



STEVE WATSON  
& PARTNERS

## 1 Barrack Lane and 81-83 George Street, Parramatta

### Access Assessment Report Report 2025/0209 R1.1

Prepared for Freecity Parramatta Development No 1  
Pty Ltd

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#### Steve Watson and Partners Pty Ltd

<b>SYDNEY</b>	Level 17, 456 Kent Street, Sydney NSW 2000
<b>MELBOURNE</b>	Level 8, 350 Queen Street, Melbourne, VIC 3000
<b>BRISBANE</b>	Level 3, 276 Edward Street, Brisbane, QLD 4000
<b>CANBERRA</b>	Level 1, Unit 14, 27 Hopetoun, Circuit, Deakin ACT 2600

Phone +61 2 9283 6555
Phone: +61 3 9380 5552
Phone: +61 7 3088 2333
Phone: +61 2 6100 6606

[info@swpartners.com.au](mailto:info@swpartners.com.au) [www.swpartners.com.au](http://www.swpartners.com.au)

ABN 33 600 478 402





Principal Certifying Authority - Steve Watson & Partners



## Project Contacts

**Client:** Freecity Parramatta Development No 1 Pty Ltd  
**Architect:** Fender Katsalidis architects

## Revision History

Revision No:	Date:	Revision Details:	Author:	Verifier:
R1.0	Monday, 29 September 2025	Draft Report	Josh Harvey  Access Institute Qualified Access Consultant	Jarryd Beckman  Access Institute Qualified Access Consultant
R1.1	Wednesday, 29 October 2025	Final Report	Josh Harvey  Access Institute Qualified Access Consultant	Jarryd Beckman  Access Institute Qualified Access Consultant

### Disclaimer:

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

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



## Executive Summary

An assessment of the design of the proposed 40 storey mixed use development including build to rent (BTR) housing at 1 Barrack Lane and 81-83 George Street, Parramatta, against the relevant Deemed-to-Satisfy (DTS) provisions of the Building Code of Australia (BCA) 2022 Amendment 2 and provisions for people with a disability in accordance with Part D4 of the BCA and the Disability (Access to Premises – Buildings) Standards 2010, as well as an evaluation of the design against the liveable housing requirements for Class 2 sole-occupancy units and the adaptable housing provisions of AS 4299.

This report details the non-compliances identified that require either amendments to plans or a Performance Solution to satisfy the Performance Requirements of the BCA with regards to Access Compliance matters

### Summary of BCA Parameters:

<b>Building Use:</b>	Residential, retail, carparking, loading dock & storage
<b>Class of Occupancy</b>	Class 2, 6, 7a & 7b
<b>Type of Construction Required</b>	Type A
<b>Rise Storeys:</b>	Forty (40)
<b>Number of Storeys:</b>	Forty one (41)
<b>Effective Height:</b>	131.75 m Approx (RL140.25-8.5.)

### 1.1. Issues requiring to be address via Performance Solution.

The following issues are proposed to be addressed via Access Performance Solution at Construction Certificate stage

Item	DTS Clause	Non-Compliance	Description
1.	<b>D4D4 &amp; AS1428.1-2021</b>	<b>Parts of the building to be accessible</b>	AS1428.1-2021 requires a maximum door reveal depth of no more than 300mm, due to construction methodology this is not feasible. It is proposed to address variations to the requirements of the standard via Performance Solution.



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## 1. Introduction

An assessment of the design of the construction of a 40 storey mixed use development including build to rent (BTR) housing at 1 Barrack Lane and 81-83 George Street, Parramatta has been undertaken against the Deemed-to-Satisfy (DtS) provisions of the relevant sections of the Building Code of Australia and access provisions for people with a disability in accordance with Part D4 of the BCA and the Disability (Access to Premises – Buildings) Standards 2010, as well as an evaluation of the design against the liveable housing requirements for Class 2 sole-occupancy units and the adaptable housing provisions of AS 4299.

The SSDA seeks development consent for the demolition of existing structures and the construction of a 40-storey mixed use development with ground floor retail and a build-to-rent (BTR) tower. Specifically, the proposal comprises the following:

- The demolition of existing site structures and the removal of two trees,
- The construction of a forty storey mixed-use development comprising:
  - Site preparation works including preparatory earthworks.
  - A three storey podium including:
    - Ground floor: a flexible retail area and a retail tenancy, a build-to-rent lobby and management area, services and waste rooms, separate vehicle entries for residential use and service use, 4 parking spaces for service vehicles, bike repair facilities and 40 bicycle parking spaces,
    - First level: 32 car parking spaces, inclusive of 2 accessible spaces, 214 bicycle parking spaces, 7 motorcycle parking space, a residential storage area and services,
    - Second level: 39 car parking spaces, inclusive of 2 accessible spaces, 170 bicycle parking spaces, 7 motorcycle parking spaces, a residential storage area and services, and
    - Upper podium level providing communal open space and amenities.
  - A thirty-seven (37) storey residential tower incorporating 383 BTR units.
- Installation of a new substation and infrastructure connections as required.
- Associated landscaping and public domain works.
- Extended hours of construction.

This report identifies non-compliances requiring either amendments to plans or a Performance Solution to satisfy the Performance Requirements of the BCA for access compliance



Figure 1 - Artist's impression – for illustrative purposes only

The report has been prepared by Steve Watson and Partners for Freecity Parramatta Development No 1 Pty Ltd.



## 2. Purpose

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

- Disability (Access to Premises - Buildings) Standards 2010
- Building Code of Australia 2022 Amendment 2(BCA2022) - Part D4 and Clauses E3D8, F4D5, F4D6, F4D7 and F4D12.
- Australian Standards Applicable to the Development - AS 2890.6-2009, AS 1428.1-2021 and AS 1428.4:2009
- Schedule 9 of the State Environmental Planning Policy (Housing) 2021
- Part 4 Build-to-rent housing State Environmental Planning Policy (Housing) 2021
- This Hills Councils Development Control Plan 2012
- Adaptable Housing Code AS 4299:1995 - In line with Councils DCP requirements

The design is capable of complying with the requirements of the relevant sections of the Environmental Planning Assessment Act 1979, the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and the Building Code of Australia 2022 Amendment 2. Compliance is subject to resolution of the identified areas of non-compliance and compliance with the recommendations provided within the report.



### 3. Scope and Limitations

#### 3.1. Scope and Limitations

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

This report herein does not imply compliance with the following:

- The structural design or adequacy of the building
- The services design for the building
- The Disability Discrimination Act compliance with the BCA2022 Amendment 2 and the Premises Standard can mitigate the risk of a complaint being made under the Disability Discrimination Act. However, it cannot be guaranteed that no such complaint will be filed. Nonetheless, if the building satisfies the aforementioned standards, the parties accountable for the building would be less susceptible to a successful complaint).
- Other legislative requirements or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas.
- The Access report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance, including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

#### 3.2. Federal Disability Discrimination (DDA)

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

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

The DDA is enforceable nationwide and relies on complaints. While the Disability (Access to Premises - Buildings) Standards 2010 and the BCA2022 Amendment 2 are considered design standards that fulfil some of the DDA's requirements, adhering to these standards does not ensure that a complaint will not be filed.

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

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

The Premises Standards are generally consistent with the BCA2022 Amendment 2 and refer to various Australian Standards related to access and other related matters. However, they are not applicable to existing buildings that are not undergoing upgrades.



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

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

## 5. Performance Solutions

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

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

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



## 6. Compliance Considerations for the Development

### 6.1. Dimensions and Tolerances

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

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

## 7. Parramatta Development Control Plan 2023 3.1.3 Accessible and Adaptable housing

Condition Number	Requirement	Satisfied
C.01	Multi-dwelling housing, residential flat buildings, and the residential component of mixed-use developments are to provide adaptable housing. ( 15%)	No
C.02	All adaptable housing must meet Class C adaptability under Australian Standard 4299 – Adaptable Housing.	No
C.03	Dwellings should be designed and configured so that adaptation does not require: a) the moving of walls and plumbing; b) additional water proofing; c) widening of door openings (i.e., these measures should be incorporated into the pre-adaptation dwelling).	No
C.04	Adaptable dwellings are to provide flush (recessed) sliding door tracks to all balconies and private open space.	No
C.05	All ground floor dwellings in buildings with no lift and all dwellings in buildings with lift access must be ‘visitable’ by people with a disability. Buildings must provide a continuous accessible path of travel (per Australian Standard 1428.1:2001 – Design for access and mobility) from the street and any visitor parking to and through the entrance door of affected dwellings.	No

### 7.1. Adaptable Housing Code Assessment (AS 4299)

As per Parramatta Development Control Plan 2023 3.1.3 Accessible and Adaptable housing the Development will be required to have 15% of all dwelling units designed to meet Class C in accordance with AS 4299.

**There are 618 SOUs proposed, triggering a requirement for 93 adaptable dwellings.**

**The current proposal (66) does not meet this requirement and the applicant intends to seek a variation to the DCP.**



## 7.2. Livable Housing Design Guidelines (LHDG)

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

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

There are 618 SOUs proposed the architectural nominate 66 as livable dwellings

The proposal seeks a reduction to the 20% Livable Housing requirement on the basis that the development is a Build-to-Rent scheme to which the Housing SEPP BTR design-flexibility provisions apply. In assessing BTR schemes, the consent authority must apply the Apartment Design Guide flexibly and consider the amenities and functional outcomes achieved for tenants as a whole.

## 8. Conclusion / Statement of Compliance

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

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



## 9. Accessibility Assessment

### 9.1. Process adopted

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

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

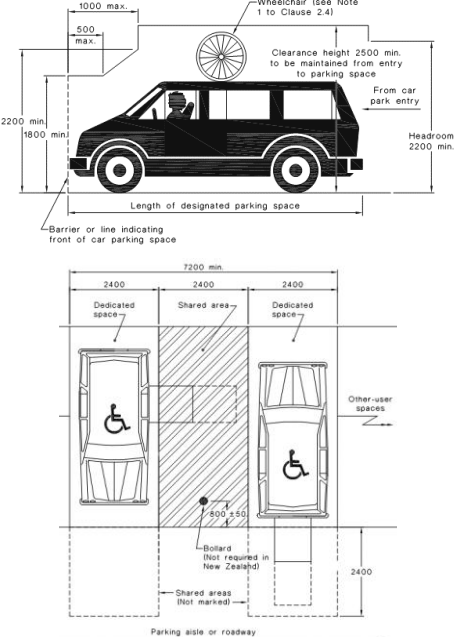



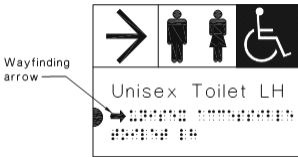


## 9.2. BCA2022 Amendment 2 Accessibility Assessment Table

Clause	Description	Comment	Status
<b>BCA Version</b>			
<b>Accessibility Assessment</b>	<p><b>BCA version</b></p> <p>The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress on the design of the development has previously occurred.</p>	<p>This report assumes that the applicable BCA version is BCA 2022 Amendment 2. In addition, requirements of the Premises Standards (PS) are covered as relevant.</p>	Noted
<b>Part D4 - Access for People with a Disability</b>			
<b>D4D2</b>	<p><b>General building access requirements (including Tables D4D2a and D4D2b)</b></p> <p>Buildings and parts of the buildings must be accessible as required by this clause, unless exempted by D4D5. Access requirements are required as per the following</p> <p><b>Class 2 -</b></p> <p>For a Class 2 building, common areas are to be accessible from a pedestrian entrance to at least 1 floor containing SOUs, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p><b>Class 6-</b> access must be provided to and within all areas normally used by the occupants.</p> <p><b>Class 7 -</b></p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is provided through public corridors to the entrance of all SOUs located on the storey and to all common areas within the building.</p> <p>Internal lifts are provided within the building providing access to all storeys throughout the building.</p> <p>Compliant access has been provided throughout the Class 6 and 7 parts of the building where applicable.</p>	Complies



<p><b>D4D3</b></p>	<p><b>Access to buildings</b></p> <p>An accessway must be provided to a building required to be accessible -</p> <ul style="list-style-type: none"> <li>• From main pedestrian entry points at the allotment boundary;</li> <li>• Through the principal pedestrian entrance;</li> <li>• Through at least 50% of all pedestrian entries;</li> <li>• From accessible car parking spaces;</li> <li>• For buildings over 500m<sup>2</sup>, so that an accessible entry occurs within 50m of any non-accessible entry;</li> <li>• From any another accessible building on the site.</li> </ul>	<p>The building is bounded by George Street and Barrack Lane.</p> <p>An accessway is required to be provided from the main points of a pedestrian entry at the allotment boundary.</p> <p>A 2 m curved walkway has been provided from George Street, providing an accessible entry into the village retail, the ground floor Class 2 common area and the retail tenancy.</p> <p>A compliant accessible path has been provided from Barrack Lane to the main pedestrian entrance for the Class 2 lobby.</p> <p>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.</p> <p>It is recommended that ramp complying with AS1428.1-2009 is provided adjoining Barrack Lane.</p> <p>A lift has been provided serving the level 01 and level 02 accessible carparking spaces.</p>	<p>Compliance Readily Achievable</p>
<p><b>D4D4</b></p>	<p><b>Parts of the building to be accessible</b></p> <p>In a building required to be accessible -</p> <p>All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability.</p> <p>Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1.</p> <p>Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1.</p> <p>A fire isolated stairway must comply with Clause 11(f) and (g) of AS 1428.1.</p> <p>Every passenger lift must comply with Clause E3.6.</p> <p>Accessways must have passing spaces and turning spaces complying with AS 1428.1.</p> <p>A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m<sup>2</sup>.</p> <p>Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.</p>	<p><u>Walkways and ramps</u></p> <p>The building will have multiple walkways and ramps located along the required accessways. Details shall be provided at the CC stage to confirm that the walkways and ramps achieve compliance with AS1428.1-2021.</p> <p><u>Non-fire-isolated stairs</u></p> <p>The building will have multiple non-fire-isolated stairways which serve accessible areas. Stairway details shall be provided at the CC stage to confirm that double handrails, extensions, nosing strips and tactiles are provided as per AS1428.1-2021.</p> <p><u>Fire-isolated stairways</u></p> <p>The building is served by multiple fire-isolated stairways. Stairway details will be required to show a consistent handrail height provided throughout the inner portion of the stairway.</p> <p><u>Turning spaces</u></p> <p>Turning spaces with a clear space of 1540mm x 2070mm will be required within 2 metres of the corridor ends to allow wheelchair occupants to make a 180-degree turn.</p> <p>Generally, compliant turning space has been provided throughout.</p>	<p>Compliance Readily Achievable</p>
<p><b>D4D5</b></p>	<p><b>Exemptions</b></p> <p>Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.</p>	<p>The following areas within this development have been identified as potential exempted areas, subject to the certifier's approval:</p> <ul style="list-style-type: none"> <li>• Pump room</li> <li>• Plant Rooms</li> </ul>	<p>Noted</p>

		<ul style="list-style-type: none"> <li>• Carpark exhaust room</li> <li>• Comms room</li> <li>• Hydrant pump room</li> <li>• Main switch room</li> <li>• Garbage room</li> </ul>	
<p><b>D4D6</b></p>	<p><b>Accessible carparking</b></p> <p>The accessible parking spaces must comply with AS/NZS 2890.6 - 2009 and be provided in accordance with clauses D4D6(2).</p> <p>General requirements are:</p> <ul style="list-style-type: none"> <li>• 2.4m x 5.4m plus an adjacent shared zone of 2.4m x 5.4m.</li> <li>• 2.2m head clearance for access and egress routes to and from accessible car spaces.</li> <li>• 2.5m head clearances over accessible car spaces.</li> <li>• Flat even surfaces.</li> <li>• Designated and sign posted for disabled users.</li> </ul> 	<p>Accessible spaces have been provided to serve the within the carpark levels.</p> <p>The accessible spaces demonstrate compliance with the spatial requirements of AS1428.1-2021</p> <p><b>It is important to note that a minimum of 2.2m clearance is required from the entrance of the carpark to the accessible carparking space.</b></p>	<p>Complies</p>
<p><b>D4D7</b></p>	<p><b>Signage</b></p> <p>Braille and tactile signage complying with Specification 15 and incorporating the international symbol of access or deafness in accordance with AS1428.1 must identify every accessible sanitary facility and space with a hearing augmentation system.</p> <p>Every doorway required to be provided with an exit sign under Clause E4D5 is to be provided with braille and tactile signage that states “EXIT” and identify the floor level “LEVEL #”.</p>	<p>Signage details must be in accordance with AS1428.1 - 2021 and Specification 15 of the BCA.</p>	<p>Compliance Readily Achievable</p>

	 <p>Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained.</p> <p>Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.</p>    <p>Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		
<p><b>D4D8</b></p>	<p><b>Hearing augmentation</b></p>	<p>N/A</p>	<p>N/A</p>
<p><b>D4D9</b></p>	<p><b>Tactile indicators (TGSIs)</b></p> <p>Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none"> <li>• a stairway, other than a fire-isolated stairway,</li> <li>• an escalator, passenger conveyor or moving walk,</li> <li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or</li> <li>• in the absence of a suitable barrier an overhead:             <ul style="list-style-type: none"> <li>○ obstruction less than 2 m above floor level, other than a doorway</li> <li>○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area</li> </ul> </li> </ul>	<p>Tactiles have been detailed on the architectural drawings in positions as required by the BCA.</p> <p>Where the stairways/ramp landings are less than 3 metres long, then only 300mm wide tactiles will be required at the landings in accordance with AS 1428.4.</p> <p>Compliance is readily achievable subject to the detailed design development.</p>	<p>Compliance Readily Achievable</p>

	<p>referred to in D4D5 (prev. D3.4), if there is no kerb or kerb ramp at that point</p> <p>Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1</p> <p>(a) Plans of individual truncated cones</p> <p>(b) Elevation of individual truncated cone</p>		
<b>D4D10</b>	<b>Wheelchair seating spaces in Class 9b assembly buildings</b>	N/A	N/A
<b>D4D11</b>	<b>Swimming pools</b>	N/A	N/A
<b>D4D12</b>	<p><b>Ramps</b></p> <p>On an access way a series of connected ramps must not have a combined vertical rise of more than 3.6m.</p> <p>A landing for a step ramp must not overlap a landing of another step ramp or ramp.</p>	N/A- There are no ramps which have a vertical rise exceeding 3.6m	N/A
<b>D4D13</b>	<p><b>Glazing on an accessway</b></p> <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>The building will have multiple fully glazed doors which will require decal strips to be installed.</p> <p>A door schedule shall be provided at CC stage which shows decal strips across the fully glazed doors.</p> <p>Compliance is readily achievable subject to the decal strips achieving minimum 30% luminance contrast when measured against the floor surface on the adjacent side of the decal strips (for a distance of 2 metres).</p>	Compliance Readily Achievable
<b>Part E4 - Lift Installations</b>			
<b>E3D3</b>	<p><b>Accessible features required for passenger lifts</b></p> <p>Every passenger lift must be one of the types identified in E3D7 and have accessible features in accordance with Clause E3D8(a)-(k) and not rely on a constant pressure device for its operation if the lift car is fully enclosed. The minimum lift floor plate dimensions have been provided below:</p> <ul style="list-style-type: none"> <li>- Lifts which travel more than 12m must have a lift floor plate not less than 1400mm wide by 1600mm deep;</li> <li>- Lifts which travel not more than 12m must have a lift floor plate not less than 1100mm wide by 1400mm deep.</li> </ul>	<p>The passenger lifts have internal floor dimensions of at least 1400 mm wide by 1600 mm long.</p> <p>The lifts will be able to support stretcher facilities.</p> <p>All lifts must have accessible facilities in accordance with Table Clause E3D8(a)-(k) and to be certified by the VT contractors</p>	Compliance Readily Achievable



## Part F4 - Sanitary and Other Facilities

<p><b>F4D5</b></p>	<p><b>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 unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</p> <p>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and</p> <p>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D7 must comply with the requirements of AS 1428.1; and</p> <p>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.</p>	<p>Two accessible sanitary facilities have been detailed within the Class 2 common areas parts accessible sole-occupancy units one located on ground floor and one located on Level 3.</p> <p>The facilities are capable of achieving compliance with AS1428.1-2021 subject to detailed design development.</p> <p>It is to be noted that one facility should be right hand discharge and the other left handed discharge.</p> <p>Further design development will be required at CC stage to ensure compliance.</p> <p>Ambulant sanitary compartments are not required to be provided as the accessible sanitary facilities are not considered a “bank”</p>	<p>Compliance Readily Achievable</p>
<p><b>F4D6</b></p>	<p><b>Accessible unisex sanitary compartments</b></p> <p>Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:</p> <ul style="list-style-type: none"> <li>- Class 2 buildings - where sanitary compartments are provided in common use areas.</li> </ul>	<p>Accessible sanitary facilities have been detailed within the Class 2 common areas parts accessible sole-occupancy units and are capable of achieving compliance with AS1428.1-2021 subject to detailed design development.</p> <p>Although the spatial requirements for the accessible sanitary compartment appear to comply sufficient details have not been provided to demonstrate compliance with AS1428.1-2021.</p> <p>Further design development will be required at CC stage.</p>	<p>Compliance Readily Achievable</p>
<p><b>F4D7</b></p>	<p><b>Accessible unisex showers</b></p>	<p>Sufficient details have not been provided at this stage.</p> <p>The architectural drawings are to be updated to detail one of the Class 9c SOUs as accessible provided accessible showers as per the requirements of AS1428.1-2021</p> <p>Compliance is readily achievable subject to</p>	<p>Compliance Readily Achievable</p>



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		detailed design development.	
<b>F4D12</b>	<b>Accessible adult change facilities</b>	N/A	N/A
<b>Part G7 - Livable housing design - Exempt in NSW</b>			



### 9.3. AS1428.1-2021 Assessment Table

Clause	Description	Comment	Status
<b>AS1428.1-2021</b>			
<b>Dimensions</b>	Noted	Noted	Noted
<b>Continuous Accessible Paths of Travel</b>	A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walkway or other impediment.	The building is provided with a continuous accessible path of travel which is no less than 1m wide (excluding doorways).  Turning spaces with a clear space of 1540mm x 2070mm have been provided within 2 metres of the corridor ends to allow wheelchair occupants to make a 180-degree turn.	Complies
		There are fully glazed doorways with sidelights provided. Decal strips are required to be detailed across the glazed doorways as per AS1428.1-2021 lease provide typical door details for further assessment	Compliance Readily Achievable
<b>Floor or ground surfaces on continuous accessible paths of travel and circulation spaces</b>	A continuous accessible path of travel and any circulation spaces shall have a slip-resistant surface. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability.	There have been no details provided for the proposed floor coverings, however compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	Compliance Readily Achievable
<b>Signage</b>	The BCA contains requirements for Braille and tactile signage in Specification 15  Where signs are required, the form of signs shall be in accordance with this clause.	Signage details must be in accordance with AS1428.1 - 2021 and Specification 15 of the BCA.	Compliance Readily Achievable
<b>Tactile Ground Surface Indicators (TGSIs)</b>	Tactile ground surface indicators to warn people of hazards shall comply with AS/NZS 1428.4.1.	Tactiles have been detailed on the architectural drawings in positions as required by the BCA.  Where the stairways/ramp landings are less than 3 metres long, then only 300mm wide tactiles will be required at the landings in accordance with AS 1428.4.  Compliance is readily achievable subject to the detailed design development.	Compliance Readily Achievable
<b>Walkways, Ramps and Landings</b>	Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be in accordance Section 7 of AS1428.1-2021.	A 2m curved walkway has been provided from George Street, providing an accessible entry into the village retail, the ground floor class 2 common area and the retail tenancy.  All walkways and ramps are capable of complying with the requirements of AS1428.1-2021 subject to detailed design development.	Compliance Readily Achievable



Clause	Description	Comment	Status
<b>Stairways</b>	Stairways shall be constructed in accordance with Section 8 of AS1428.1-2021.	<p><u>Non-fire-isolated stairs</u></p> <p>The building has multiple non-fire-isolated stairways which serve accessible areas. Sufficient details have not been provided at this stage, but compliance is readily achievable subject to detailed design development at CC stage.</p> <p><u>Fire-isolated stairways</u></p> <p>The building is served by multiple fire-isolated stairways. Sufficient details have not been provided at this stage, but compliance is readily achievable subject to detailed design development at CC stage</p>	Compliance Readily Achievable
<b>Handrails</b>	The design and construction of handrails shall be constructed in accordance with Section 9 of AS1428.1-2021.	Handrails have been detailed on the architectural drawings which are capable of complying with the requirements of AS1428.1-2021.	Compliance Readily Achievable
<b>Doorways, Doors and Circulation Space at Doorways</b>	Doorways, doors and circulation space at doorways must luminance contrast, openings and circulation space in accordance with Section 10 of AS1428.1-2021.	<p><u>Luminance contrast:</u></p> <p>There have been no details provided for the proposed luminance contrast around the doorways; however, compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.</p>	Compliance Readily Achievable
		<p><u>Door widths (common areas):</u></p> <p>Doors providing access to areas required to be accessible are required to achieve a minimum clear opening of 850mm.</p>	Complies
		<p><u>Door circulation space (common areas):</u></p> <p>Doors providing access to areas required to be accessible are required to achieve a minimum clear opening of 850mm.</p>	Complies
		<p>AS1428.1-2021 requires a maximum door reveal depth of no more than 300mm, due to construction methodology this is not feasible. It is proposed to address variations to the requirements of the standard via Performance Solution.</p>	Performance Solution
		<p><u>Door controls:</u></p> <p>There have been no details provided for the proposed door controls however, compliance is readily achievable subject to detailed design development at CC stage</p>	Compliance Readily Achievable
<b>Switches and General Purpose Outlets (Power Points)</b>	All switches and controls on an accessible path of travel, other than general purposes outlets, shall be located not less than 900mm nor more than 1100mm above the plane of the finished floor and	There have been no details provided for the proposed switches and GPO's; however, compliance is readily achievable, subject to a specification being provided to the certifier at CC stage.	Compliance Readily Achievable



Clause	Description	Comment	Status
	not less 500mm from the internal corners as per Clause 11 of AS1428.1-2021.		
<b>Sanitary Facilities</b>	Sanitary facilities must be provided with Section features in accordance with Clause 12 of AS1428.1-2021.	Two accessible sanitary facilities have been detailed within the Class 2 common areas parts accessible sole-occupancy units and are capable of achieving compliance with AS1428.1-2021 subject to detailed design development.  Further design development will be required at CC stage to ensure compliance	Compliance Readily Achievable
<b>Sanitary Compartment for People with Ambulant Disabilities</b>	Sanitary compartments for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).	N/A	N/A
<b>Grabrails</b>	Grabrails shall be provided in accordance with Clause 14 of AS1428.1-2021.	Compliance is readily achievable subject to detailed design development.	Compliance Readily Achievable
<b>Assembly Buildings</b>	N/A	N/A – there is no proposed wheelchair seating.	N/A



## 9.4. Adaptable Housing (Class C) Assessment Table

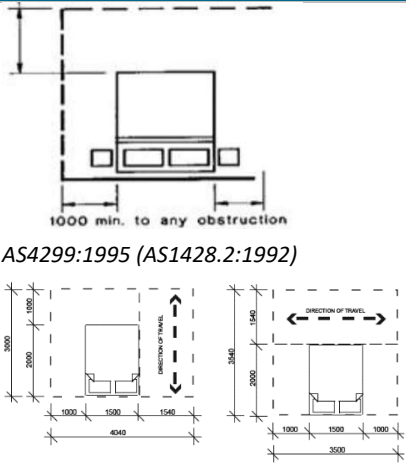
Clause	Description	Comment	Status
<b>AS 4299-1995</b>			
<b>Drawings</b>			
<b>2.3</b>	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Pre and post adaptation plans have been provided for assessment and SSDA submission.	Complies
<b>Sitting</b>			
<b>3.3.2</b>	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	No street parking will be provided. Compliant accessible paths have been provided to and from the building. All SOUs will have access to a shared lift from the basement carpark.	Complies
<b>Letterboxes in Estate Developments</b>			
<b>3.8</b>	Letterboxes to be on hard standing area connected to accessible pathway.	Letterboxes for the residential units are provided within the residential lobbies to the street entry.	Compliance Readily Achievable
<b>Private Car Accommodation</b>			
<b>3.7.2</b>	Carparking space or garage min area 6.0x3.8m	<b>93</b> adaptable units provided are required to be provided. It is noted that AS 4299 requires an adaptable space to be 3.8m wide  Sufficient carparking has not been provided for each adaptable SOU.	Does Not Comply
<b>Accessible Entry</b>			
<b>4.3.1</b>	Accessible entry	To comply with door circulation spaces under AS1428.1, the entry door to the adaptable unit must have a minimum clear opening of 850mm.  In addition, circulation spaces at the front entry doorways must be widened to achieve side and front wheelchair approach, as per AS1428.1-2021.	Complies
<b>4.3.1</b>	Accessible entry door to have 850mm minimum clearance	To comply with the door circulation spaces specified in AS1428.1, the entry door for the adaptable unit must have a minimum clear opening of 850mm.	Compliance Readily Achievable
<b>4.3.2</b>	Accessible entry to be level (i.e. max. 1:40 slope)	The units are accessed from a level gradient common walkway.	Complies
<b>4.3.2</b>	Threshold to be low-level	The public corridors are assumed to be level.	Complies
<b>4.3.2</b>	Landing to enable wheelchair manoeuvrability	The entry door providing access to the SOUs are internal to the building.	Complies
<b>4.3.4</b>	Door lever handles and hardware to AS1428.1	Door handles must comply with AS1428.1-2021 at construction stage.  Please provide further details regarding	Compliance Readily Achievable

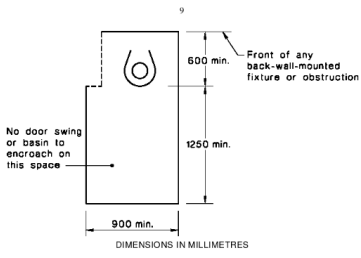


Clause	Description	Comment	Status
		door hardware to demonstrate compliance at CC stage.	
<b>Interior: General</b>			
4.3.3	Internal doors to have 820mm min. clearance	All internal doors must have a minimum clear opening of 820mm, and provisions should be made to increase them to 850mm at the post-adaptation stage.	Compliance Readily Achievable
4.3.7	Internal corridors width of 1000mm min.	The internal corridors within the unit must have a minimum width of 1000mm, and the circulation space at doorways should be compliant with AS1428.1.	Compliance Readily Achievable
4.3.7	Provision for compliance with AS1428.1 for door approaches	Circulation spaces at doorways within the units are required with AS1428.1-2021	Compliance Readily Achievable
<b>Living and Dining Room</b>			
4.7.1	Provision for circulation space of 2250mm min. diameter	A minimum circulation space of 2250mm must be provided in the living areas of the unit once the furniture has been placed.  Although furniture is not shown, it is assumed that any encroaching furniture over the circulation space can be easily moved or removed as it is not fixed.	Compliance Readily Achievable
4.7.4	Telephone adjacent to GPO	The post adaption plan shall include a Telephone outlet adjacent to GPO in living/dining area.	Compliance Readily Achievable
4.1.0	Potential illumination level min. 300Lux	Lighting to comply at construction stage.	Compliance Readily Achievable
<b>Kitchen</b>			
4.5.2	Minimum width 2.7m (1550mm clear between benches)	1550mm min. clearance is provided in front of the kitchen sink and appliances.	Compliance Readily Achievable
4.5.1	Provision for circulation at doors to comply with AS1428.1	There are no kitchen doors proposed.	N/A
4.5.5	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.5	Refrigerator adjacent to work surface	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.6	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.6	Kitchen sink bowl max. 150mm deep	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.6(e)	Tap set capstan or lever handles or lever mixer	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable



Clause	Description	Comment	Status
4.5.6(e)	Tap set located within 300mm of front of sink	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.7	Cook tops to include either front or side controls with raised cross bars	Details to be provided in the post adaptation plans, compliance is readily achievable.	Compliance Readily Achievable
4.5.7	Cook tops to include isolating switch	All cook tops must be provisioned with isolating switches or gas stop valves that can be safely and easily operated while the cook top is in use.  Details regarding these provisions will be provided in the post-adaption plans, and compliance with this requirement is readily achievable.	Compliance Readily Achievable
4.5.7	Work surface min. 800mm adjacent to cook top at same height	The post adaptation plans shall indicate a work surface adjacent to, and at the same height as the cook top of 800mm.	Compliance Readily Achievable
4.5.8	Oven located adjacent to an adjustable height or replaceable work surface	The post adaptation plans shall indicate the oven adjacent to an 800mm wide work surface.	Compliance Readily Achievable
4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	All GPOs must comply with AS1428.1. Additionally, there should be at least one double GPO located within 300mm of the front of the work surface.	Compliance Readily Achievable
4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	Compliance Readily Achievable
4.5.4	Slip-resistant floor surface	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	Compliance Readily Achievable
<b>Kitchen</b>			
4.6.1	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	The adaptable bedrooms in units are required to be large enough to accommodate a queen size bed (1520mm W x 2030mm L) with turning spaces at the base overlapping with circulation space at doorway, and clearances (minimum 1 metre wide) around the side of the bed.  Note: Turning bays at bed base according to AS4299:1995 or on the side of the bed closest to the door approach (in the direction of travel) according to LHDG 2015 (Design Element 11) are considered suitable - see figures below.	Compliance Readily Achievable

Clause	Description	Comment	Status
		 <p>AS4299:1995 (AS1428.2:1992)</p> <p>LHDG 2015</p>	
<b>Bathroom</b>			
4.4.1	Provision for bathroom area to comply with AS1428.1	<p>The bathroom and shower area must comply with Clause 15 of AS1428.1-2021, which requires a minimum internal size of 2300mm x 2630mm.</p> <p>Please note that extra capped-off plumbing services should be provided in case fixture relocation is required during the post-adaptation stage. It is recommended to arrange fixtures in their post-adaptation location wherever possible.</p>	Compliance Readily Achievable
4.4.2	Slip-resistant floor surface	<p>The bathroom flooring shall be slip resistant in accordance with AS3661.1. Certificate to be provided at CC stage.</p> <p>Note: AS4586:2013/HB 198:2014 is deemed to also be satisfactory.</p>	Compliance Readily Achievable
4.4.4(f)	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	Compliance Readily Achievable
4.4.4(f)	Shower area waterproofed to AS3740 with floor to fall to waste	Entire bathroom to comply with AS3740.	Compliance Readily Achievable
4.4.4(f)	Recessed soap holder	Soap holder to be recessed.	Compliance Readily Achievable
4.4.4(f)	Shower taps positioned for easy reach to access side of shower sliding track	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	Compliance Readily Achievable
4.4.4(h)	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)	Provisioning to be provided.	Compliance Readily Achievable
4.4.4(h)	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Provisioning to be provided.	Compliance Readily

Clause	Description	Comment	Status
			Achievable
4.4.4(c)	Tap sets to be capstan or lever handles with single outlet	The taps can be updated at the post adaptation stage.	Compliance Readily Achievable
4.4.4(g)	Provision for washbasin with clearances to comply with AS1428.1	The taps can be updated at the post adaptation stage.	Compliance Readily Achievable
4.4.4(d)	Double GPO beside mirror	Double GPO to be provided beside mirror.	Compliance Readily Achievable
<b>Toilet</b>			
4.4.3	Provision of either “visitable toilet” or accessible toilet	<p>As part of the pre-adaptation stage, the adaptable unit must be designed to have a "visitable" toilet at the entry level. The toilet should have a clearance of 900mm x 1250mm in front of the WC pan, with the door not encroaching on this space.</p> <p>Under AS 4299 Clause 3.4.1(a), the entire path of travel to the visitable toilet must comply with AS 1428.1 — which includes turning spaces at changes in direction (e.g. around corridor corners or into doorways).</p>  <p style="text-align: center;">DIMENSIONS IN MILLIMETRES FIGURE 1.1 VISITABLE TOILET</p>	Complies
4.4.1	Provision to comply with AS1428.1	The bathroom area in the adaptable units should comply with Clause 15 of AS1428.1-2021, specifically regarding the dimensions of fixtures, their location, and the circulation spaces around them.	Compliance Readily Achievable
4.4.3	Location of WC pan at correct distance from fixed walls	Pan to be located correct distances from the walls in accordance with AS1428.1-2021.	Compliance Readily Achievable
4.4.4(h)	Provision for grab rail zone (Refer Figure 4.6)	Grab raised are required in compliant locations as per the requirements of AS1428.1	Compliance Readily Achievable
4.4.2	Slip resistant floor surface (vitreous tiles or similar)	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	Compliance Readily Achievable
<b>Laundry</b>			
4.8	Circulation at doors to comply with AS 1428.1	The circulation spaces at doorways	Compliance



Clause	Description	Comment	Status
		providing access to the laundry are required comply with AS1428.1-2021.	Readily Achievable
4.8	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	The post adaptation plans are required show adequate provisioning for circulation space in front of the appliances (1550mmx1550mm).	Compliance Readily Achievable
4.8(e)	Provision for automatic washing machine	The laundry is required to have a space for a washing machine detailed on the plans.	Compliance Readily Achievable
4.8(a)	Where clothes line is provided, an accessible path of travel to this	The adaptable units do not have a clothesline provided.	N/A
4.8(g)	A double GPO shall be provided in the laundry area.	Provisions can be made for a double GPO to be provided in the laundry.	Compliance Readily Achievable
4.9.1	Slip-resistant floor surface	The flooring in the laundry can readily achieve compliance with the slip resistance ratings of AS/NZS 3661.1	Compliance Readily Achievable
<b>Door Locks</b>			
4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	The doorways throughout the accessible parts of the SOU shall have hardware which can be operated with a single hand and located 900-1100mm above the floor level.  Please provide further details for assessment at CC stage.	Compliance Readily Achievable



## 9.5. SEPP Housing Livable Housing Design Guidelines (Silver Level) Assessment Table

Clause	Description	Comment	Status
<b>1. Dwelling (SOU) Access</b>	<p><b>Silver Level</b></p> <p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>(b) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(c) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have;</p> <ul style="list-style-type: none"> <li>(i) No steps;</li> <li>(ii) An even, firm, slip resistant surface;</li> <li>(iii) A crossfall of not more than 1:40;</li> <li>(iv) A maximum pathway slope of 1:14</li> </ul> <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>(d) The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> <li>(i) Minimum dimensions of at least 3200 mm (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>(e) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> <li>(i) A maximum gradient of 1:10</li> <li>(ii) A minimum clear width of 1000mm (please note: width should reflect the pathway width)</li> <li>(iii) A maximum length of 1900 mm</li> </ul> <p>(f) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p> <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p>	<p>The path of travel to the SOU doorway is also an accessible pathway and therefore compliance will inevitable also be achieved with the requirements of this Clause.</p> <p>Refer discussion under D4D4 for items to be resolved with respect to the accessible path of travel, which do not preclude compliance from being achieved with this Clause.</p>	Complies
<b>2. Dwelling (SOU) Entrance</b>	<p><b>Silver Level</b></p> <p>(a) The dwelling should provide an entrance door with -</p>	<p>All dwellings are shown to have a level step-free landing door threshold with a clear opening width of not less than 820mm. The doorways are within the internal lobbies and</p>	Complies



Clause	Description	Comment	Status
	<p>(i) A minimum clear opening width of 820mm (see Figure 2(a));</p> <p>(ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and</p> <p>(iii) Reasonable shelter from the weather.</p> <p>(b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>	<p>therefore not exposed to the weather.</p>	
<p><b>3. Internal Doors and Corridors</b></p>	<p><b>Silver Level</b></p> <p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a)); and</p> <p>(ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).</p> <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 - 2021</p>	<p>All SOUs are required to have a clear opening of 820mm and all corridors minimum clear width of 1000mm.</p> <p>The architectural drawings demonstrate compliance with the requirements of this Clause.</p>	<p>Complies</p>
<p><b>4. Toilet</b></p>	<p><b>Silver Level</b></p> <p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <p>(i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</p> <p>(ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</p> <p>(iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date.</p> <p>Reinforcement guidelines for walls in</p>	<p>The current livable dwellings nominated on the architects drawings demonstrate compliance for the spatial requirements or a toilet within the silver level dwelling.</p>	<p>Complies</p>



Clause	Description	Comment	Status
	bathrooms and toilets are found in element 6.		
<b>5. Shower</b>	<p><b>Silver Level</b></p> <p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	The showers are all provided in the corner of the bathroom and do not include a hob.	Complies
<b>6. Reinforcement of bathroom &amp; toilet walls</b>	<p><b>Silver Level</b></p> <p>(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>(b) The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> <li>(i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</li> <li>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</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 in accordance with Figure 7(a); or</li> <li>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</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 in accordance with Figure 8(a); or</li> <li>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</li> </ul>	Reinforcement to be provided in all walls that are adjacent to the toilet and shower.	Compliance Readily Achievable
<b>7. Internal Stairways</b>	<p>Silver Level</p> <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> <p>Note: This is a requirement for all new homes under the NCC.</p> <p>Homes built prior to 2014 may benefit from this element.</p>	N/A – Stairways have not been provided to Livable dwellings	N/A



## 10. Appendix A - Referenced Documentation

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

Drawing No.	Title	Issue	Date	Drawn By
DA 000	COVER PAGE AND CONTENTS	A	07.10.2025	Fender Katsalidis architects
DA 001	SITE PRECINCT	A	07.10.2025	Fender Katsalidis architects
DA 002	SITE ANALYSIS + DESIGN PRINCIPLES DA 003	A	07.10.2025	Fender Katsalidis architects
DA 004	SITE SURVEY	A	07.10.2025	Fender Katsalidis architects
DA 005	DEMOLITION PLAN	A	07.10.2025	Fender Katsalidis architects
DA 006	DEVELOPMENT SUMMARY DA 007	A	07.10.2025	Fender Katsalidis architects
DA 102	LEVEL 02 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 103	LEVEL 03 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 103M	TRANSFER LEVEL GA PLAN DA 104	A	07.10.2025	Fender Katsalidis architects
DA 105	LEVEL 05-08 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 109	LEVEL 09-13 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 114	LEVEL 14-35 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 136	LEVEL 36-38 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 139	LEVEL 39 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 140	LEVEL 40 GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 141	ROOF GA PLAN	A	07.10.2025	Fender Katsalidis architects
DA 200	NORTH ELEVATION	A	07.10.2025	Fender Katsalidis architects
DA 201	SOUTH ELEVATION	A	07.10.2025	Fender Katsalidis architects
DA 202	EAST ELEVATION	A	07.10.2025	Fender Katsalidis architects
DA 203	WEST ELEVATION	A	07.10.2025	Fender Katsalidis architects
DA 204	NORTH PODIUM ELEVATION DA 205	A	07.10.2025	Fender Katsalidis architects
DA 207	TOWER ELEVATIONS	A	07.10.2025	Fender Katsalidis architects
DA 208	TOWER ELEVATIONS	A	07.10.2025	Fender Katsalidis architects
DA 250	SECTIONS	A	07.10.2025	Fender Katsalidis architects
DA 251	SECTIONS	A	07.10.2025	Fender Katsalidis architects
DA 252	PODIUM SECTIONS	A	07.10.2025	Fender Katsalidis architects
DA 253	PODIUM SECTIONS	A	07.10.2025	Fender Katsalidis architects
DA 254	COS SECTIONS AND ELEVATIONS	A	07.10.2025	Fender Katsalidis architects
DA 255	COS SECTIONS AND ELEVATIONS	A	07.10.2025	Fender Katsalidis architects
DA 256	COS SECTIONS AND ELEVATIONS	A	07.10.2025	Fender Katsalidis architects
DA 300	MATERIALITY PALETTE DA 301	A	07.10.2025	Fender Katsalidis architects
DA 505	STORAGE DRAWINGS AND SCHEDULES	A	07.10.2025	Fender Katsalidis architects
DA 507	COMPLINACE- LIVABLE APARTMENTS	A	07.10.2025	Fender Katsalidis architects
DA 508	COMPLINACE- ADAPTABLE APARTMENTS	A	07.10.2025	Fender Katsalidis architects



STEVE WATSON  
& PARTNERS