened door to the doorstep.
	Door lever handles and hardware to AS1428.1.	Capable of complying at CC stage	The adaptable dwelling entrance door must have provision for D-lever type handles complying with AS1428.1-2021 at post adaptation.
	Potential minimum illumination level 300 lux.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided at the dwelling entrance door.
<b>7</b>	<b>Interior: General</b>		
	Internal doors to have 820mm minimum clearance (850mm preferred).	Capable of complying at CC stage	The internal doors within the adaptable dwelling must have an 850mm wide x 1980mm high clear opening ( <i>920mm x 2040mm door</i> ) when measured from the face of the opened door to the doorstep.

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Item		Status	Comment/Recommendation
	Internal corridors must be 1000mm wide.	Capable of complying at CC stage	Internal corridors must be a minimum 1000mm wide except where a turning space or door circulation space is required.  Turning spaces and door circulation space must comply with AS1428.1-2021.
	Provision for compliance with AS1428.1 for door approaches.	Capable of complying at CC stage	Internal doors required to be accessible must have door circulation space on both sides of the door complying with AS1428.1-2021.
	Window sills at maximum 730mm above floor level to living and 600mm above floor level to bedroom areas.	Capable of complying at CC stage	Window sills within the living areas must be a maximum 730mm above ground and a maximum 600mm above ground within the bedrooms at post adaptation
<b>8</b>	<b>Living Room &amp; Dining Room</b>		
	Provision for circulation space of minimum 2250mm diameter.	Capable of complying at CC stage	A 2250mm diameter clear circulation space must be provided between the living and dining area.
	Provide a minimum of 4 GPO's.	Capable of complying at CC stage	4 GPO's must be provided next to the antenna outlet.
	Telephone line adjacent to GPO's.	Capable of complying at CC stage	1 telephone line must be provided next to the GPO's.
	Telephone outlet location between kitchen and living spaces, adjacent to GPO.	Capable of complying at CC stage	Telephone outlet to be provided between kitchen and living area.
	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable).	Capable of complying at CC stage	2 TV antenna outlets to be provided, 1 within the living area and 1 within the kitchen area.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided to the living and dining areas.
<b>9</b>	<b>Kitchen</b>		
	Minimum width 2700mm (1550mm clear between benches).	Capable of complying at CC stage	The kitchen must have a minimum 2700mm total width at post adaptation. <b>Plumbing, electrical and gas must be inspected prior to sheeting or tiling.</b>  A 1550mm clear circulation space must be provided in front of the kitchen bench at post adaptation.

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Item		Status	Comment/Recommendation
	Provision for circulation at doors to comply with AS1428.1.	Not applicable	Open plan kitchen to be provided.
	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 to 850mm or replaceable.	Capable of complying at CC stage	The kitchen must have provision for an 800mm long work surface and be separate from other cabinets for lowering at post adaptation.
	Refrigerator adjacent to work surface.	Capable of complying at CC stage	The refrigerator must be located adjacent to the 800mm long work surface at post adaptation.
	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	Capable of complying at CC stage	The kitchen sink cabinet must be separate from other cabinets for lowering at post adaptation.
	Kitchen sink 150mm deep.	Capable of complying at CC stage	A 150mm deep kitchen sink must be provided at post adaptation.
	Tap set capstan or lever handles or lever mixer	Capable of complying at CC stage	A lever type mixer must be provided at the sink at post adaptation.
	Tap set within 300mm from front of sink.	Capable of complying at CC stage	Tap set to be provided 300mm from the front of the sink at post adaptation.
	Installation of thermostatic mixing valve.	Capable of complying at CC stage	Thermostatic mixing valve to be provided at central water heater.
	Cooktop to include either front or side controls with raised crossbars.	Capable of complying at CC stage	Raised crossbar controls must be provided to the cooktop and oven at post adaptation.
	Cooktop to include isolation switch.	Capable of complying at CC stage	Isolation switch must be provided for the cooktop and oven at post adaptation.
	Work surface adjacent to cooktop minimum 800mm length and at same height.	Capable of complying at CC stage	An 800mm long work surface must be provided between the cooktop and refrigerator at post adaptation.
	Oven located to an adjustable height or replaceable work surface.	Capable of complying at CC stage	The oven cabinet must be separate from other cabinets for lowering at post-adaptation.
	Central light with secondary lighting over sink. Potential illumination level minimum 300 lux with 550 lux over work surfaces.	Capable of complying at CC stage	Central lighting must be provided within the kitchen with a minimum 300 lux and secondary lighting above the kitchen bench with a minimum 550 lux.
	Locate handles towards the top of bench cupboards and towards the	Capable of complying	D-pull kitchen handles must be located towards the top for below head

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Item		Status	Comment/Recommendation
	bottom of overhead cupboards. Provide 'D' pull handles.	at CC stage	cupboards and towards the bottom for overhead cupboards.
	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	Capable of complying at CC stage	1 double GPO must be provided 300mm from the front of the bench and at the same height as the bench at post adaptation.
	GPO to refrigerator to be easily reachable when the refrigerator is in its operation position.	Capable of complying at CC stage	1 GPO must be provided for the refrigerator 900-1100mm from the ground at post adaptation.
	Floor within kitchen area to be slip resistant.	Capable of complying at CC stage	Flooring must have a slip resistant rating ( <i>R10/P3 minimum</i> ) at post adaptation.
<b>10</b>	<b>Main Bedroom</b>		
	At least one bedroom of area to accommodate a queen size bed and wardrobe and circulation space requirements of AS1428.2.	Capable of complying at CC stage	At least 1 accessible bedroom (minimum 3.5m wide x 3.54m long or 4.04m wide x 3m long) must be provided with sufficient space to accommodate a queen size ( <i>1500mm wide x 2000mm long</i> ) bed with 1000mm clear width around all sides of the bed and 1540mm x 2070mm clearance at the end of the bed or the side of the bed with a wardrobe.
	Two double GPOs on wall where bedhead will be located.	Capable of complying at CC stage	2 double GPO's must be provided at the bedside table closest to the door.
	TV antenna point on opposite wall to bedhead.	Capable of complying at CC stage	1 TV antenna point must be provided at the opposite wall to the bedhead.
	Minimum of one GPO on opposite wall adjacent to TV antenna point.	Capable of complying at CC stage	1 double GPO must be provided next to antenna outlet.
	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet).	Capable of complying at CC stage	1 telephone outlet must be provided at the bedside table next to GPO's.
	2 way switches, one located above bed 1000mm high above floor and another at next to the door.	Capable of complying at CC stage	Two-way light switches must be provided within the bedroom, 1 at the bedroom door and 1 at the bedside table closest to the door.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided within the main bedroom.
	Sliding doors on wardrobe with full	Capable of complying	Wardrobes must have at least one full

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Item		Status	Comment/Recommendation
	length mirror.	at CC stage	length mirror door.
<b>11</b>	<b>Other bedrooms</b>		
	Two double GPO's on one wall. Minimum of one GPO on opposite wall.	Capable of complying at CC stage	1 double GPO must be provided at the bedside table closest to the door and 1 double GPO at the opposite wall to the bedhead.
	Two-way light switch.	Capable of complying at CC stage	Two-way light switches must be provided within the bedroom, 1 at the bedroom door and 1 at the bedside table closest to the door.
	Telephone outlet next to double GPO.	Capable of complying at CC stage	1 telephone outlet must be provided at the bedside table next to GPO's.
	TV antenna point adjacent to one GPO.	Capable of complying at CC stage	1 TV antenna point must be provided at the opposite wall to the bedhead.
	Potential illumination level 300 lux.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided within other bedrooms.
<b>12</b>	<b>Bathroom &amp; Toilet</b>		
	Provision for the bathroom area to be converted to an accessible sanitary facility in accordance with AS1428.1.	Capable of complying at CC stage	The adaptable dwelling must have provision for a bathroom and toilet that can be converted into an accessible sanitary facility at post adaptation ( <i>minimum 2300mm wide x 2650mm long</i> ) complying with AS1428.1-2021.
	Slip resistant floor surface.	Capable of complying at CC stage	Flooring must have a slip resistant rating ( <i>R10/P3 minimum</i> ).
	No hobs within shower recess area and a minimum size of 1160mm x 1100mm to comply with AS1428.1.	Capable of complying at CC stage	A 1160mm x 1100mm shower recess must be provided complying with AS1482.1-2009 at post adaptation. For ease of plumbing, shower inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2021 or capped plumbing must be provided. <b>Plumbing must be inspected prior to sheeting or tiling.</b>
	Shower area waterproofed to AS3740 with floor falling to floor waste outlet.	Capable of complying at CC stage	All post adaptation areas must be waterproofed during the pre-adaptation stage including areas with capped plumbing.

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Item		Status	Comment/Recommendation
	Recessed soap holder or shelf for soap.	Capable of complying at CC stage	Shower must have provision for a soap shelf within the shower area at 900mm high from the ground at post adaptation.
	Shower taps positioned for easy reach to access side of shower sliding track.	Capable of complying at CC stage	Shower taps must be located 900mm high from the ground and 300mm from the internal shower corner wall at post adaptation.
	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall strengthening required).	Capable of complying at CC stage	Shower must have an adjustable and detachable hand held shower rose 600mm from the internal shower corner wall with a reach of 1000mm to 1800mm from the ground at post adaptation.
	Provision for grabrail in shower to comply with AS1428.1	Capable of complying at CC stage	Provision for a grabrail within the shower complying with AS1428.1-2021 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1850mm if stud frame walls used. <b>Wall reinforcement must be Inspected prior to sheeting.</b>
	Provision for additional grabrail within shower.	Capable of complying at CC stage	An additional grabrail must be provided within the shower area at post adaptation.
	Provision for folding seat in shower to comply with AS1428.1.	Capable of complying at CC stage	A folding seat must be provided within the shower area at post adaptation.
	Tap sets to be capstan or lever handles with single outlet.	Capable of complying at CC stage	Lever type handles must be provided at the washbasin.
	Provision for washbasin with clearances complying with AS1428.1.	Capable of complying at CC stage	Provision for a washbasin with a 425mm offset from the internal corner wall complying with AS1428.1-2021 at post adaptation. For ease of plumbing, washbasin inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2021 or capped plumbing must be provided. <b>Plumbing must be inspected prior to sheeting.</b>
	Wall cabinet with light over or similar.	Capable of complying at CC stage	A wall cabinet with lighting must be provided over the washbasin at post adaptation.
	Double GPO beside mirror.	Capable of complying at CC stage	1 double GPO must be provided next to the washbasin mirror 1000mm from the ground.

Item		Status	Comment/Recommendation
	Lighting that can achieve a minimum 300 lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided within the bathroom.
<b>13</b>	<b>Toilet</b>		
	Provision of either a visitable toilet or accessible toilet.	Capable of complying at CC stage	Provision for an accessible toilet at post adaptation.
	Provision to comply with AS1428.1.	Capable of complying at CC stage	Provide toilet with a 450mm offset from the internal corner wall with circulation space complying with AS1428.1-2021 at post adaptation.
	Location of WC pan at correct distance from fixed walls.	Capable of complying at CC stage	For ease of plumbing, WC inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2021 or capped plumbing must be provided. <b>Plumbing must be inspected prior to sheeting.</b>
	Provision for a grab rail zone.	Capable of complying at CC stage	Provision for a grabrail within the toilet complying with AS1428.1-2021 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1850mm if stud frame walls used. <b>Wall reinforcement must be inspected prior to sheeting.</b>
	Slip resistant floor surface.	Capable of complying at CC stage	Flooring must have a slip resistant rating ( <i>R10/P3 minimum</i> ).
<b>14</b>	<b>Laundry</b>		
	Circulation at doors to comply with AS1428.1.	Capable of complying at CC stage	The laundry cabinet must have sufficient door circulation space complying with AS1428.1-2021.
	Provision for adequate circulation space in front of or beside appliances (minimum 1550mm depth).	Capable of complying at CC stage	Clear circulation space of 1550mm depth must be provided in front of the washing machine and dryer when laundry doors are fully open.
	Provision for automatic washing machine.	Capable of complying at CC stage	Provision for an automatic washing machine at post adaptation.
	Provision for dryer.	Capable of complying at CC stage	Provision for a dryer.
	Installation of a thermostatic valve.	Capable of complying	Thermostatic mixing valve to be provided at central water heater.

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Item		Status	Comment/Recommendation
		at CC stage	
	Provision for shelf for soaps and similar, 1200mm maximum height from ground.	Capable of complying at CC stage	Laundry must have provision for a soap shelf 1200mm high from the ground next to the laundry tub at post adaptation.
	Where a clothes line is provided, a continuous accessible path of travel must be provided to this.	Capable of complying at CC stage	A dryer must be provided within each adaptable dwelling. Clothes line not provided.
	Double GPO.	Capable of complying at CC stage	1 double GPO must be provided within the laundry room or cabinet 1000mm high from the ground.
	Slip resistant floor surface	Capable of complying at CC stage	Flooring must have a slip resistant rating if tiled ( <i>R10/P3 minimum</i> ).
<b>15</b>	<b>Door Hardware</b>		
	Door hardware operable with one hand, D-lever type and located 900-1100mm above the floor.	Capable of complying at CC stage	All doors required to be accessible within the adaptable dwelling must have D-lever type handles complying with AS1428.1-2021 at post adaptation.
<b>16</b>	<b>Floor Coverings</b>		
	Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar).	Capable of complying at CC stage	Balconies and external paved areas must have a minimum R11/P4 slip resistant rating.
<b>17</b>	<b>Ancillary Items</b>		
	Switches located 900-1100mm above the floor in line with door handles.	Capable of complying at CC stage	All switches and controls ( <i>i.e., air-condition control panel or intercom</i> ) must be provided between 900-1000mm high from the ground at post adaptation.
	GPOs located not less than 600mm above floor unless otherwise noted	Capable of complying at CC stage	GPO's must be provided 600mm above the ground, unless otherwise noted at post adaptation.
	Window controls located in an accessible position.	Capable of complying at CC stage	Window controls to be located in an accessible location between 900-1100mm high from the ground.
<b>18</b>	<b>Garbage</b>		
	Provision for bin in an accessible location.	Capable of complying at CC stage	Bins must be located in an accessible location.

## 5. LIVABLE HOUSING ASSESSMENT

### a. General

The following assessment summarises the compliance status of the design documentation with reference to the LHA Livable Housing Design Guidelines (*Fourth Edition*) Silver Level Schedule of Livable Housing Features.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. Schedule of Livable Housing Features (Silver)

Item	Status	Comment/Recommendation
<b>1. Dwelling Access</b>		
<p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(b) 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"> <li>i. No steps;</li> <li>ii. An even, firm, slip resistant surface;</li> <li>iii. A crossfall of not more than 1:40; and</li> <li>iv. A maximum pathway slope of 1:14. 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.</li> </ul>	Capable of complying at CC stage	The livable dwellings must be accessible via a 1000mm wide continuous accessible path of travel ( <i>without steps or steep grades</i> ) from the accessible pedestrian entry point at the allotment boundary.

Item	Status	Comment/Recommendation
<p>(c) 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"> <li>i. Minimum dimensions of at least 3200mm (width) x 5400mm (length);</li> <li>ii. An even, firm and slip resistant surface; and</li> <li>iii. A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</li> </ul> <p>(d) 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"> <li>i. A maximum gradient of 1:10;</li> <li>ii. A minimum clear width of 1000mm (width should reflect pathway width); and</li> <li>iii. A maximum length of 1900mm.</li> </ul> <p>(e) 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><b>2. Dwelling Entrance</b></p>		
<p>(a) The dwelling should provide an entrance door with:</p> <ul style="list-style-type: none"> <li>i. A minimum clear opening width of 850mm;</li> <li>ii. A level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and</li> <li>iii. Reasonable shelter from the weather.</li> </ul> <p>(b) A level landing area of 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door</p>	<p>Capable of complying at CC stage</p>	<p>The entrance door must have provision for a step free level threshold, 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), 1200mm x 1200mm door external landing, sheltered from the weather and connected to the continuous accessible path of travel from the allotment boundary.</p>

Item	Status	Comment/Recommendation
<p>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.</p> <p>(d) The level (step free) entrance should be connected to a safe and continuous pathway.</p>		
<b>3. Internal Doors and Corridors</b>		
<p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> <li>i. A minimum clear opening width of 850mm; and</li> <li>ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).</li> </ul> <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p>	<p>Capable of complying at CC stage</p>	<p>All internal doors must have provision for a step free level threshold and 820mm wide x 1980mm high clear door opening (<i>870mm x 2040mm door</i>).</p> <p>Internal corridors must have a 1000mm clear width.</p>
<b>4. Toilets</b>		
<p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> <li>i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room;</li> <li>ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door; and</li> <li>iii. The toilet pan should be located in the corner of the room to enable installation of grabrails at a future date.</li> </ul>	<p>Capable of complying at CC stage</p>	<p>The bathroom must have provision for a 900mm wide x 1200mm long clear circulation space in front of the toilet pan (<i>exclusive of the door swing</i>).</p> <p>The toilet pan must be located in the corner of the bathroom.</p>
<b>5. Shower</b>		
<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>Capable of complying at CC stage</p>	<p>The bathroom must have provision for a hobless shower and shower screen that can be removed if required.</p> <p>The shower must be located in the corner of</p>

Item	Status	Comment/Recommendation
(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.		the bathroom ( <i>opposite the toilet if located in the same bathroom</i> ).
<b>6. Reinforcement of Bathroom &amp; Toilet Walls</b>		
<p>(a) Except for wall 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"> <li>i. Noggings with a thickness of at least 25mm; or</li> <li>ii. Sheeting with a thickness of at least 12mm.</li> </ul> <p>(c) The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm; or</li> <li>ii. Sheeting with a thickness of at least 12mm.</li> </ul> <p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm; or</li> <li>ii. Sheeting with a thickness of at least 12.</li> </ul>	Design information required at CC stage	<p>The toilet and shower walls must be strengthened to withstand 1100N of force in any direction.</p> <p>The walls must be strengthened with 25mm thick noggings and 12mm structural plywood to a height of 1850mm if stud frame walls used.</p>
<b>7. Internal Stairways</b>		
<p>(a) Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> <li>i. A continuous handrail on one side of the stairway where there is a rise of more than 1m.</li> </ul>	Not applicable	There are no internal stairways within the livable dwelling.

# ERGON CONSULTING

## 6. STATEMENT OF DESIGN COMPLIANCE (AMENDED DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D4, Clause E3D6, E3D7, E3D8, Clause F4D5, F4D6, F4D7, F4D12 of the Building Code of Australia 2022 Volume 1 Amendments 1 & 2 (*applicable requirements*), Disability (*Access to Premises - Building*) Standards 2010, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2021, AS1428.4.1-2009, AS1735.12-1999, AS2890.6-2009, AS4299-1995*), SEPP 65 Part 4Q, LHA Livable Housing Design Guidelines 4<sup>th</sup> Ed, The Hills DCP 2012 (*applicable accessibility requirements*) and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the state significant development approval may be issued as the development can achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



**Costa Miroforidis**

**Principal/Access Consultant**

Certificate IV in Access Consulting – IATA

B. Construction Management and Property (*Building*) – UNSW

Graduate Diploma in Building Surveying – UWS

**Accredited Member of the Association of Consultants in Access Australia – ACAA**

Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

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ABN: 69 606 772 776

**APPENDIX 1**



Schedule of Carparking									
Residential Car Parking									
Stage 1									
Building E									
Unit Type	Quantity	Min. Parking Rate under The Hills LEP 2019 Clause 7.11	Caparking Spaces Required	Caparking Spaces Proposed					
1B	2		2						
2B	79		79						
2B (C=10m2)	3	1 per unit	3						
3B	24		24						
3B (C=13m2)	8		8						
Visitor		1 per 5 units	20.2						
<b>Sub-Total</b>	<b>116</b>		<b>116 residents, 24 visitors</b>		<b>116 residents (incl. 12 accessible), 24 visitors</b>				
Building S									
Unit Type	Quantity	Min. Parking Rate under The Hills LEP 2019 Clause 7.11	Caparking Spaces Required	Caparking Spaces Proposed					
1B	1		1						
2B	53		53						
2B (C=10m2)	55	1 per unit	55						
3B	36		36						
Visitor		1 per 5 units	29.0						
<b>Sub-Total</b>	<b>145</b>		<b>145 residents, 29 visitors</b>		<b>145 residents (incl. 15 accessible), 29 visitors</b>				
<b>Stage 1 Total</b>	<b>261</b>		<b>261 residents, 53 visitors</b>		<b>261 residents (incl. 27 accessible), 53 visitors (incl. 1 accessible)</b>				
Stage 2									
Building N									
Unit Type	Quantity	Min. Parking Rate under The Hills LEP 2019 Clause 7.11	Caparking Spaces Required	Caparking Spaces Proposed					
1B	39		39						
2B	65		65						
2B (C=10m2)	68	1 per unit	68						
3B	1		1						
3B (C=13m2)	28		28						
Visitor		1 per 5 units	48.2						
<b>Sub-Total</b>	<b>241</b>		<b>241 residents, 49 visitors</b>		<b>241 residents (incl. 25 accessible), 49 visitors</b>				
Building W									
Unit Type	Quantity	Min. Parking Rate under The Hills LEP 2019 Clause 7.11	Caparking Spaces Required	Caparking Spaces Proposed					
1B	20		20						
2B	31		31						
2B (C=10m2)	32	1 per unit	32						
3B	0		0						
3B (C=13m2)	20		20						
Visitor		1 per 5 units	21.5						
<b>Sub-Total</b>	<b>108</b>		<b>108 residents, 22 visitors</b>		<b>108 residents (incl. 11 accessible), 22 visitors</b>				
<b>Stage 2 Total</b>	<b>349</b>		<b>349 residents, 71 visitors</b>		<b>349 residents (incl. 35 accessible), 71 visitors (incl. 1 accessible)</b>				
<b>Stage 1 &amp; 2 Total</b>	<b>610</b>		<b>610 residents, 124 visitors</b>		<b>610 residents (incl. 62 accessible), 124 visitors (incl. 2 accessible)</b>				
Motorbike Parking									
Stage	Building	Parking Rate under The Hills DCP 2012	Motorbike Spaces Required	Motorbike Spaces Proposed					
Stage 1	Building E Building S Building N Building W	1 per 60 car spaces	5.2	5					
Stage 2	Building E Building S Building N Building W		7.0	7					
<b>Total</b>			<b>13 motorbike spaces</b>	<b>13 motorbike spaces</b>					
Bicycle Parking									
Stage	Building	No. of Units	Parking Rate under The Hills DCP 2012	Resident Bicycle Spaces Required	Visitor Bicycle Spaces Required	Resident Bicycle Spaces Proposed	Visitor Bicycle Spaces Proposed		
Stage 1	Building E Building S Building N Building W	116	1 per 3 units for residents, 1 per 10 units for visitors	67.0	26.1	67	27		
Stage 2	Building E Building S Building N Building W	145		116.3	34.9	117	35		
<b>Total</b>		<b>610</b>		<b>204 bicycle spaces</b>	<b>62 bicycle spaces</b>	<b>204 bicycle spaces</b>	<b>62 bicycle spaces</b>		

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025


  
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 KACH, LEVEL 3, BIRKBECK STREET  
 SYDNEY, NSW 1513

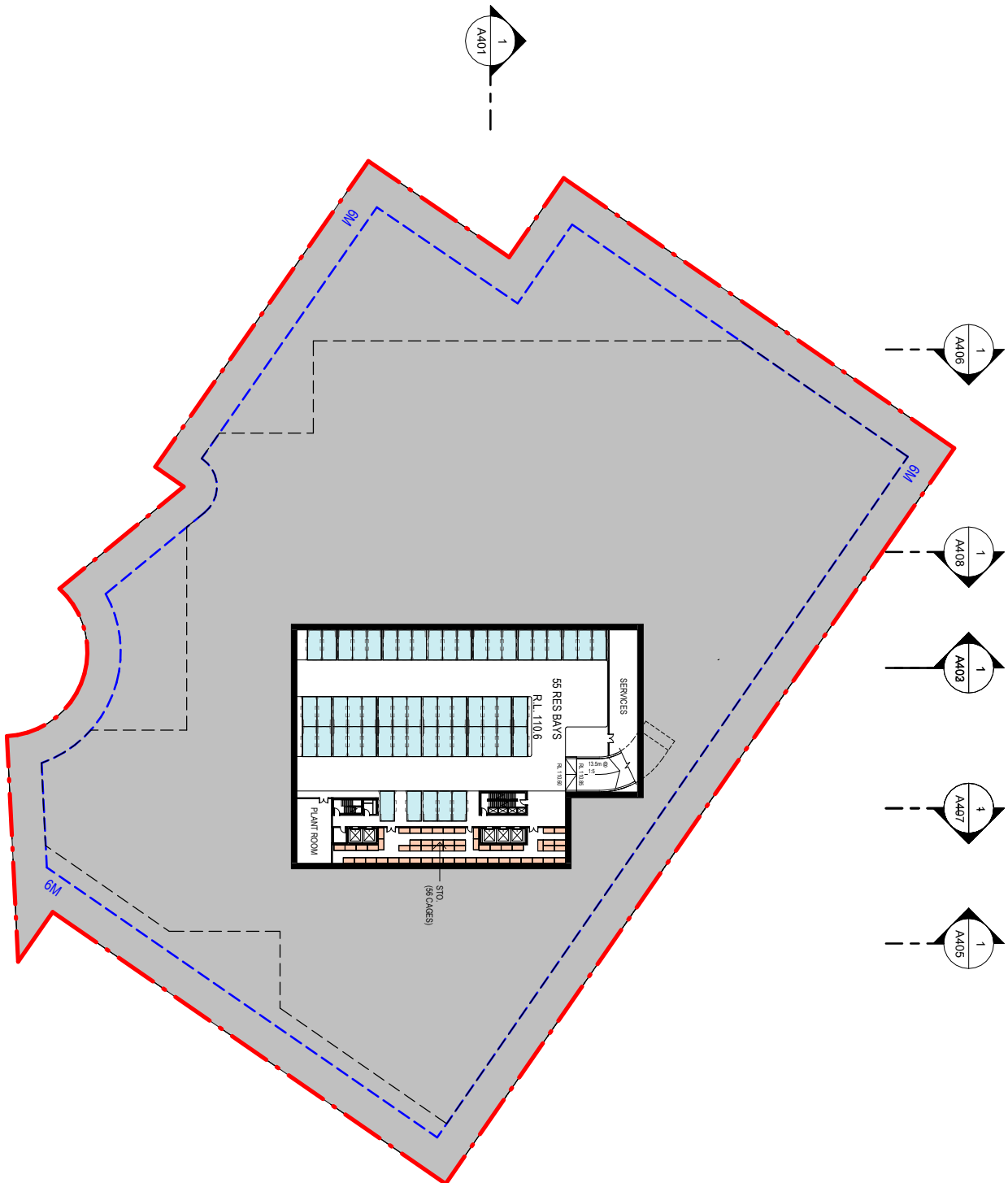
PROJECT:  
**93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill**

DRAWING TITLE:  
**DEVELOPMENT SUMMARY**

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	@ A3	AM3	C
DRAWN BY:	PROJECT NO.:		
IN	420033		
<b>DO NOT SCALE</b>			
USE FIGURED DIMENSIONS AT ALL TIMES.			







**LEGEND:**

- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



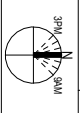
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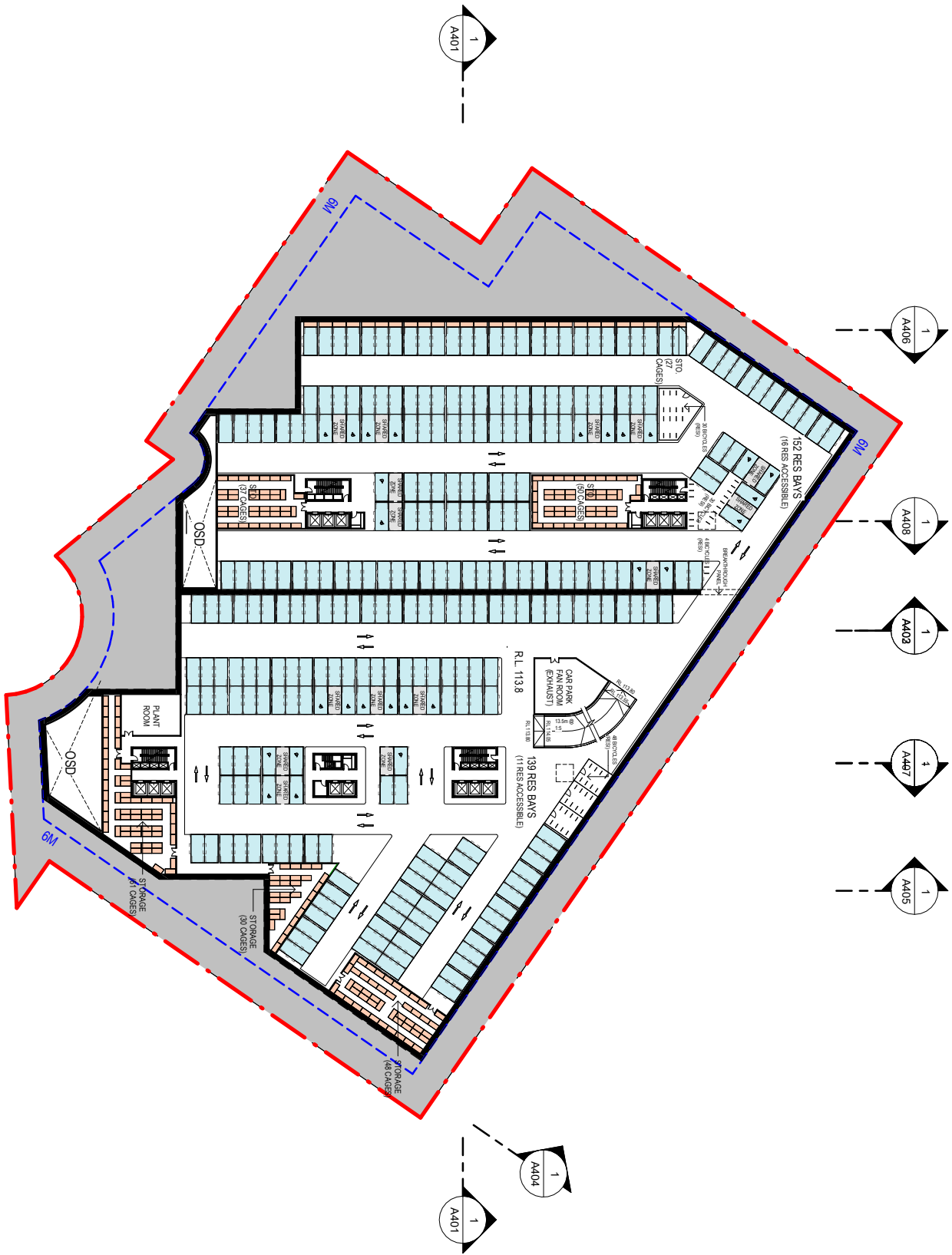
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
**BASEMENT 02 PLAN**  
 (RL 110.60)

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	1:750 @ A3	A201	C
DRAWN BY:	PROJECT NO.:		
IN	424033		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**LEGEND:**

	RESIDENTIAL STORAGE
	RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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**PROJECT:**  
 93-107 Cecil Avenue and  
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**DRAWING TITLE:**  
 BASEMENT 01 PLAN  
 (RL 113.80)

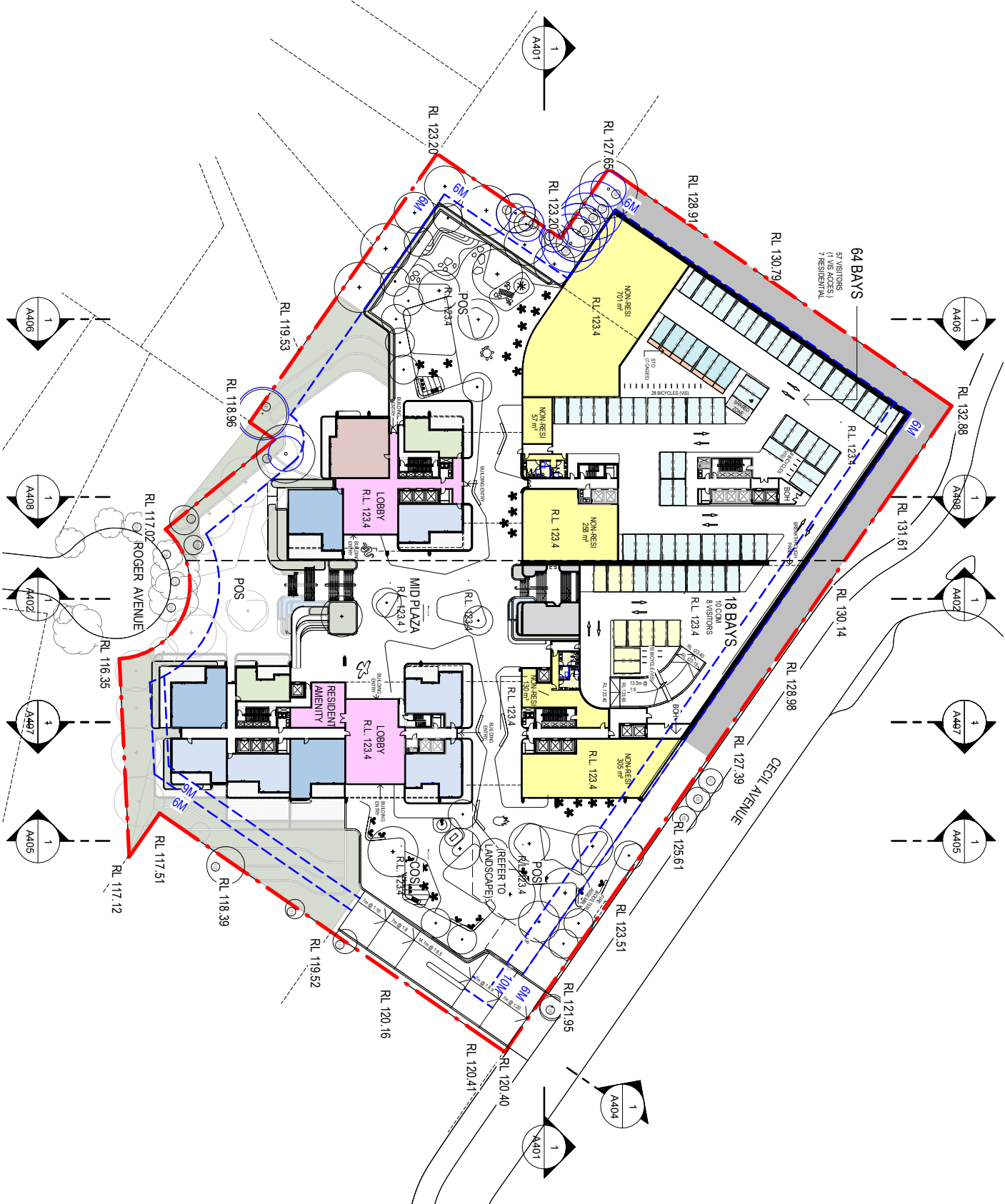
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Issue Date: 1-7/2025 @ A3	1:750 @ A3	A202	C
DRAWN BY: PROJECT NO:	DATE:		
IN: 424035			

**DO NOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.









**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/12/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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**PROJECT:**  
93-107 Cecil Avenue and  
9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
UPPER GROUND LEVEL PLAN  
(RL 123.40)

**DATE:** 19/12/2025  
**SCALE:** 1:150 @ A3  
**DRAWING NO.:** A205  
**REV.:** C

**DRAWN BY:** PROJECT NO. 42633  
**DATE:** 19/12/2025

**DON'T SCALE**  
USE FIGURED DIMENSIONS  
AT ALL TIMES.

30M  
15M  
6M

0 10m 20m 35m



**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESI PARKING

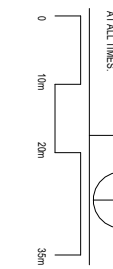
REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



**PROJECT:**  
 93-107 Cecil Avenue and  
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**DRAWING TITLE:**  
 LEVEL 01 PLAN  
 (RL 126.90)

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	1:750 @ A3	A206	C
DRAWN BY:	PROJECT NO.:		
IN	42033		





**LEGEND:**

[Green]	18
[Light Green]	28 (>=110M <sup>2</sup> )
[Light Blue]	28 (>=110M <sup>2</sup> )
[Blue]	38 (>=135M <sup>2</sup> )
[Yellow]	38 (>=135M <sup>2</sup> )
[Light Blue]	NON-RESIDENTIAL
[Light Green]	LOBBY / AMENITY
[Light Blue]	RESIDENTIAL STORAGE
[Light Blue]	RESIDENTIAL PARKING
[Light Green]	VISITOR PARKING
[Light Green]	NON-FRESH PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 02 PLAN  
 (RL 129.70)

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date: 1-7/20 @ A3	1:750 @ A3	A207	C
DRAWN BY: PROJECT NO.:	DATE:		
IN: 42003			

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-FRESH PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

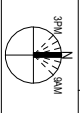


**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

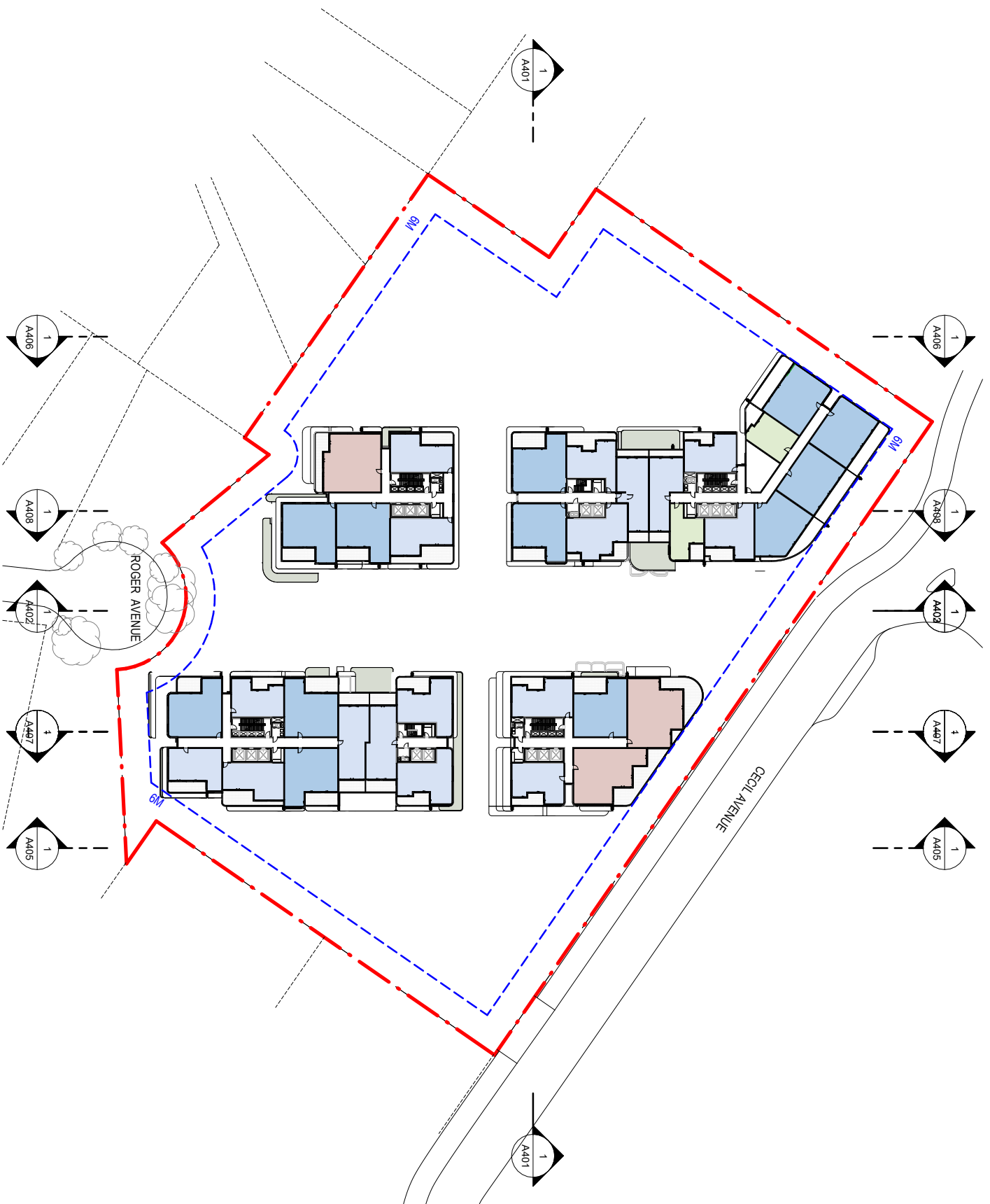
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 (RL 133.90)

DATE:	SCALE:	DRAWING NO:	REV:
Issue Date	1:750 @ A3	A208	C
DRAWN BY:	PROJECT NO:		
IN	42033		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES



0 10m 20m 35m



**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESI PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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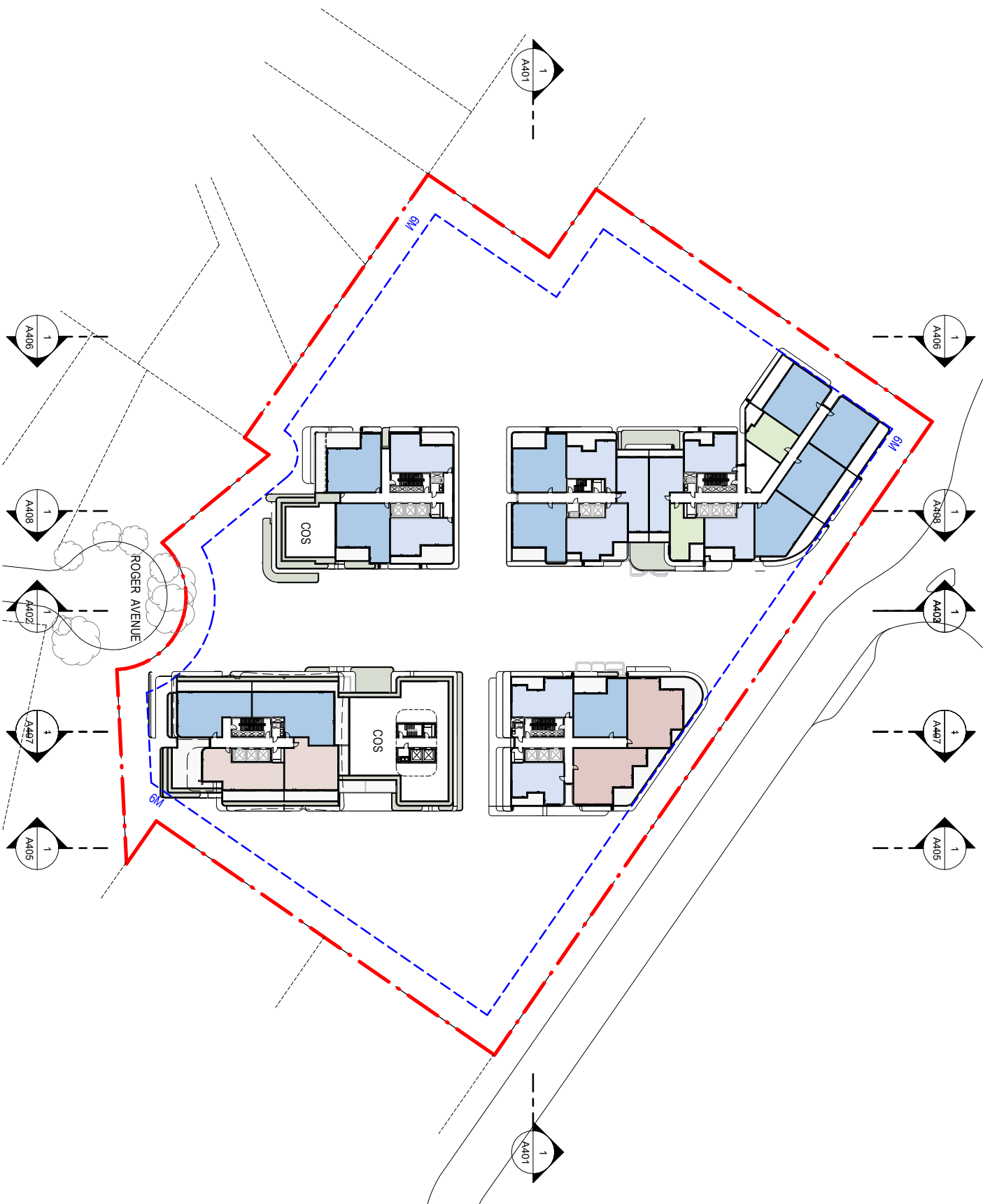
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 04 PLAN  
 (RL 137.10)

DATE	SCALE	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A209	C
DRAWN BY:	PROJECT NO:		
IN	424035		

**DO NOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES





**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
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- 38 (>=135M<sup>2</sup>)
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- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

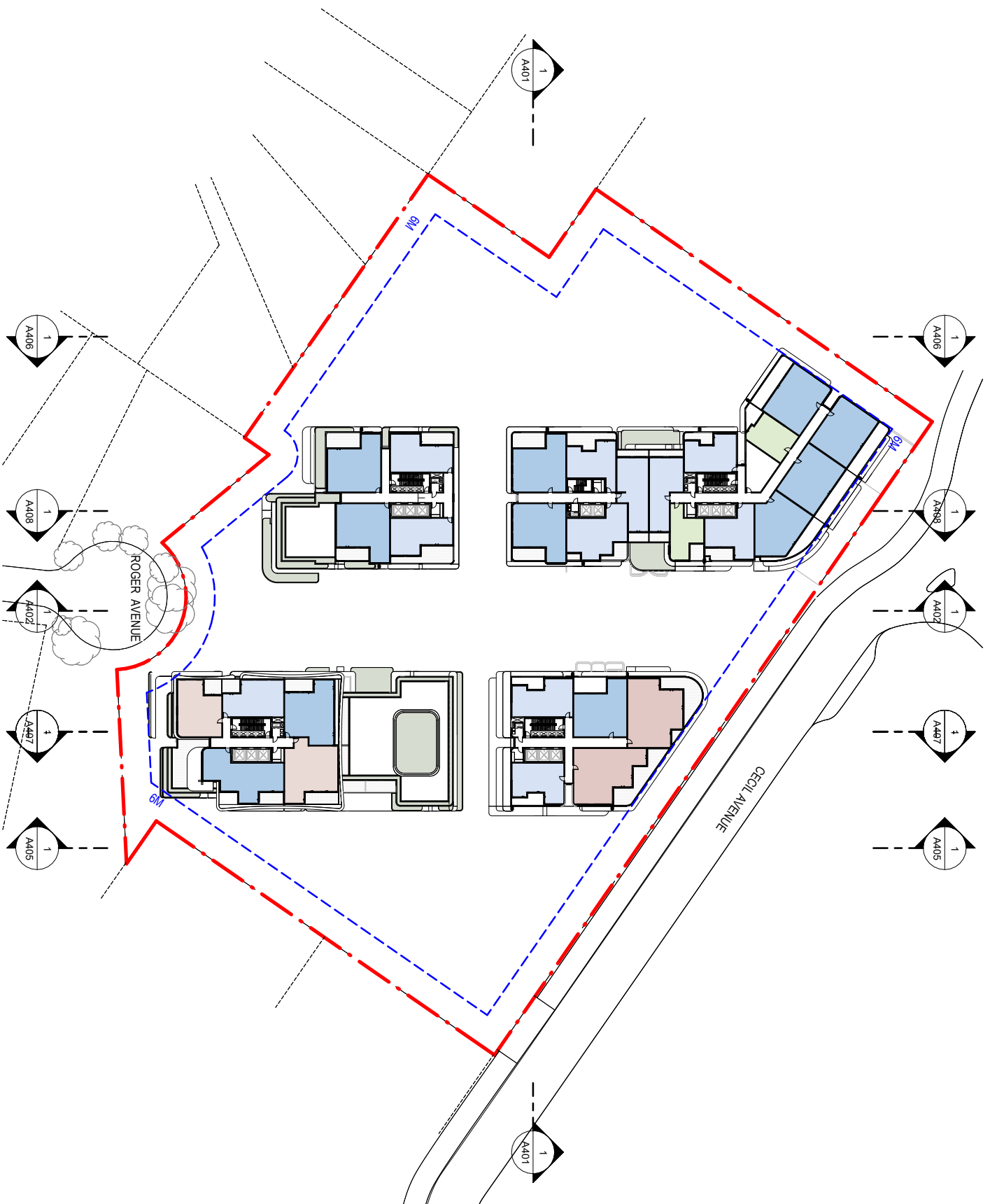


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 LEVEL 05 PLAN  
 (RL 140.30)

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A210	C
DRAWN BY:	PROJECT NO.		
IN	42003		

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 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**LEGEND:**

- 18
- 28
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- NON-RESI PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

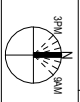


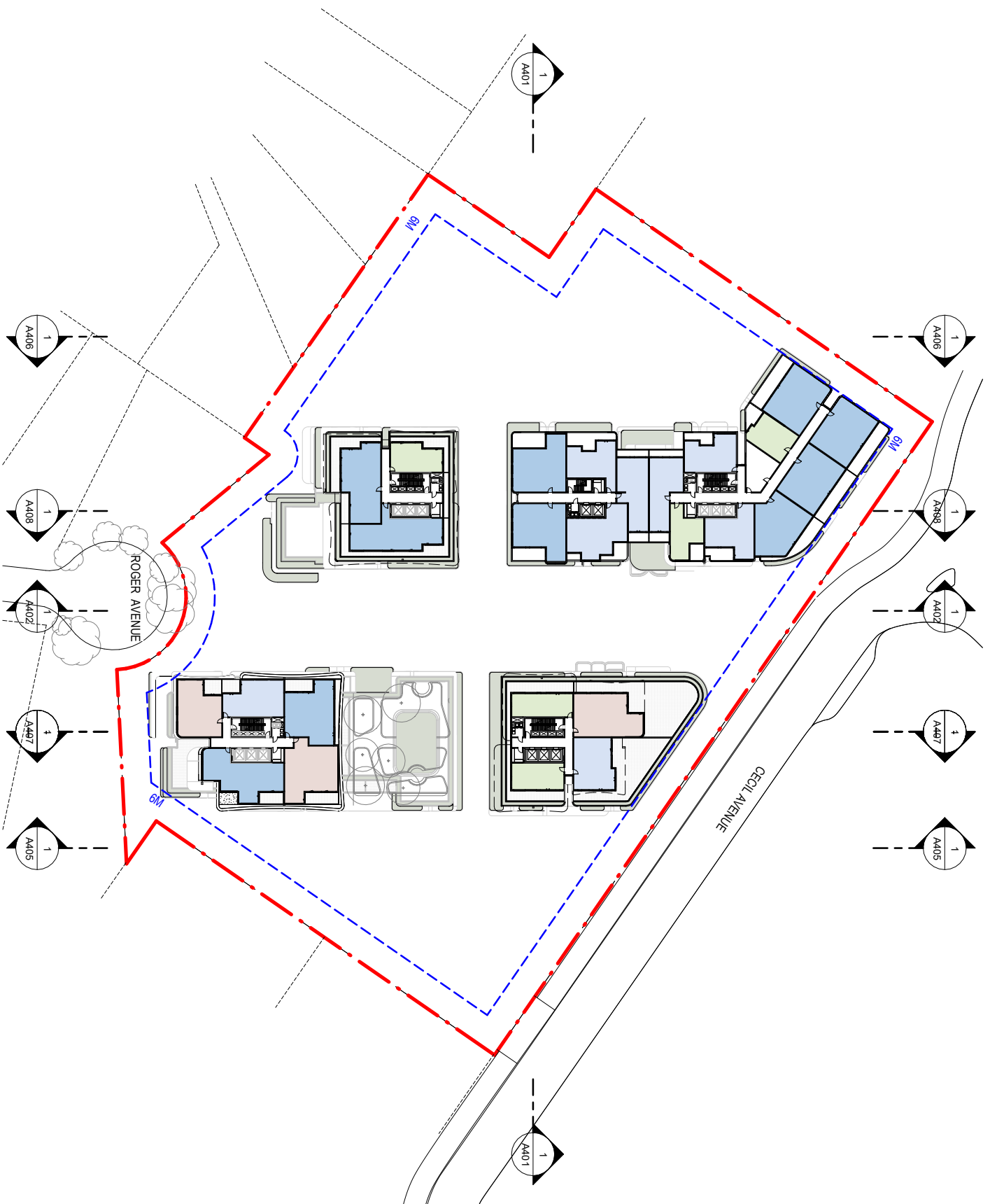
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 06 PLAN  
 (RL 143.50)

DATE	SCALE	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A211	C
DRAWN BY:	PROJECT NO:		
IN	42403		

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES





**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESI PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

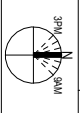


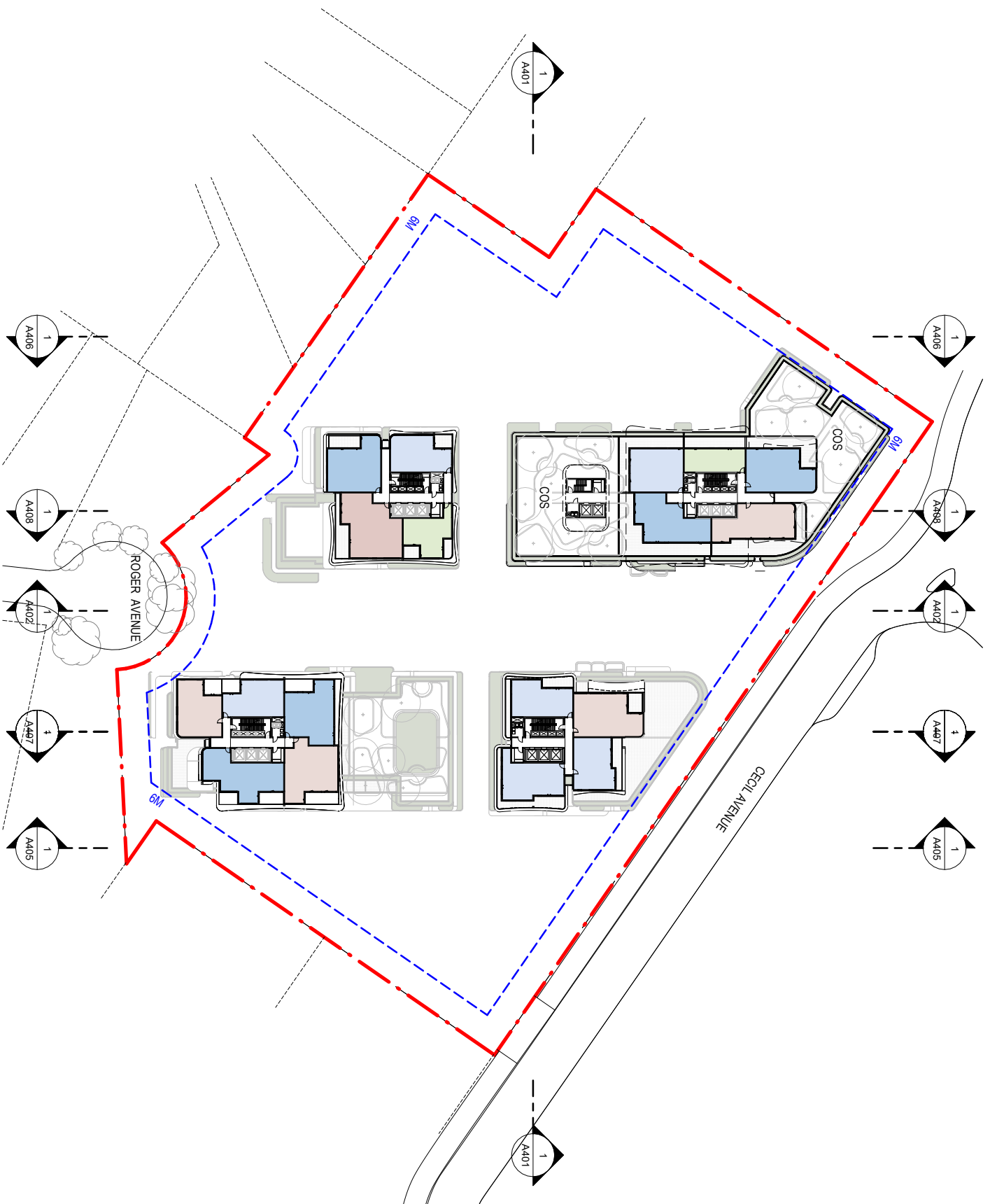
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 07 PLAN  
 (RL 146.70)

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A212	C
DRAWN BY:	PROJECT NO:		
IN	42003		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES





A401

A406

A408

A402

A407

A405

A406

A408

A402

A407

A405

ROGER AVENUE

CECIL AVENUE

COS

COS

GM

GM

GM

**LEGEND:**

[Green Box]	18
[Light Green Box]	28
[Light Blue Box]	28 (>=110M <sup>2</sup> )
[Blue Box]	38
[Yellow Box]	38 (>=135M <sup>2</sup> )
[Light Yellow Box]	NON-RESIDENTIAL
[Orange Box]	LOBBY / AMENITY
[Light Blue Box]	RESIDENTIAL STORAGE
[Light Blue Box]	RESIDENTIAL PARKING
[Light Blue Box]	VISITOR PARKING
[Light Yellow Box]	NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

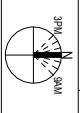


**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

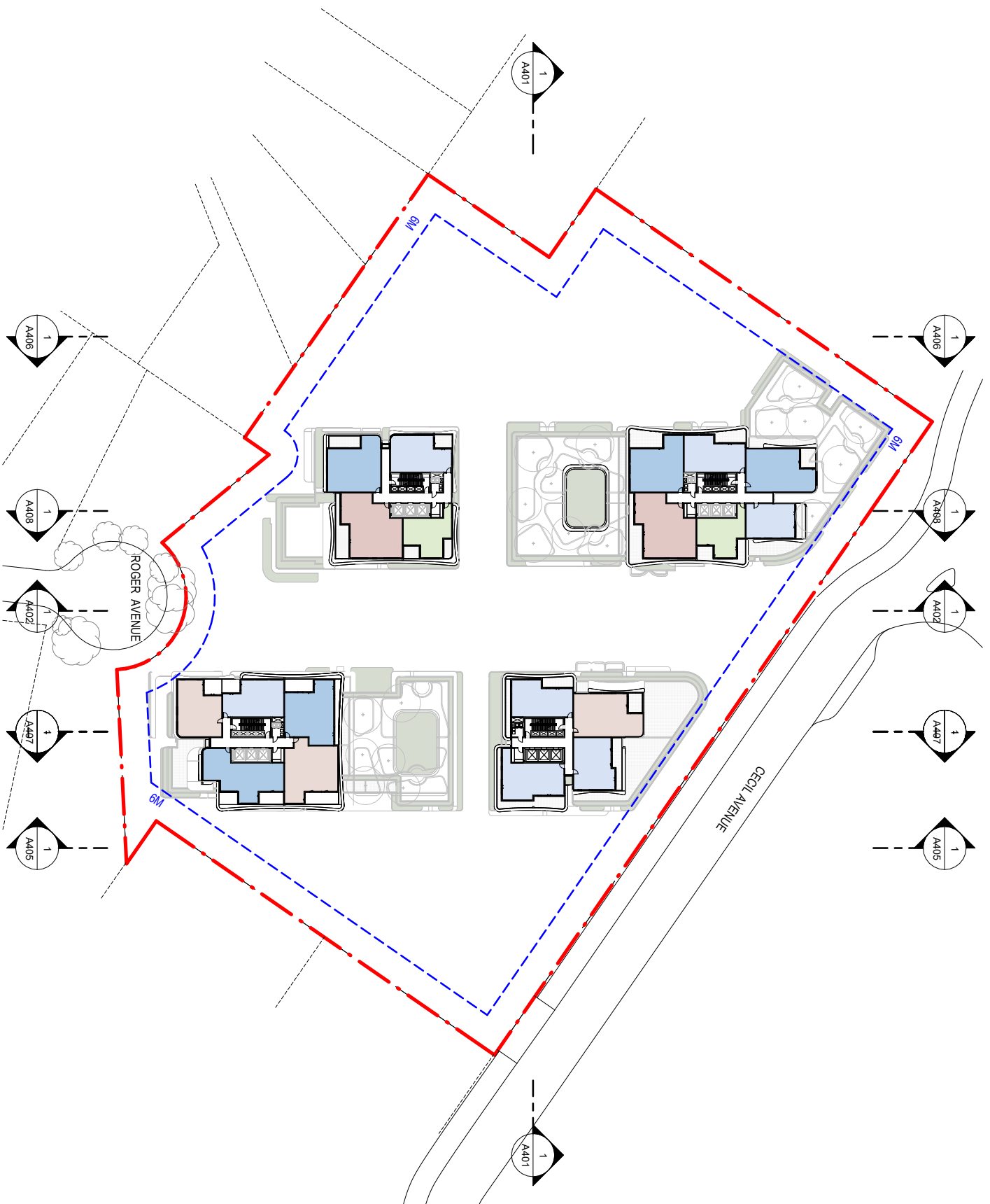
**DRAWING TITLE:**  
 LEVEL 08 PLAN

DATE:	SCALE:	DRAWING NO:	REV:
Issue Date: 1-7/20 @ A3	1:750 @ A3	<b>A213</b>	<b>C</b>
DRAWN BY: PROJECT NO:	PROJECT NO:		
IN: 424033			

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 10m 20m 35m



**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



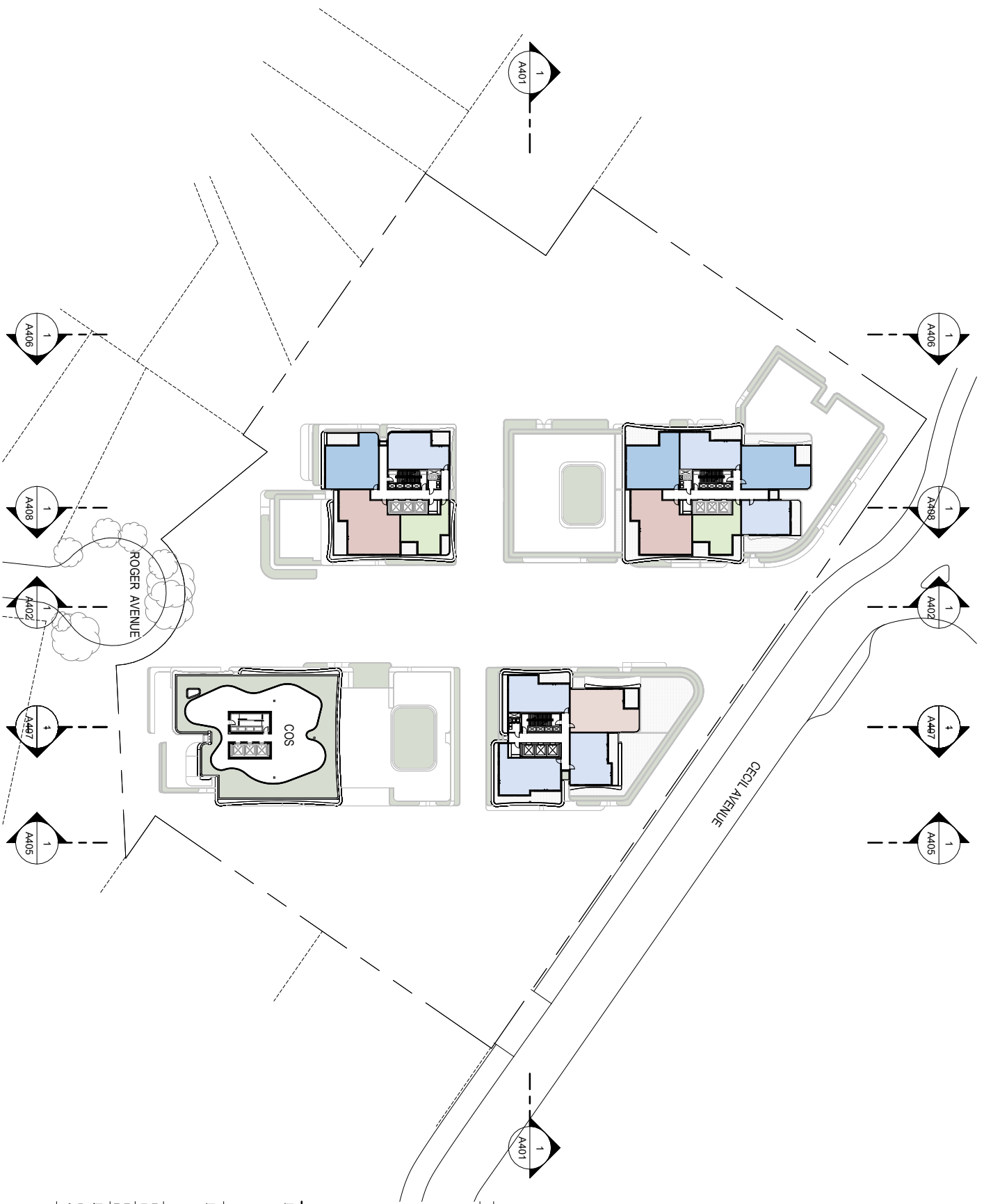
**PROJECT:**  
**93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill**

**DRAWING TITLE:**  
**LEVEL 09 - 22 PLAN**

DATE:	SCALE:	DRAWING NO:	REV:
Issue Date: 1-7/20 @ A3	1:750 @ A3	<b>A214</b>	<b>C</b>
DRAWN BY: PROJECT NO:	DATE:		
IN: 424033			

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



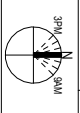
www.qplus.com.au  
 PH: 1300 988 738  
 LEVEL 3, BARRACK STREET  
 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACHI LEUNG NSW 7133

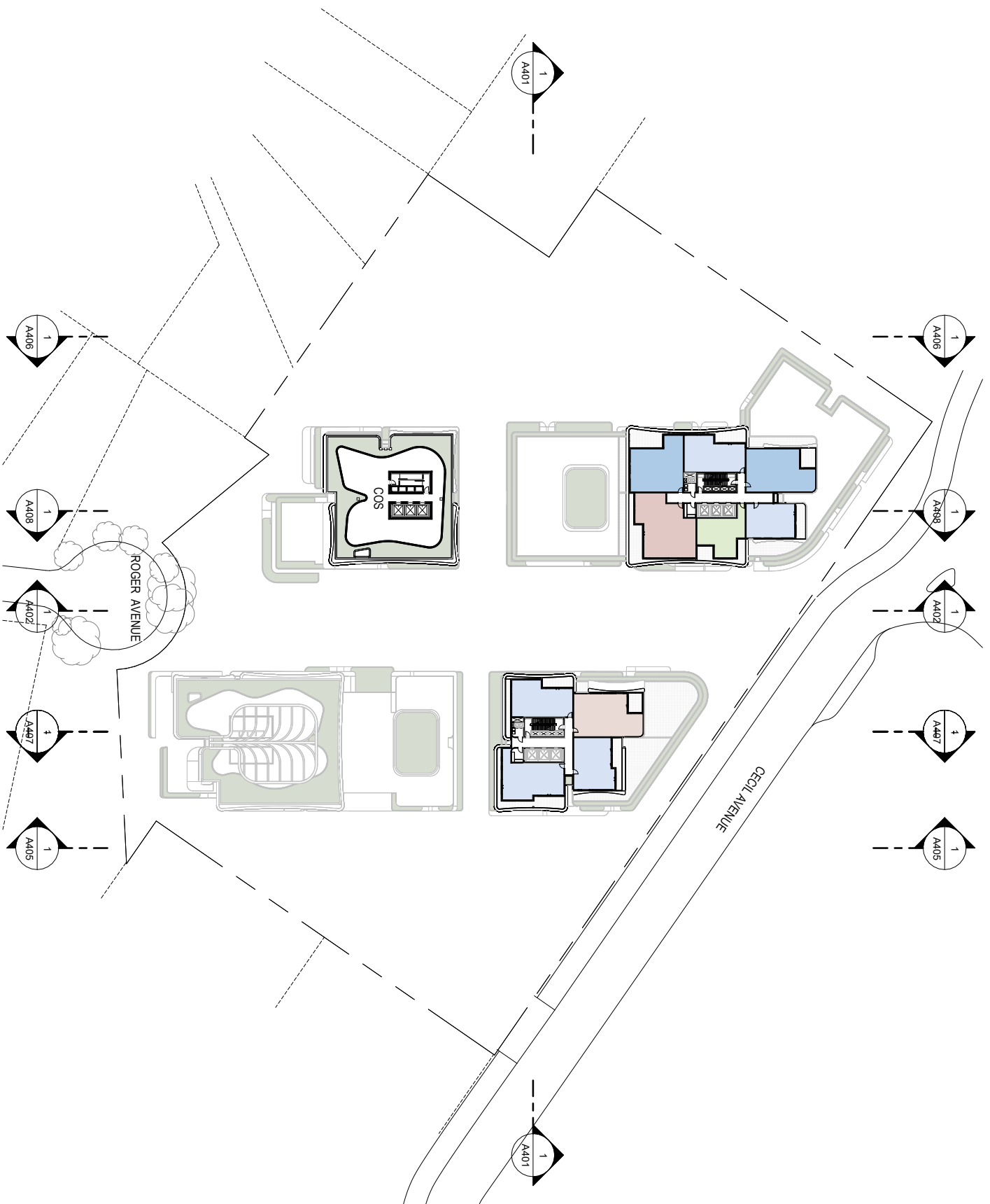
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 23 - 25 PLAN

DATE	SCALE	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A215	C
DRAWN BY:	PROJECT NO:		
IN	424033		

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES





**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESIDENTIAL PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



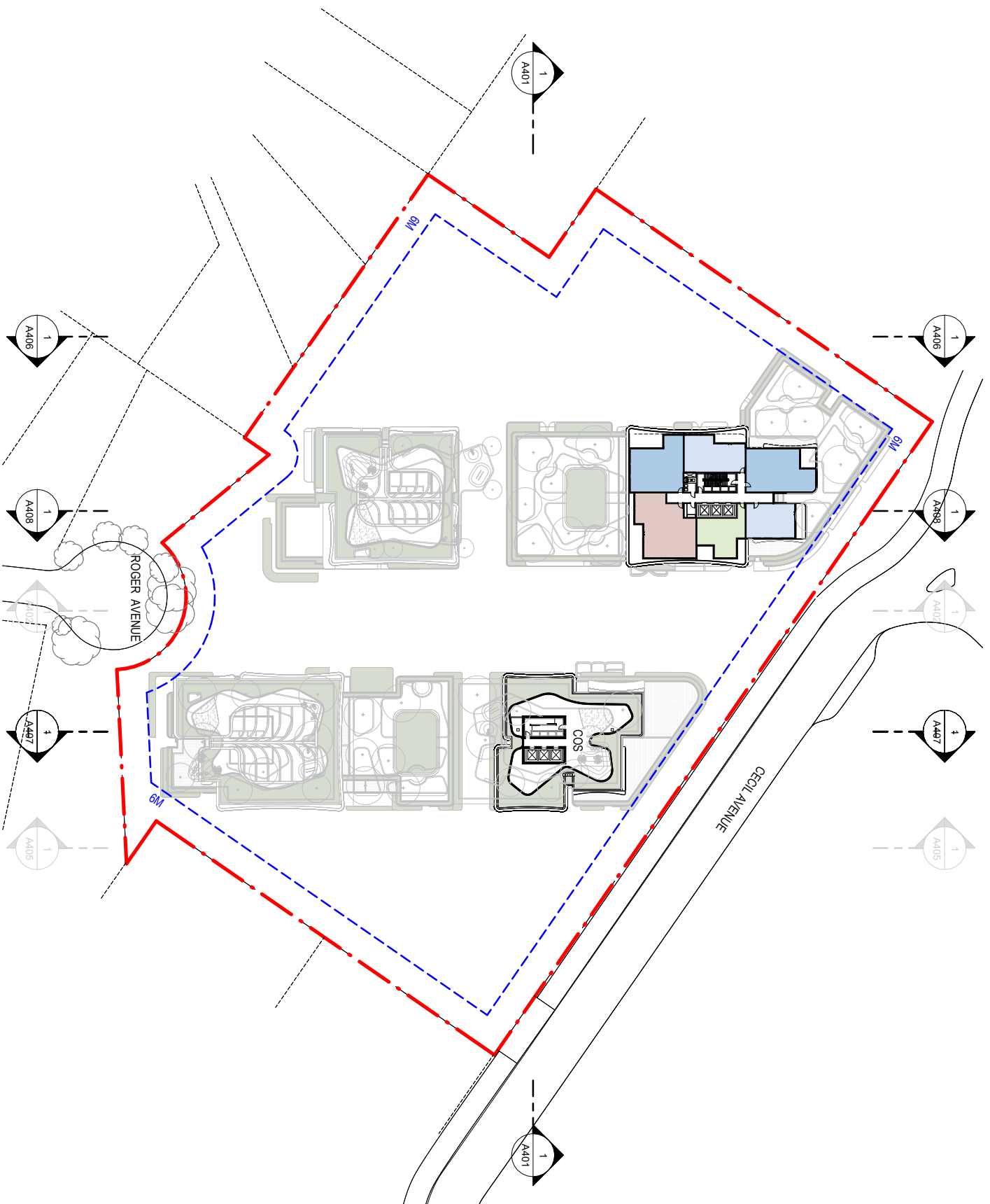
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 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACHU LING NSW 7133

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 LEVEL 26 - 30 PLAN

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date: 1-7/20 @ A3	1:750 @ A3	A216	C
DRAWN BY: PROJECT NO.:	DATE:		
IN: 424033			

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



**LEGEND:**

- 18
- 28
- 28 (>=110M<sup>2</sup>)
- 38
- 38 (>=135M<sup>2</sup>)
- NON-RESIDENTIAL
- LOBBY / AMENITY
- RESIDENTIAL STORAGE
- RESIDENTIAL PARKING
- VISITOR PARKING
- NON-RESI PARKING

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



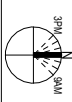
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 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACHI LING NSW 713

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

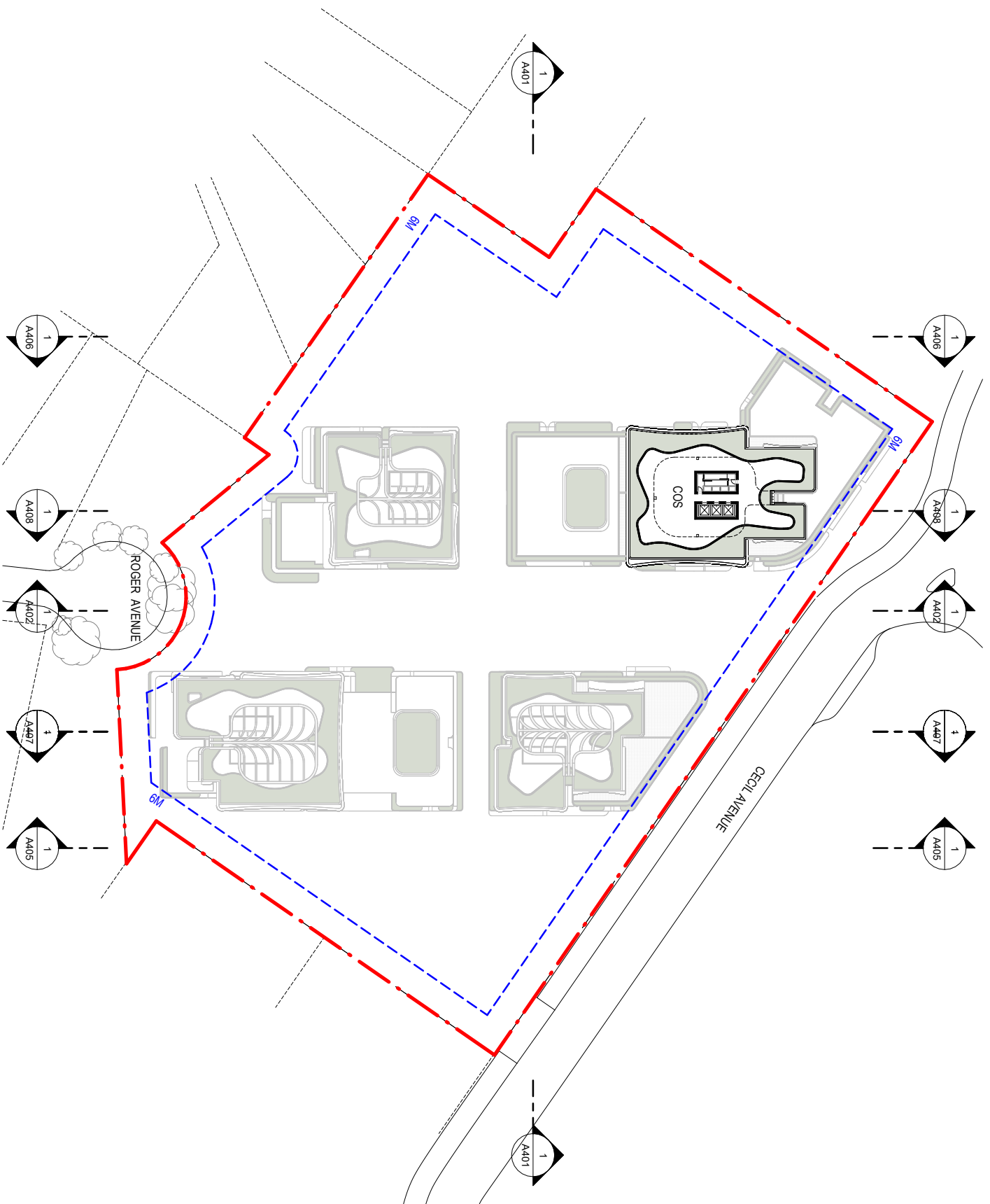
**DRAWING TITLE:**  
 LEVEL 31 - 36 PLAN

DATE:	SCALE:	DRAWING NO:	REV:
Issue Date	1:750 @ A3	A217	C
DRAWN BY:	PROJECT NO:		
IN	42403		

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 10m 20m 35m



REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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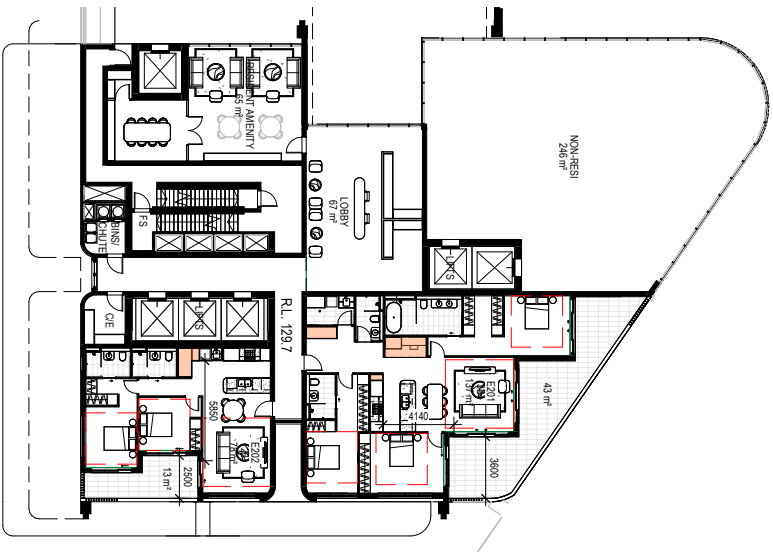
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 ROOF PLAN

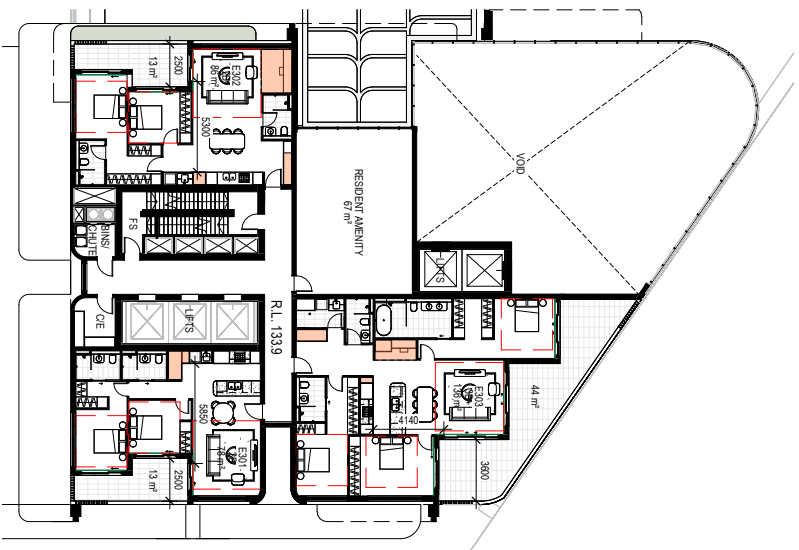
DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:750 @ A3	A218	C
DRAWN BY:	PROJECT NO.:		
IN	42403		

**DON'T SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**E - LEVEL 02**



**E - LEVEL 03**

**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (FBR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR - 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-A1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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**PROJECT:**

**93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill**

**DRAWING TITLE:**

**BUILDING E - LEVEL 2 - 3**

DATE:	SCALE:	DRAWINGS NO.	REV.
Issue Date	As indicated @ A3	A501	C
DRAWN BY:	PROJECT NO.:		
IN	424035		

**DONOT SCALE**

USE FIGURED DIMENSIONS AT ALL TIMES.

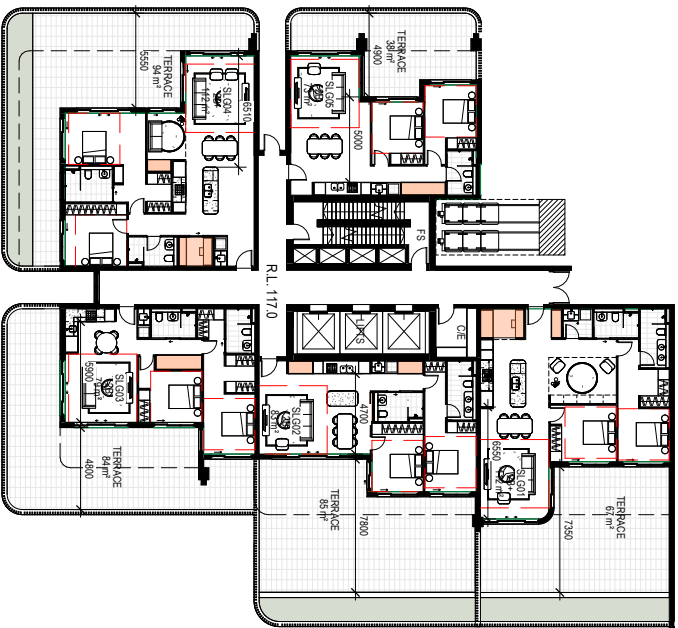


0 5m 15m

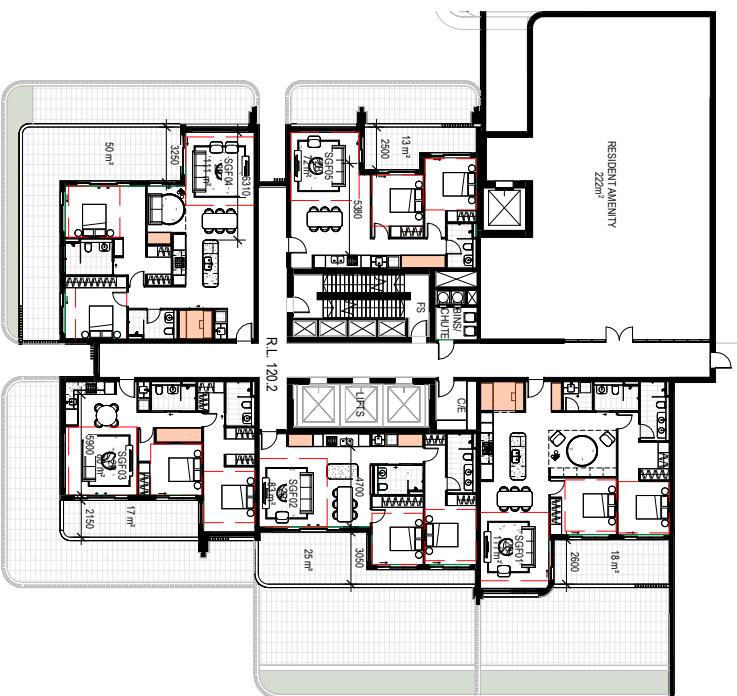




**S - LOWER GROUND**



**S - GROUND LEVEL**



**LEGEND:**

- 3.0m MIN. ADG DIMENSION FOR LIVING (IBR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR - 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-141015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

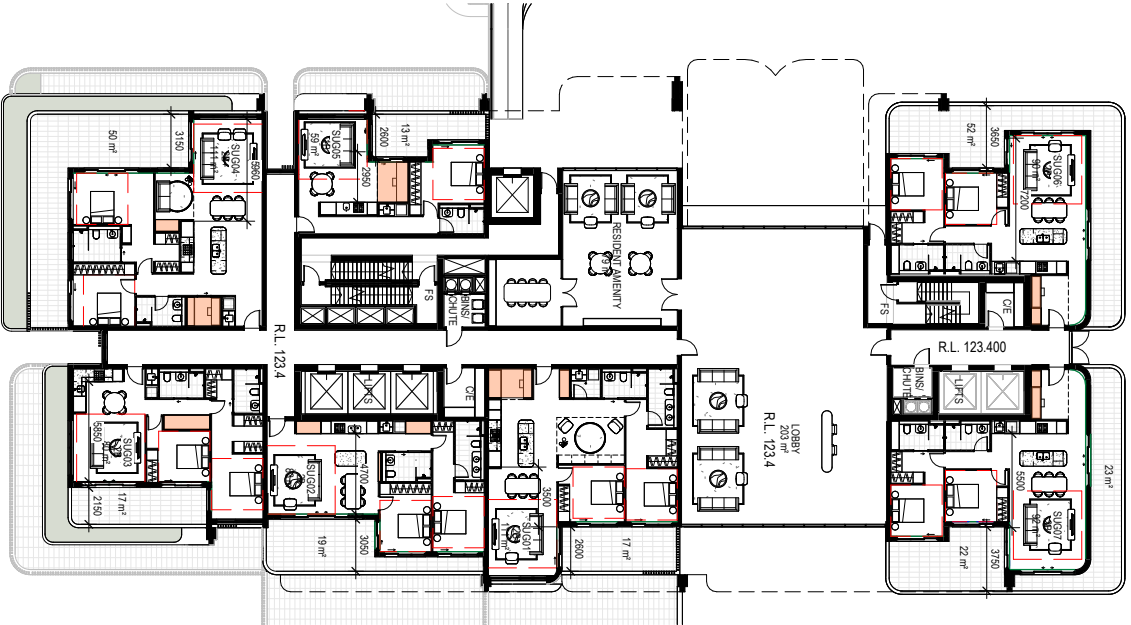
**DRAWING TITLE:**  
 BUILDINGS - LG - G

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	As indicated @ A5/11		C
DRAWN BY:	PROJECT NO.:		
IN	42433		

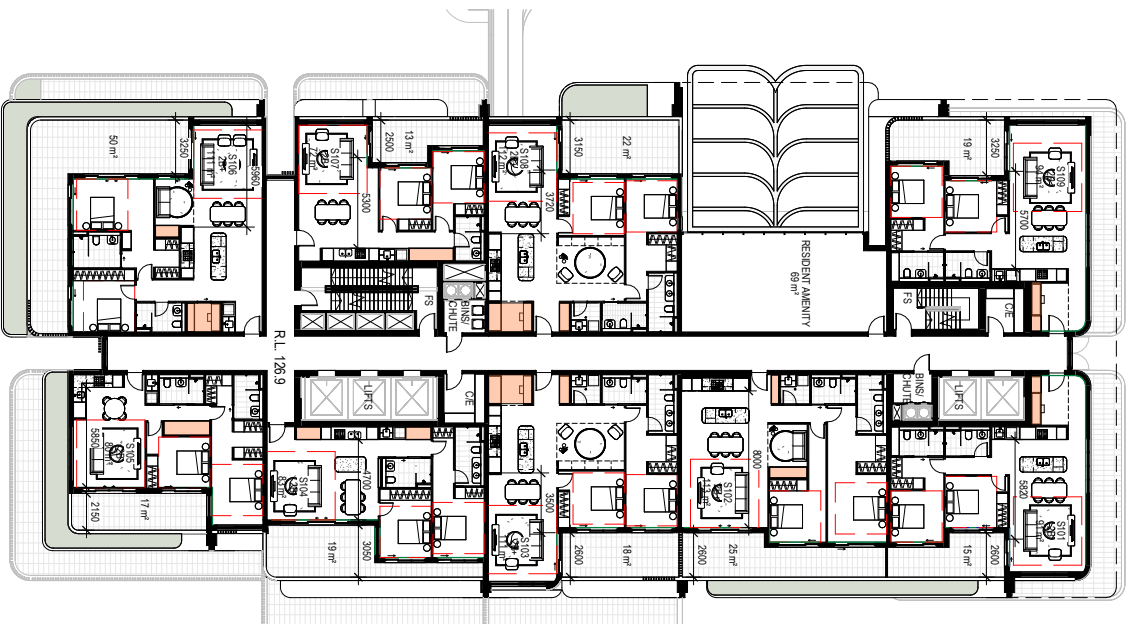
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 m 5m 15m



S - UPPER GROUND



S - LEVEL 01

LEGEND:

- 3.0m MIN. ADG DIMENSION FOR LIVING (IBR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR - 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-1/1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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PROJECT:  
**93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill**

DRAWING TITLE:  
**BUILDINGS - UG - L1**

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	As indicated @ A5/12		C
DRAWN BY: PROJECT NO.:			
IN: 42433			

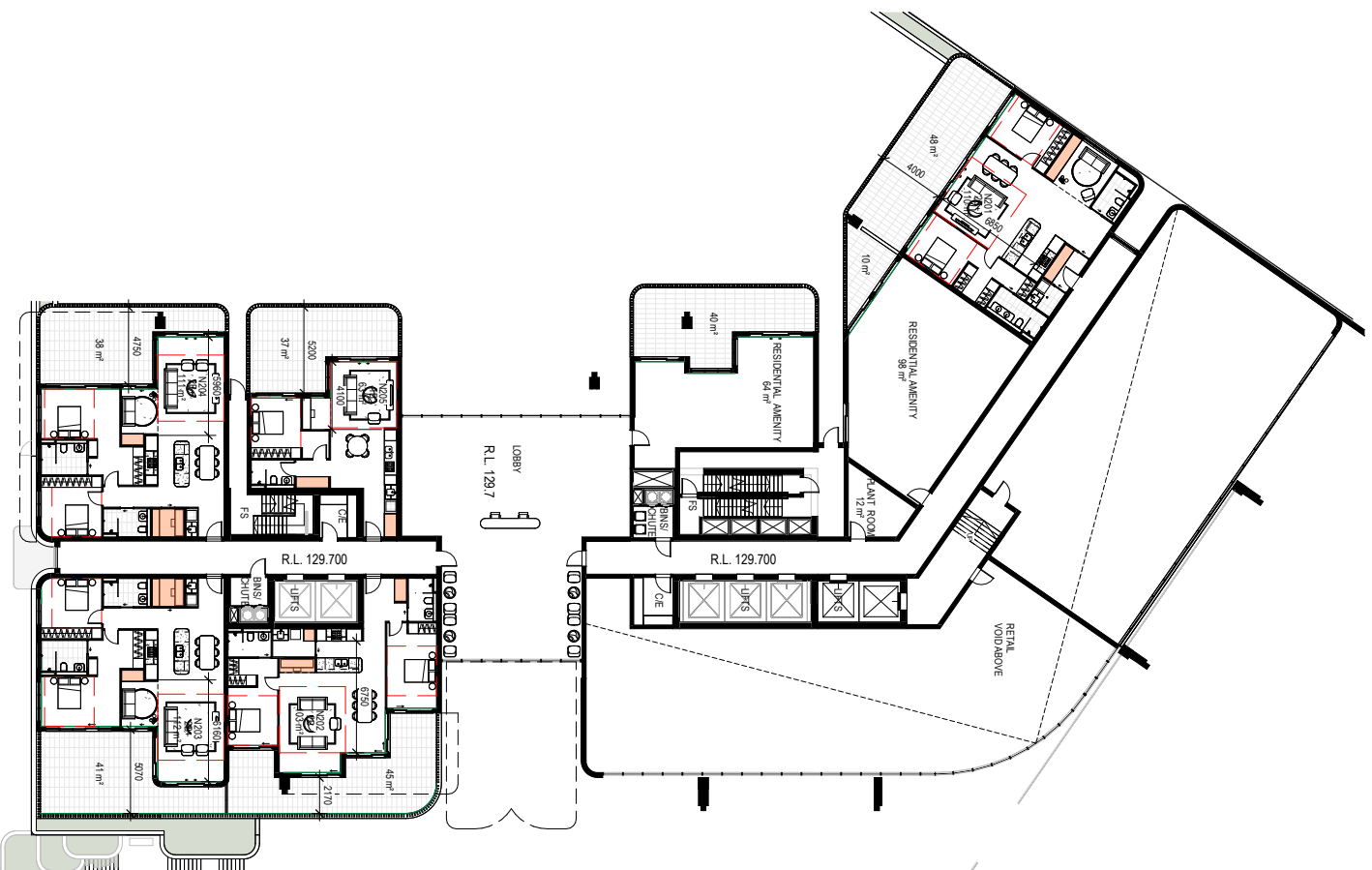
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 5m 15m







**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (IBR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-141015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



**PROJECT:**  
**93-107 Cecil Avenue and**  
**9-10 Roger Ave, Castle Hill**

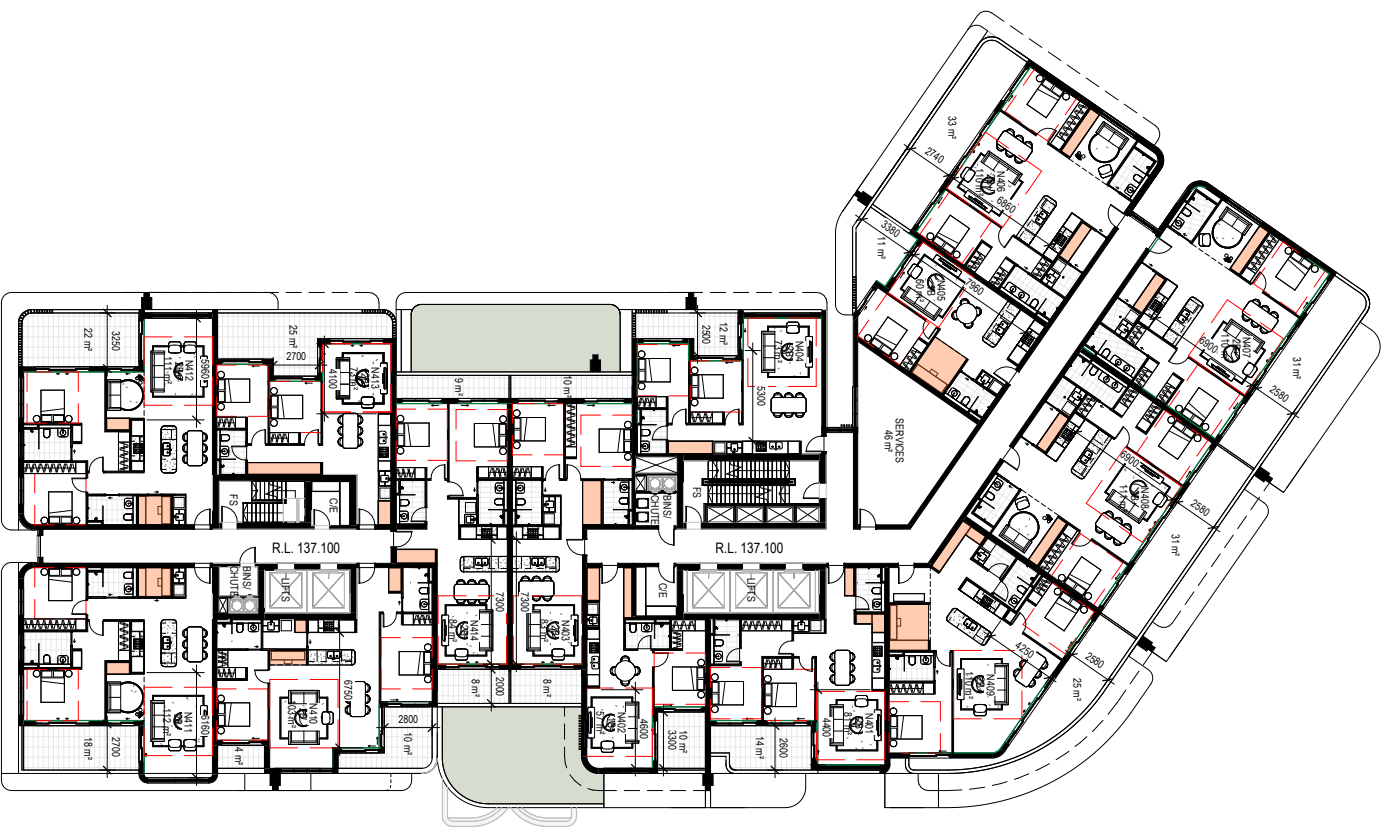
**DRAWING TITLE:**  
**BUILDING N - LEVEL 2**

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	As indicated @ A521		C
DRAWN BY: PROJECT NO.			
IN	424035		

**DO NOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.







**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (IBR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-141015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

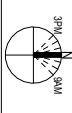


**PROJECT:**  
**93-107 Cecil Avenue and**  
**9-10 Roger Ave, Castle Hill**

**DRAWING TITLE:**  
**BUILDING N - LEVEL 4 - 7**

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	As indicated @ A3	A5523	C
DRAWN BY:	PROJECT NO.:		
IN	42433		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 5m 15m



**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (1BR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-141015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACHI LEUNG NSW 713

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 BUILDING N - LEVEL 8

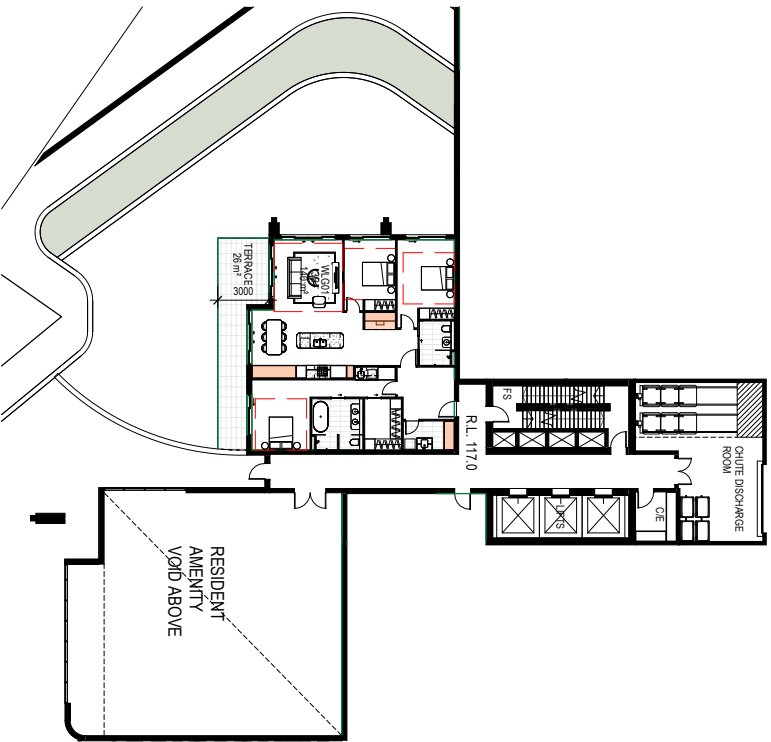
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Issue Date	As indicated @ A3	A5524	C
DRAWN BY:	PROJECT NO.:		
IN	424033		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.

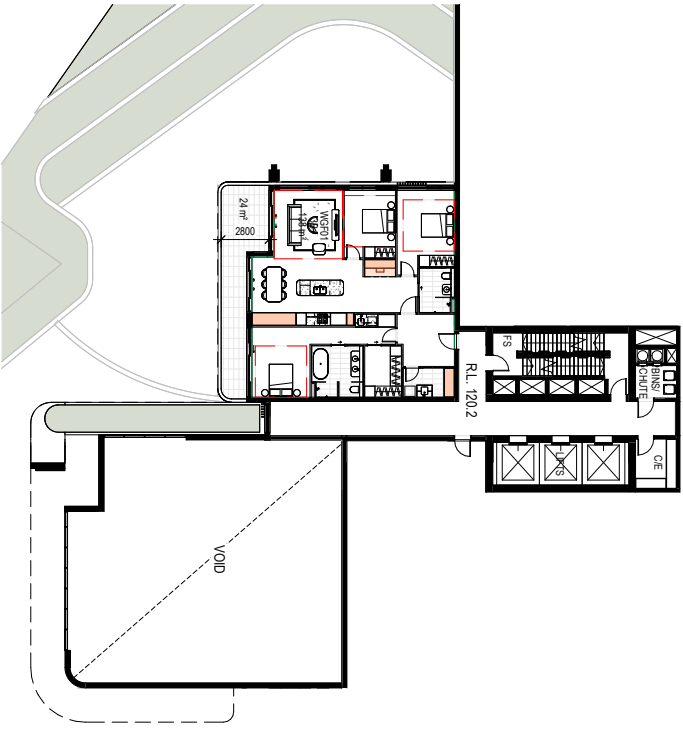


0 5m 15m





**W - LOWER GROUND**



**W - GROUND LEVEL**

**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (1BR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-1A1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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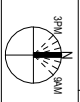
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NOMINATED ARCHITECT  
KACHU LENG NSW 7133

**PROJECT:**  
93-107 Cecil Avenue and  
9-10 Roger Ave, Castle Hill

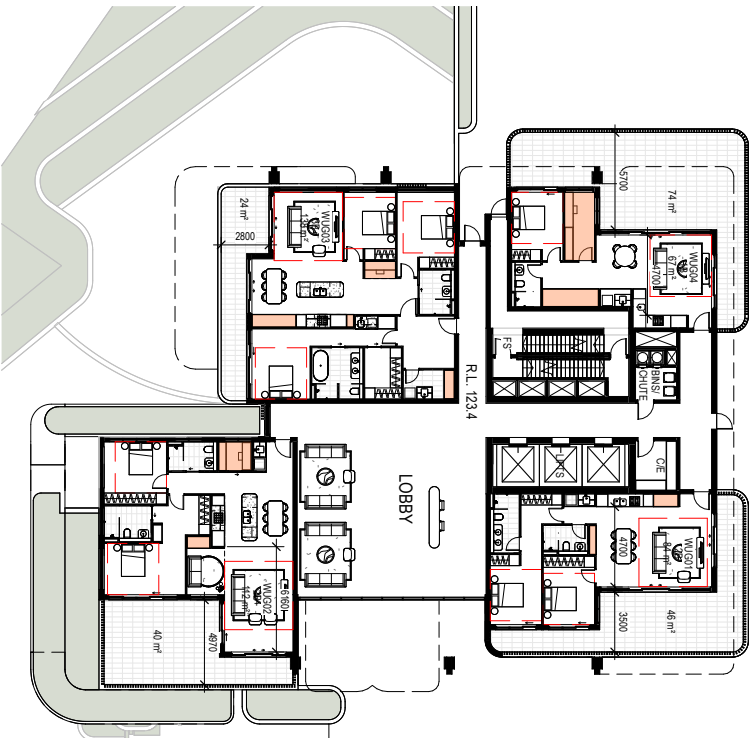
**DRAWING TITLE:**  
BUILDING W - LG - G

DATE:	SCALE:	DRAWING NO.:	REV.:
Issue Date	As indicated @ A541	A541	C
DRAWN BY:	PROJECT NO.:	IN:	REV.:
AKS	424033		

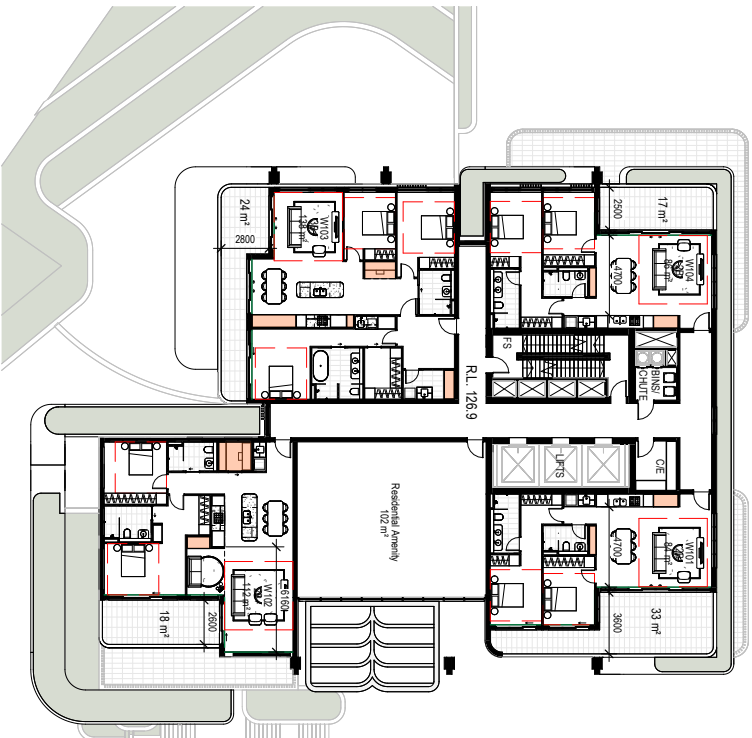
**DONOT SCALE**  
USE FIGURED DIMENSIONS  
AT ALL TIMES.



0 5m 15m



W - UPPER GROUND



W - LEVEL 01

**LEGEND:**

- 3.0m MIN. ADG DIMENSION FOR LIVING (1BR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM

- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-1A1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

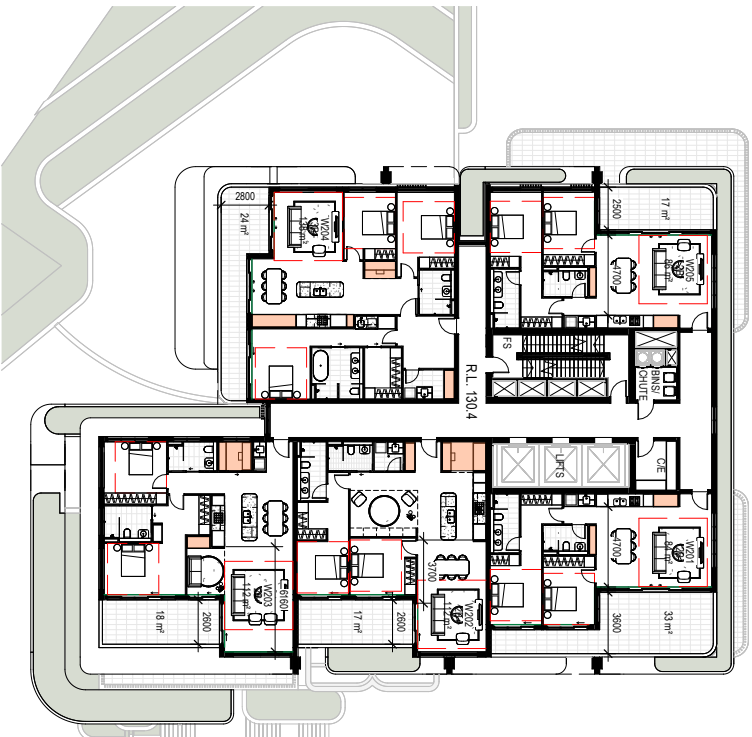
**DRAWING TITLE:**  
 BUILDING W - UG - LEVEL 1

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	As indicated @ A542		C
DRAWN BY:	PROJECT NO.		
IN	42433		

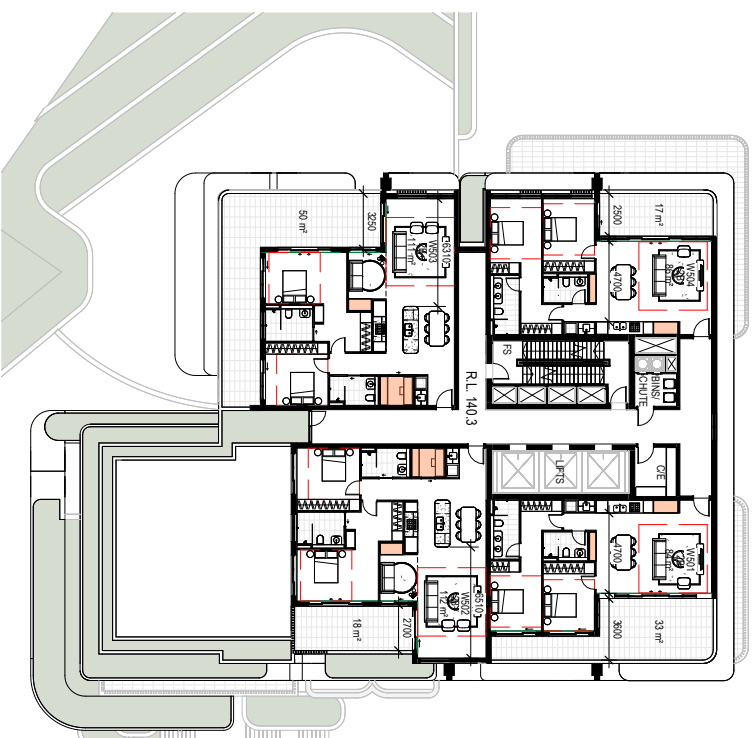
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 m 5m 15m



W - LEVEL 02 - 04



W - LEVEL 05 - 06

**LEGEND:**

- 3.60m MIN. ADG DIMENSION FOR LIVING (1BR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-1A1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



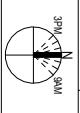
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 PH: 1300 988 788  
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 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACIH LEUNG NSW 713

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

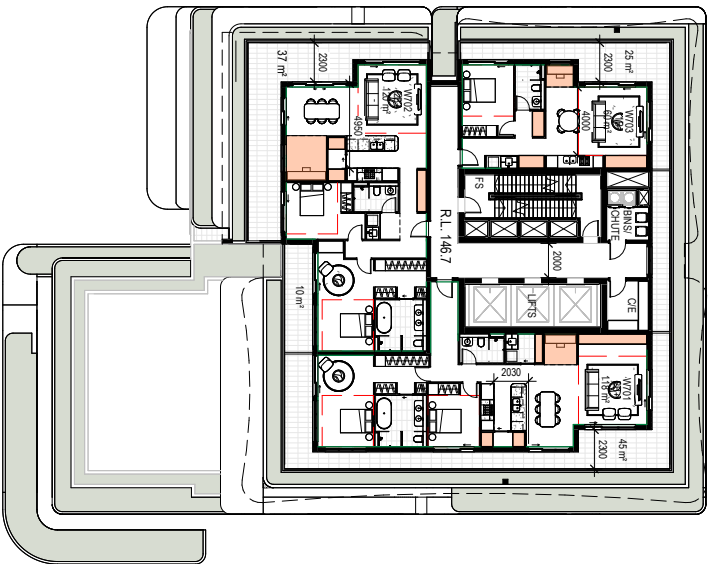
**DRAWING TITLE:**  
 BUILDING W - LEVEL 2 - 6

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	As indicated @ A543		C
DRAWN BY:	PROJECT NO.		
IN	42433		

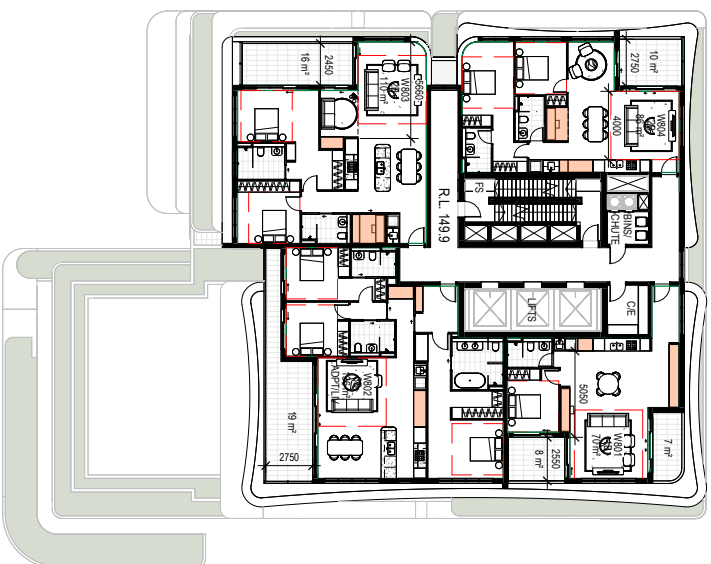
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 m 5m 15m



W - LEVEL 07



W - LEVEL 8 - 25

**LEGEND:**

- 3.80m MIN. ADG DIMENSION FOR LIVING (1BR)
- 4m MIN. ADG DIMENSION FOR LIVING (2BR, 3BR)
- 3m MIN. ADG DIMENSION FOR BEDROOM
- STORAGE
- REFER TO COMPLIANCE TABLE SHEET A100-1A1015

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025



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 SYDNEY NSW 2000  
 NOMINATED ARCHITECT  
 KACHH IENG NSW 713

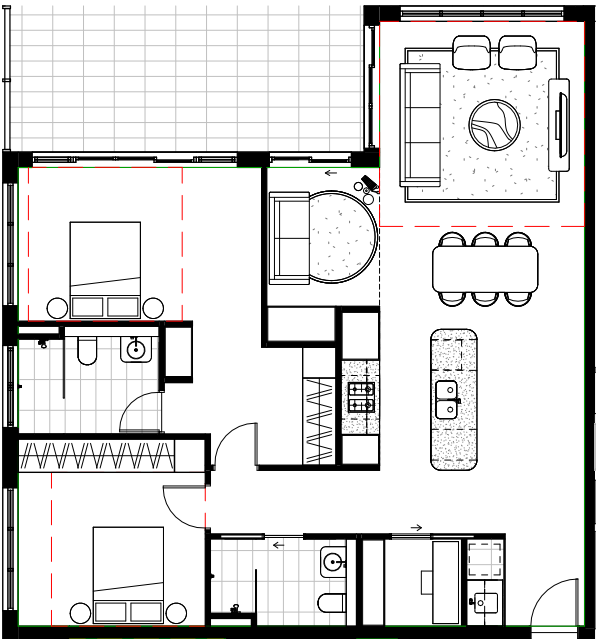
**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 BUILDING W - LEVEL 7 - 25

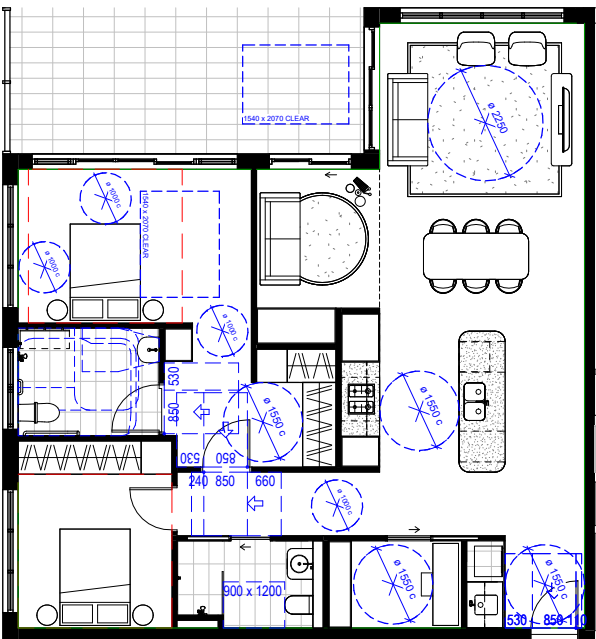
DATE:	SCALE:	DRAWINGS NO.	REV.
Issue Date	As indicated @ A5	A544	C
DRAWN BY:	PROJECT NO.		
IN	42003		

**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.





**TYPE 1 PRE ADAPTABLE**



**TYPE 1 POST ADAPTABLE**

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025


  
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 KACHI LEUNG NSW 713

**PROJECT:**  
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 9-10 Roger Ave, Castle Hill

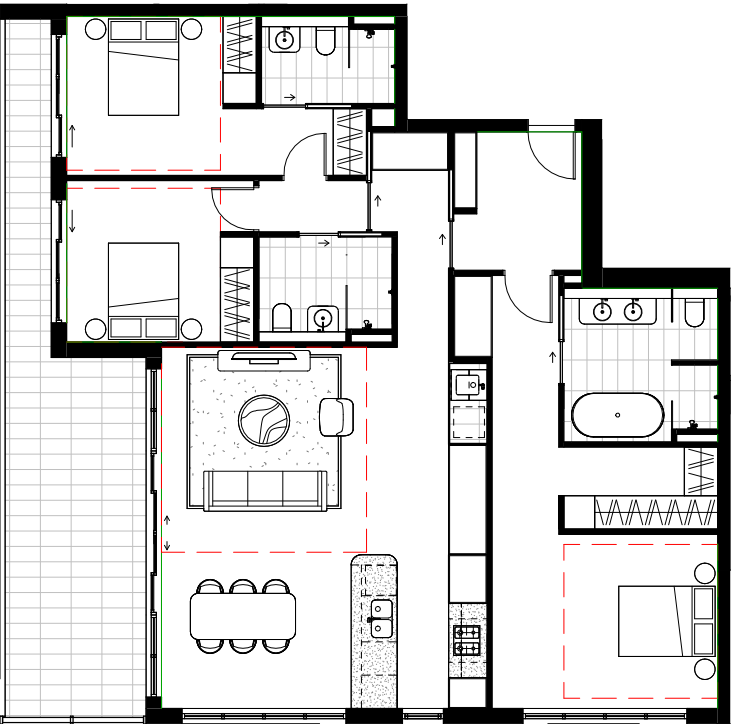
**DRAWING TITLE:**  
 PREPOST ADAPTATION PLAN -  
 TYPE 1

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:100 @ A3	A601	C
DRAWN BY:	PROJECT NO.		
IN	424033		

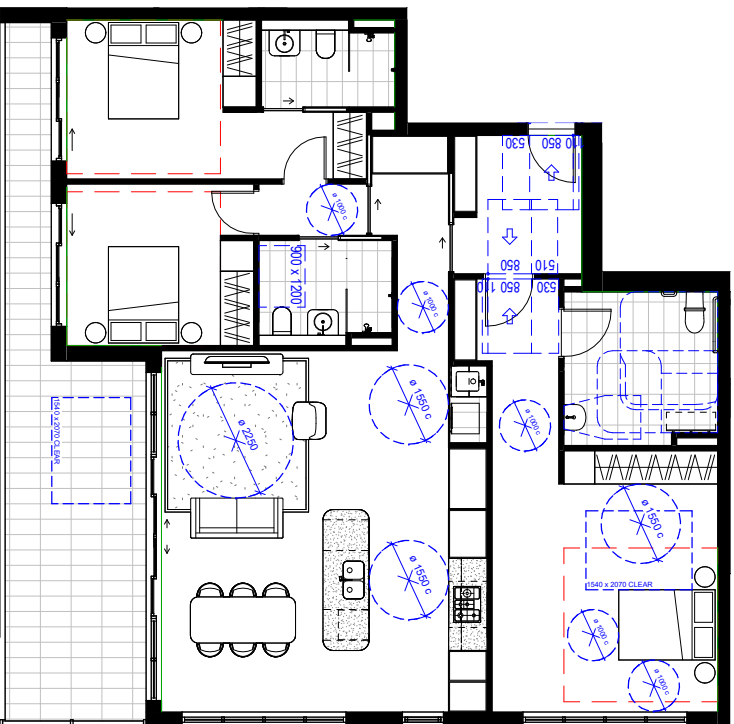
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.



0 1m 3m 5m



**TYPE 2 PRE ADAPTABLE**



**TYPE 2 POST ADAPTABLE**

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

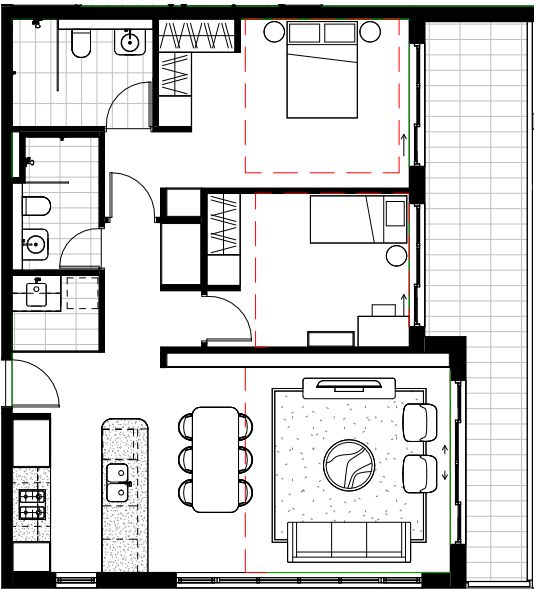
**DRAWING TITLE:**  
 PRE-POST ADAPTATION PLAN -  
 TYPE 2

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:100 @ A3	A602	C
DRAWN BY:	PROJECT NO.		
IN	424033		

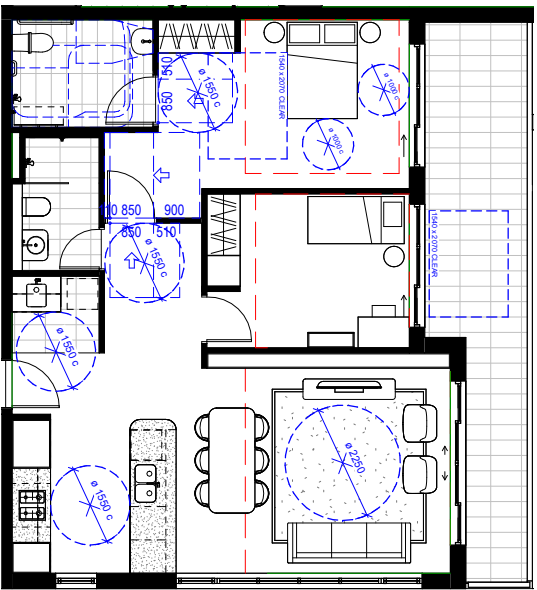
**DONOT SCALE**  
 USE FIGURED DIMENSIONS  
 AT ALL TIMES.







**TYPE 4 PRE ADAPTABLE**



**TYPE 4 POST ADAPTABLE**

Adaptable	Stage 1		Stage 2	
	E	S	N	W
Total Number of Units	147	142	199	110
1-2B				12
2-3B			20	
3-2B		15		
4-2B	15	15	20	12
Total Adaptable Units	15	11%	10%	10%
Liveable Types				12
1-2B				20
2-3B				15
3-2B				20
4-2B				15
5-2B				24
6-3B				6
7-2B				30
8-2B				33
9-3B				40
Total Liveable Units	300	20%	21%	20%

REV	DESCRIPTION	DATE
A	SSDA	18/11/2025
B	SDRP	25/11/2025
C	AMENDED DA	19/12/2025

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 KACHU LING NSW 713

**PROJECT:**  
 93-107 Cecil Avenue and  
 9-10 Roger Ave, Castle Hill

**DRAWING TITLE:**  
 PREPOST ADAPTATION PLAN -  
 TYPE 4

DATE:	SCALE:	DRAWING NO.	REV.
Issue Date	1:100 @ A3	A604	C
DRAWN BY:	PROJECT NO.		
IN	420033		

**DO NOT SCALE**  
 USER FIGURED DIMENSIONS  
 AT ALL TIMES

