



Accessibility Assessment Report



Project Name: Macarthur Gardens North R3

Location: Site 'R3' within the MGN Precinct Lot 1097 in DP1182558.

Client/Representative: Landcom Affordable Housing Built Form Division

Axis Reference Number: SSD-80482713 - 15355

Axis Building Consultancy Pty Ltd

Suite 2/4 Firebird Street, Robina, Qld, 4227

PO Box 2126, Burleigh BC, Qld, 4220

(07) 5593 2793

Version	Date	Change Description	Prepared By	Signature
1.0	07/05/2026	SSD-80482713 Modification	Feargal Ó Catháin MRICS Access Building Consultant	<i>Feargal Ó Catháin</i>
1.1	18/05/2026	SSD-80482713 Modification Architectural update reviewed	Feargal Ó Catháin MRICS Access Building Consultant	<i>Feargal Ó Catháin</i>
1.2	22/05/2026	SSD-80482713 Modification Architectural update reviewed	Feargal Ó Catháin MRICS Access Building Consultant	<i>Feargal Ó Catháin</i>
1.3	24/06/2026	SSD-80482713 Modification Architectural update reviewed	Feargal Ó Catháin MRICS Access Building Consultant	<i>Feargal Ó Catháin</i>

Contents

1	Introduction	5
1.1	Project Overview	5
1.2	Project Objectives.....	6
1.3	Report Purpose	6
2	Site Information.....	7
3	Methodology	8
3.1	Accessibility Advice	8
3.2	LEGISLATION	8
3.2.1	BCA 2022 D4D5 Exemptions.....	10
3.2.2	AS4299 Adaptable Housing.....	11
3.2.3	Disability Discrimination Act 1992 (Cth) (DDA)	11
4	Report limitations	13
4.1	Scope of Report.....	13
4.2	Report for Addressee Only.....	13
5	Accessibility Assessment	15
	Access and Facilities for People with Disabilities – Sections D, E, and F	16
	D4D3 Access to Buildings	17
	D4D4 & Parts of Buildings to be Accessible & AS 1428.1 Design for Accessibility & AS4299 – Adaptable Housing	22
	D4D5 Exemptions.....	32
	D4D7 Signage	34
	D4D12 Tactile Indicators	36
	D4D12 Ramps	36
	D4D13 Glazing on an Accessway.....	37
	E3D8 Accessible Features required for passenger lifts	38
	AS 1428.1 Design for Accessibility & AS4299 – Adaptable Housing	39
6	RECOMMENDATIONS	45
6.1	ACCESSIBILITY	45
7	CONCLUSION	46
7.1	Reviewed Documentation	47

8	APPENDIX - Marked up drawings of Accessibility Assessment.....	48
---	--	----

1 Introduction

This access report has been prepared by Axis Building Certification to professionally and proactively provide the advice, required technical studies and reporting to enable development of the Affordable Housing Buildings referred to as Tower A and Tower B located at Macarthur Gardens North Precinct at Goldsmith Ave, Macarthur (Lot1097/DP1182558).

1.1 Project Overview

In response to the NSW Government's commitment to increasing the supply of Affordable Housing under the National Housing Accord, Landcom has committed to delivering 1,800 affordable rental housing dwellings by 2029. As part of this commitment, Lot 1097 in DP1182558, known as site 'R3' within the MGN Precinct.

The Project will be delivered by Landcom's Affordable Housing, Built Form division. The Project will feature a development comprising 100% affordable housing dwellings, being 130 units within Landcom's Macarthur Gardens North Precinct at Goldsmith Ave, Macarthur (Lot1097/DP1182558). It will be a significant contribution to Landcom meeting its requirement of 1,800 affordable housing dwellings by 2029 as per the Housing Accord.

The aim of the project is to create high-quality affordable housing, promoting sustainability, and enhancing community integration at Macarthur Gardens North that seamlessly fits with the wider Masterplan. This development will meet Landcom's sustainability standards, ensuring a vibrant, eco-friendly community. In September 2025 a State Significant Development Application for the site was submitted to the Department of Planning Housing & Infrastructure.

The application was approved on 29 April 2026. The project identified significant cost overruns early 2026. In response, the design team undertook value engineering and developed a revised scheme that reduces a floor, adjusts the apartment mix, and refines the basement and tower layout to improve cost efficiency. This approach was presented to DPHI on 18 March 2026, with agreement to proceed via a DA modification. This report has been prepared to assist with the DA modification.

1.2 Project Objectives

Landcom's objectives for the project are:

- Delivery of sustainable high quality affordable accommodation.
- Provide a sense of place within the development to ensure good high-quality accommodation.
- The use of robust materials that allow for long service life of each building.
- Buildings that meets the need of the community and serves the requirements of the area.
- Seamless integration of cultural and sustainable objectives that align to Landcom's key principles.

1.3 Report Purpose

This report documents a review of the architectural with the aim of providing specialist advice and documentation to support the design team in achieving compliant and inclusive access outcomes, including:

- NCC access provisions (including Class 2 common areas)
- Disability Discrimination Act (DDA) principles and accessibility risk reduction
- Accessible paths of travel, building entries, common areas, wayfinding, sanitary facilities, adaptable/accessible dwellings requirements where applicable, and associated fit-out.

2 Site Information

There is a Planning Proposal currently under assessment which applies to the broader MGN precinct, increasing the site capacity to approximately 1,625 homes but which excludes the site (Site R3). There is a Voluntary Planning Agreement with Campbelltown City Council in place. The site is fully cleared, encompassing roads, parks, civil works, landscaping and subdivision have been completed in accordance with Stage 1 of an existing Concept and Stage 1 development consent (DA reference number: 3944/2021/DA-SW).

The area this Development Application relates to is part of Lot 1097 in DP1182558, known as site 'R3' within the MGN Precinct illustrated in **red** below.



Therefore, reference to 'the site' throughout this document relates to Site R3 only, not the broader lot.

3 Methodology

3.1 Accessibility Advice

This report also includes separate advice relating to accessibility for persons with a disability where Axis Building Certification aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

Accessibility is paramount in providing an inclusive environment for all users. Axis Building Consultancy looks beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the principles of Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

This report documents a review of the architectural plans prepared by DKO documents Rev C 15 May 2026, with consideration to aspects of accessibility to and throughout the proposed development known as Macarthur Gardens North Precinct at Goldsmith Ave, Macarthur (Lot1097/DP1182558) with reference to the BCA, Premises Standards, and relevant Australian Standards as they relate to access.

3.2 LEGISLATION

The BCA 2022 Volume 1 is applicable for assessment by the Building Certifier for this building. Volume 1 contains requirements for Class 2 to 9 (multi-residential, commercial, industrial and public) buildings and structures. The classification for the proposed structures pursuant to the BCA is Class 2 & 7a, as detailed in the Development Application.

Level	Proposed Use	Building Classification
Basement level	New car park serving buildings	7a
Ground level	Residential accommodation	2
Level 1	Residential accommodation	2
Level 2	Residential accommodation	2
Level 3	Residential accommodation	2
Level 4 - 5	Residential accommodation	2
Level 6	Residential accommodation	2
Level 7	Residential accommodation	2

Part D4 of the BCA and Premises Standards prescribes the minimum requirement for access to a building. Access for people with disabilities is required through the principal pedestrian entrance and throughout the building in accordance with D4D2(4). The following table outlines the general building access requirements for this project:

Class of building	Access requirements
Class 2	
Residential accommodation	- 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. - 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. - Where a ramp complying with AS 1428.1 or a passenger lift is installed— - to the entrance doorway of each sole-occupancy unit; and - to and within rooms or spaces for use in common by the residents.
Class 7a	
Car parking building	To and within any level containing accessible car parking

3.2.1 BCA 2022 D4D5 Exemptions

Where full access is unachievable due to the functions of the space, there may be an opportunity to assess the area under the permitted exemptions of the D4D5 which states:

The following areas are not required to be accessible:

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

In determining application of D4D5 exemption the following main categories of disability should be considered:

- Wheelchair users
- Ambulant
- Vision impaired
- Hearing impaired

An area where it may be determined design for category is not suitable, design for another category may be required, e.g. design may not be suitable for wheelchair users however design for ambulant or vision impaired persons may be required.

The status of the endorsement of the Exemptions is discussed in the Accessibility Assessment table 5 contained in this report.

3.2.2 AS4299 Adaptable Housing

Part G7 does not apply in NSW as livable housing design requirements do not apply to sole-occupancy units in a Class 2 building in NSW.

This review has assumed the requirements of AS4299 are applicable to 10% (13 units) of the total number of units (130 units) with all units achieving compliance with the Livable Housing Design Guidelines. The selected adaptable units at Ground Level, Level 1 and Level 2 are indicated on latest Architectural plans issued for review.

3.2.3 Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The Act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and, in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

The DDA requires reasonable adjustments to accommodate the needs of people with disabilities. This allows for adequate Action Plan of access and enables implementation of future modifications to ensure that a person with a disability does not experience discrimination. Adjustments may include:

- a) Modifications to premises and/or equipment;

- b) Changes to job design and work practices;
- c) Providing additional training or other assistance as appropriate.

Consequently, AXIS Building Consultancy has carried out an assessment against compliance parameters and Client requirements and subsequently provided a performance solution which will form part of the building Action Plan which will ensure access for all is not compromised.

Any performance solution proposed in this report is subject to approval from the relevant Building Certifier and is to be based on the comparison with deemed to satisfy provisions based on clause A2G2(2d) of the BCA.

Determinations are made at the request of the Client and will not absolve the Client or owner of the requirements pursuant of the Disability Discrimination Act 1992 (*Cth*).

4 Report limitations

4.1 Scope of Report

This report has been prepared where all reasonable attempts have been made to highlight all non-compliance matters pursuant to the National Construction Code 2022 (NCC) and Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards). Any additional issues which may be deemed an impediment to access provision and may increase Client risk of attracting a complaint under the Disability Discrimination Act 1992 (*Cth*) (DDA) are outside the scope of this report.

4.2 Report for Addressee Only

The report shall be for the benefit of the addressee only. The writer accepts no liability to any other party who may seek to rely upon the whole, or any part, of this report.

The information provided within this report is relevant to this project and the documentation referenced. As such the information provided may not be transferred to other projects. This report must not be issued for public comment or be used for any other purpose without prior permission from Axis Building Certification.

Axis Building Certification accepts no responsibility for any loss suffered because of any reliance upon such assessment or report, other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.

5 Accessibility Assessment

The table below is an assessment of the proposed building against the relevant applicable DTS Provisions of the BCA and Premises Standard Access Code. Each line item provides a summary description of the DTS provision and comments on the status of compliance. A summary of key issues is included on drawings in Appendix B. This table must be read in conjunction with BCA and Premises Standard Access Code.

No	BCA Requirements	Status of Compliance	Review and Discussion
Access and Facilities for People with Disabilities – Sections D, E, and F			
1.	General building access requirements - Introduction Section D4 requires suitable access be provided to and within all areas of the building normally used by the occupants. Note accessibility requirements within the BCA that apply to this building include: • D4 for general access for people with a disability. • F4D5 for accessibility design to sanitary facilities. In addition to the BCA the owner of a building, project manager or user of a building may wish to consider requirements of the DDA.	Performance Solutions will be required to justify lack of full compliance with BCA requirements	Note: The Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) need to be considered. These are generally in keeping with BCA requirements unless otherwise stated.

D4D3 Access to Buildings

1.	Access from the Allotment Boundary The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance. The BCA also requires an <u>accessway</u> be provided to a building from another building connected by a pedestrian link. AS1428.1-2021 clause 7.2 states : • For walkway gradients not steeper than 1in20 and corresponding landing spaces at 1in40 at 15m intervals, and • For walkway gradients not steeper than 1in33 to have corresponding landing spaces at 1in40 at 25m intervals. • For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation. • For walkways shallower than 1 in 33, no landings are required.	Capable of compliance Refer to marked plans for comment.	The current design indicates compliance is achievable. Access from the allotment boundary into Tower A is via the <u>northwestern</u> corner, western path, or central corridor. Tower B access is via the central corridor. Both main entries achieve compliant walkway gradients. Both proposed residential buildings have matching finished floor levels with external ground levels suitably positioned to allow for gentle gradients required to achieve AS1428.1-2021 compliant walkways and landings between buildings. The current design indicates that site specific gradients and levels to all new <u>accessways</u> providing continuous accessible path of travel from allotment boundary to each building will achieve falls in accordance with AS1428.1-2021 clause 7.2. ❖ Where the new <u>carpark</u> entrance intersects the public <u>footpath</u>, it is recommended to introduce suitable kerb ramp detailing aligned in the direction of travel to both sides of the car park cross over onto the public road. The latest architectural plans indicates a section of the landscaped area along the southern allotment boundary located approx. 3.5m below the development main
----	--	--	--

		landscaped gardens and communal; area. Area. ❖ There is no formal connection between each Tower Principal Pedestrian Entrance and the Lower landscaped portion at approx. RL 75.13m AHD so the need for a continuous accessible path of travel including pathways, ramps etc. would not strictly apply here with no requirement for an accessible pathway taking users from the Lower landscaped portion to each building entrance. ❖ Whilst the DDA does cover public footpaths, parks, recreational areas, and the like however, given there are external communal spaces to be provided that will achieve compliance with the DDA and AS1428.1&2, all located in Upper communal space at approx. RL 78.60, the intent of the DDA is satisfied.
--	--	---

2.	Access from the Accessible Carparking The BCA requires a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance. Design of access to building should comply with requirements of AS 1428.1. This should include, but be not limited to • Site levels/Gradients/Crossfalls • Widths • Materials including slip resistance properties • Location of drainage points along accessways • Threshold ramps at pedestrian entrances, kerb ramps, ramps, handrails etc. as applicable.	A performance solution will be prepared to justify the lack of compliant shared space for each dedicated accessible car parking space – refer to D4D6	The proposed basement layout includes thirteen (13) accessible car parking spaces. The current layout indicates compliant gradients are achieved to ensure accessible path of travel from each PWD car park space to each lift can be achieved to ensure a continuous accessible path of travel (CAPT) will be achieved.
----	--	---	---

3.	Building Entrances The BCA requires a continuous, accessible path of travel to be provided through the principal pedestrian entrance and not less than 50% of all pedestrian entrances, except for pedestrian entrances serving only areas exempted by D4D4.	Capable of compliance Refer to marked plans for comment.	A minimum 1in40 landing gradient can be achieved both sides of each principal entrance to Tower A ground level principal pedestrian entrance and to secondary ground level entrances connecting Tower A & B to the communal pathways and pathways. Any difference in external & internal levels not greater than 35mm to facilitate a compliant threshold in accordance with clause 10.5 of AS1428.1-2021. The proposed Tower B basement entry does not require to be fully accessible where there will be a proposed accessible path of travel provided in accordance with BCA 2022 cl. D4D2(4)(a)(b) &(c) at each level, via compliant accessible lifts. It is recommended to ensure clear wayfinding signage is provided indicating an alternative fully accessible route is provided. Please note general to all entrances and accessible pathways containing strip drains; please ensure grated strip drains have circular openings not greater than 13mm in diameter; or where slotted openings are in use are they not greater than 13mm width, oriented so that
----	---	---	---

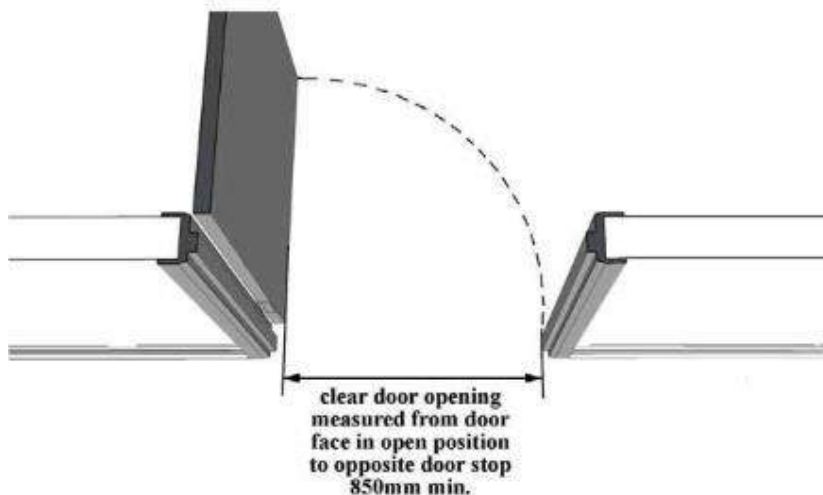
			the long dimension is at a right angle to the direction of travel. (NOTE: if slotted opening is less than 8mm, the slot length may continue across the width of the path of travel).
D4D4 & Parts of Buildings to be Accessible & AS 1428.1 Design for Accessibility & AS4299 – Adaptable Housing			
1.	Doors – Circulation Spaces All doors required to be accessible must fully comply with Section 10 of AS 1428.1 (2021) and clause 4.3.6 and 4.3.7 of AS4299. Doorways must be provided with circulation spaces in accordance with Clause 10.3 and relevant approach in Figures 31 and 32. Note: circulation spaces at doorways must have a gradient and crossfall not steeper than 1 in 40.	Capable of compliance with further detail to be provided to ensure door circulation latch side clearances are compliant with both AS1428.1 and AS4299 . Refer to marked plans for comment.	Doors throughout are generally provided with adequate door circulation dimensions to satisfy the requirements of this Clause - including clauses 4.3.6 and 4.3.7 of AS4299. • All SOU entrance doors must have a level gradient no steeper than 1:40. As part of the on-going design development door leaf sizes and door circulation may be established to all common areas throughout to ensure all communal and adaptable doorways are be provided with circulation spaces in accordance with AS1428.1 clause 10.3 and relevant approach in Figures 31 and 32. As part of the on-going design development each Adaptable SOU internal door circulation will be clarified to ensure compliance with Figure 31 of AS1428.1-2021.

2. **Door Clear Opening Width**

Doorways located within a required accessible path of travel must have a clear door opening width of not less than 850mm in accordance with Clause 10.2 of AS 1428.1.

Where a door required to be accessible has more than one door leaf, one of the leaves (the active leaf) must have a clear opening of 850mm.

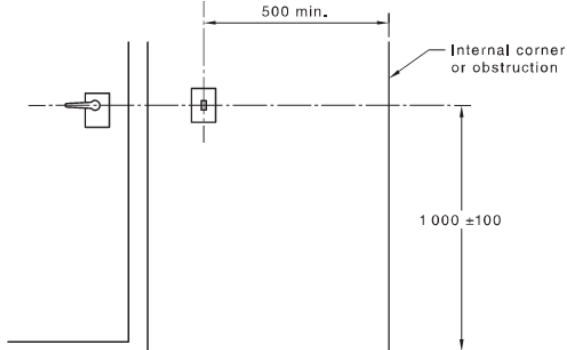
AS4299 requires the entrance door of each Adaptable SOU to comply with AS1428.2 which refers back to AS1428.1 ;



Bin Rooms,
Coms Rooms
MSB Rooms,
Plant rooms
and the like
may be
addressed
under Clause
D4D5.

Doors are generally provided with adequate circulation to satisfy the requirements of this Clause.

As the design progress a further review of the door schedule identifying clear widths can be undertaken to ensure compliance is achieved, the exception being doors to Bin Store, Pump rooms, Mains Switch Room and Comms Rooms and similar areas the Client may request to be exempt under clause D4D5.

3.	Door Controls All doors required to be accessible must be provided with controls and related hardware that fully comply with Clause 10.4 of AS 1428.1 (2021). Door controls must be capable of being unlocked/ opened by one hand and prevent the hand of a person who cannot grip from slipping whilst operating the latch. Door handle design should take into consideration the following requirements, including but not limited to: • Clearance of 35mm to 45mm between handle and back plate. • Height between 900mm – 1100mm. • Touch controls (security) located 500mm from internal corners.	Capable of compliance Refer to marked plans for comment.	Specification of door controls – hardware, to be confirmed. See extract form AS1428.1 for reference;  Figure 37 — Heights for switches and door handles
----	--	--	--

4.	Door Controls – Power operated Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500mm from an internal corner and between 500 to 1000mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.	Capable of compliance Refer to marked plans for comment.	Please ensure manual controls to operate automatic doors comply. Power operated doors will have door controls at least 500mm from an internal corner and between 500mm and 1000mm from the hinged swing door leaf (in any position) / or doorway of sliding door with push button controls a min. of 25mm dia., proud of the surface (activating door before the button becomes level with surrounding surface).
5.	Door Operating Forces For doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed the following: - To initially open the door – 20 Newtons (N) (ii) To swing or slide the door – 20 Newtons (N) (iii) To hold the door open between 60° and 90° - 20N Note: 20N is not a large pulling/pushing force. 20N equates to a force exerted of 2kgs or 4.49 pounds. Note: does not apply to fire doors or smoke doors where a door closer is fitted.	Capable of compliance Refer to marked plans for comment.	As part of the next design stage, please provide door schedule to indicate door closing devise to all doors and gates throughout. Ensure doors fitted with closers comply such as fire doors to Main Switch room and Comms room. All doors other than fire doors and smoke doors where a door closer is fitted, the force required at the door handle to operate the door shall not exceed limitations set out in AS1428.1

6.	Luminance Contrast for Doors Clause 10.1 of AS 1428.1 requires all accessible doorways to have a minimum luminance contrast of 30% equivalent to a 50mm band between the door and the door frame or adjacent walls.	Capable of compliance	As part of the next design stage, a colour selection of luminance contrast is required for assessment where required. Architectural design documents indicating luminance contrast at doors to be confirmed.
7.	Door Thresholds The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf.	Capable of compliance –	Details of door thresholds will be required to confirm compliance.
8.	Internal Paths of Travel Accessways complying with AS 1428.1 (2021) must be provided to and throughout areas of buildings required to be made accessible, including: • Minimum corridor widths of not less than 1000mm; • Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and • Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals. Note: a passing space may serve as a turning space. Increased landings are required at changes of direction, including 1500x1500mm turning spaces to facilitate a 60–90-degree turn.	Capable of compliance Refer to marked plans for comment.	Both buildings have generally been provided with adequate corridor widths, passing spaces and turning spaces with internal corridors and circulation spaces found to comply with AS4299 clause 4.3.6 & 4.3.7. with an average 1600mm corridor width provided to both Tower A and B. Please note: External: All walkways within or partly within a shared area (pedestrian & vehicle) will be marked with yellow slip resistant lines (unbroken longitudinal lines on both sides – excepting any side delineated by a kerb, barrier, wall) i.e. basement level car park.

9.	Floor Finishes The following applies to interior finished and surface materials: • D4D4 of the BCA requires where carpet or any soft flexible materials are used as flooring, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick. • Section 4 of AS1428.1-2021 requires matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges. • Section 4 of AS1428.1-2021 specifies grates to have openings no greater than 13mm in diameter. Any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.	Capable of compliance Refer to marked plans for comment.	Ensure designated accessible SOU floor finishes and communal area floor finishes are designed to comply. • Proposed internal finishes abutting tiled finishes throughout to have not more than 3mm for vertical and 5mm for rounded or bevelled edges. • Proposed vinyl finishes abutting concrete and tiled finishes to have not more than 3mm for vertical and 5mm for rounded or bevelled edges. • Matting is required to be confirmed. • Proposed carpet to have pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick. ❖ Architectural drawings indicating surfaces finishes on paths of travel will need to be incorporated in future design stages.
----	--	--	--

10.	Switches and General-Purpose Outlets Section 11 of AS1428.1-2021 requires all switches and controls on an accessible path of travel, excluding general purpose outlets to be located • Between 900mm and 1100mm above the plane of the finished floor • Not less than 500mm from internal corners except where installed on the latch side architrave. • General purpose outlets shall be located not less than 600mm nor more than 1100mm above the plane of the finished floor and not less than 500mm from internal corners. <i>Rocker action and toggle switches shall be provided and have a minimum dimension of 30x30mm. Push-pad switches shall have a minimum dimension of 25mm in diameter.</i>	Capable of compliance	Typically switches and controls on <u>accessways</u> are required to comply Clause 11 of AS1428.1. It is recommended the specific location of switches be nominated on design documentation.
-----	---	-----------------------	--

11.	Stairs - Non-Fire Isolated Stairs (External & Internal) All stairways, excluding fire-isolated stairs, must be designed and constructed in accordance with AS 1428.1, in particular: • Setback requirements at intersections at internal corridors. • Risers of opaque construction. • Design of stair nosings including profile and identification strip. • Tactile ground surface indicators (also AS1428.4.1). • Handrails to both sides of stair. • Handrail to have no vertical sections. • Extension of handrails at top and bottom of flight. • Design and construction of handrails.	Capable of compliance subject to further design clarification as part of the design development. Refer to marked plans for comment.	Non-fire isolated stairs throughout to achieve compliance with AS1428.1. The following areas at basement level are required to be reviewed as part of the design development phase; • The proposed stairs serving basement level serving air lock to “Combined Pump Room” will achieve compliance as a fire isolate stair dedicated to pump rooms and cold water pump room and will not be normally accessed by residents. • The secondary pedestrian entrance to Eastern side of Tower B contains stairs out to the public footpath that are required to achieve compliance with AS1428.1 clause 8 & 9 requirements. • Ground level external stairs serving common areas are required to be fully ambulant and achieve compliance with AS1428.1 clause 8 & 9 requirements. • It is recommended the external stairs serving individual ground floor SOUs achieve compliance with AS1428.1 clause 8 & 9 requirements. Please note: Ambulant Stairways are not considered to be part of the proposed
-----	---	--	---

			continuous accessible path of travel for wheelchair users.
12.	Ramps All ramps, excluding fire-isolated ramps used for emergency egress purposes only, must be designed and constructed in accordance with Clause 7.3 of AS 1428.1 (2021). The landing of a step ramp must not overlap the landing for any other step ramp or other ramp.	Capable of compliance	Current design indicates walkways will be utilised to serve as continuous accessible paths travel with the site topography eliminating the need for ramp construction. Refer to marked plans for further discussions on walkway requirements etc. Internal access to Unit Balconies; • Livable Housing Design Silver Level is silent on balcony accessibility. • The Adaptable Units (10%) complying with AS4299 require accessibility to all areas throughout. A performance solution may be prepared to justify a Step Ramp detail up to and over the hob entrance to the external balcony areas throughout.

13.	Handrails In a required exit serving an area required to be accessible a handrail must be designed and be constructed to comply with section 9 of AS 1428.1. Refer to Section 9 of AS1428.1 for design requirements including but not limited to; - Handrails and balustrades shall not encroach into required circulation spaces. - Cross-section of handrails shall be circular or elliptical. - not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface - Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm. - Height not less than 865 mm nor more than 1000 mm - Securely fixed and rigid, and their ends shall be turned. - Clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above. - No obstruction to the passage of a hand along the rail, - Inside handrail at landings shall always be continuous	Capable of compliance subject to further design clarification as part of the design development. Refer to marked plans for comment.	Current design will not achieve compliance where ambulant stairs are required to the following areas; - The proposed stairs serving basement level serving air lock to “Combined Pump Room” will achieve compliance as a fire isolate stair dedicated to pump rooms and cold water pump room and will not be normally accessed by residents. - The secondary pedestrian entrance to Eastern side of Tower B contains stairs out to the public footpath that are required to achieve compliance with AS1428.1 clause 8 & 9 requirements. - Ground level external stairs serving common areas are required to be fully ambulant and achieve compliance with AS1428.1 clause 8 & 9 requirements. - It is recommended the external stairs serving individual ground floor SOUs achieve compliance with AS1428.1 clause 8 & 9 requirements. Additional to the NCC and the relevant Standards, it is highly recommended that the following be considered: - the tops of handrails are set no higher
-----	--	--	--

			than 950mm above the finished floor plane; handrails be not more than 45mm in diameter; handrails have a minimum 55mm clearance between the adjacent wall surface or any other obstruction.
D4D5 Exemptions			
1.	The following areas are not required to be accessible: d) An area where access would be inappropriate because of the particular purpose for which the area is used. e) An area that would pose a health or safety risk for people with a disability. f) Any path of travel providing access only area exempt by (a) or (b).	Capable of Compliance	An area where design for accessibility is not intended to be provided is to be agreed with the access consultant and building certifier – these are to be confirmed by the design team. Areas such as Bin Store, Pump rooms, Mains Switch Room and Comms Rooms may be deemed as areas that would pose a health or safety risk for people with a disability.

4.4 D4D6 Carparking

1. **D4D6 – Accessible carparking**

Accessible carparking spaces are to be provided on the allotment as per clause D4D6.

Space need not be designated 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.

Accessible Carparking spaces to comply with AS/NZS2890.6. This includes but is not limited to:

- Designated parking space with minimum dimensions of 5400mm (l) X 2400mm (w);
- Shared space with minimum dimensions of 5400mm (l) X 2400mm (w); and
- Bollards to be provided
- Minimum head clearances
- Bollards

Possible Performance solution will be required subject to further design and prior to issue of Construction Certificate.

Refer to marked plans for comment.

Landscape and Civil drawings indicating surfaces, levels, gradients etc. of spaces will be included in finalised tender stages prior to issue of Construction Certificate with Architectural plans to clearly show overhead clearance of 2500mm to disabled accessible parking bays and shared area.

The basement design indicates eight (8) accessible car parking spaces with shared spaces all in accordance with the requirements of AS2890.6.

The basement design indicates five (5) car parking spaces achieving the intent of AS4299 clause 3.7.2 with 5.4m x 3.8m is provided, containing structural columns infringing each dedicated space provided.

A performance solution will be required to justify the current arrangement with the intent of AS4299 achieved to the degree necessary whilst also achieving the spatial requirements of clause 5.2 and Figure 5.2 of AS2890.1.

D4D7 Signage

1.	Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA specification D4D7 and AS1428.1 (2021) and must identify: • Each sanitary facility • Accessible unisex facilities and indicate whether the facility is suitable for left or right-handed use • Ambulant accessible sanitary facilities on the door of the cubicle • Where an entrance is not accessible, directional signage to identify nearest accessible entrance • Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility. • Each door required by Part E4D5 to be provided with an exit sign and state "Exit" and "Level" followed by either the floor level number, the floor descriptor or combination of these.	Capable of compliance	Prior to issue of Construction Certificate drawings will be provided to demonstrate that signage has been specifically designed for people with disabilities in locations required by D4D7 and E4D5 comply. It is recommended that a detailed elevation be included into the drawing set indicating locations of signs with dimensions.
----	--	-----------------------	---

2.	Specification 15 – Braille and tactile signs The design and installation of Braille and tactile signage must satisfy the requirements of Spec D3.6. It is recommended designer review all aspects of Spec D3.6 however the following key issues are identified: • Braille and tactile components must be located not less than 1200mm and not higher than 1600mm above the floor/ground surface. • Lines of tactile characters must be not less than 1250mm nor more than 1350mm above the floor/ground surface. • Signs identifying sanitary facilities or hearing augmentation must be located on the wall on the latch side of the door and where this is not possible may be placed on the door (never on hinge side of door). • Braille and tactile specification is detailed in Specification D3.6	Capable of compliance	Prior to issue of Construction, the architectural drawings/specification detailing signage will be designed to comply.
----	--	-----------------------	--

D4D12 Tactile Indicators

1.	Tactile ground surface indicators (TGSIs) are required to warn people who have a vision impairment they are approaching a hazardous location, such as stairways (other than fire isolated stairways and in the absence of a suitable barrier: • An overhead obstruction less than 2m above the floor level, other than a doorway; and • An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point. Refer to AS1428.4.1 for further clarification of the design for colour, luminance contrast, dimensions and locations of the tactile ground surface indicators. Note: tactile ground surface indicators are not required in to areas exempted under Clause D3.4.	Capable of compliance Refer to marked plans for comment.	Prior to issue of Construction, the locations of tactile indicators will be shown to satisfy the requirements of this Clause. • Where the new carpark entrance intersects the public footpath, it is recommended to introduce TGSIs are provided at existing a clearly defined pedestrian crossing point with a level transition over a vehicular traffic way on the pathway (width x 600 – 800mm setback 300mm ± 10mm). • Documentation providing information on the type, luminance contrast and slip resistance of proposed tactile indicators is required.
----	--	---	--

D4D12 Ramps

1.	On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6m. • The landing of a step ramp must not overlap the landing for any other step ramp or other ramp.	Capable of compliance	For information only.
----	--	------------------------------	------------------------------

D4D13 Glazing on an Accessway

1.	On an <u>accessway</u>, where there is no chair rail, handrail or transom, all <u>frameless</u> or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1. A solid contrasting line is required. Clause 6.6 of AS1428.1 details: • Location • Height • Format and • Luminance contrast	Capable of compliance	Prior to issue of Construction it is assumed architectural drawings will identify areas of glazing and the location of the glazing strips to be capable of compliance as part of further design stages. Please ensure that a minimum of 30% luminance contrast is provided when viewed against surfaces within 2m of the glazing on the opposite side. Note: In many instances, frosted applications may not achieve the required luminance contrast.
----	--	-----------------------	---

E3D8 Accessible Features required for passenger lifts

1.	Passenger lifts suitable for people with a disability are provided in BCA2022 clause E3D8. . Note this includes but is not limited to: • Handrails • Lift car size • Door opening width • Control buttons Each lift provided will travel more than 12m and must provide a stretcher facility, which must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level. Note: Where a wheelchair is required to complete a 90 degree turn within a lift, the lift car must possess internal dimensions of not less than 1500x1500mm, to maintain a continuous accessible path of travel. Refer to Clause 3.5 of AS 1428.1 (2021).	Capable of compliance Refer to marked plans for comment.	Prior to issue of Construction it is assumed accessible details will achieve compliance in accordance with AS1735.12. Axis Building Certification lift shop drawings to be provided to for review.
----	--	---	--

AS 1428.1 Design for Accessibility & AS4299 – Adaptable Housing

1.	AS 1428.1 - Accessible sanitary facilities For this Class 2 building the following accessible facilities are required: - All accessible unit sanitary facilities and components shall be adaptable to potentially comply with AS1428.1 and preferably AS 1428.2. 1 x Accessible unisex sanitary compartment with accessible shower to every accessible SOU	Capable of compliance	Each post adapted accessible unit provided at each level of the Class 2 building has allowed for accessible sanitary and shower facilities achieving the intent of AS4299-1995. Please be aware of the BCA 2022 clause F2D4 requires all floor waste gradient to fall between 1in 50 and 1in80. However, AS1428.1-2021 clause 12.5.2 allows floor gradients as follows; - To shower recess - 1:60 to 1:80 - To bathroom area - 1:80 to 1:100 Site specific gradients to floor wastes etc. will be confirmed at subsequent design development stages.
----	--	-----------------------	--

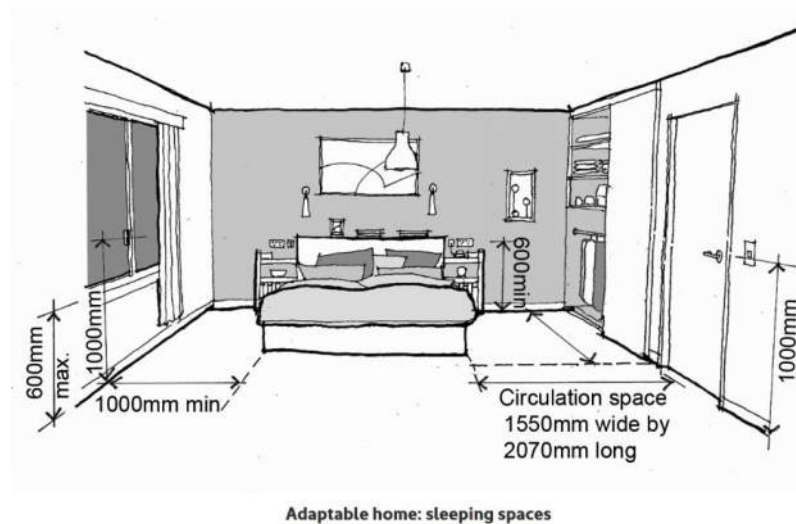
2.	AS1428.1 – Design of Unisex Accessible Sanitary Facilities All unisex accessible sanitary facilities to fully comply with AS 1428.1 (2021) section 12, including but not limited to: • Location of sanitary fixtures and fittings • Location, profile and dimension of grab rails • Clear width of the door opening • Circulation spaces to doorways, fixtures and fittings • Requirement for a shelf • Lever taps • Toilet seat 30% luminance contrast • WC back rest details Door lock. In use indicator and bolt or catch. Any snib catch handle to have minimum length of 45mm from the centre of the spindle.	Capable of compliance Refer to marked plans for comment.	Each post adapted accessible unit will achieve the spatial requirements to comply with AS4299 and AS1428.1 clause 12.6 circulation space in accessible sanitary facilities with a floor area of 2.7m x 2.4m provided to each adaptable unit sanitary compartment. Please ensure location of fixtures and fittings demonstrate compliance with the requirements set out in section 12 of AS1428.1-2021, clarified as part of subsequent design development stages.
----	---	---	---

3.	AS4299 – Kitchen Areas • A minimum clearance of 1550mm between all opposing base cabinets and walls to be provided at the outset, to allow for a 180 degree turn, in accordance with AS1428.1; • Benches to include 800mm work surface adjacent to the sink and cooktop; • Provide a workspace adjacent to the refrigerator; • Kitchen sink to be adjustable from 750mm-850mm in height, or replaceable; • Kitchen sink bowl shall be max 150mm deep or be replaceable; • The tap set shall have levers or sensor plate controls located no greater than 300mm from the front of the bench • The cooktop shall be provided with an isolation switch and controls which do not require reaching over hotplates and controls shall have raised crossbars for ease of grip; • Elevation drawings to indicate location of oven to be located adjacent to a work surface (oven to be located underneath cooktop); • At least one double power point outlet within 300mm of the front of a work surface, and one provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed; • Hot water systems to be installed to deliver hot water at a maximum of 50°C at the hot water outlet; and • The floor surface shall be slip-resistant.	Capable of compliance Refer to marked plans for comment	The latest architectural plans indicate post adapted accessible unit kitchen areas are provided with compliant spatial layouts. Please ensure location of fixtures and fittings demonstrate compliance with the requirements set out in Clause 4.5 of AS4299 at subsequent design stages.
----	---	--	---

4.

AS4299 – Bedroom Areas

- The main bedroom shall be capable of accommodating a queen size bed (1530 x 2030mm), a wardrobe and the circulation space requirements of AS1428.2, clear of wardrobe fixtures; and
- Bedroom window sills should be a maximum 600mm above floor level. Full height glazed panels or door units where provided shall have a transom at 600-730mm above floor level. Glazing shall be of a safety glazing material;
- A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located.
- Two-way light switches should be provided on located near the planned bed position.



Capable of Compliance

The latest architectural plans indicate post adapted accessible unit bedrooms areas are provided with compliant spatial layouts.

Please ensure location of fixtures and fittings demonstrate compliance with the requirements set out in this Clause at subsequent design stages.

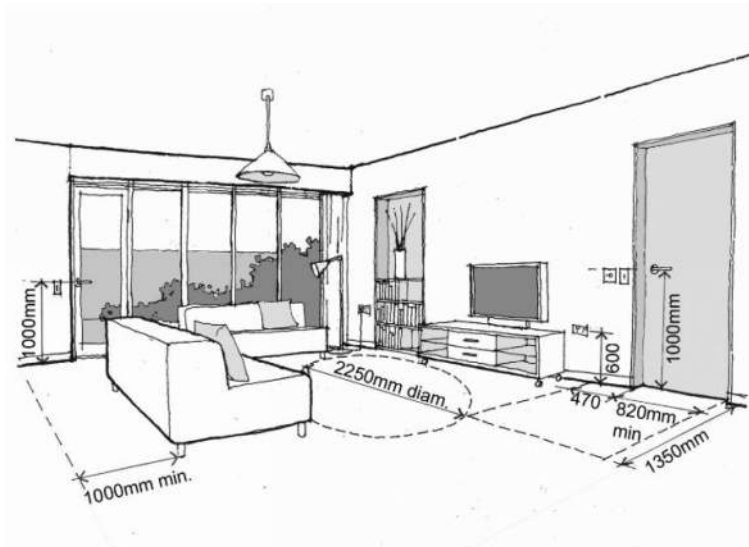
The intent of AS4299 is achieved throughout with the proposed design meeting A4299 clause 1.4.3 definition of adaptable housing unit; designed with all essential features provided as listed in Appendix A of the standard.

The requirements of AS4299 clause 4.6.2 "windowsills should be a maximum 730mm above floor level" are required only for Adaptable house **class A** – a **desirable** feature, as listed in Appendix A of the standard. However, condition B14 of the pre-construction requirements of Development Consent do not stipulate a particular adaptable house classification is to be achieved i.e. class A, B or C. It can therefore be shown the current design meets adaptable house class C requirements which also meets the A4299

			clause 1.4.3 definition of adaptable housing unit.
--	--	--	--

5. **AS4299 – Living Areas**

- Indicate provision for a telephone adjacent a power point; and
- Living area window sills should be a maximum 730mm above floor level. Full height glazed panels or door units where provided shall have a transom at 600-730mm above floor level. Glazing shall be of a safety glazing material;
- Accommodate a 2250mm diameter circulation space after furniture has been placed



Capable of Compliance

The latest architectural plans indicate post adapted accessible unit living areas are provided with compliant spatial layouts.

The intent of AS4299 is achieved throughout with the proposed design meeting A4299 clause 1.4.3 definition of adaptable housing unit; designed with all essential features provided as listed in Appendix A of the standard.

The requirements of AS4299 clause 4.7.2 “windowsills should be a maximum 730mm above floor level” are required only for Adaptable house **class A** – a **desirable** feature, as listed in Appendix A of the standard. However, condition B14 of the pre-construction requirements of Development Consent do not stipulate a particular adaptable house classification is to be achieved i.e. class A, B or C. It can therefore be shown the current design meets adaptable house class C requirements which also meets the A4299 clause 1.4.3 definition of adaptable housing unit.

6 RECOMMENDATIONS

6.1 ACCESSIBILITY

The table below highlights key issues that are to be addressed by the Design Team to ensure access for people with disabilities is achieved as part of the design development stage and prior to issue of Construction Certificate to be issued by the relevant Building Certifier.

This may include revised design and / or performance solution reports to demonstrate compliance with the performance requirements of the BCA.

No.	Description of BCA Performance Solution	DTS Provision	Performance Requirement
1.	The basement design indicates five (5) car parking spaces achieving the intent of AS4299 clause 3.7.2 with 5.4m x 3.8m is provided, containing structural columns infringing each dedicated space provided. A performance solution will be required to justify the current arrangement with the intent of AS4299 achieved to the degree necessary whilst also achieving the spatial requirements of clause 5.2 and Figure 5.2 of AS2890.1.	D4D6	D1P1 & D1P2

7 CONCLUSION

The developed design documents reviewed are considered generally capable of achieving compliance with the assessment provisions of the Building Act.

Similarly, the proposed development will satisfy the DDA and BCA requirements for persons with disability to have accessibility to and within the proposed development subject to further detailed design and attention to technical matters contained in the body of this report prior to issue of construction certificate and actual construction commencing on site, with a performance solution report required where critical design dimensions cannot be altered to achieve deemed to satisfy requirements of the BCA and the AS4299 Adaptable Housing Standard.

7.1 Reviewed Documentation

This report is based upon the following design documents produced by DKO Architecture;

Drawing Number	Revision	Prepared By	Date
DA507	B	DKO Architecture	19/06/2026
DA508	B	DKO Architecture	19/06/2026
DA509	B	DKO Architecture	19/06/2026
DA200	C	DKO Architecture	19/06/2026
DA201	C	DKO Architecture	19/06/2026
DA202	C	DKO Architecture	19/06/2026
DA203	C	DKO Architecture	19/06/2026
DA204	B	DKO Architecture	19/06/2026
DA205	B	DKO Architecture	19/06/2026
DA206	B	DKO Architecture	19/06/2026
DA207	B	DKO Architecture	19/06/2026
DA208	C	DKO Architecture	19/06/2026
DA300	B	DKO Architecture	19/06/2026
DA301	C	DKO Architecture	19/06/2026
DA302	C	DKO Architecture	19/06/2026
DA303	B	DKO Architecture	19/06/2026
DA304	B	DKO Architecture	19/06/2026

8 APPENDIX - Marked up drawings of Accessibility Assessment

Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

Lift landings - AS 1735.12 (1999), Section 7.3.3
Consideration must be had to the location of the passenger lift control button location.

One side encounters an internal corner with the adjacent balustrade. The opposite side encounters the stair handrail extension.

AS 1735.12 (1999), Section 7.3.3 - *Control buttons shall be located adjacent to the lift entrances and shall not be closer than 500 mm from any internal corner or fixed obstruction.*

Passenger lifts - BCA, Part E3D7 and AS 1735.12 (1999)
Passenger lift to comply with the following:

- The minimum lift car internal dimensions shall be 1100mm wide x 1400mm deep between the inside of the closed car doors to the inside back wall of the car.

- The minimum clear width of car door openings shall be not less than 900mm.

- Where either the width or depth of the car (as defined in AS 1735.2) is more than 1400mm, not less than two (2) control panels shall be provided in positions that are accessible, one to the left and one to the right of a person entering the lift car. In other situations, not less than one control panel shall be provided in a position that is accessible.

Enhanced features are required to meet NCC/ Premises Standard Clause E3.6 and AS1735.12 (1999).

Fire Isolated Stairways - AS 1428.1 (2021), Clause 8.1 (d)(e)(f)(g)

Ensure front edges of stairs nosing have a strip with a min. 30% luminance contrast 50 – 75mm wide (full width of path of travel) (can be set back 15mm) (must not project beyond the face of the riser and not extend more than 10mm down the riser when provided with a contrast and not set back from nosing)

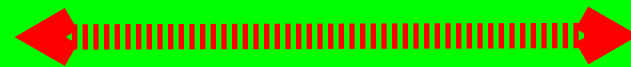
Ensure the stair nosings level with the face of the riser (riser may be vertical or max. splay backward up to 25mm)

Ensure the profile of the nosings provided with a sharp transition; rounded up to 5mm radius or chamfered up to 5mm x 5mm

D3.5 – Accessible car parking
Accessible car parking spaces must comply with AS2890.6:
• 2.4m shared zone to be provided between carapaces
• Shared zone (unmarked) to be provided at rear
• Linemarking and bollards to be provided
• Clear height of 2.2m for travel to the space
• Clear height of 2.5m for the car parking space (refer diagram in AS1428.1)

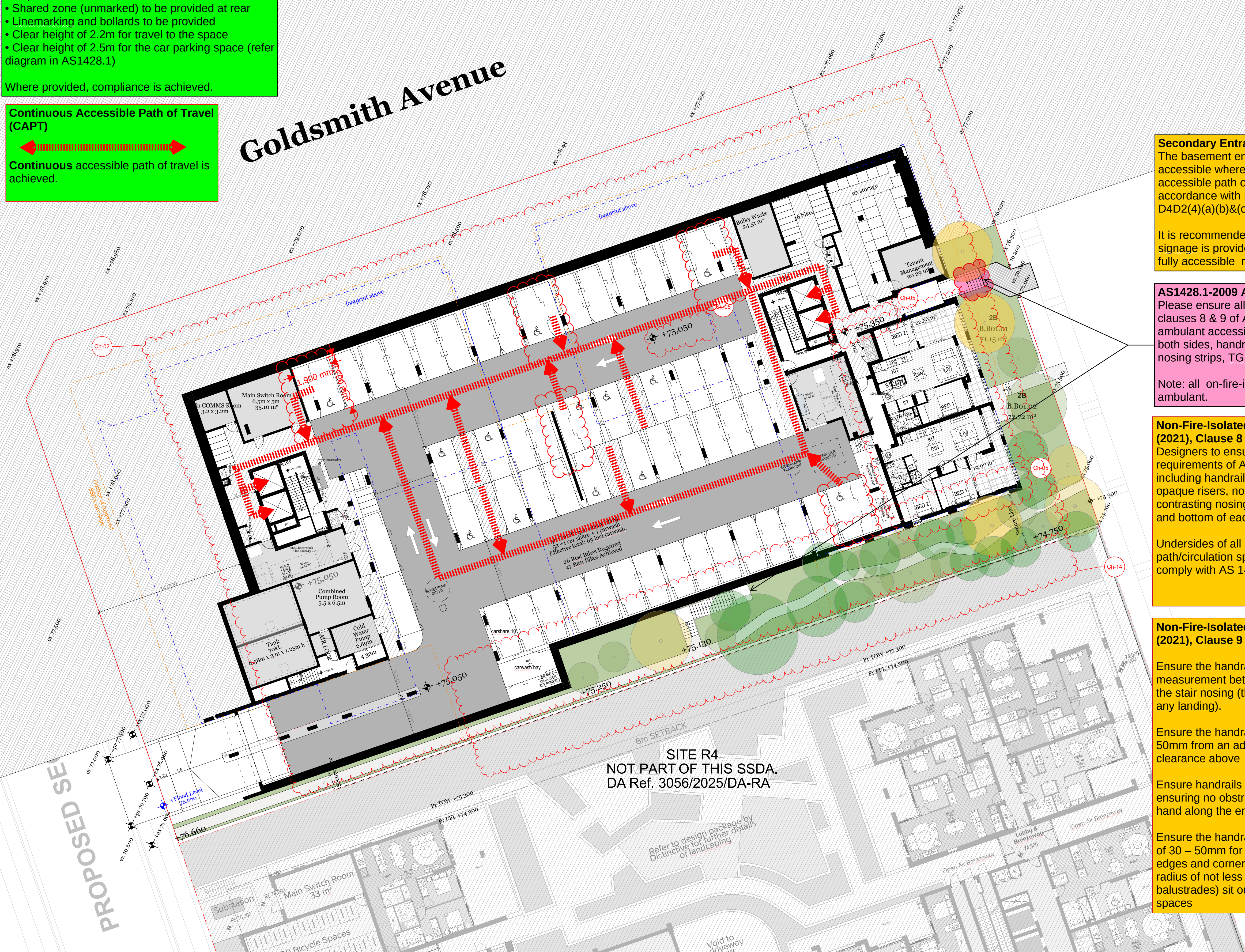
Where provided, compliance is achieved.

Continuous Accessible Path of Travel (CAPT)



Continuous accessible path of travel is achieved.

Goldsmith Avenue



Secondary Entrance

The basement entry does not require to be fully accessible where there will be a proposed accessible path of travel provided in accordance with BCA 2022 cl. D4D2(4)(a)(b)&(c) at ground level.

It is recommended to ensure clear way finding signage is provided indicating an alternative fully accessible route is provided.

AS1428.1-2009 Ambulant Stairs

Please ensure all stairs achieve compliance clauses 8 & 9 of AS1428.1-2021 i.e. fully ambulant accessible stairs with handrails to both sides, handrail extnsions, opaque risers, nosing strips, TGSIs etc.

Note: all on-fire-isolated stairs must be fully ambulant.

Non-Fire-Isolated Stairways - AS 1428.1 (2021), Clause 8

Designers to ensure stair details meet the requirements of AS1428.1 (2021), Clause 8, including handrails, handrail extensions, opaque risers, nosing strips, 30% luminance contrasting nosing strips and TGSIs at the top and bottom of each stair.

Undersides of all stairways on an accessible path/circulation space (overhead hazard) shall comply with AS 1428.4.1 (2009) Clause 2.6.

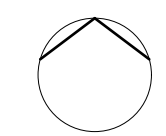
Non-Fire-Isolated Stairways - AS 1428.1 (2021), Clause 9 .

Ensure the handrail height consistent at a measurement between 865 – 1000mm above the stair nosing (throughout the stairs and on any landing).

Ensure the handrails have a min. clearance of 50mm from an adjacent wall and min. 600mm clearance above

Ensure handrails constructed and fixed, ensuring no obstruction to the passage of the hand along the entire handrail

Ensure the handrails have a circular diameter of 30 – 50mm for a min. of 270°, exposed edges and corners of handrails provided with a radius of not less than 5mm with handrails (and balustrades) sit outside of required circulation spaces



Grates - AS 1428.1 (2021), Clause 4.4
Drainage grates installed into the ground floor are anticipated.
Grates shall comply with the following:
(a) Circular openings shall be not greater than 13 mm in diameter.
(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.
NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.

Walkways - AS 1428.1 (2021)
Walkways, ramps and landings that are provided on a continuous accessible path of travel shall meet the requirements of Clause 7 including but not limited to:
- Walkway gradients of 1 in 33, landings provided at intervals no greater than 25m;
- Walkway gradients of 1 in 20, landings provided at intervals no greater than 15m;
- Walkway gradients between 1 in 20 and 1 in 33, landings provided at intervals that shall be obtained by linear interpolation;
For walkways shallower than 1 in 33, no landing are required.

A kerb or kerb rail and handrails will not be required where the gradients facilitate walkways shallower than 1in33.

Tactile Indicators - BCA, Part D4D9 and AS 1428.4.1 (2021)
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 a hazard complying with NCC D3.8 and AS 1428.4.1 (2009).

When available appropriate drawings detailing tactile indicators should be provided for review.

Edge of carriageway - Where a pedestrian area joins a carriageway at grade (i.e. on the same level) or to delineate the pedestrian area from the carriageway, TGSIs shall be provided in accordance with Figures 2.5(A) and 2.5(B) AS 1428.4.1 being a minimum TGSi width of 600mm, installed 300+/-10mm from the edge of the carriageway at grade.

Apron edge treatment
Confirm edge treatment of road/raised apron slab junction on the continuous accessible path of travel (CAPT)
If transition is seem-less, compliance to AS 1428.1 (2009), Clause 7 shall be provided.
If transition is raised, compliance to AS 1428.1 (2009), Clause 10 shall be provided by means of a step ramp (complying with Clause 10.6) or a kerb ramp (complying Clause 10.7).

Confirm if other CAPT edges are proposed, with further details provided prior to issue of Construction Certificate



Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

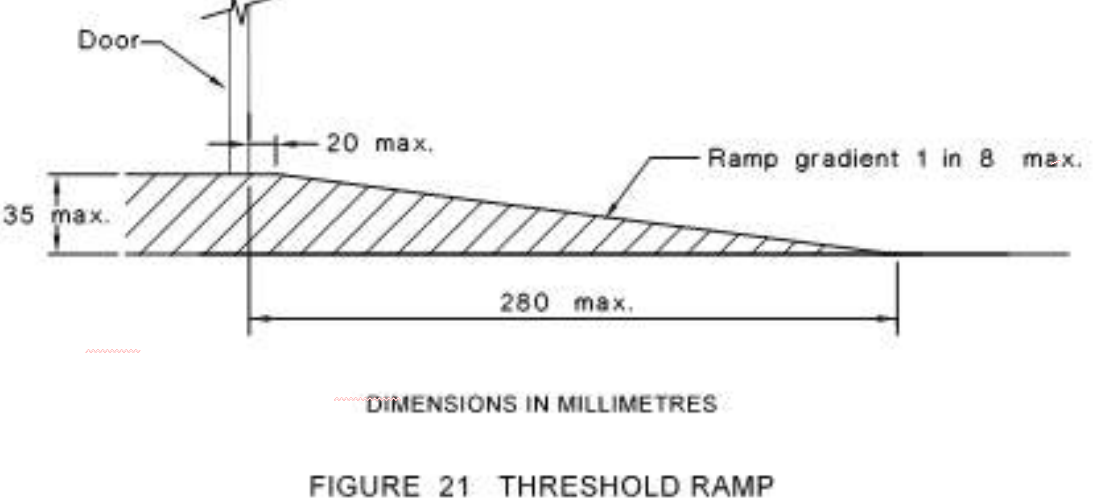
Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

AS4299 Adaptable Housing Standard

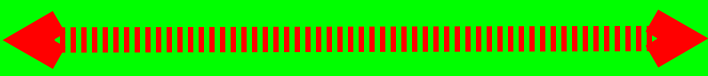
Post adapted accessible units provided at Ground, 1st Floor and 2nd Floor Level level of the Class 2 building total 10% of the total number of proposed Class 2 units and are highlighted as follows;

Surface abutting walkway - AS 1428.1 (2021), Clause 7.2
The floor or ground abutting the sides of a walkway shall provide a firm and level surface of a different material to that of the walkway, follow the grade of the walkway and extend horizontally for a minimum of **600mm** unless one of the following is provided:
- A kerb; or
- A kerb rail and handrail; or
- A wall not less than 450mm in height.

Threshold ramps - AS 1428.1 (2021), Clause 7.5
Threshold ramps at doorways on a continuous path of travel shall comply with AS 1428.1(2021), Clause 7.5 and Figure 21.



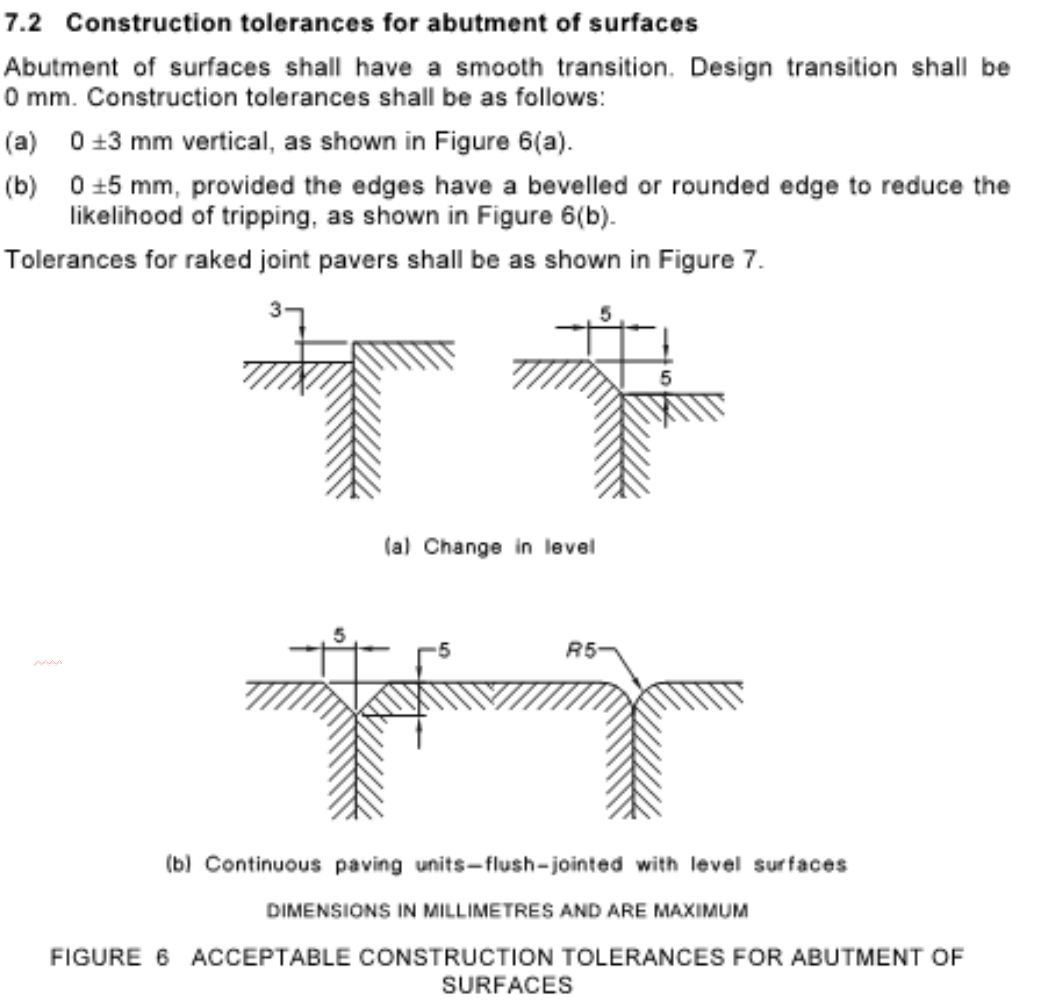
Continuous Accessible Path of Travel (CAPT)



Access to buildings - NCC, Part D4D3 (General)
A continuous accessible path of travel is to be provided to any building required to be accessible from:
(a)
(i) The main points of pedestrian entry at the allotment boundary; and
(ii) From another accessible building connected by a pedestrian link; and
(iii) From any required accessible car parking space on the allotment.
(b)
In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and:
(i) Through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
(ii) In a building with a total floor area more than 500 square metres, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

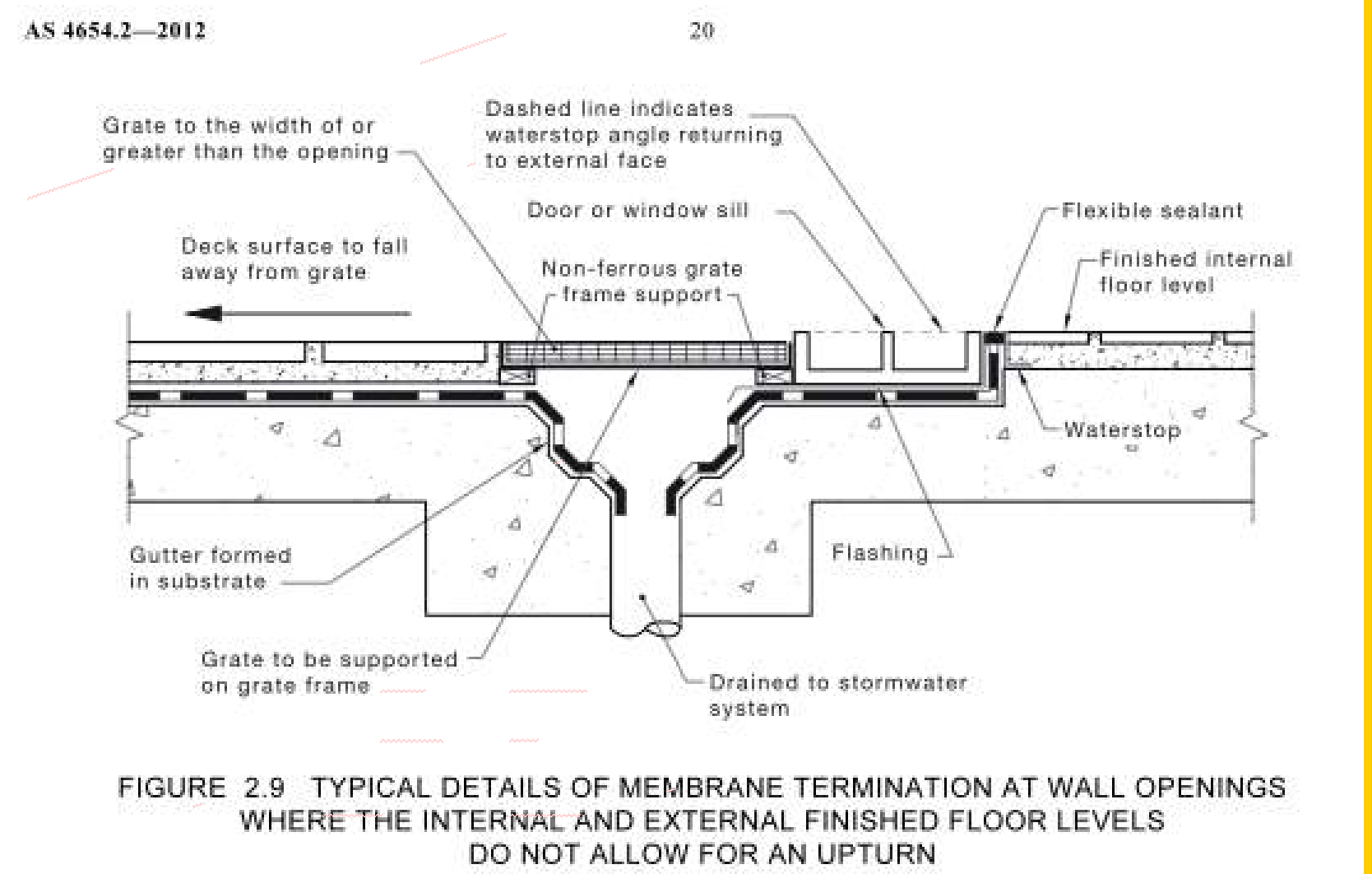
Access is required from allotment boundary to the doorway of each SOU in accordance with AS14281. Door circulation spaces will apply to gates serving common areas and wheelchair turning spaces are required at the common entrance pathway and into the building SOU doorways with 1540mm x 2070mm turning space required.

AS1428.1-2021 Section 4 - Continuous Accessible Path of Travel
Ensure accessible path of travel to and within all areas normally used by occupants to have slip resistant surface. Abutment of surface to have smooth transition; design tolerances to be 0mm with construction tolerances as shown below



It is recommended to introduce flush thresholds to allow access out to each adaptable unit balcony.

AS4652.2 flush threshold detail is therefore recommended including the installation of a water-stop to abutment between internal floor finish and threshold drain grate as per Figure 2.9 of AS4654.2-2012 - see below



AS1428.1-2009 Ambulant Stairs
Please ensure all stairs achieve compliance clauses 8 & 9 of AS1428.1-2021 i.e. fully ambulant accessible stairs with handrails to both sides, handrail extensions, opaque risers, nosing strips, TGSIs etc.

Note: all on-fire-isolated stairs must be fully ambulant.

Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

Paths of Travel
Accessways complying with AS 1428.1 (2021) must be provided to and throughout areas of buildings required to be made accessible, including:

- Minimum corridor widths of not less than 1000mm;
- Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and
- Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Note: a passing space may serve as a turning space.

Increased landings are required at changes of direction, including 1500x1500mm turning spaces to facilitate a 60-90 degree turn.

The current schematic design is capable of achieving compliance.

Continuous Accessible Path of Travel (CAPT)



AS4299 Adaptable Housing Standard

Post adapted accessible units provided at Ground, 1st Floor and 2nd Floor Level level of the Class 2 building total 10% of the total number of proposed Class 2 units and are highlighted as follows:



Step Ramps - AS 1428.1 (2021), Clause 10.6

Step ramp shall meet the requirements of AS1428.1 (2009), Clause 10.6 including:

- Maximum rise of **190mm**;
- A length not greater than **1900mm**;
- A gradient not steeper than **1:10**;
- Minimum 1000mm unobstructed width;

An open balustrade is provided, a kerb or kerb rail shall be provided to this barrier.

A performance solution may be provided to utilise a step ramp detail facilitating access up and over proposed hob construction to the external balcony areas

PROPOSED SECONDARY STREET

GOLDSMITH AV

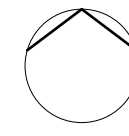
SITE R4
NOT PART OF THIS SSDA.
DA Ref. 3056/2025/DA-RA

1. LEVEL 01
Scale 1:200

Rev	Date	By	ChkBy	Description
A	25/07/2025	AH	SO	FOR DA SUBMISSION
B	19/12/2025	AH	SO	FOR DA SUBMISSION
C	19/06/2026	AH	SO	FOR S.455 SUBMISSION

© DKO Architecture (NSW) Pty Ltd. AEN: 81956706990. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Nominated Architects: Koss de Klerk 5767 David Randerson 8542

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation (SABV, NABERS, Section J Certificates).
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney
dko.com.au
info@dko.com.au
T +61 2 6346 4900

DKO

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
Level 1

Drawing Scale
DA202

1:200 @ A1
Revision
C

Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

Paths of Travel
Accessways complying with AS 1428.1 (2021) must be provided to and throughout areas of buildings required to be made accessible, including:

•Minimum corridor widths of not less than 1000mm;

•Passing spaces with a minimum width of 1800mm and minimum length of 2000mm to be provided in corridors at maximum 20m intervals where a direct line of sight is not available; and

•Turning spaces of minimum 1540mm width and minimum 2070mm length to be provided within 2m of the end of corridors and at maximum 20m intervals.

Note: a passing space may serve as a turning space.

Increased landings are required at changes of direction, including 1500x1500mm turning spaces to facilitate a 60-90 degree turn.

The current schematic design is capable of achieving compliance.

Step Ramps - AS 1428.1 (2021), Clause 10.6

Step ramp shall meet the requirements of AS1428.1 (2009), Clause 10.6 including:

- Maximum rise of **190mm**;
- A length not greater than **1900mm**;
- A gradient not steeper than **1:10**;
- Minimum 1000mm unobstructed width;

An open balustrade is provided, a kerb or kerb rail shall be provided to this barrier.

A performance solution may be provided to utilise a step ramp detail facilitating access up and over proposed hob construction to the external balcony areas

Continuous Accessible Path of Travel (CAPT)



AS4299 Adaptable Housing Standard

Post adapted accessible units provided at Ground, 1st Floor and 2nd Floor Level level of the Class 2 building total 10% of the total number of proposed Class 2 units and are highlighted as follows;

PROPOSED SECONDARY STREET

GOLDSMITH AV

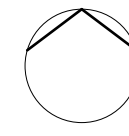
SITE R4
NOT PART OF THIS SSDA.
DA Ref. 3056/2025/DA-RA

2. LEVEL 02
Scale 1:200

Rev	Date	By	ChkBy	Description
A	25/07/2025	AH	SO	FOR DA SUBMISSION
B	19/12/2025	AH	SO	FOR DA SUBMISSION
C	19/06/2026	AH	SO	FOR S.455 SUBMISSION

© DKO Architecture (NSW) Pty Ltd. AEN: 81956706990. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Nominated Architects: Koss de Klerk 5767 David Handerson 8542

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation (SAR, NER/RS, Section J Certificates).
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

DKO

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
Level 2

Drawing Scale
Drawing No.
DA203

1:200 @ A1
Revision
C

Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

BCA clause D4D2(4)(b)

Please ensure communal areas are accessible for persons with a disability to and within not less than 1 of each type of space for use in common by the residents.

This will include the proposed deck areas, benches, seating areas etc.

PROPOSED SECONDARY STREET

GOLDSMITH AVENUE

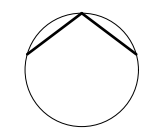
SITE R4
NOT PART OF THIS SSDA.
DA Ref. 3056/2025/DA-RA

3. LEVEL 03
Scale 1:200

Rev	Date	By	ChkBy	Description
A	25/07/2025	AH	SO	FOR DA SUBMISSION
B	19/06/2026	AH	SO	FOR S.455 SUBMISSION

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape work.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation (SAR, NER, etc); Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

© DKO Architecture (NSW) Pty Ltd. AEN: 81566706990. Except as allowed under copyright act, no part of this drawing may be reproduced or otherwise dealt with without written permission. Nominated Architects: Koss de Kózar 5767 David Handerson 8542



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 2 6346 4900

DKO

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

DEVELOPMENT APPLICATION

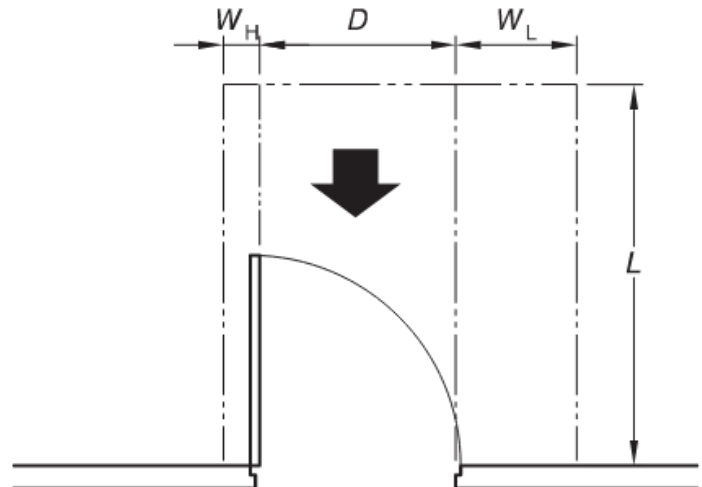
Drawing Name
Level 3

Drawing Scale
Drawing No.
DA204

1:200 @ A1
Revision
B

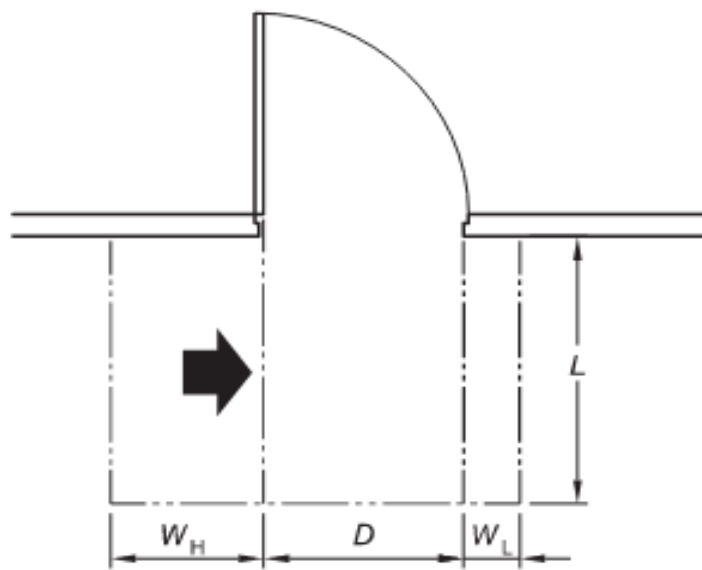
AS4299 Clause 4.3 Entrances, Doorways and Circulation Spaces
Clause 4.3.1 of AS4299 requires the Adaptable Unit Entry door complying with AS1428.2 & AS1428.1 - 850mm clear width opening required.

Clause 4.3.6 of AS4299 requires the door circulation space in accordance with AS1428.1 with minimum latch side clearances to be provided e.g. 530 latch side clearance required as door opens towards user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
850	1 450	110	530
900	1 450	110	530
950	1 450	110	530
1 000	1 450	110	530

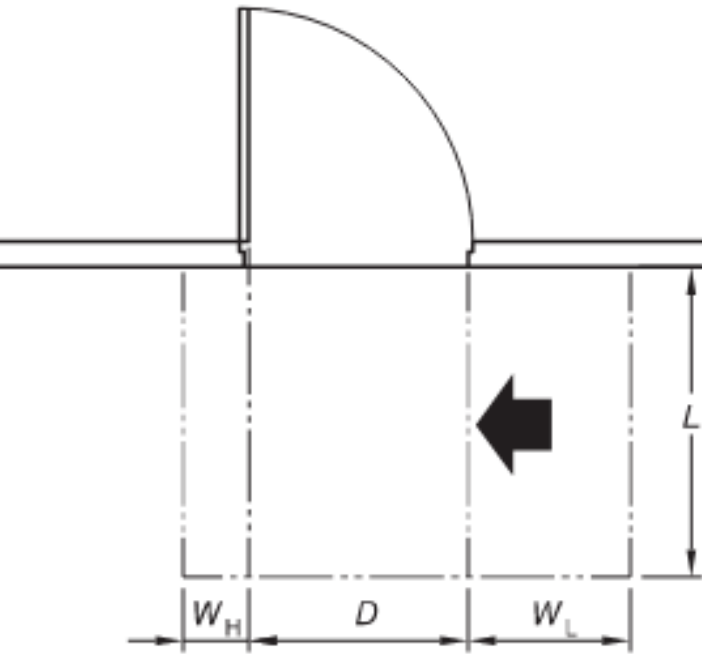
(h) Front approach,
door opens towards user



Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
850	1 220	560	340
900	1 185	510	340
950	1 160	460	340
1 000	1 140	410	340

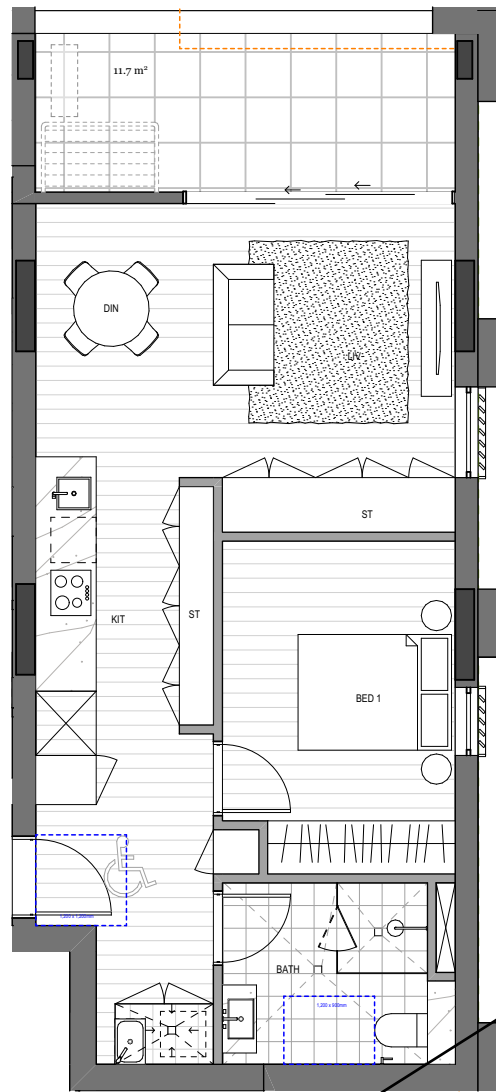
(a) Hinge-side approach,
door opens away from user

Dimensions in millim

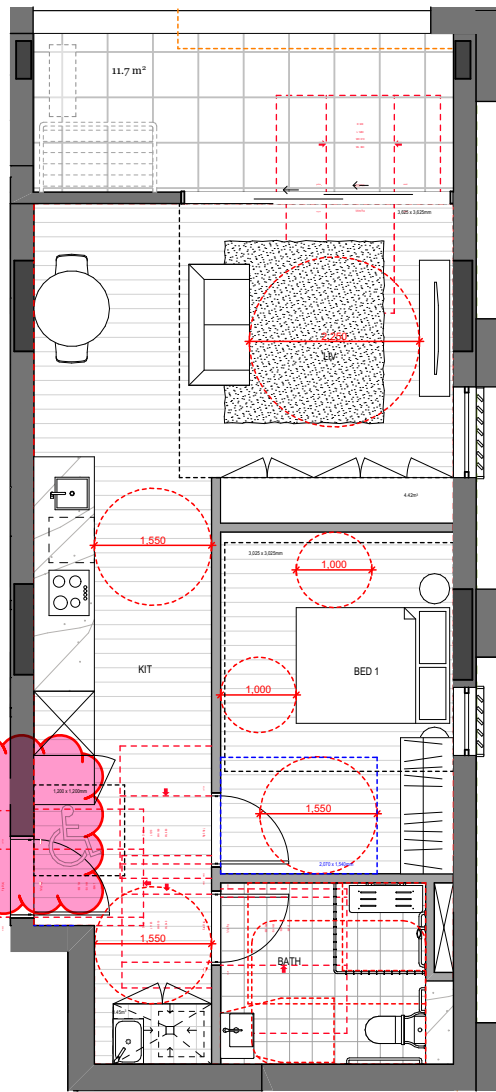


Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
850	1 240	240	660
900	1 210	190	660
950	1 175	140	660
1 000	1 155	90	660

(b) Latch-side approach,
door opens away from user



01 PRE-ADAPTABLE
Scale 1:100

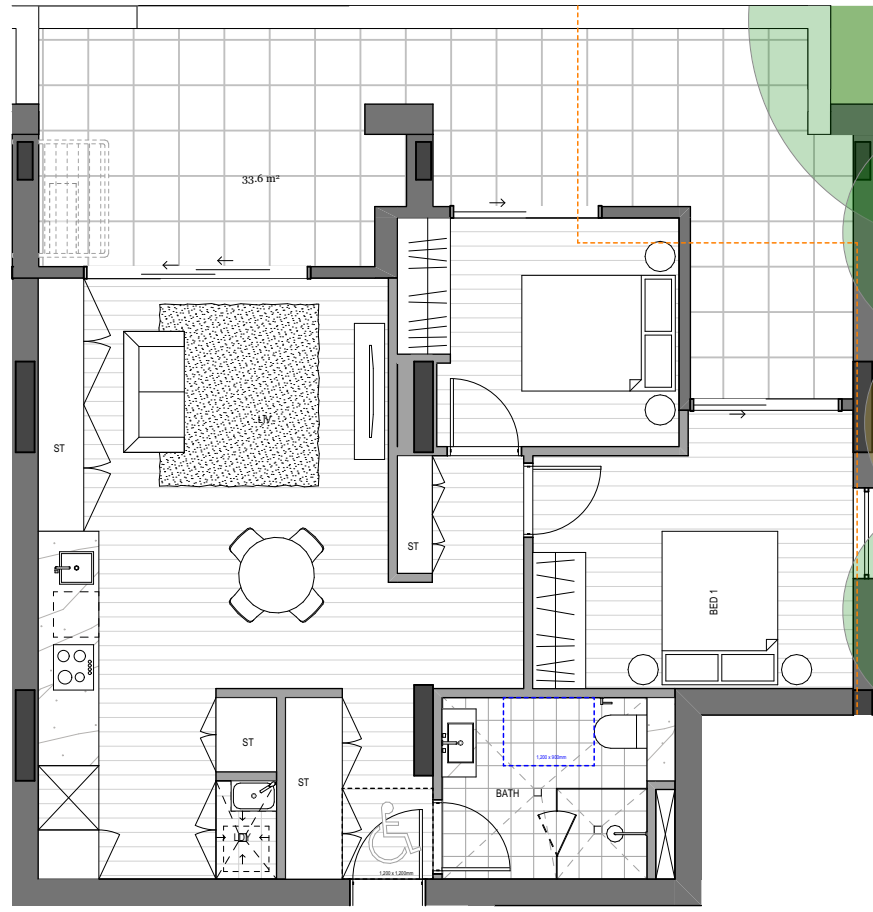


02 POST-ADAPTABLE
Scale 1:100

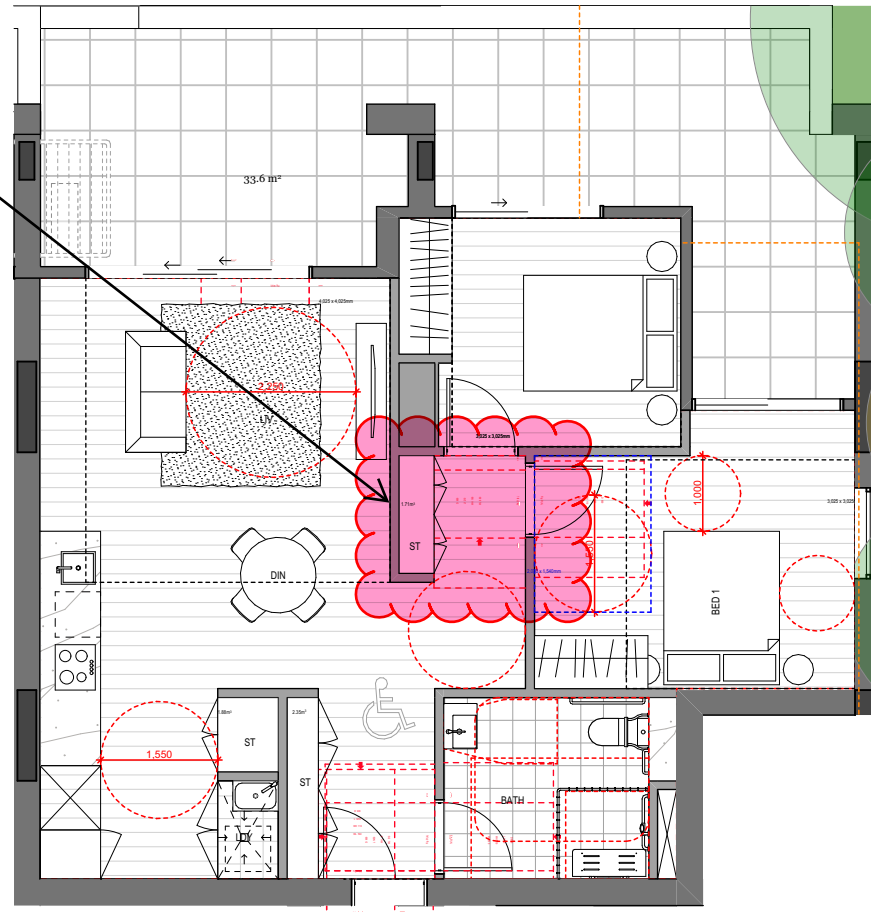
UNITS

A.1.04,
A.2.05
B.1.04,
B.2.05

X4



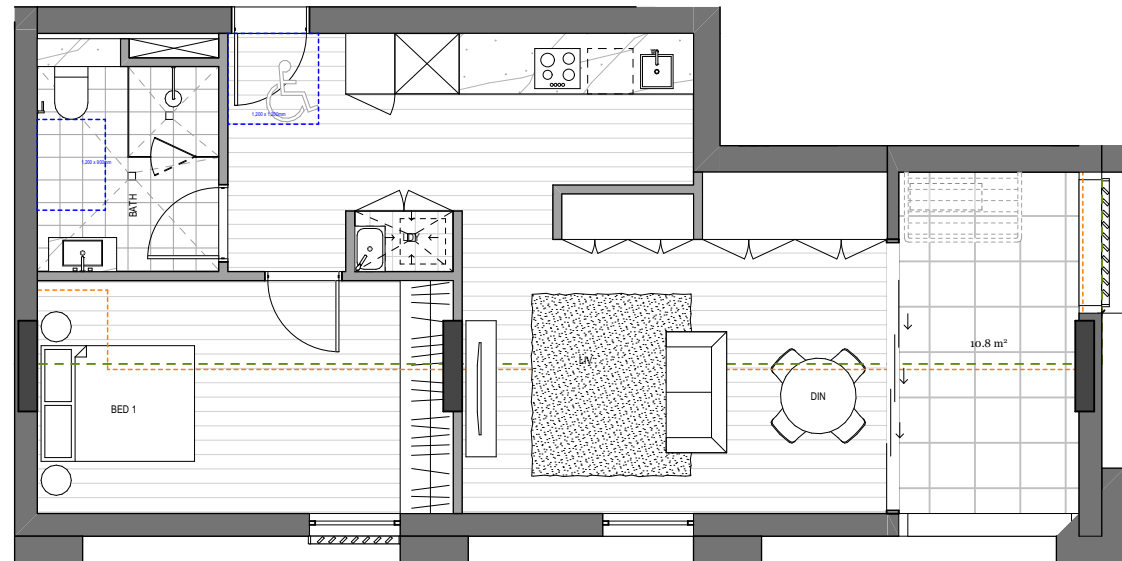
05 PRE-ADAPTABLE
Scale 1:100



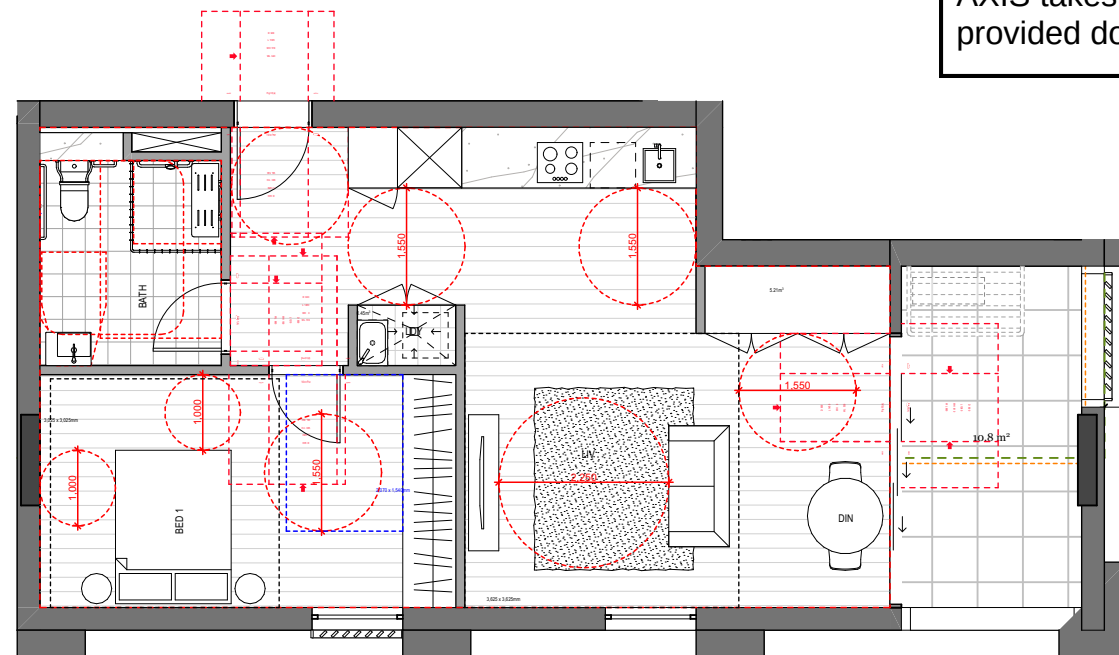
06 POST-ADAPTABLE
Scale 1:100

UNITS

A.G.04,
B.G.04,
X2



03 PRE-ADAPTABLE
Scale 1:100

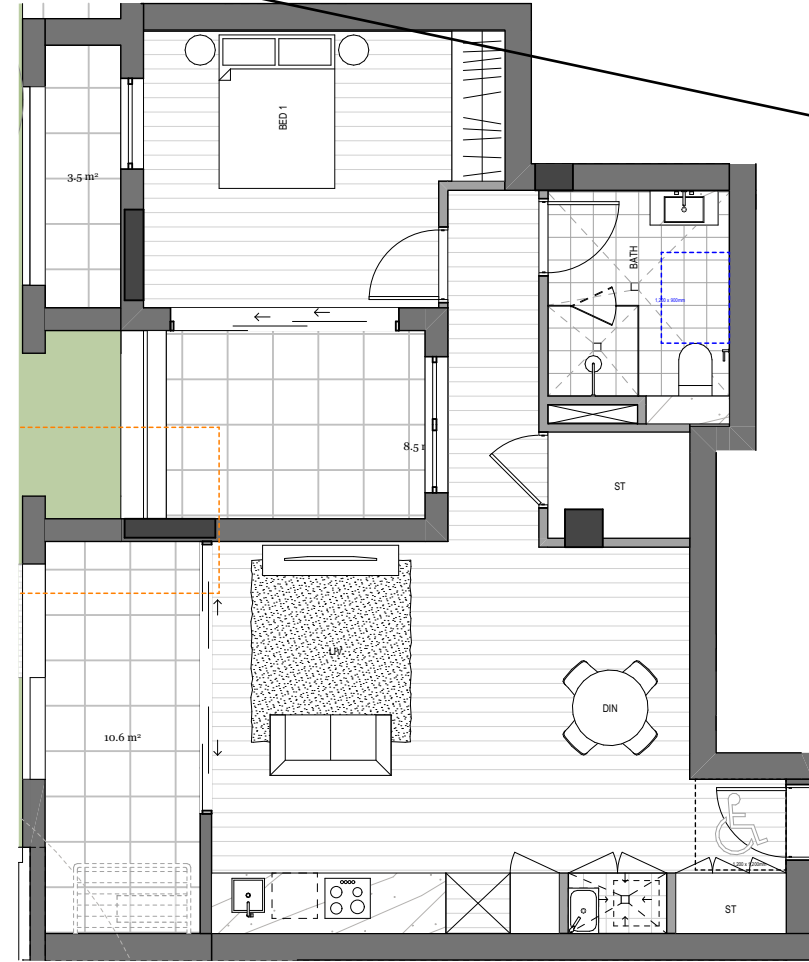


04 POST-ADAPTABLE
Scale 1:100

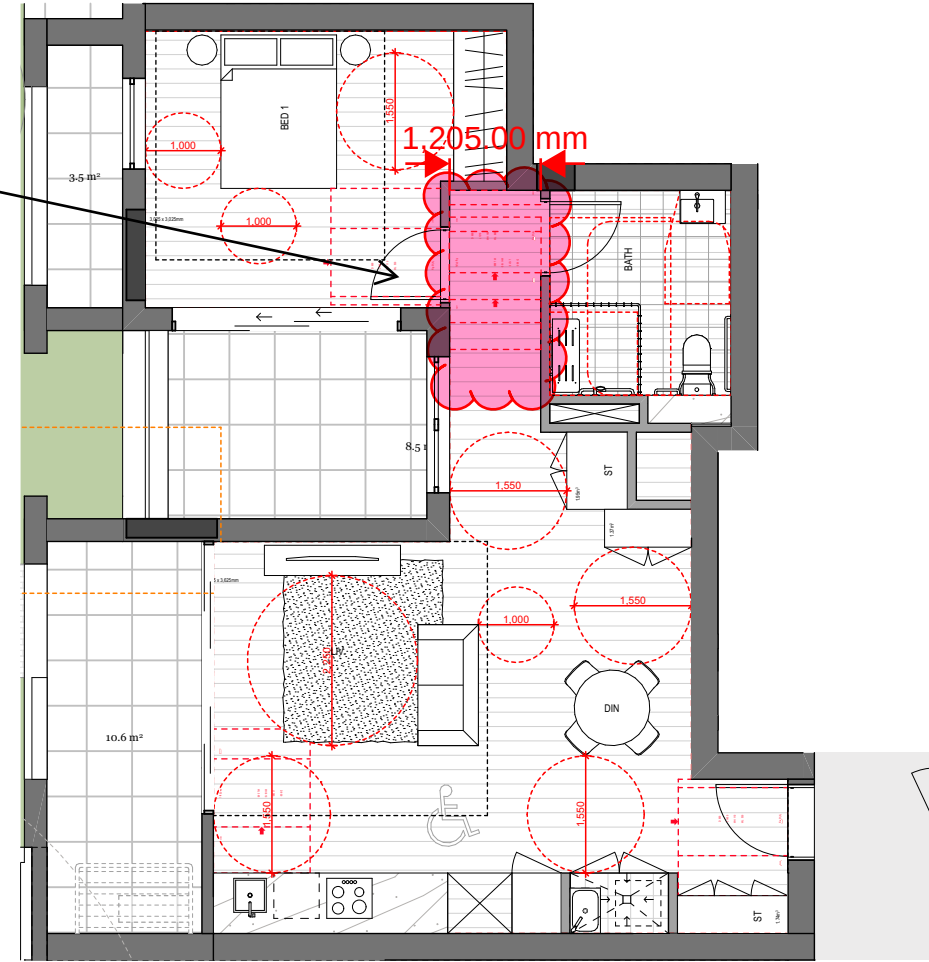
UNITS

A.G.05,
A.1.06,
A.2.06
B.G.05,
B.1.06,
B.2.06

X6



07 PRE-ADAPTABLE
Scale 1:100



08 POST-ADAPTABLE
Scale 1:100

UNITS

A.G.08
X1

Type of Mark Up: Advice based on 50% Design Development

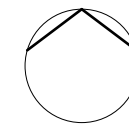
Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

Ch-12

Rev	Date	By	ChkBy	Description
A	25/07/2025	AH	SO	FOR DA SUBMISSION
B	19/06/2026	AH	SO	FOR S.455 SUBMISSION

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation (SAS, NER/RS, Section U Certificates, Consent).
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 2 6346 4900

DKO

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
Adaptable & Livable
Apartments 2

Drawing Scale

Drawing No.

DA508

1:100 @ A1

Revision

B

AS1428.1-2021 clause 10.4.3 Door Controls - Location
The location of the controls for doors shall be above a level surface and as follows:

(a) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor,

(b) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.

(c) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.

d) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstep when in the open or closed position.

(e) Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 500 mm to 1000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

AS1428.1 – 2021 – Switches and controls

Section 11 of AS1428.1 requires all switches and controls on an accessible path of travel, excluding general purpose outlets to be located

- Between 900mm and 1100mm above the plane of the finished floor
 - Not less than 500mm from internal corners
 - Light switches may be installed within 300mm on the latch side of the architrave.
 - General purpose outlets shall be located not less than 600mm nor more than 1100mm above the plane of the finished floor and not less than 500mm from internal corners.
- It is recommended the specific location of switches be nominated on design documentation. Note that for accessible unisex sanitary facilities, large rocker type switches are required

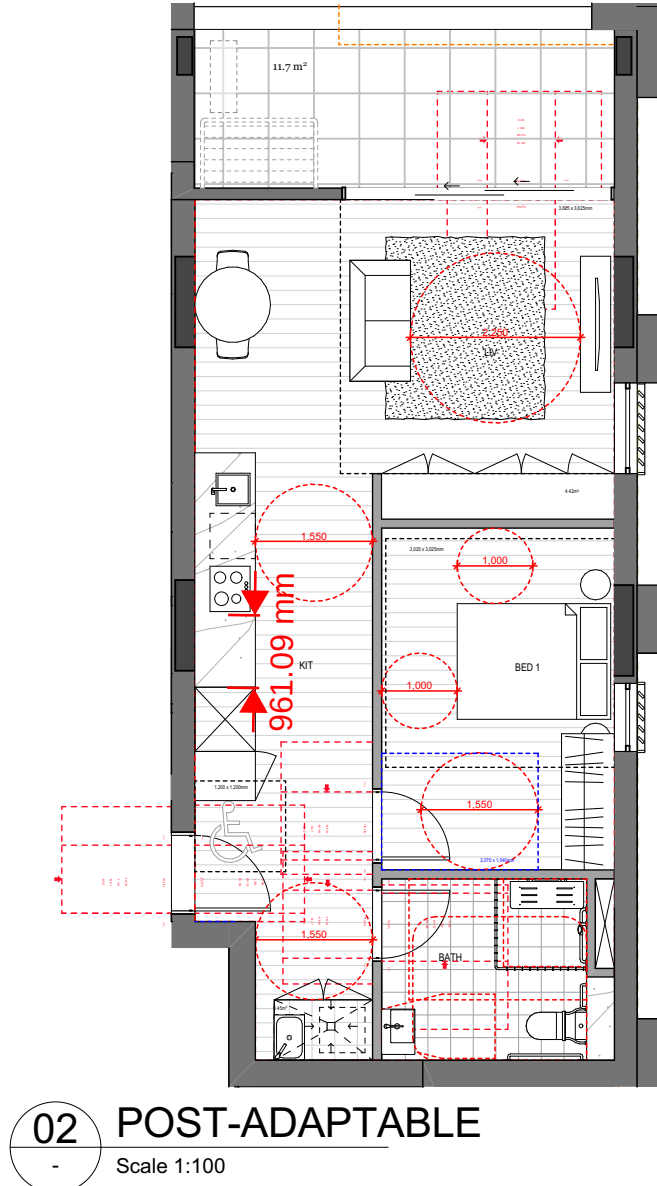
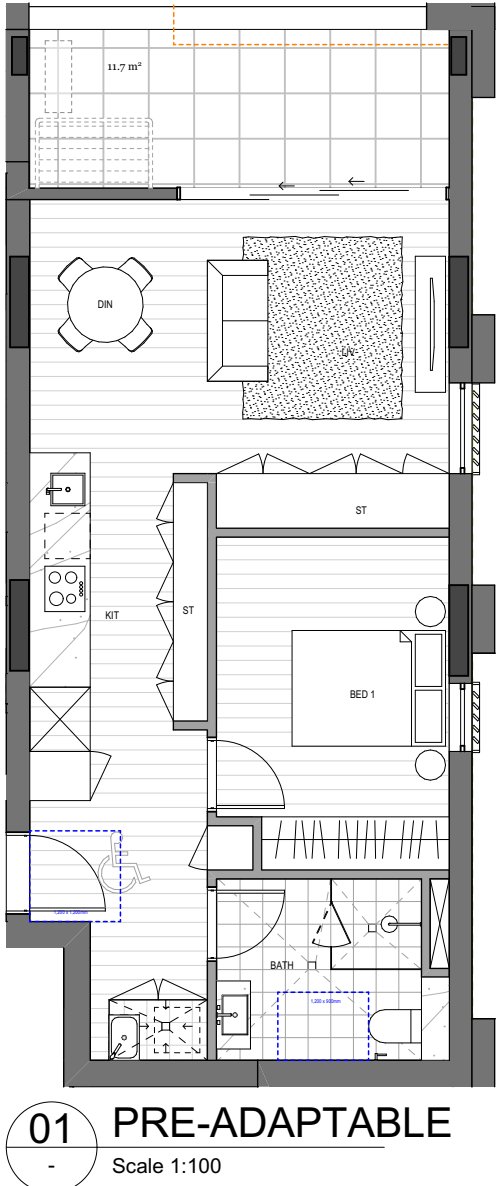
AS1428.1 – 2021 – Luminance Contrast for Doors

Clause 10.1 of AS 1428.1 requires all accessible doorways to have a minimum luminance contrast of 30% equivalent to a 50mm band between the door and the adjacent walls. Refer to Clause 10.1 of AS1428.1 for further clarification.

Clause 4.3.7 of AS4299-1995

Internal corridors shall have a minimum width of 1000mm with circulation spaces to comply with AS1428.1
Circulation spaces at doorways shall comply with - AS 1428.1 (2009), Clause 13.3

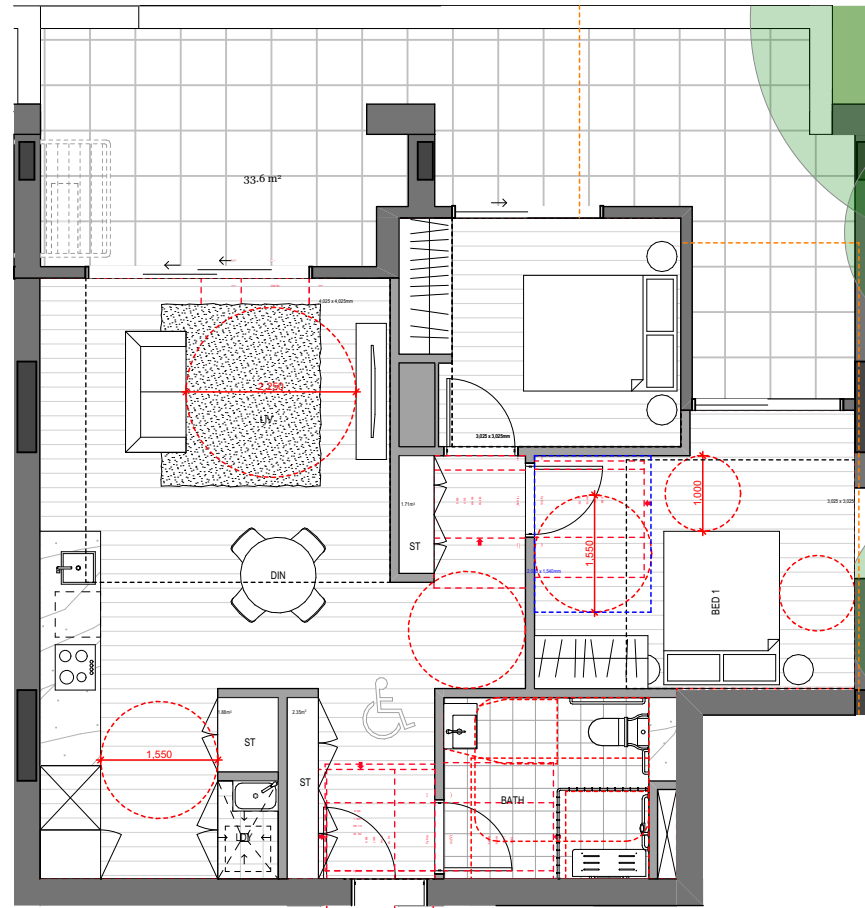
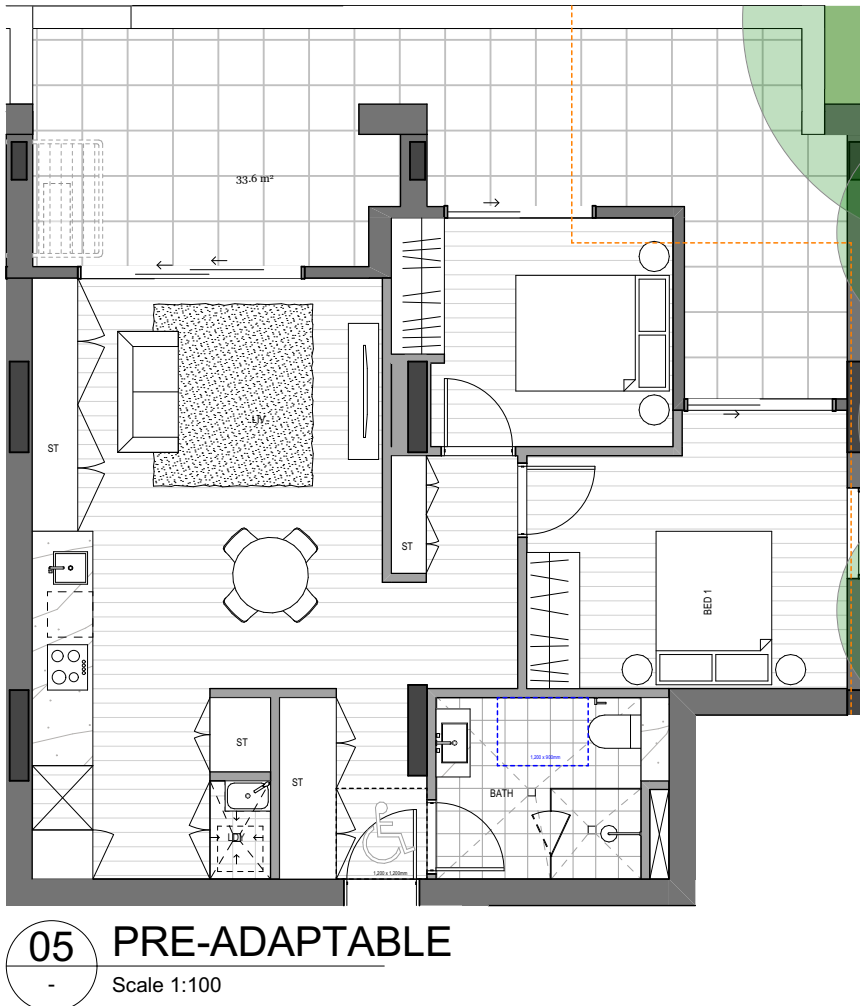
The current design indicates compliance can be achieved.



UNITS

A.1.04,
A.2.05
B.1.04,
B.2.05

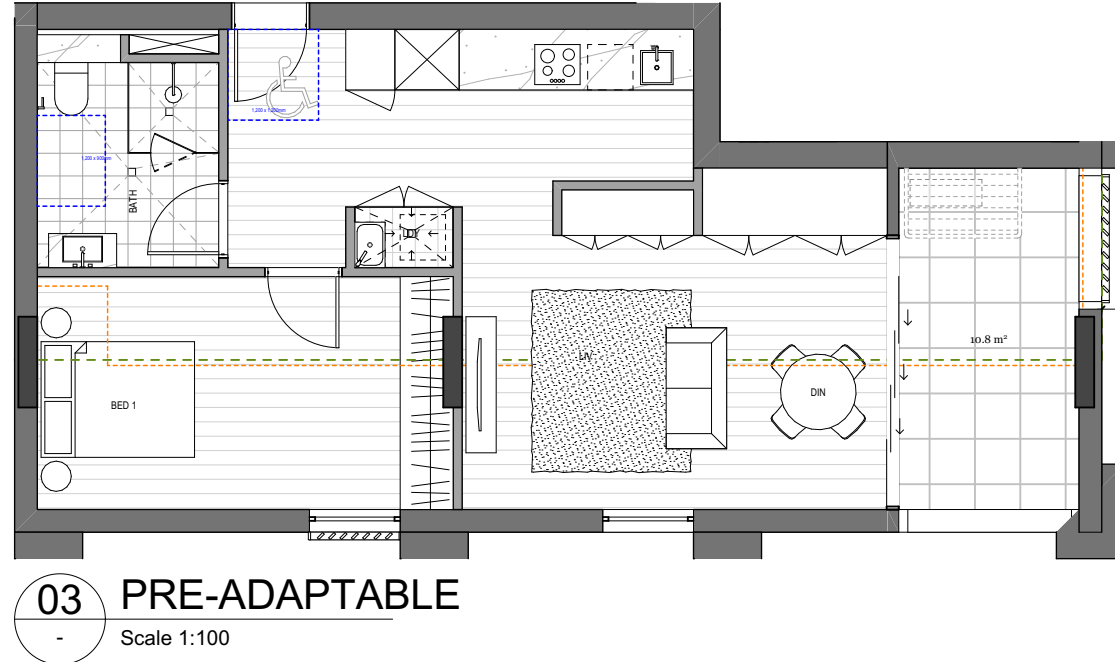
X4



06 POST-ADAPTABLE
Scale 1:100

UNITS

A.G.04,
B.G.04,
X2



03 PRE-ADAPTABLE
Scale 1:100

Shower recess floor - AS 1428.1 (2021), Clause 12.5.2

Ensure the minimum shower recess dimension is 1160mm x 1100mm and the waste outlet is positioned in accordance with AS 1428.1 (2021), Figure 47. Floor gradients (refer illustration below)

- To shower recess - 1:60 to 1:80
- To bathroom area - 1:80 to 1:100

Please be aware the requirements of AS1428.1-2021 are less onerous than BCA 2022 clause F2D4

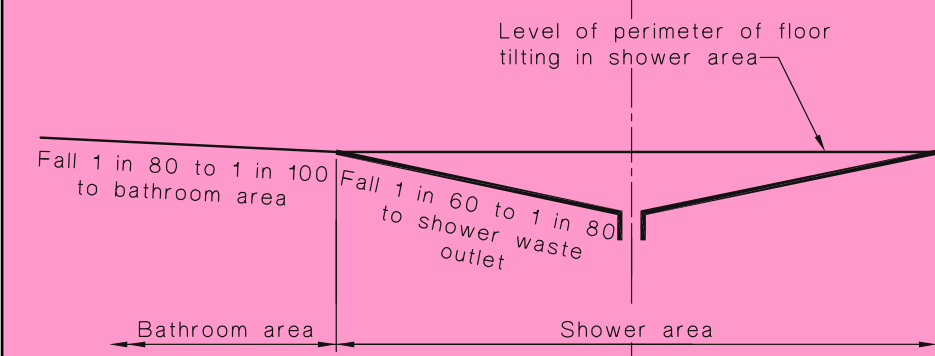
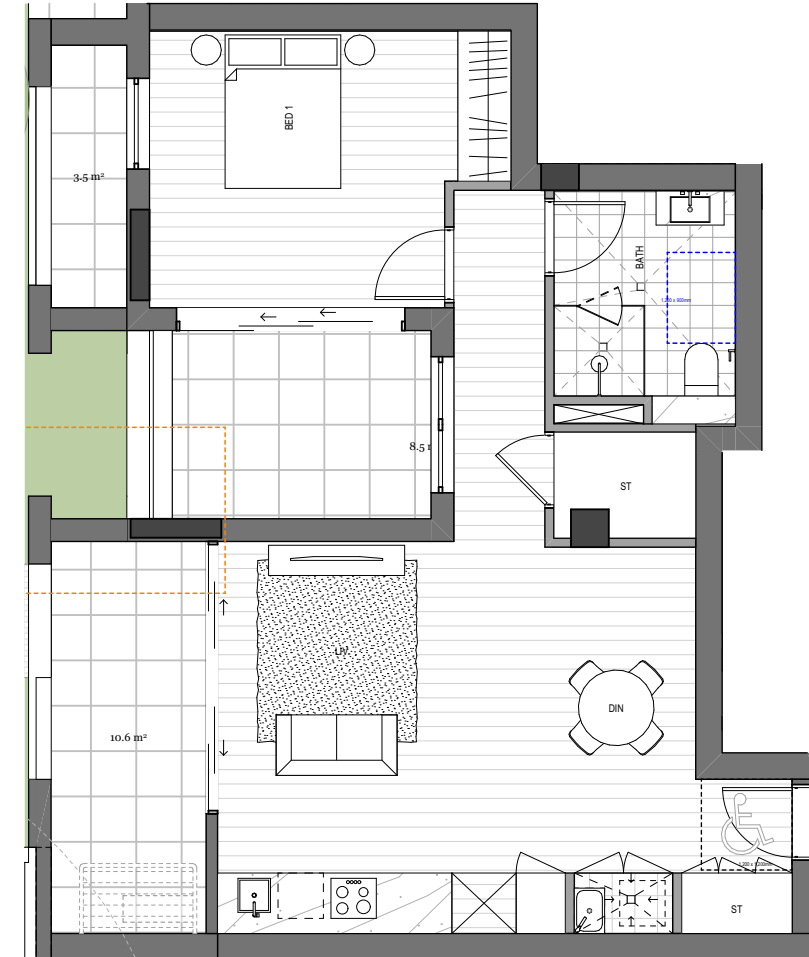


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS

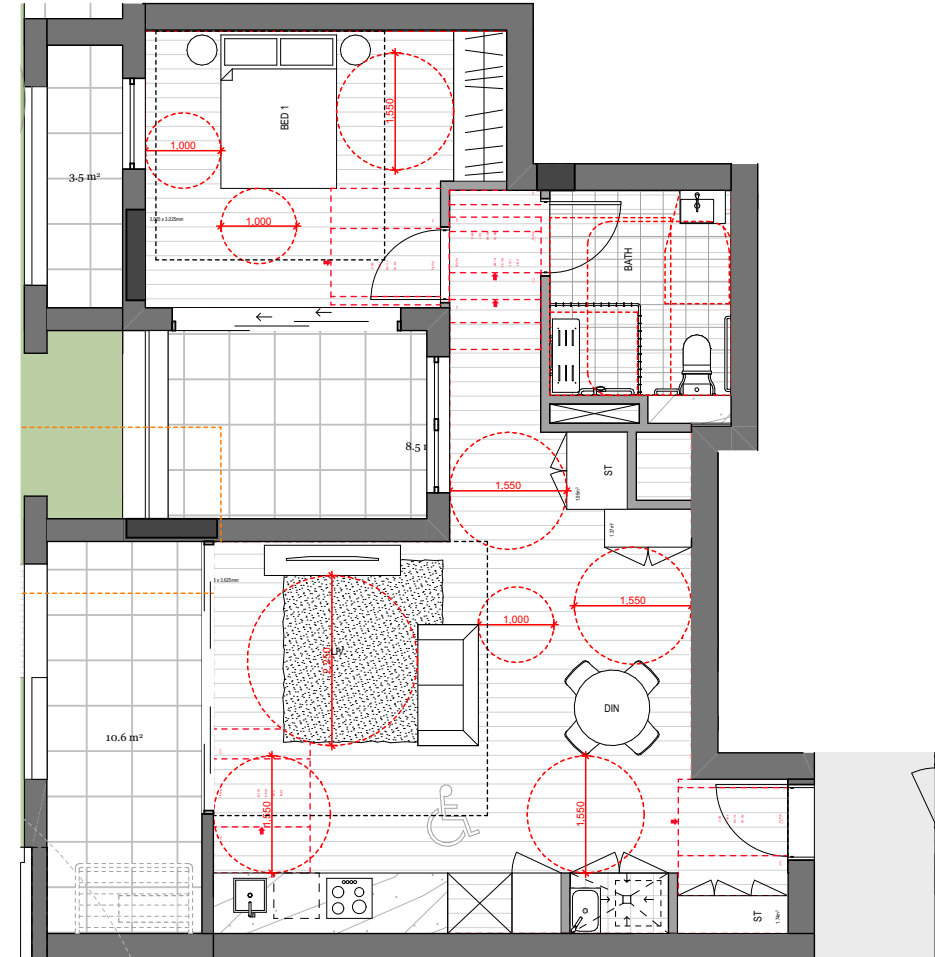
Floor Finishes

The following applies to interior finished and surface materials:

- D4D4 of the BCA requires where carpet or any soft flexible materials are used as flooring, the pile height or pile thickness is to be no greater than 11mm and the carpet backing to be not more than 4mm thick.
- Clause 4.3 of AS1428.1-2021 requires matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials not more than 3mm for vertical and 5mm for rounded or bevelled edges.
- Clause 4.4 of AS1428.1-2009 specifies grates to have openings no greater than 13mm in diameter. Any slotted openings to be no more than 13mm wide and orientated perpendicular to the dominant direction of travel.



07 PRE-ADAPTABLE
Scale 1:100



08 POST-ADAPTABLE
Scale 1:100

UNITS

A.G.08
X1

Clause 4.4 of AS4299-1995

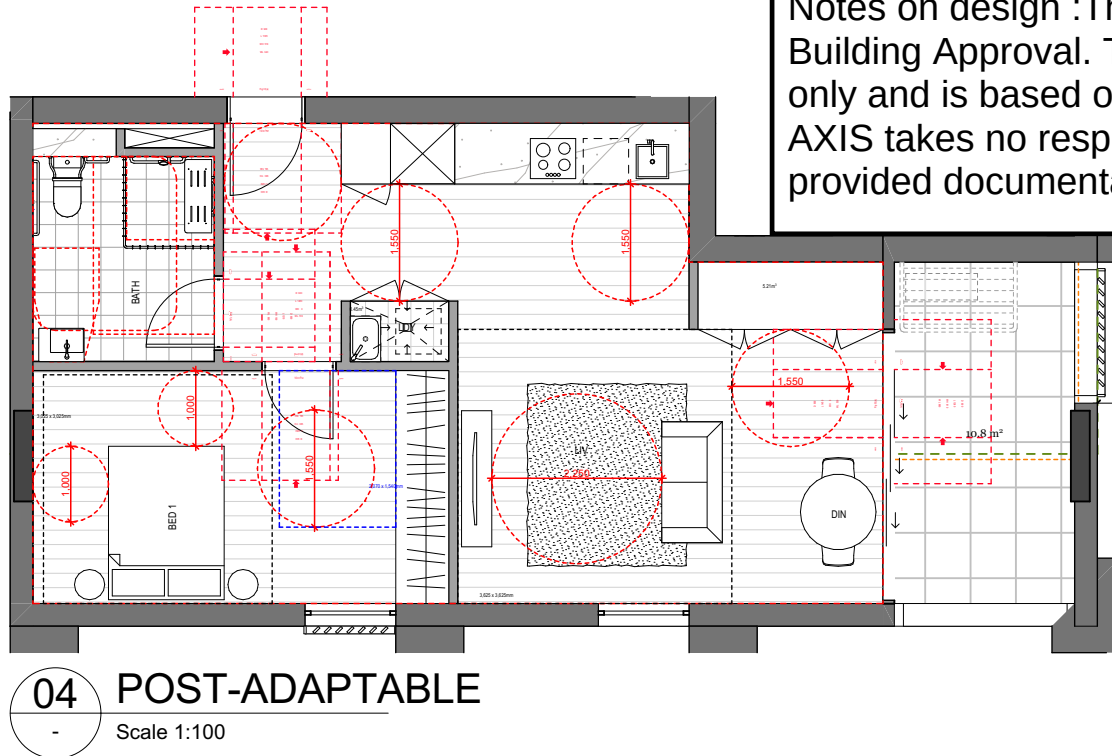
Designers to "potentially comply" with the accessible unisex sanitary facilities comply with AS 1428.1 2021, Section 12 including circulation spaces, exclusion zones, fitting/fixture locations and signage.



Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.



04 POST-ADAPTABLE
Scale 1:100

Clause 4.5 of AS4299-1995 - Kitchen joinery

Consider providing accessible kitchen facilities including but not limited to:

- Bench top height of 750 to 850mm;
- Benches to include 800mm work surface adjacent to the sink and cook-top;
- Clear space of 1500x820mm to allow forward approach to work surface with no more than 500mm of clear space extended under worktop with 1550mm clearance between opposing cupboards/worktops ;
- Where instant boiling water units are provided, they are to be provided within 300mm from the front edge f the sink and bench;
- Height of sink to be between 750 to 850mm;
- Depth of main sink to be maximum 150mm;
- Operating handle of tap to be within 300mm from the front edge of sink and bench throughout the arc of the movement;
- Knee clearance of not less than 680mm in height for a minimum depth of 300mm to the sink or one section of bench (900mm wide); and
- Consider providing foot clearance of not less than 290mm in height for a depth of 200mm to the sink or one section of bench (900mm wide).

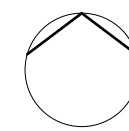
Elevation details will be provided as part of the design development stages

DEVELOPMENT APPLICATION

Drawing Name
Adaptable & Livable
Apartments 2

Drawing Scale
Drawing No.
DA508

1:100 @ A1
Revision
B



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 2 6346 4900



Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country
Dharawal

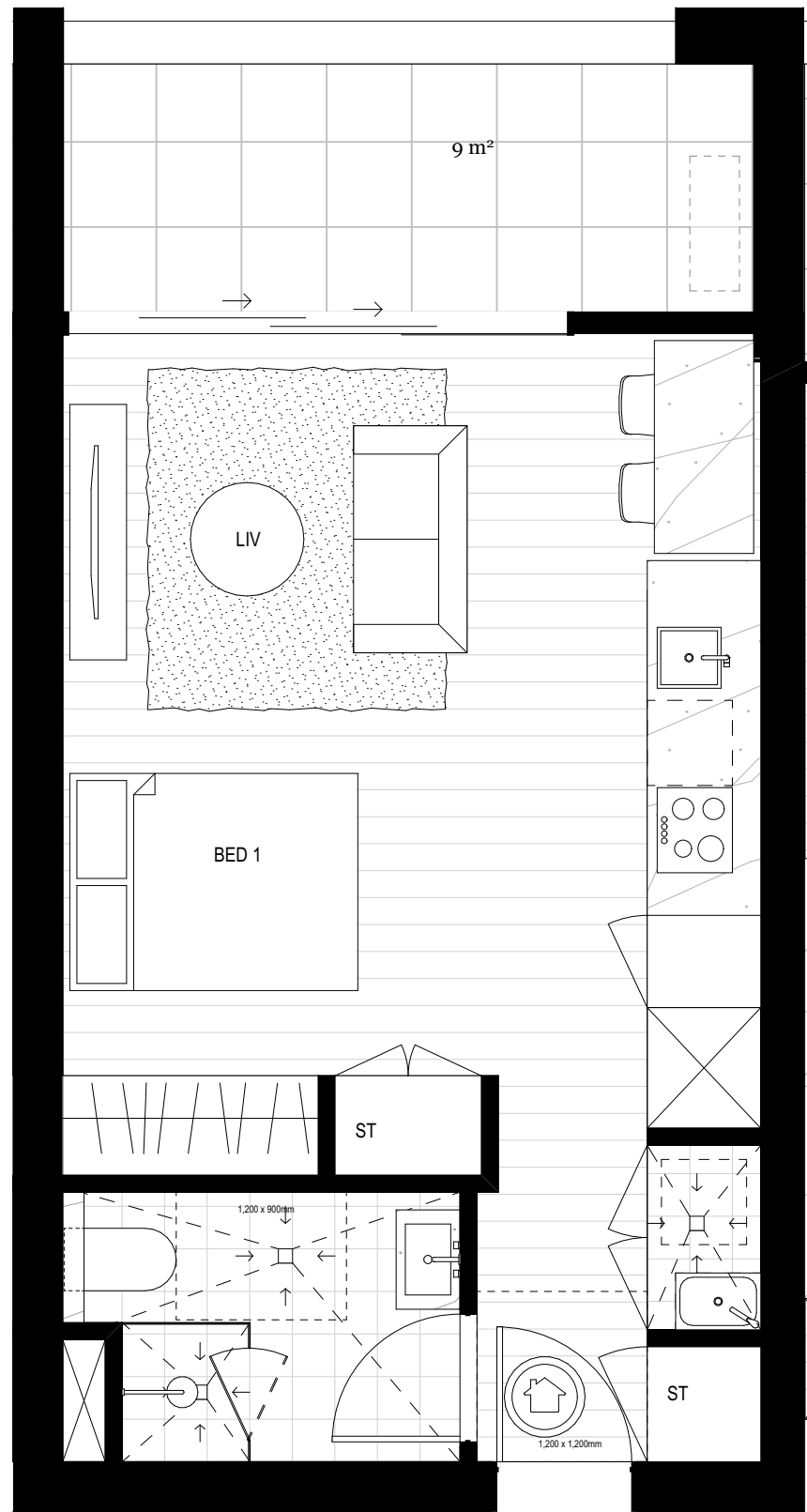
Type of Mark Up: Advice based on 50% Design Development

Date: 24th June 2026 Mark Up By: NE
Checked by: Feargal O Cathain

Notes on design :The document mark-up is not a formal Building Approval. The document mark up is for information only and is based on the documentation provided to AXIS. AXIS takes no responsibility for the correctness of the provided documentation.

Liveable Housing Design
The proposed Liveable Sole Occupancy Units will achieve the following core design features;

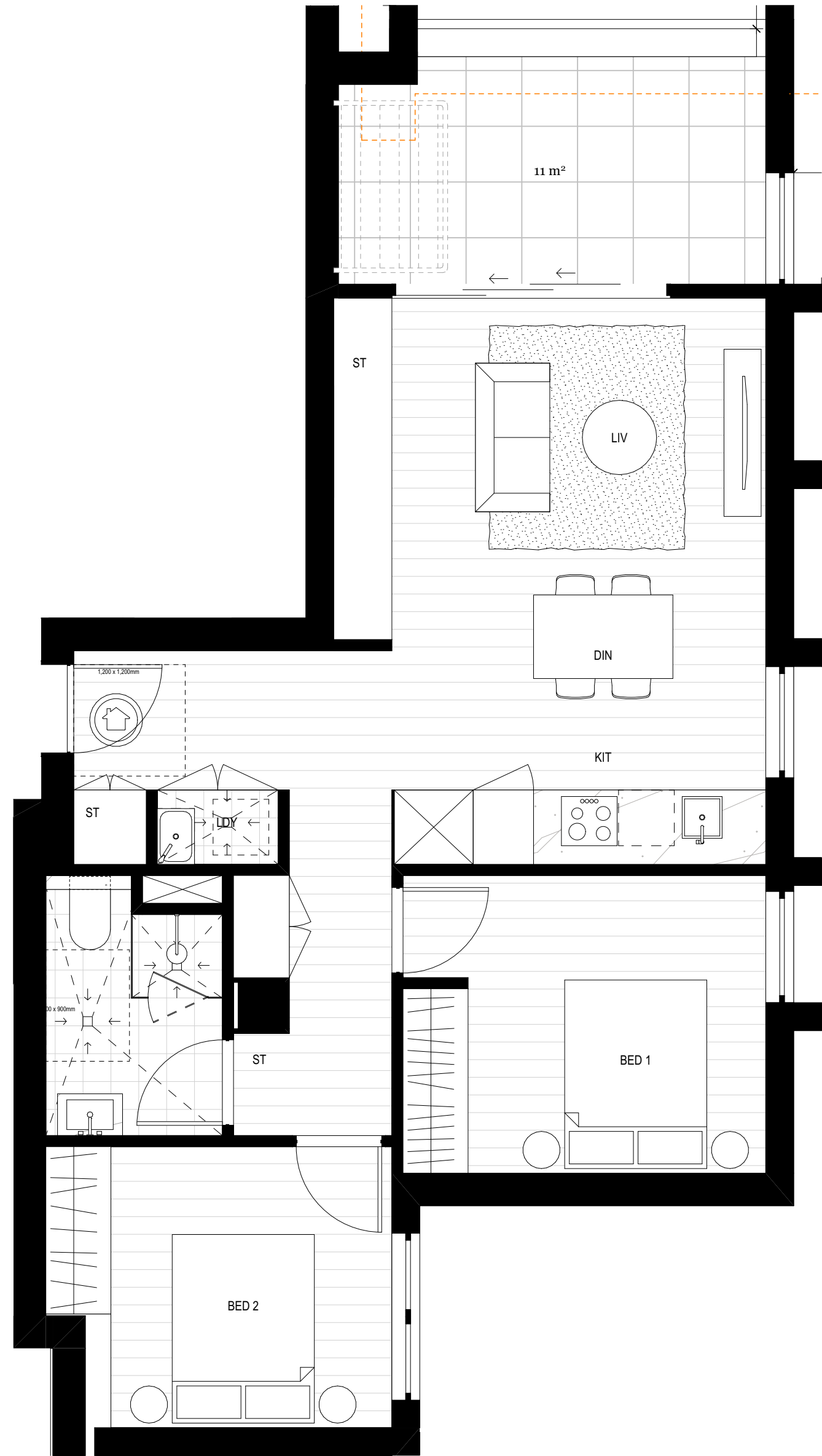
1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.



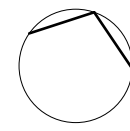
01 TYPICAL STUDIO
Scale 1:50



02 TYPICAL 1 BED
Scale 1:50



03 TYPICAL 2 BED
Scale 1:50



Auckland
Brisbane
Ho Chi Minh
Melbourne
Perth
Sydney

dko.com.au
info@dko.com.au
T +61 2 6346 4900

DKO

Project Name
Project Number
Project Address

Macarthur Gardens North R3
13822
Site R3, Macarthur Gardens North
Campbelltown NSW 2560

Country

Dharawal

Drawing Name
Typical Layout

Drawing Scale
Drawing No.
DA509

1:50, 1:2000 @
Revision
B