



ACCESS COMPLIANCE ASSESSMENT REPORT

Building Code of Australia 2022 Amendment 2

PROJECT:	64–66 Lavender Street and 3–7 Middlemiss Street, Lavender Bay
REF. No.:	NEW250951 (Rev 2)
DATE:	21/04/2026
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REPORT REGISTER

Issue	Date	Description	Consultant	Signature
1.	13/03/2026	Final Access Assessment Report (for SSDA)	Prepared by: Lu Xiaoxing Reviewed by: Mauricio Vera	-- --
2.	21/04/2026	Updated Final Access Assessment Report (for SSDA)	Prepared by: Lu Xiaoxing Assistant Building Surveyor Reviewed by: Mauricio Vera Director, Building Surveyor – unrestricted (BDC2854)	<i>Lu Xiaoxing</i> 

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1.0 Executive Summary

This Equitable Access compliance assessment report has been prepared by New Crown Consulting for Central Elements, and it relates to the proposed works associated to the subject development known as 64–66 Lavender St, Lavender Bay.

The evolving design documentation submitted at this stage of the design is detailed to the extent where the preparation of a comprehensive assessment report is achievable. This report is a final version for State Significant Development Application (SSDA) Stage.

Table 1 (below) summarises the items of interest at this stage of the review, including variations to the DTS Provisions of the BCA, Premises Standards, referenced Australian standards (AS), Livable Housing Design Guidelines (LHDG), Adaptable Code (AS4429), the objectives of the Disability Discrimination Act 1992 (DDA); and aspects that require further information. The summary below is not an exhaustive list of all non-compliances for the development. The report in its entirety needs to be reviewed by the design team to obtain an understanding of all equitable access related matters.

The following items listed in the table below are required to be clarified to confirm the design complies with the equitable access provisions of the BCA and DDA Premises Standards.

Item	Non-Compliance	Resolution	Performance Requirement	Clause
Identified Performance Solutions				
BCA/Access matters				
1.	– Insufficient walkway width of circa 800mm in lieu of 1000mm minimum to storage cage (basement 05 to 02) – Insufficient turning bays (1540x2070mm) within 2m from end of corridor (all levels): • Adjacent to northern fire-isolated stair (basement 05 to 01, and level 02 to 22). • Adjacent to Communal room (level 04 landscape). • Adjacent to Yoga room (Building A Level 04). • Sauna room (Level 04). • Airlock in Communal room (Building B level 04 and 05).	– Design rectification, or – Performance Solution.	DIP1	D4D2, D4D4 & AS1428.1
2.	Various insufficient doorway clearance and circulation clearance (all levels)	– Design rectification, or – Performance Solution.	DIP1	D4D2, D4D4 & AS1428.1
3.	Excessive length of 2000mm in lieu of 1900mm maximum at 1:10 step ramp (Building A, ground floor, adjacent to lifts)	– Design rectification, or – Performance Solution.	DIP1	D4D4, D4D12 & AS1428.1
4.	– Provision of a central-dual handrail in lieu of handrails on both sides of the stair may be necessary – Absence of top landing to the stair at the landscape seating.	Performance Solution	DIP1	D4D4 & AS1428.1

Livable Housing matters				
Silver Level				
5.	Various insufficient doorways clear widths of circa 785mm in lieu of 820mm minimum to bedroom, bathroom, and Laundry (Silver level)	Design rectification	--	LHDG
6.	Livable toilet not located in the corner (Silver level)	Design rectification	--	LHDG
Gold and Platinum Level				
7.	Insufficient clear space of 960x1200mm in lieu of 1200x1200mm minimum in front of the toilet pan (Gold and Platinum level)	Design rectification	--	LHDG
Adaptable Housing matters				
8.	Insufficient number of Adaptable units and associated car parking bays. Twenty (20) in lieu of thirty-three (33) minimum are provided.	Design rectification	--	Council DCP

Table 1.0 – Executive Summary

2.0 Introduction

The present Equitable Access assessment review has been limited to the evolving Architectural drawings (For Approval Stage), listed in Addendum B of this report, which detail sufficient information to allow the identification of the matters included in the Executive Summary and examined for further consideration.

2.1 Purpose

The purpose of this report is to assess the proposed design against the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), the access provisions of Volume 1 of the National Construction Code 2022 Amendment 1, in specific to the Building Code of Australia (BCA) and referenced Australian Standards (AS) and the objectives of the Disability Discrimination Act 1992 (DDA) to ensure reasonable access provisions for people with disability.

Any aspects where DTS compliance is not achieved, assessment against relevant performance criteria will need to be addressed by means of a separate Performance Based Solution (PBS) report and the associated Performance Based Design Brief (PBDB) report.

2.2 Applicable BCA/NCC

The design of buildings is bounded by the Environmental Planning and Assessment Act 1979. Compliance with the National Construction Code (BCA/NCC) is compulsory to all proposed “new works” regardless of the adopted certification pathway.

For Crown Land developments, the BCA edition is based on when tenders for main works are issued. For non-Crown developments, the BCA edition effective at the time of the construction certificate (CC) application, including the “entrance floor,” applies to all subsequent CC applications under the same consent, per the Environmental Planning and Assessment (Development Certification and Fire Safety) Amendment (Construction Certificates) Regulation 2023.

The BCA is now updated every three (3) years, the last update occurred on the 29th July 2025, thus applicable version is BCA 2022 Amendment 2.

2.3 Legislative Context

The items outlined below show a summary of the crucial statutory clauses related to Equitable Access and DDA compliance.

- Disability Discrimination Act 1992 (DDA)
- Disability Access to Premises Standards 2010 (Premises Standards), including Access Code
- National Construction Code 2022 (NCC/BCA) Amendment 2: Part D4, Clauses E3D8, F4D5 & F4D12.
- Applicable Australian Standards: AS1428.1-2021, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999

Disability Discrimination Act (DDA)

The objective of this subject legislation is to emphasise on the provision of independent, inclusive, and dignified access to premises for people with disabilities – mobility, sensory and cognitive. Breaching the principles of the DDA is discriminatory therefore illegal.

The DDA is federal legislation and applies in a complaints-based administered by the Australian Human Rights Commission (AHRC).

Premises Standards

This subject legislation outlines the obligations (branched out from the DDA) for new building work ensuring dignified, inclusive, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability.

The Premises Standards includes an Access Code for buildings that is mirrored from the Building Code of Australia (BCA) for Parts D4 (D3), E3D8 (E3.6) and F4D12 (F2.4). Also, the Premises Standards defines and establish compliance of the “affected part” for existing buildings same as new works are subject to compliance with the Access Code.

It is to be noted that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply, and it cannot be guaranteed that a successful complaint cannot be lodged.

Australian Standards (Access)

These Australian Standards provide a set of minimum technical requirements for a suitable accessible design for people with disability. This suit of documents concentrates on accessways in, out and throughout buildings, as well as circulation clearances for people on wheelchairs, sanitary facilities, and other accessible fixtures.

Part 1: AS1428.1-2021: Includes mandatory access requirements to new developments. AS1428.1-2021 adopted the circulation requirements of AS1428.2-1992 developed to satisfy 90% of people with disability between the ages of 18 to 60.

Part 2: AS1428.2- 1992: Includes mandatory enhanced access requirements (transport only) on buildings and facilities for people with disability.

Part 4: AS1428.4.1- 2009: Includes mandatory access requirements for Tactile Ground Surface Indicators (TGSi) to assist the orientation of people with vision impairment.

AS2890.6- 2009: Includes mandatory access requirements for accessible car parking (off-street) for people with disability.

AS1735.12- 1999: Includes mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Affected Part

The “affected part” is the accessway from the principal pedestrian entrance (of a building) to the new works.

In existing buildings, the “Affected Part” upgrade is applicable to a building owner, or a sole lessee who is also the applicant for a building approval. This is triggered by the construction permit i.e. Construction Certificate (CC), or Complying Development Certificate (CDC), or Crown Certificate.

For instance, if a building owner applies for the construction permit, the affected part upgrade is triggered. However, if the lessee of a part of a building (that includes more than one lessee) applies for a construction permit the “affected part” upgrade will not be triggered.

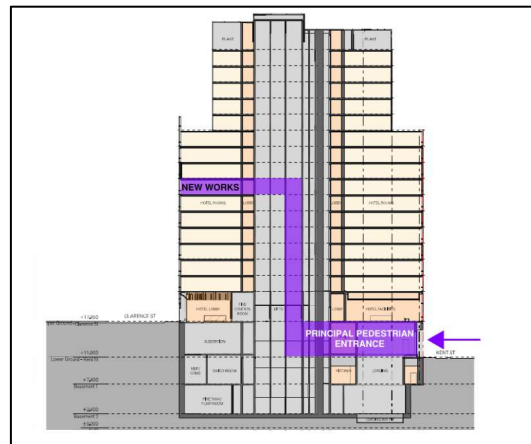


Figure 2.4 – Schematic of the “Affected Part”

2.5 Certifying Authority

A Principal Building Surveyor (also known as Accredited Certifier), whether in private practice or working for a council, is a public official whose role it is to issue certificates that authorise construction and building occupation in accordance with relevant planning and building legislation. They also inspect buildings to issue certificates.

In accordance with Section 24 Prescribed Conflicts (Part 4 – Conflicts of Interest) of the Building and Development Certifiers Regulations 2020, when a certifier is elected to act as the certifier for a project, the certifier cannot act as a consultant for that project, in any form, as it could give rise to conflicts of interest. Similarly, if a certifier acts as a consultant for a project, that certifier cannot subsequently act as the certifier for the same project.

Part 4 Conflicts of Interest.

24 Prescribed conflicts:

For the purposes of section 29(1)(b) of the Act, the following are circumstances in which a registered certifier has a conflict of interest in certification work—

- (a) the registered certifier issuing a strata certificate for a strata plan, strata plan of subdivision or a notice of conversion if the plan or notice has been prepared by the registered certifier or a person who has a relationship (whether family, personal, employment or business) with the registered certifier,
 - (b) the registered certifier carrying out certification work in relation to an aspect of development if the registered certifier has done any of the following in relation to that aspect—
 - (i) provided advice as to how to amend a plan or specification to ensure that the aspect will comply with the Building Code of Australia or a legislative requirement (but not if the advice was merely advice as to how the plan or specification could be amended to comply with a deemed-to-satisfy provision of the Building Code of Australia and the development relates only to a class 1 building or a class 10 building),
 - (ii) proposed a design option for the aspect of development, including proposing a performance solution to achieve compliance with a performance requirement of the Building Code of Australia.
-

2.6 Report Limitations

This report does not include or imply any audit, assessment or upgrading of the proposed development regarding any legislation other than the minimum access provisions of the Disability Access to Premises Standards 2010 (Premises Standards), including the Access Code and access provisions of BCA 2022 Amendment 2 notwithstanding any of the following:

- Deemed to satisfy provisions of the BCA 2022 Amendment 2 Sections B, C, E, F, G, I, J, Parts D1, D2 and D3.

- Work Healthy and Safety Act 2011 (Safety in Design)
- The National Construction Code – Plumbing Code of Australia Volume 3
- The National Construction Code – Building Code of Australia Volume 2
- Conditions of Development Consent issued by the Local Consent Authority
- Construction Safety Act
- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA 2022 Amendment 2 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint)

3.0 Project Profile

3.1 Site Location

The development site being the subject of this report is proposed to be located at 64–66 Lavender St, Lavender Bay. The site is currently bounded by Middlemiss Street to the north, private allotments to the east and west, and Lavender Street to the south.

The main portion of the site consists of existing buildings to be demolished.



Figure 3.1 – Site Location

3.2 Proposed Building

The building being subject of this report comprises of thirty-two (32) above-ground storeys plus five (5) below-ground basement levels.

The proposed development involves the construction of two (2) towers consisting of residential SOU's, storage, basements, waste rooms, communal spaces, services, swimming pool, gymnasium, yoga, and surrounding landscape.

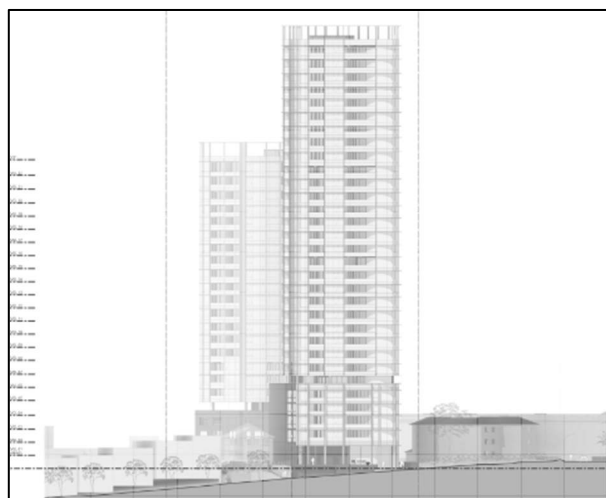


Figure 3.2 – Proposed development

3.3 Building Use

Class	Level / Location	Description
2	Part ground, level 2, part level 3, part level 4, and levels 5–31	Residential SOU's
7a	Basement 1 to 5	Carpark
9b	Part level 4	Assembly building

Table 3.3 – Building Use

3.4 Accessible Areas

Level	Class	Description
Part ground, level 2, part level 3, part level 4, and levels 5–31	2	Common areas of the residential levels
Basement 1 to 5	7a	To and within any level containing accessible car parking spaces
Part level 4	9b	To and within all areas normally used by the occupants

Table 3.4– Accessible Areas

3.5 Residential SOU's

The following table summarizes the required accessible features for the proposed residential Sole-Occupancy Units (SOU's). This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP and BCA 2022 Amendment 2.

SOU's Type	Location	SOU's Description
Adaptable SOU's	Level 02 to 20	Unit B.02.2, B.03.2, B.04.2, B.05.2, A.05.2, A.06.2, A.07.2, A.08.2, A.09.2, A.10.2, A.11.2, A.12.2, A.13.2, A.14.2, A.15.2, A.16.2, A.17.2, A.18.2, A.19.2, and A.20.2 (20 units)
Livable SOU's	Level 08 to 20, and 23 to 31	- Silver level (40 units): Unit A.02.4, B.02.3, B.03.3, B.04.3, A.05.4, A.06.4, B.07.3, A.07.4, A.08.1, A.09.1, A.10.1, A.11.1, A.12.1, A.13.1, A.14.1, A.15.1, A.16.1, A.17.1, A.18.1, A.19.1, A.20.1, A.21.1, A.21.3, A.22.1, A.22.3, B.08.3, B.09.3, B.10.3, B.11.3, B.12.3, B.13.3, B.14.3, B.15.3, B.16.3, B.17.3, B.18.3, B.19.3, B.20.3, B.21.3, B.22.3 - Gold level (9 units): Unit B.23.2, B.24.2, B.25.2, B.26.2, B.27.2, B.28.2, B.29.2, B.30.2, B.31.2 - Platinum level (13 units): A.08.4, A.09.4, A.10.4, A.11.4, A.12.4, A.13.4, A.14.4, A.15.4, A.16.4, A.17.4, A.18.4, A.19.4, A.20.4
Visitable SOU's	N/A	N/A

Table 3.5 – Residential SOU's

3.6 Livable Housing

The SEPP 65 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's "silver level" universal design features. Addendum B of this report includes an assessment against the relevant requirements of the LHDG.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the BCA.

3.7 Adaptable Housing

A number of thirty-three (33) adaptable units (20%) are required in the development. The adaptable units are required to comply with AS4299 – Class C (1995). Pre and post adaption plans will be required to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost. Addendum C of this report includes an assessment against the relevant requirements of the Adaptable Housing (AS4299).

3.8 Council's DCP

North Sydney Council Development Control Plan (DCP) 2025 (adopted at 28/07/2025, in effect at 22/09/2025) provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part D and E of that Plan. Find the Controls for Accessibility under Clause 3.5 PI-3 Section 3 Part D, Clause 4.2 PI-6 Section 4 Part D, and Clause 1.2.2 PI-4 Section 1 Part E of the North Sydney Council DCP Assessment in Addendum D.

3.9 Project Assumptions

The following assumptions outlined below were made in preparation of this assessment. If any of these assumptions are not correct, please contact the author of this report as it may have an impact on the assessment results.

- There will not be inter-allotment boundaries crossing (or nearby) the proposed building.
- The Principal Building Surveyor (Certifier) will confirm the correct building classification (use) if any inconsistency occurs.
- The distances will not be reduced by projection of skirting, kerbs, handrails and other fixtures.
- Areas that are not shown as plantrooms, cleaning, services, or the like will not be excluded as per Exemption from D4D5. In any other cases the Operator will need to request assessment for exemption.
- The connection between the proposed building and the road/boundaries will be available and operative, thus not obstructed by nature or security barriers.
- The nominated exits will be selected by the Principal Building Surveyor (Certifier).
- Maintenance of outdoor accessible features i. e. walkways, gates, stairs, ramps, etc will be preserved compliant.
- Circulation doorways, including doorways provided with self-closing device will be lightweight.
- Any shared areas in or around the building will be shown in the drawings i. e. pergolas, cloth lines, roof features/spaces, etc.
- The "end user" is aware that potential litigation based on the Disability Discrimination Act (DDA) is possible in a case-by- case basis and it can occur regardless of the compliant nature of the building.

4.0 Compliance Issues for Attention

The reviewed documentation referenced in Addendum B of this report has been assessed against the Access provisions of the BCA, AS1428.1, AS2860.6. This assessment has identified the following areas where compliance with the Access provisions will require further attention.

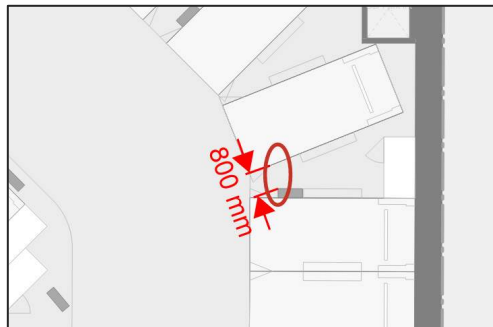
Please read the non-compliance issues outlined below in conjunction with the clause-by-clause assessment from Addendum A of this report.

Section D4 – Access for People with a Disability

1. Internal Walkways (BCA D4D2, D4D4 & AS1428.1)

- Insufficient walkway clear width of circa 800mm in lieu of 1000mm minimum serving the middle storage units at basement 05 to 02, in non-compliance with this clause and AS1428.1. To be rectified.

It is expected this area to be provided with at least 1m width walkway to the storage cage. Alternatively, pursue a Performance Solution if feasible.



- Various insufficient turning bays (1540x2070mm minimum) within 2m from end of corridors, in non-compliance with this clause.

- Corridor adjacent to northern fire-isolated stair (basement 05 to 01, and level 02 to 22). Performance Solution is available.
- Corridor adjacent to Communal room (level 04 landscape). To be rectified.
- Corridor adjacent to Yoga room (Building A Level 04). To be rectified.
- Sauna room (Level 04). Performance Solution is available.
- Airlock in Communal room (Building B level 04 and 05). To be rectified.



2. Doorways (BCA D4D2, D4D4 & AS1428.1)

The following non-compliances are identified.

- Various insufficient door width:

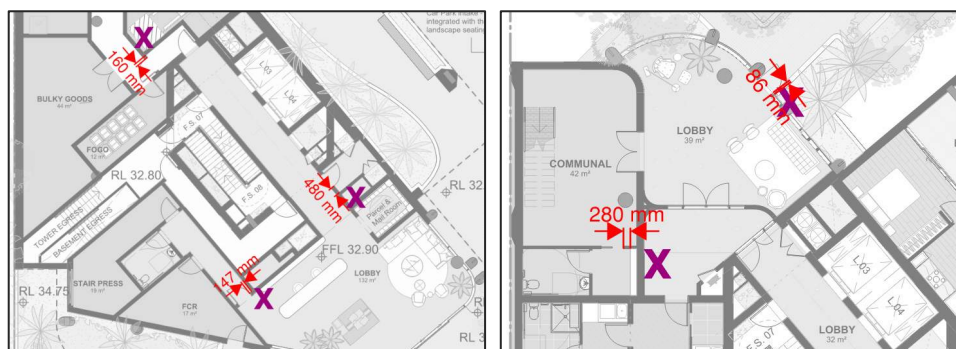
- Doors to lift lobbies: At least one door leaf to achieve 850mm minimum.
- Doors to Communal Room (ground floor): At least one door leaf to achieve 850mm minimum.
- Doors to Waster Room (Building A): At least one door leaf to achieve 850mm minimum.
- Doors to Yoga Room: At least one door leaf to achieve 850mm minimum.
- Doors to Communal Room (Levels 4 and 5): At least one door leaf to achieve 850mm minimum.



- Various insufficient circulation spaces at doorways.

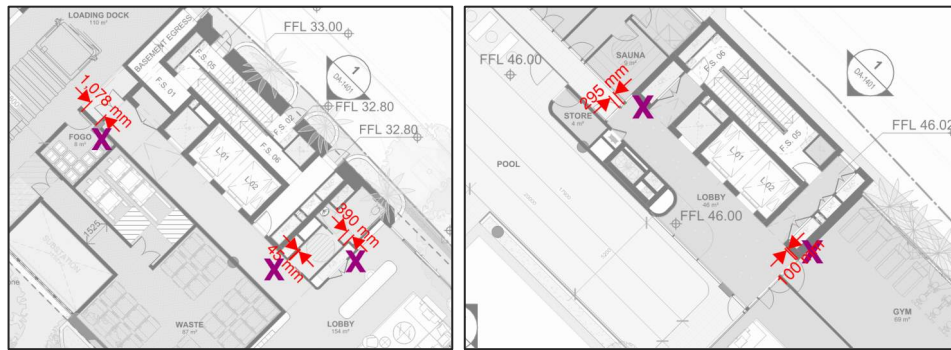
Building B:

- Corridor door to accessible WC (ground floor): Insufficient latch-side clearance.
- Door to Fogo airlock (ground floor): Insufficient latch-side clearance.
- Door between Lobby and external landscape (Level 4). Insufficient latch-side clearance.
- Sliding door to accessible WC airlock (Levels 4 and 5): Insufficient latch-side clearance.



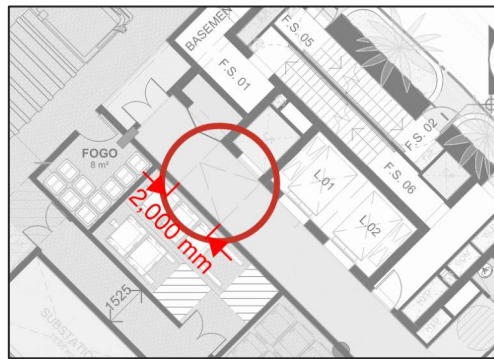
Building A:

- Sliding doors to accessible WC (ground floor): Insufficient latch-side clearance.
- Door to FOGO Room: Insufficient length.
- Door to Gym: Insufficient latch-side clearance.
- Corridor door to swimming pool: Insufficient latch-side clearance.



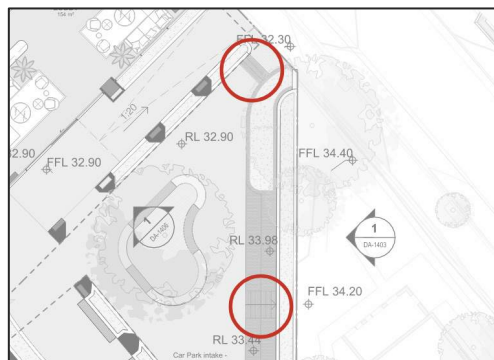
3. Path of Travel – Ramps (BCA D4D4, D4D12 & AS1428.1)

Excessive length of 2000mm in lieu of 1900mm maximum at the 1:10 step-ramp in Building A lift lobby on ground floor is identified, in non-compliance with this clause and AS1428.1. To be rectified.



4. Paths of Travel – Stairs (BCA D4D4 & AS1428.1)

- Absence of handrails on each side to the stair connecting northern landscape, in non-compliance with this clause. To be rectified.
- To allow use of a central-dual handrail in lieu of handrails on both sides of the stair to serve the tiered-seating areas, and no top landings, in non-compliance with this clause. Performance Solution is available.



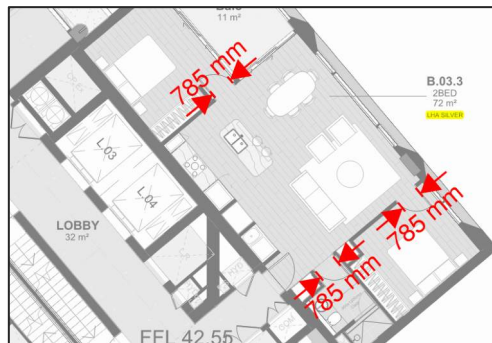
Livable Housing

Silver Level:

5. Internal doors and corridors

Various insufficient doorways clear widths of circa 785mm in lieu of 820mm minimum to at least one bedrooms, bathroom and Laundry, in non-compliance with this clause.

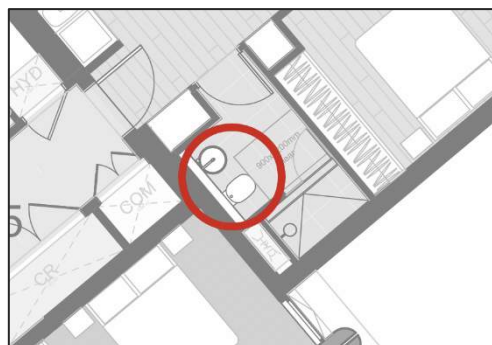
To be rectified/ clarified.



6. Toilets

The toilet in the livable units have a clear (900x1200mm) circulation space in front of the pan, in compliance with this clause. However, these toilets are not located in the corner of the room to enable installation of grabrails and associated reinforcement in compliance with Item 6 of LHDG. In non-compliance with this clause.

To be rectified/ clarified.



Gold and Platinum level

7. Toilets

Insufficient clear space of 960x1200mm in lieu of 1200x1200mm minimum in front of the toilet pan is identified, in non-compliance with this clause.

To be rectified.



Adaptable Units (AS4299)

8. Control P2 of Part E, Section 1, Provision 1.2.2: Universal Design and Adaptable Housing

It is noted that twenty (20) adaptable units and associated accessible car parking spaces are proposed in lieu of thirty-three (33) minimum. Refer to Addendum D for Council DCP assessment

To be rectified, Alternatively, Planning Consultant to assess and confirm.



We acknowledge an

people, the Tradition and

The accessible path of travel must
be continuous and functional.

Addendum A:

BCA ACCESS ASSESSMENT

The following equitable access assessment provides a holistic understanding on how occupants (with or without disabilities) experience the arrival to premises and traveling throughout. This assessment starts at the crossing of the site boundary, traveling towards the principal pedestrian entrance of the building, followed by the movement throughout all internal areas of the new works – this assessment method is made to highlight, to the design team and building owners, how occupants should be allowed to experience the building in an independent, inclusive and dignified manner.

BASIS OF THE ASSESSMENT

The following tables comprise the assessment of the reviewed architectural drawings against the Access provisions of the BCA 2022 Amendment 2, Livable Housing Design Guidelines and the Adaptable Housing Code. Also, an assessment of the access requirements from Council DCP is included.

ACRONYMS & FIGURES

OK	The proposed building design complies with the Access provisions of this clause.
X	The proposed building design does not comply with the Access provisions of this clause.
?	Further information is required to clarify Access compliance.
CRA	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.
N/A	Not applicable – This clause is not applicable to this project. No action required.
PSOL	Performance Solution is necessary to achieve compliance with this clause.
Noted	This clause is for informational purposes only, and no additional action is required.

BCA/NCC 2022 Amendment 2 Access Assessment										
Item	Design Element	Comment								
1.	Site Entrances (BCA D4D3 & AS1428.1)									
?	An accessway (i. e. continuous accessible path of travel, compliant with AS1428.1) is required as follows: - To/from the main points of a pedestrian entry at the allotment boundary; and - To/from another accessible building connected by a pedestrian link; and - To/from any required accessible carparking space on the allotment. It is also expected that any new works, walkways, communication stairs and ramps serving the building are compliant with BCA D4D4 & AS1428.1.	Further information is required to clarify DTS compliance. - The proposed building is provided with an accessible entrance at the allotment boundary on Lavender Street, gradients of the accessway is currently unclear. To be clarified. - The proposed building is provided with an accessway to and from the accessible carparking bays by a level walkway, and passenger lifts, capable to comply with this clause. - No additional accessible buildings in the site are identified.								
2.	Accessible Carpark (BCA Table D4D6 & AS2890.6)									
CRA	Accessible carparking spaces are to be provided in proposed carparks serving the building in accordance with AS2890.6, and BCA Table D4D6, as follows: <table><tr><th>Class of building (associated to carpark)</th><th>Number of accessible carparking spaces required</th></tr><tr><td>2</td><td>N/A</td></tr><tr><td>7a</td><td>N/A (residential use only)</td></tr><tr><td>9b</td><td>1 space for every 50 carparking spaces or part thereof.</td></tr></table> The accessible carparking spaces require to be placed on a firm, level surface in compliance with AS2890.6, CI 2.3, including: - 2400mm W x 5400mm L minimum size, plus an adjacent shared area of 2400mm W x 5400mm L minimum, compliant with AS2890.6. - 2500mm minimum height over the accessible carparking space and shared area. - 2200mm minimum height over the vehicular path from carpark entrance to the carpark space, compliant with AS2890.6; and Accessway to/from the accessible carparking spaces, lifts, and building entrances compliant with AS1428.1 and BCA D4D3.	Class of building (associated to carpark)	Number of accessible carparking spaces required	2	N/A	7a	N/A (residential use only)	9b	1 space for every 50 carparking spaces or part thereof.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Twenty-eight (28) accessible carparking bays are proposed with 5400x4800mm area including shared zone, in compliance with this clause. Fixtures to be reviewed at later stage (i.e. bollards, floor marking, signage). - Twenty (20) accessible car parking bays are allocated to adaptable units. Refer to Addendum D. - Eight (8) accessible carparking bays are allocated to Class 9b, in compliance with this clause. Note: Class 9b part is for residents use only
Class of building (associated to carpark)	Number of accessible carparking spaces required									
2	N/A									
7a	N/A (residential use only)									
9b	1 space for every 50 carparking spaces or part thereof.									

3. Principal Pedestrian Entrance (BCA D4D2, D4D3 & AS1428.1)

CRA	An accessible entry into the building is required as follows: - Through the principal pedestrian entrance (of the building or part) - Through 50% minimum of all pedestrian entrances (not including D4D5 exempt areas) - Non-accessible pedestrian entrances are to be located not further than 50m from the accessible one for building with 500m² total floor area or more (not including D4D5 exempt areas). - Accessible pedestrian entrance provided with multiple doorways: • Not less than 1 is to be accessible (if not more than 3 doorways provided) • Not less than 50% are to be accessible (if more than 3 doorways provided). Note: Best practice is to design all doorways accessible to avoid confusion and additional accessible signage. - Accessible entrances are to have a clear circulation space on both sides of doorways. This must be level and include 850mm minimum clear door opening, compliant with AS1428.1. - Door controls are to be in compliance with AS1428.1.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - The principal pedestrian entrance serving the building is located on Lavender Street and provided with a double-sliding door with an 850mm clear opening, in compliance with AS1428.1 Clause 10. However, Levels (RL's) to be clarified prior to construction. Note: Doors to fire-isolated stairs are for egress purposes only, thus not required to be accessible. - Ensure door controls (i.e. door handles, push button, etc) are provided in a compliance location as per AS1428.1 (900-1100mm height).
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4. Internal Walkways (BCA D4D2, D4D4 & AS1428.1)

X	An accessway is required to and within all accessible areas. This accessway must be continuous and step-free, meaning that stairs, revolving doors, escalators, etc. are not suitable. The accessway require the following minimum circulation areas in compliance with AS1428.1: - Minimum clear width of 1000mm to straight walkways and 1500mm to curved walkways. - Minimum 1500mm x 1500mm circulation space to walkways provided with 90° turnings. - Minimum 1800mm W x 2000mm L passing bays at 20m maximum intervals where a direct line of sight is not available. - Minimum 1540mm W x 2070mm L turning spaces within 2m of the end of corridors and at 20m maximum intervals. - Maximum 1:40 gradient on surfaces required to be level i. e. turning/passing bays, landings, etc. - Minimum 2000mm clear height (1980mm height permitted at doorways) on accessways.	The proposed building design does not comply with the DTS provisions of this clause. - Insufficient walkway clear width of circa 800mm in lieu of 1000mm minimum serving the middle storage units at basement 05 to 02, in non-compliance with this clause and AS1428.1. To be rectified. - Single door to bike storage has insufficient circulation spaces (1500x1500mm min.) in Basements 03 to 01, however considered for exit only. To be rectified as best practice. To be clarified. - The proposed building is provided with sufficient passing bays (1800x2000mm) every 20m, in compliance with this clause.
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- Areas with less than 2000mm clear height i. e. underside of stairs are to be enclosed by means of walls, handrails, balustrades, kerbrails, etc; or provided with warning TGSi's compliant with AS1428.4.1.

Note: Landscape on the northern side of Building A (i.e. walkways, landings, ramps, etc) to interface with levels of exits. Currently unclear. **To be clarified.**

- Various insufficient turning bays (1540x2070mm minimum) within 2m from end of corridors, in non-compliance with this clause.

- Corridor adjacent to northern fire-isolated stair (basement 05 to 01, and level 02 to 22). **Performance Solution is available.**
- Corridor adjacent to Communal room (level 04 landscape). **To be rectified.**
- Corridor adjacent to Yoga room (Building A Level 04). **To be rectified.**
- Sauna room (Level 04). **Performance Solution is available.**
- Airlock in Communal room (Building B level 04 and 05). **To be rectified.**

Note: Space at the end of storage units next to eastern wall (basement 05 to 04) to be blocked as best practice.

- Access to swimming pool is not provided, thus understood for the use of Class 2 occupant only.

5. Flooring and Surfaces (BCA D4D2, D4D4 & AS1428.1)

CRA

Ground/floor surfaces within the accessway require the following:

- Abutment between surfaces to be level or with a maximum tolerance of 3mm (vertical) or 5mm (bevelled/rounded) edges.
- Carpet pile height to be not greater than 6 mm, and carpet backing thickness to be not greater than 4 mm (10mm in total).
- Grates with openings to be 13mm maximum diameter (circular shapes), 13mm maximum wide (slotted) and placed with the longer dimensions traverse to the main direction of travel. If slotted openings are 8mm maximum the grate/heelguard can continue across the width of the walkway.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- The following slip resistance rating to flooring and surfaces are required.

- P1: Dry indoor surfaces (i.e. common areas, etc) (P2 recommended)
- P2: Transition areas (i.e. entry, etc) (P3 recommended)
- P3: Wet areas (i.e. toilets, etc) (P4 recommended)

- Flooring to be slip resistant in compliance with BCA Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.

Building Element/Area	Surface Condition	
	Wet Pendulum Test – Dry	Wet Pendulum Test – Wet
Ramp steeper than 1:14	P4	P5
Ramps not steeper than 1:14	P3	P4
Wet Areas i. e. Toilets	--	P3
Transitional Areas i. e. Entry Lobby	P2	P3 (Preferred)
Dry Areas i. e. Internal room	P1	--
Stair tread and landings	P3	P4
Stair nosing and landing edge strip	P3	P4

- P4: External areas (i.e. walkways, etc)
- P5: Ramps steeper than 1:14 (i.e. threshold ramps, etc)
- Ensure abutment of surfaces are flush (3mm maximum tolerance in external areas (i.e. turf, decks, tiles, etc).
- Ensure drainage grates do not have openings greater than 8mm.

6. Doorways (BCA D4D2, D4D4 & AS1428.1)

X

Doorways on accessways require the following:

- Minimum 850mm clear door opening width of the active leaf (typically 920mm door leaf)
- Level (1:40 gradient max), step-free, and clear door circulation space on both sides of the door.
- If double leaf doors are proposed, at least one of them must active and compliant.
- Minimum 30% luminance contrast between doorway openings and adjacent surfaces.
- Circulation spaces at doorways depend on the door nature (swing/sliding) and side of approach. However, a clearance of 1500x1500mm on both sides of the door will achieve compliance.
- Accessible doors, hardware, and controls are to comply with AS1428.1.
- Accessible doors are to be lightweight (20N) otherwise power-operated with accessible controls.

The proposed building design does not comply with the DTS provisions of this clause.

- Various insufficient door width. **To be rectified.**
 - Doors to lift lobbies: At least one door leaf to achieve 850mm minimum.
 - Doors to Communal Room (ground floor): At least one door leaf to achieve 850mm minimum.
 - Doors to Waster Room (Building A): At least one door leaf to achieve 850mm minimum.
 - Doors to Yoga Room: At least one door leaf to achieve 850mm minimum.
 - Doors to Communal Room (Levels 4 and 5): At least one door leaf to achieve 850mm minimum.
- Various insufficient circulation spaces at doorways. **To be rectified.**

Building B:

- Corridor door to accessible WC (ground floor): Insufficient latch-side clearance.
- Door to Fogo airlock (ground floor): Insufficient latch-side clearance.

- Door between Lobby and external landscape (Level 4). Insufficient latch-side clearance.
- Sliding door to accessible WC airlock (Levels 4 and 5): Insufficient latch-side clearance.

Building A:

- Sliding doors to accessible WC (ground floor): Insufficient latch-side clearance.
- Door to FOGO Room: Insufficient length.
- Door to Gym: Insufficient latch-side clearance.
- Corridor door to swimming pool: Insufficient latch-side clearance.

7. Exempt Areas (BCA D4D5)

CRA	Certain areas can be exempt from compliance with AS1428.1 under clause D4D5: – An area where access would be inappropriate because of the particular purpose for which the area is used. – An area that would pose a health or safety risk for people with a disability. – Any path of travel providing access only to an area exempted by any of the two items exempted above. Note: Service areas such as plant rooms, cleaners' rooms, heavy/sharp equipment storage, toxic elements, etc are exempt. Any other areas must be assessed in a case-by-case basis.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The following areas are identified as exempt: Bulky goods, Das room, Stair press plant, Fan room, Cold water meter and pump room, FCR (Fire control room), Substation, Hot water plant, Water cooled VRF pumproom, Pool Plant, and Heat exchange plant. Note: Storerooms (various) are only exempted if containing heavy or safety hazard items.
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8. Passenger Lifts (BCA E3D8, D4D4 & AS1735.12)

CRA	Accessible passenger lifts require the following: – Passenger lift car is to comply with this clause and AS1735.12. – Minimum lift car dimensions of 1100mm W x 1400mm L if traveling less than 12m (and/or for existing buildings, based on the Premises Standards' Lift Concession). – Minimum lift car dimensions of 1400mm W x 1600mm L if traveling more than 12m. – To include accessible features including lift car dimensions, door clearance, lift call and controls, fixtures and fittings and auditory and visual indicators in compliance with AS1735.12.	Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. – The proposed lifts travel more than 12m and are provided with internal shaft dimensions of circa 1400x2020mm, capable of accommodating the 1400x1600mm lift car, in compliance with this clause.
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- The proposed passenger lifts are provided with a door opening of circa 1200mm, in compliance with this clause.
- Accessible fixtures to be reviewed at later stage, if necessary.

9. Path of Travel – Ramps (BCA D4D4, D4D12 & AS1428.1)

X

Accessible ramps require the following:

- Ramps are to be compliant with AS 1428.1, Section 7 (except ramps to/from exempt areas).
- Connected ramps must not have a combined vertical rise of more than 3.6m; and
- Step-ramps landings must not overlap a landing for another step ramp or ramp.
- Maximum 1:14 gradients, landings every 9m maximum, and landing dimensions to it the required turning i. e. 1200mm min (general); 1500mm (90° turn), 1540mm (180° turn).
- Suitable setback to allow handrail extension and turning not protruding over traverse path of travel constituting a safety hazard i. e. 900mm (from site boundary), 400mm min. (paths of travel).
- Clear width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails on both sides, compliant with AS1428.1.
- Continuous handrails and kerb-rails on both sides in compliance with AS1428.1.
- Tactile ground surface indicators (TGSi's) provided at top and bottom landings in compliance with AS 1428.4.1.
- Step ramps to have a 1:10 maximum gradient, 190mm maximum vertical raise, and be compliant with Section 7 Cl 7.6.
- Threshold ramps to have a 1:8 maximum gradient, 35mm maximum vertical raise, and be compliant with Section 7 Cl 7.5.

The proposed building design does not comply with the DTS provisions of this clause.

Excessive length of 2000mm in lieu of 1900mm maximum at the 1:10 step-ramp in Building A lift lobby on ground floor, in non-compliance with this clause and AS1428.1. **To be rectified.**

Note: If threshold ramps provided ensure it does not exceed a vertical rise of 35mm.

Note: Driveway gradients in the basement carpark are unlikely to be trafficable, thus not considered ramps.

10. Paths of Travel – Stairs (BCA D4D4 & AS1428.1)

PSOL

Accessible stairs require the following:

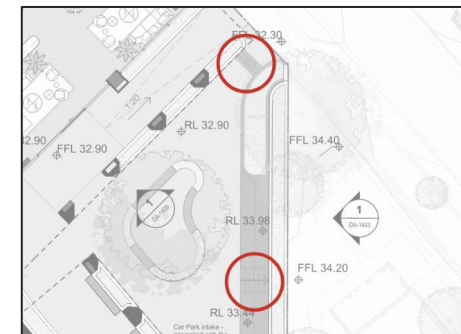
- Communication and non-fire-isolated egress stairs must comply with Section 8 of AS1428.1.
- Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and approx. 650 minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1.

The proposed building design does not comply with the DTS provisions of this clause.

- The proposed fire isolated stairs (F.S 01 to 08) are provided with at least one handrail, in compliance with this clause.

- Provision of an off-set stair tread (300mm approx.) at base of stair flights (bottom landings) to enable handrail to be installed at continuous and consistent height along the full stair flight, compliant with AS1428.1.
- Minimum width to fire-isolated stairs is 1100mm, and non-fire isolated stairs is 1200mm to allow handrails (1 side or both sides, respectively) be installed in compliance with CI 8.1 (f) and (g) of AS1428.1.
- Handrail provision on both sides of stairs applies to all stairs that are not within a fire-isolated shaft i. e. adjacent to tiered seating steps/bleachers, communication stairs, egress stairs, etc.
- To be provided with closed risers, appropriate geometry (goings and risers), luminance contrasting and slip-resistant nosing strips in compliance with AS1428.1.
- To be provided with tactile ground surface indicators (TGSI's) at top and bottom landings, in compliance with AS1428.4.1.

- Absence of handrails on each side to the stair connecting northern landscape, in non-compliance with this clause. **To be rectified.**
- To allow use of a central-dual handrail in lieu of handrails on both sides of the stair to serve the tiered-seating areas, and no top landings, in non-compliance with this clause. **Performance Solution is available.**



Note: Fixtures i.e. handrails, nosing strips and TSGI's are to be reviewed at later stage.

11. Paths of Travel – walkways (BCA D4D4 & AS1428.1)

CRA

Accessible walkways require the following:

- Walkways to comply with Section 7 of AS 1428.1.
- Maximum 1:20 gradient, landings at every 15m maximum, landing dimensions to comply with AS1428.1.
- Minimal cross-fall and level transitions is necessary, care is to be taken between different slip resistant flooring, traversable surfaces, level landing, level door circulation spaces and edge protection on any exposed sides i. e. handrails, kerbs, kerb-rails, low walls/barriers compliant with AS1428.1.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- It is understood that all surfaces within the building (common areas in Class 2, and 7a parts) will be level (1:40) as per AS1428.1, unless served by a compliant walkway or ramp.
 - All external walkways are level and compliant with AS1428.1.
- Note: Walkways steeper than 1:20 would require accessible fixtures (i.e. handrails, TSGI's, etc).

12. Accessible Toilets & Showers (BCA F4D5, F4D7 & AS1428.1)

CRA

Accessible sanitary facilities and showers require the following:

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be provided
Class 9b (assembly building)	- 1 on every storey containing sanitary compartments; and - Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

Class 7a	N/A
- Minimum dimensions of 2330mm W x 2630mm L (without shower), or 2400mm W x 2330mm L (with shower) in compliance with Figures 43 & 50 of AS1428.1 to ensure required clearances and circulations spaces fit within the room.	

Note: Minimum room dimensions are to be measured between finished walls, thus it is recommended to allow construction tolerance in the design from the outset.

- Unisex accessible toilet/shower is to be approachable from a common area (not areas restricted by gender, staff-only, or the like)

Note: An accessible toilet or shower need not be provided on a storey or level not provided with a ramp/lift subject to concession BCA D4D4(f) i. e. 200m² maximum floor area, and 3 storeys maximum).

- Accessible toilets and showers must have sufficient clearance to enable fixtures installation in compliance with Section 12 of AS1428.1 i. e. grabrails, WC pans, wash basins, dispensers, hooks, etc.

Class of Building	Minimum Accessible Unisex Sanitary Compartments to be Provided
Class 9 (assembly building)	N/A (residential use only)

- Number of accessible unisex showers are to be provided in accordance with Clause F4D7.

Note: When combined toilets and showers are proposed, a standalone accessible WC/shower adjacent to male and female change rooms is necessary.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- Six (6) accessible toilets are proposed in the following, with internal dimensions capable of compliance, in compliance with this clause and AS1428.1:

Building A:

- Communal room (circa 1999x2791mm) on ground floor,
- Lobby (circa 1900x2960mm) on ground floor
- Adjacent to sauna room (circa 2345x2800 with shower) on level 04

Building B:

- Lobby (circa 2070x2700) on ground floor
- Communal room (circa 1900x2700mm) on level 04 & 05
- The proposed accessible toilets can accommodate all accessible fixtures, in compliance with this clause and AS1428.1. Accessible fixtures to be reviewed at later stage, if necessary.

- It is understood that class 9b part will serve the occupants of the building only, therefore, not considered as a sporting venue. Note: Showers would be required if the class 9b part open to the public.

13. Ambulant Toilets (BCA F4D5 & AS1428.1)

N/A

Ambulant sanitary facilities require the following:

- At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person

Not applicable – This clause is not applicable to this project. No action required.

with an ambulant disability (male and female) in accordance with Section 13 of AS1428.1 must be provided.

- Ambulant toilets to have spatial dimensions (900x900mm clearance inside and outside the ambulant cubicle), fixtures and fittings in compliance with Section 13 of AS1428.1.

Note: Minimum room dimensions for ambulant sanitary facilities are between finished walls and do not include allowance for construction tolerance.

No additional toilets are proposed in the bank of accessible toilets.

14. Signage (BCA D4D7, Specification 15, Specification 27 & AS1428.1)

CRA Accessible signage require the following:

- Braille and tactile signage fixtures complying with BCA Specification D4D7
- To incorporate the international symbol of access or deafness, as appropriate, and to identify each:
 - Sanitary facilities such as accessible toilets, accessible showers, ambulant toilets and accessible adult change facilities.
 - Spaces with a hearing augmentation system.
 - Nominated exits to be provided with an exit sign and state "Exit" and "Level" and either the floor level number, or floor level descriptor, or a combination of both.
- Accessible carparking spaces compliant with BCA D4D6 and AS2890.6.

Note: Additional signage i. e. wayfinding or directional, supporting the statutory signage requirements are outside this access scope.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

Various types of statutory signage are required (i.e. exits, toilets, etc). Signage package drawings complying with AS1428.1 currently unclear. To be provided.

15. Hearing Augmentation (BCA D4D8)

CRA Hearing augmentation system requires to be installed as following:

- Where an inbuilt amplification system (other than emergency warning) is proposed.
- In a room in a Class 9b building, or in an auditorium, conference room, meeting room or room for judicatory purposes.
- In any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- System type and minimum coverage area is to be in compliance with BCA D4D8.

Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

If an inbuilt amplification system is proposed, compliance with this clause is required.

- Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system (other than emergency warning).

16.	Glazing (BCA D4D13 & AS1428.1)
CRA	Visual indicators are required as following: - On an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening. - Solid and non-transparent Decal strips across the glazing, of 75mm wide minimum, and installed 900-1000mm height, in compliance with Section 3 CI 3.6 & 3.7 of AS1428.1. Compliance required – Design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Areas provided with full height glazing panels that can be mistaken for a door opening (i.e. entry lobbies, common corridors) must be provided with decal strips, that is solid and transparent, 75mm wide minimum, and installed at 900-1000mm height. Currently not shown in door detail drawings.
17.	Emergency Egress (BCA D3D22, D4D4 & AS1428.1)
Noted	Unfortunately, the BCA does not have provisions for exits for people with disabilities, therefore it is expected that for safety in design and DDA proposes the design includes suitable ways for people with disabilities to evacuate a building in a safe manner in accordance with the performance requirements of the BCA. DDA/Advisory notes: Consideration of an accessible egress strategy, with a documented group emergency plan and fire wardens, as well as Personal Emergency Evacuation Plans – PEEPS for employees to assist people with disabilities as necessary.

End of Table

Addendum B:

LIVABLE HOUSING ASSESSMENT

Important note: Detailed drawings for Silver level units to be provided.

Livable Housing – SILVER LEVEL		
Item	Design Element	Comment
1	Dwelling (SOU) Access	
CRA	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. b. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. c. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have; - No steps; - An even, firm, slip resistant surface; - A crossfall of not more than 1:40; - A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. 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: - Minimum dimensions of at least 3200 mm (width) x 5400mm (length); - An even, firm and slip resistant surface; and - A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 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: - A maximum gradient of 1:10 - A minimum clear width of 1000mm (please note: width should reflect the pathway width) - A maximum length of 1900 mm	The path of travel to the SOU doorway is also an accessible pathway and therefore, compliance also be achieved with the requirements of this Clause. - Safe continuous pathway from boundary: Provided. - Clear width of at least 1000mm: Provided - No steps or thresholds: Surface to each SOU are shown level, capable of compliance. - Cross falls not more than 1:40: Provided. - Slope of the pathway no more than 1:14: Capable of compliance. - A firm level slip resistant surface: Capable of compliance. - Step ramp: Compliance is required if proposed. - Ramp as pathway: N/A

- 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.

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.

2 Dwelling (SOU) Entrance

- CRA
- a. The dwelling should provide an entrance door with –
- A minimum clear opening width of 820mm (see Figure 2(a));
 - 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
 - Reasonable shelter from the weather.
- 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.
- c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)).
- d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.
- Note: The entrance must incorporate waterproofing and termite management requirements as specified in the BCA.
- The entry doors into all the adaptable/livable units are greater than 820mm and are assumed to be level with the lobby flooring.
 - All entry doors are to have a minimum 1200mm landing at the door threshold. Note: Some units are measured 1150–1180, ensure 1200mm is achievable. **To be clarified.**
 - All entry doors are connected to a safe and continuous pathway via the passenger lifts.
 - Threshold ramp: Compliance is required if necessary
 - Safe and continuous pathway to level entrance is provided.

3 Internal Doors and Corridors

- X**
- a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:
- A minimum clear opening width of 820mm (see Figure 2(a)); and
 - A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).
- b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm
- Note: Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009
- Various insufficient doorways clear widths of circa 785mm in lieu of 820mm minimum to at least one bedrooms, bathroom and Laundry, in non-compliance with this clause. **To be rectified.**
 - Note: Clear width to be measured between the closest points of the door leaf and door frame.
 - All corridors throughout the livable units maintain a minimum width of 1000mm.

4	Toilet
X	a. Dwellings should have a toilet on the ground (or entry) level that provides: • A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and • A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). • The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. The toilet in the livable units have a clear (900x1200mm) circulation space in front of the pan, however the toilets are not located in the corner of the room. To be rectified.
5	Shower
CRA	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. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. - The bathrooms feature a slip-resistant, hobless recess which can have the shower screens easily removed at a later date. - The proposed showers are located in the corner of the bathrooms to enable the installation of future grabrails.
6	Reinforcement of bathroom & toilet walls
CRA	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. b. The walls around the toilet are to be reinforced by installing: • Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). c. The walls around the bath are to be reinforced by installing: • Noggins with a thickness of at least 25mm in accordance with Figure 7(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). d. The walls around the hobless shower recess are to be reinforced by installing: • Noggins with a thickness of at least 25mm in accordance with Figure 8(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 8(b). The building is capable of complying, reinforcement to be carried out during construction in accordance with this clause. Note: Where a party wall or common wall is required to be provided with an FRL, the wall system shall be constructed of non-combustible building materials.

7 Internal Stairways		
N/A	a. Stairways in dwellings must feature: A continuous handrail on one side of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the BCA. Homes built prior to 2014 may benefit from this element.	The livable units do not have an internal staircase. Therefore, this item is not applicable for the purposes of this assessment.
Livable Housing – GOLD LEVEL		
Item	Design Element	Comment
1 Dwelling (SOU) Access		
CRA	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. b. The path of travel referred to in (a) should have a minimum clear width of 1100mm and have; - No steps; - An even, firm, slip resistant surface; - A crossfall of not more than 1:40; - A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: - Minimum dimensions of at least 3200 mm (width) x 5400mm (length); - An even, firm and slip resistant surface; and - A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). - A vertical clearance over the parking space of at least 2500mm; and - A covered parking space to ensure protection from the weather.	- Safe continuous pathway from boundary: Provided. - Clear width of at least 1100mm: Provided - No steps or thresholds: Surface to each SOU are assumed level, capable of compliance. - Cross falls not more than 1:40: Provided. - Slope of the pathway no more than 1:14: Capable of compliance. - A firm level slip resistant surface: Capable of compliance. - Step ramp: Compliance is required if proposed. - Ramp as pathway: N/A - Vertical clearance over parking bays of at least 2500mm: Capable of compliance. - Covered parking bays: Provided.

- d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:
 - A maximum gradient of 1:10
 - A minimum clear width of 1000mm (please note: width should reflect the pathway width)
 - A maximum length of 1900 mm
- e. where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.

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.

2 Dwelling (SOU) Entrance

- | | | |
|-----|---|---|
| CRA | <ol style="list-style-type: none"> a. The dwelling should provide an entrance door with – <ul style="list-style-type: none"> • A minimum clear opening width of 850mm (see Figure 2(b)). • 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 • Reasonable shelter from the weather. b. A level landing area of at least 1350mm x 1350mm 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. c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)). d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. | <ul style="list-style-type: none"> - The entry doors into all the gold level livable units are greater than 850mm and are assumed to be level with the lobby flooring. - All entry doors have a minimum 1350mm landing at the door threshold. - All entry doors are connected to a safe and continuous pathway via the passenger lifts. - Threshold ramp: Compliance is required if necessary - Safe and continuous pathway to level entrance is provided. |
|-----|---|---|

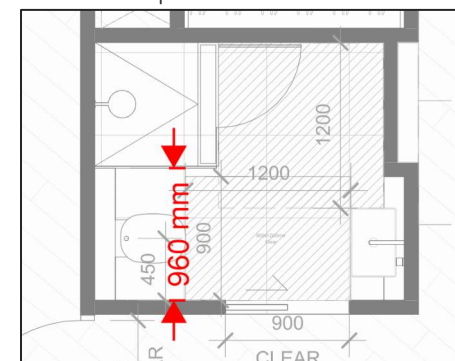
Note: The entrance must incorporate waterproofing and termite management requirements as specified in the BCA.

3 Internal Doors and Corridors

- CRA
- Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:
 - A minimum clear opening width of 850mm (see Figure 2(b)); and
 - A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).
 - Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm
- Note: Corridor widths should be measured as described in Clause 3.3 of AS 1428.1 – 2021
- The internal doorways to at least one bedroom, bathroom and all living areas maintain a minimum door width of 850mm.
 - Note: Clear width to be measured between the closest points of the door leaf and door frame.
 - All corridors throughout the livable units maintain a minimum width of 1200mm.

4 Toilet

- X
- Dwellings should have a toilet on the ground (or entry) level that provides:
 - A minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom.
 - A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).
 - The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.
- Insufficient clear space of 960x1200mm in lieu of 1200x1200mm minimum in front of the toilet pan is identified, in non-compliance with this clause. **To be rectified.**



- The toilets have been located in the corner of the room to allow future grabrails to be installed.

5 Shower

- CRA
- One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.
- The bathrooms feature a slip-resistant, hobless recess which can have the shower screens easily removed at a later date.

- | | |
|---|--|
| <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>c. The hobless shower recess described in (a) should:</p> <ul style="list-style-type: none"> • be located in a bathroom on the ground (or entry) level; • provide minimum dimensions of 900mm (width) x 900mm (length); and • provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry as detailed in Figure 5(a). | <ul style="list-style-type: none"> - The proposed showers are located in the corner of the bathrooms to enable the installation of future grabrails. - The shower is provided with a dimension of circa 900x915mm, in compliance with this clause. - The bathroom is provided with a circulation space of 1200x1200mm in front of the shower, in compliance with this clause. |
|---|--|

For hobless specification please see Australian Standard AS3740–3.6.

Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.

6 Reinforcement of bathroom & toilet walls

- | | | |
|-----|---|---|
| CRA | <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"> • Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). <p>c. The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> • Noggins with a thickness of at least 25mm in accordance with Figure 7(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). <p>d. The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> • Noggins with a thickness of at least 25mm in accordance with Figure 8(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 8(b). | <p>The building is capable of complying, reinforcement to be carried out during construction in accordance with this clause.</p> <p>Note: Where a party wall or common wall is required to be provided with an FRL, the wall system shall be constructed of non-combustible building materials.</p> |
|-----|---|---|

7 Internal Stairways

- | | | |
|-----|---|---|
| N/A | <p>a. Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> • A continuous handrail on one side of the stairway where there is a rise of more than 1m. <p>Note: This is a requirement for all new homes under the BCA. Homes built prior to 2014 may benefit from this element.</p> <ul style="list-style-type: none"> • a minimum clear width of 1000mm; • be straight in design; and | <p>The livable units do not have an internal staircase. Therefore, this item is not applicable for the purposes of this assessment.</p> |
|-----|---|---|

- be positioned adjoining a load bearing wall.

Note: The steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC. Handrails on both sides of the stairway are preferred.

8 Kitchen Space		
CRA	a. The kitchen space should be designed to support ease of movement and adaptation with: • at least 1200mm clearance in front of fixed benches and appliances (excluding handles); and • slip resistant flooring. b. Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	- Kitchen is provided with at least 1200mm clearance in front of fixed benches and appliances, in compliance with this clause. - Kitchen will be provide with slip resistant flooring. - Flooring finishes will extend under the kitchen cabinetry.
9 Laundry space		
CRA	a. The laundry space should be designed to support ease of movement and adaptation with: • at least 1200mm clearance in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth; and • slip resistant flooring. b. Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	- Laundry is provided with at least 1200mm clearance in front of fixed benches and appliances, in compliance with this clause. - Laundry will be provide with slip resistant flooring. - Flooring finishes will extend under the laundry cabinetry.
10 Ground (or entry level) bedroom space		
CRA	a. The dwelling should feature a space (or room) on the ground (or entry) level that: • is of at least 10m² clearance exclusive of wardrobes, skirtings and wall lining. • provides for a minimum path of travel of at least 1000mm on at least one side of the bed.	- Bedroom size: At least 10m² provided - Clearance: At least one side of 1000mm minimum clear width is provided.

11 Switches and powerpoints		
CRA	a. Light switches should be positioned in a consistent location: - between 900mm – 1100mm above the finished floor level; and - horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level.	- light switches will be positioned at circa 900-1100mm above finished floor and horizontally aligned with the room door handle - Powerpoints will be installed more than 300mm above finished floor level.
11 Switches and powerpoints		
CRA	a. Light switches should be positioned in a consistent location: - between 900mm – 1100mm above the finished floor level; and - horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level.	- light switches will be positioned at circa 900-1100mm above finished floor and horizontally aligned with the room door handle - Powerpoints will be installed more than 300mm above finished floor level.
12 Door and tap hardware		
CRA	a. Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor. For Gold and Platinum level, the handle clearances for D-pull style door hardware should be the same as AS1428.1 2009. AS 1428.1 2009 is the most relevant set of specifications aimed at providing the greatest access to the greatest number of people and as such is an appropriate standard to reference for this Element.	Door hardware will be installed at circa 900-1100mm above the finished floor.
Livable Housing – PLATINUM LEVEL		
Item	Design Element	Comment
1 Dwelling (SOU) Access		
CRA	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. b. The path of travel referred to in (a) should have a minimum clear width of 1200mm and have;	- Safe continuous pathway from boundary: Provided. - Clear width of at least 1200mm: Provided - No steps or thresholds: Surface to each SOU are assumed level, capable of compliance. - Cross falls not more than 1:40: Provided. - Slope of the pathway no more than 1:14: Capable of

- No steps;
- An even, firm, slip resistant surface;
- A crossfall of not more than 1:40;
- A maximum pathway slope of 1:14

Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.

- c. The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:
- Minimum dimensions of at least 3800 mm (width) x 6000mm (length).
 - An even, firm and slip resistant surface; and
 - A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).
 - A vertical clearance over the parking space of at least 2500mm; and
 - A covered parking space to ensure protection from the weather.
- d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:
- A maximum gradient of 1:10
 - A minimum clear width of 1000mm (please note: width should reflect the pathway width)
 - A maximum length of 1900 mm
- e. where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.

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.

compliance.

- A firm level slip resistant surface: Capable of compliance.
- Step ramp: Compliance is required if proposed.
- Ramp as pathway: N/A
- Vertical clearance over parking bays of at least 2500mm: Capable of compliance.
- Covered parking bays: Provided.

2 Dwelling (SOU) Entrance

- | | | |
|-----|---|---|
| CRA | <p>a. The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> • A minimum clear opening width of 900mm (see Figure 2(c)). • 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 | <ul style="list-style-type: none"> - The entry doors into all the gold level livable units are greater than 900mm and are assumed to be level with the lobby flooring. |
|-----|---|---|

- Reasonable shelter from the weather.
 - b. A level landing area of at least 1500mm x 1500mm 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.
 - c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)).
 - d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.
- Note: The entrance must incorporate waterproofing and termite management requirements as specified in the BCA.
- All entry doors have a minimum 1500mm landing at the door threshold.
 - All entry doors are connected to a safe and continuous pathway via the passenger lifts.
 - Threshold ramp: Compliance is required if necessary
 - Safe and continuous pathway to level entrance is provided.

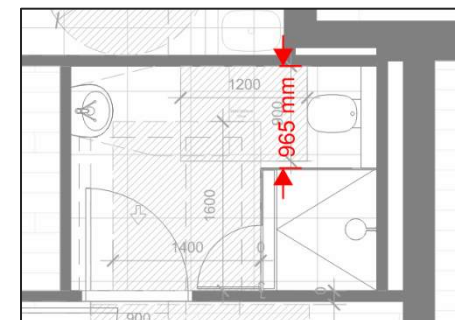
3 Internal Doors and Corridors

- CRA
- a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:
 - A minimum clear opening width of 900mm (see Figure 2(c)); and
 - A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).
 - b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm
- Note: Corridor widths should be measured as described in Clause 3.3 of AS 1428.1 – 2021
- The internal doorways to at least one bedroom, bathroom and all living areas maintain a minimum door width of 900mm.
 - Note: Clear width to be measured between the closest points of the door leaf and door frame.
 - All corridors throughout the livable units maintain a minimum width of 1200mm.

4 Toilet

- X**
- a. Dwellings should have a toilet on the ground (or entry) level that provides:
 - A minimum clear width of 1200mm between the walls of the bathroom if located in a separate room, or between amenities if located in a combined bathroom.
 - A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).
 - The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.
- Insufficient clear space of 965x1200mm in lieu of 1200x1200mm minimum in front of the toilet pan is identified, in non-compliance with this clause. **To be rectified.**

- a toilet seat positioned between 450mm–460mm from the nearest wall as measured from the centre line of the toilet.
- 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet seat. 800mm (+/-10mm) clearance is required; and
- a height for the seat of between 460mm–480mm above the finished floor level.



- The toilet seat is located circa 450mm from the nearest wall, in compliance with this clause.
- 800mm (+/-10mm) clearance in front of the toilet seat is provided, in compliance with this clause.
- Toilet seat height will be provided between 460–480mm, capable of compliance.
- The toilets have been located in the corner of the room to allow future grabrails to be installed.

5 Shower

- CRA
- One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.
 - The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.
 - The hobless shower recess described in (a) should:
 - be located in a bathroom on the ground (or entry) level;
 - provide minimum dimensions of 1160mm (width) x 1100mm (length); and
 - provide a clear space of at least 1600mm (width) x 1400mm (length) forward of the shower recess entry as detailed in Figure 5(a).
- For hobless specification please see Australian Standard AS3740–3.6.
 Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.
- The bathrooms feature a slip-resistant, hobless recess which can have the shower screens easily removed at a later date.
 - The bathroom is provided with a dimension of circa 1160x1100mm, in compliance with this clause.
 - The bathroom is provided with a circulation space of 1600x1400mm in front of the shower, in compliance with this clause.
 - The proposed showers are located in the corner of the bathrooms to enable the installation of future grabrails.

6	Reinforcement of bathroom & toilet walls	
CRA	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. b. The walls around the toilet are to be reinforced by installing: • Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 6(b). c. The walls around the bath are to be reinforced by installing: • Noggings with a thickness of at least 25mm in accordance with Figure 7(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). d. The walls around the hobless shower recess are to be reinforced by installing: • Noggings with a thickness of at least 25mm in accordance with Figure 8(a); or • Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	The building is capable of complying, reinforcement to be carried out during construction in accordance with this clause. Note: Where a party wall or common wall is required to be provided with an FRL, the wall system shall be constructed of non-combustible building materials.
7	Internal Stairways	
N/A	a. Stairways in dwellings must feature: • A continuous handrail on one side of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the BCA. Homes built prior to 2014 may benefit from this element. • a minimum clear width of 1000mm; • be straight in design; and • be positioned adjoining a load bearing wall. Note: The steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC. Handrails on both sides of the stairway are preferred. • closed risers; • continuous handrails on both sides of the stairway; and • minimum landing areas of 1200mm x 1200mm at the top and base of the stairway. Note: The steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC.	The livable units do not have an internal staircase. Therefore, this item is not applicable for the purposes of this assessment.

8 Kitchen Space		
CRA	a. The kitchen space should be designed to support ease of movement and adaptation with: - at least 1550mm clearance in front of fixed benches and appliances (excluding handles); and - slip resistant flooring. - task lighting installed above workspaces. b. Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	- Kitchen is provided with at least 1550mm clearance in front of fixed benches and appliances, in compliance with this clause. - Kitchen will be provide with slip resistant flooring. - Task lighting above workspaces is assumed provided. - Flooring finishes will extend under the kitchen cabinetry.
9 Laundry space		
CRA	a. The laundry space should be designed to support ease of movement and adaptation with: - at least 1550mm clearance in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth; and - slip resistant flooring. b. Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	- Laundry is provided with at least 1550mm clearance in front of fixed benches and appliances, in compliance with this clause. - Laundry will be provide with slip resistant flooring. - Flooring finishes will extend under the laundry cabinetry.
10 Ground (or entry level) bedroom space		
CRA	a. The dwelling should feature a space (or room) on the ground (or entry) level that: - is of at least 10m² clearance exclusive of wardrobes, skirtings and wall lining. - provides for a minimum path of travel of at least 1000mm on at least one side of the bed. - provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach; and - provides for a minimum path of travel of 1000mm on the remaining side of the bed.	- Bedroom size: At least 10m² provided. - Clearance: Circa 1540x2070mm space is provided at the bed side closest to the door approach. Minimum 1000mm on the other bed side is provided. - Bed size: Queen size bed (circa 1530x2030mm) is provided.

- Where no bed the design should assume a queen size.

11 Switches and powerpoints		
CRA	a. Light switches should be positioned in a consistent location: • between 900mm – 1100mm above the finished floor level; and • horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level. c. Light and powerpoint switches should be rocker action, toggle or push pad in design with a recommended width of 35mm.	– light switches will be positioned at circa 900–1100mm above finished floor and horizontally aligned with the room door handle – Powerpoints will be installed more than 300mm above finished floor level. – Light and power switches will be rocker, toggle, or push-pad type, with a width of circa 35mm.
12 Door and tap hardware		
CRA	a. Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor. b. Doorways should feature lever or D-pull style door hardware; and c. Basins, sinks and tubs should feature lever or capstan style tap hardware with a central spout. For Gold and Platinum level, the handle clearances for D-pull style door hardware should be the same as AS1428.1 2009. AS 1428.1 2009 is the most relevant set of specifications aimed at providing the greatest access to the greatest number of people and as such is an appropriate standard to reference for this Element.	– Door hardware will be installed at circa 900–1100mm above the finished floor. – Lever or D-pull style door hardware will be provided. – Basins, sinks and tubs will be in compliance with this clause.
13 Family/living room space		
CRA	a. The family/living room should accommodate a free space, minimum 2250mm in diameter, to enable ease of movement clear of furniture	The family room can accommodate a circulation space of circa 2250mm in diameter.
14 Window sills		
CRA	a. Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook. b. Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position.	– Window sills of living areas and bedroom will be located less than 1m above the finished floor. – Window controls will be easy to operate with one hand within easy reach.

Note A concession from (a) is reasonable in kitchen, bathroom and utility spaces.

15	Flooring
CRA	a. All floor coverings should: i. be firm, even and slip resistant; and ii. feature a level transition between abutting surfaces (a maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). Flooring will be firm and slip-resistant and with abutting less than 5mm maximum.

End of Table

Addendum C:

ADAPTABLE HOUSING ASSESSMENT

Adaptable Housing – CLASS C (ALL ESSENTIAL FEATURES)				
Item	Clause	Compliance	Reference	Comment
Drawings				
1	2.3	CRA	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	Required at the construction stage. It is understood that adaptable units will be compliant from the outset, therefore pre-adaptation and post-adaptation drawings are the same.
Siting				
3	3.3.2	CRA	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. - No street parking will be provided. - An accessway from the primary principal entrance from the street frontage will be provided. - Access will be provided from the basement carpark to the residential units.
Letterboxes in Estate Developments				
11	3.8	CRA	Letterboxes to be on hard standing area connected to accessible pathway.	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Letterboxes (Parcel & Mail Rooms) for the residential units are shown provided in the ground floor level entry lobbies (Building A and B).
Private Car Accommodation				
14	3.7.2	CRA	Carparking space or garage min area 6.0x3.8m	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

- Accessible car spaces in compliance with AS2890.6-2009 (5400x4800mm) are provided within basement car park in lieu of adaptable car parking spaces. Considered suitable.
- Twenty (20) accessible car parking spaces are proposed to twenty (20) adaptable units.

Note: Refer to Council DCP Assessment in Addendum D in relation to required quantities in

Accessible Entry				
20	4.3.1	CRA	Accessible entry	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. All adaptable units' entry doorways are shown a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2021.
22	4.3.2	CRA	Accessible entry to be level (i. e. max 1:40 slope)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. It is understood that the units are accessed from an enclosed and level internal corridor.
23	4.3.2	CRA	Threshold to be low-level	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Public corridors shown level (no RL's difference).
24	4.3.2	CRA	Landing to enable wheelchair manoeuvrability	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The unit entry doors are internal to the building.

25	4.3.1	CRA	Accessible entry door to have 850mm minimum clearance	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. All adaptable units' entry doorways are shown a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1-2021.
27	4.3	CRA	Door lever handles and hardware to AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Door handles are to comply with AS1428.1-2021 at the construction stage.
Interior General				
32	4.3.3	CRA	Internal doors to have 820mm min. clearance	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Internal doors are provided with a minimum clear opening of 820mm to at least one of the bedrooms, toilets, and living spaces.
33	4.3.7	CRA	Internal corridors width of 1000mm min.	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Internal corridors within the unit are provided with a minimum width of 1000mm.
34	4.3.6	CRA	Provision for compliance with AS1428.1 for door approaches	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Circulation spaces at doorways within the unit are shown compliant with AS1428.1-2021.

Living Room & Dining Room

36	4.7.1	OK	Provision for circulation space of 2250mm min. diameter	The proposed building design complies with the DTS provisions of this clause. A circulation space of min. 2250 mm diameter is made available in the living areas after the furniture has been placed, in compliance with this clause.
38	4.7.4	CRA	Telephone adjacent to GPO	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan. To be reviewed at later stage.
41	4.1.0	CRA	Potential illumination level min. 300Lux	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Lighting to comply at construction stage.

Kitchen

42	4.5.2	CRA	Minimum width 2.7m (1550mm clear between benches)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. A 1550mm clearance is shown on the adaptation drawings in front of appliances, in compliance with this clause.
43	4.5.1	N/A	Provision for circulation at doors to comply with AS1428.1	Not applicable – This clause is not applicable to this project. No action required. No kitchen doors proposed.
44	4.5.5	CRA	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.	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Work surface of 800mm to be indicated on adaption plan.

45	4.5.5	CRA	Refrigerator adjacent to work surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Refrigerator to be adjacent to the work surface and to be indicated on adaption plan.
46	4.5.6	CRA	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The design is to allow for the removal of the cabinets under the sink and adjacent work surface. To be indicated on adaption plan.
47	4.5.6	CRA	Kitchen sink bowl max. 150mm deep	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Kitchen sink will have 150mm depth. .
48	4.5.6(e)	CRA	Tap set capstan or lever handles or lever mixer	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Taps will be provided with lever mixers.
49	4.5.6(e)	CRA	Tap set located within 300mm of front of sink	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Taps will be 300mm maximum from front of sink.
51	4.5.7	CRA	Cook tops to include either front or side controls with raised cross bars	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Cook top controls will be in compliance with this clause.

52	4.5.7	CRA	Cook tops to include isolating switch	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Cook tops to will have isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use.
53	4.5.7	?	Work surface min. 800mm length adjacent to cook top at same height	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Cook top mat need to be shifted slightly to allow 800mm adjacent work top. To be rectified/clarified.
54	4.5.8	CRA	Oven located adjacent to an adjustable height or replaceable work surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The oven to be in compliance with this clause.
59	4.5.11	CRA	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface. To be indicated on the adaption plan.
60	4.5.11	CRA	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. To be indicated on adaption plan.
61	4.5.4	CRA	Slip-resistant floor surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

Compliance is readily achievable for the slip-resistant floors. Floors to be slip resistant to comply with AS3661.1.

Note: AS4586:2013/HB 198:2014 is satisfactory.

Main Bedroom

62	4.6.1	CRA	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Adaptable bedrooms are capable to cater a queen size bed with a turning bay at base overlapping with circulation space at doorway, and clearances around the bed of 1000mm min, or with a turning bay on the side. Note: Queen size bed is 1520mm W x 2030mm L. 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 Edition 4 (Design Element 10) are considered suitable
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Bathroom

75	4.4.1	CRA	Provision for bathroom area to comply with AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The bathroom area is to comply with Section 12 of AS1428.1-2021.
76	4.4.2	CRA	Slip-resistant floor surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at Construction Certificate stage. Note: AS4586:2013/HB 198:2014 is satisfactory.

77	4.4.4(f)	CRA	Shower recess–no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Shower will be hob-less, and will have 1160x1200mm.
78	4.4.4(f)	CRA	Shower area waterproofed to AS3740 with floor to fall to waste	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Entire bathroom to comply with AS3740.
79	4.4.4(f)	CRA	Recessed soap holder	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Soap holder to be recessed.
80	4.4.4(f)	CRA	Shower taps positioned for easy reach to access side of shower sliding track	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Shower head and taps to be located at a height and clearance compliant to AS1428.1. To be indicated on a adaption plan.
82	4.4.4(h)	CRA	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Shower rose will be compliant with this clause.
83	4.4.4(h)	CRA	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Shower grabrails will be in compliance with this clause.
86	4.4.4(c)	CRA	Tap sets to be capstan or lever handles with single outlet	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

Taps will be in compliance with this clause.

88	4.4.4(g)	CRA	Provision for washbasin with clearances to comply with AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Taps will be in compliance with this clause.
90	4.4.4(d)	CRA	Double GPO beside mirror	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Double GPO will be in compliance with this clause.
Toilet				
92	4.4.3	CRA	Provision of either “visitable toilet” or accessible toilet	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The adaptable units have been provided with a “visitable” toilet at entry-level with 900x1250mm clearance in front of WC pan (door not to encroach).
93	4.4.1	CRA	Provision to comply with AS1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. The bathroom area is to comply with Section 12 of AS1428.1–2021.
94	4.4.3	CRA	Location of WC pan at correct distance from fixed walls	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Pans are shown located correct distances (circa 450mm) from the walls in accordance with AS1428.1–2021.
95	4.4.4(h)	CRA	Provision for grab rail zone (Refer Figure 4.6)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

Grabrails are shown provided.

96	4.4.2	CRA	Slip resistant floor surface (vitreous tiles or similar)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Floors to be slip-resistant to comply with AS3661.1. Certificate to be provided at Construction Certificate stage. Note: AS4586:2013 / HB 198:2014 is satisfactory.
Laundry				
98	4.8	CRA	Circulation at doors to comply with AS 1428.1	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. A minimum of 1550mm circulation space is shown provided front of the laundry appliances, in compliance with this clause.
99	4.8	CRA	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. A minimum of 1550mm circulation space is shown provided front of the laundry appliances, in compliance with this clause.
100	4.8(e)	CRA	Provision for automatic washing machine	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Space for an automatic washing machine is shown provided.
102	4.8(a)	N/A	Where clothesline is provided, an accessible path of travel to this	Not applicable – This clause is not applicable to this project. No action required. No clothes line proposed.
105	4.8(g)	CRA	Double GPO	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary.

Double GPO will be provided in the laundry.

108	4.9.1	CRA	Slip-resistant floor surface	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Compliance is readily achievable for slip-resistant floors. Floors to be slip-resistant to comply with AS3661.1. Note: AS4586:2013/HB 198:2014 is satisfactory.
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Door Locks

110	4.3.4	CRA	Door hardware operable with one hand, located 900– 1100mm above floor	Compliance required – design aligns with DTS provisions. Compliance is achievable, subject to specialist confirmation where necessary. Door hardware operable with one hand, located 900–1100mm above floor. To be indicated on adaption plan.
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End of Table

Addendum D:

COUNCIL DCP ASSESSMENT

Relevant Council DCP Controls

Council DCP – North Sydney Council			
Item	Compliance	Control	Comments
Part D – Development Elements, Section 3 Accessibility, Provision 3.5 Adaptable Housing			
P1	CRA	Adaptable housing required to be provided in accordance with Part E: Section 1 – Residential Development to the DCP must be designed and constructed to a minimum Class C under AS4299 – Adaptable Housing. <i>Note: Class C Certification requires the provision of all “essential features” of AS 4299 to be incorporated within the development. The essential features criterion include:</i> <i>(a) Provision of plans showing the housing unit in its pre-adaptation and post-adaptation stages;</i> <i>(b) A continuous accessible path of travel;</i> <i>(c) Provision of accessible parking spaces;</i> <i>(d) Manoeuvrability both internally and externally;</i> <i>(e) Adjustable kitchen facilities;</i> <i>(f) Adjustable bathroom facilities; and</i> <i>(g) Adjustable laundry facilities.</i>	Refer to Part E (below).
P2	CRA	Where adaptable housing is required, access to and within all of the public areas (i.e. common areas/facilities such as entry lobbies, laundry, bbq areas, gardens and the like) must be provided in accordance with AS 1428.	Refer to BCA– Access assessment in Addendum A.
P3	CRA	Issues to be considered in the assessment of adaptable housing include: (a) Compliance with AS1428.1 and AS1428.2: Access to and within the adaptable housing dwellings complies with the requirements of the relevant provisions of the Australian Standards. This includes access to at least one type of each common facility or service provided in the development (e.g. BBQ areas, swimming pools, common laundry facilities etc). (b) Location:	Refer to Adaptable assessment in Addendum C

Adaptable housing units should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services.

Within the development they should be located along the accessible path of travel, preferably close to the main entrance of the building.

(c) Bathroom Facilities:

Bathrooms should be large allowing for wheelchair access and manoeuvring. A bath need not be provided, but the shower should allow for chair access. The hand wash basin and any shelving should be provided at a height that is accessible at both a standing or seated position.

(d) Laundry Facilities:

The laundry should also be large to allow for wheelchair access and circulation around the appliances. Washing machines and dryers should be front loading, a wall mounted dryer is also preferable.

(e) Circulation Spaces:

Bedrooms and living areas should be an adequate size to allow for ease of movement around furniture. Doorways and entrances are wide enough to facilitate wheelchair access and circulation.

(f) Kitchen Facilities:

The kitchen should be of a flexible design so that modifications can be made if required in the future. Cupboard and pantry shelf heights should be adjustable to make them easy to reach.

(g) Flooring:

Tiles or timber flooring is preferable to carpet. However, if carpet is to be provided it should be low pile with no underlay. Non-slip tiling should be provided in wet areas.

(h) Walls:

Walls located along main travel paths and in bedrooms and bathrooms should be reinforced to allow for installation of grab rails if necessary.

(i) Windows:

Windows should be operatable with one hand (preferably sliding) and located no higher than 700mm from the floor.

(j) Landscaping:

Outdoor areas should be designed to be low maintenance, with no lawns and a drip irrigation system. All paving should be even and be wheelchair accessible.

Note: In order to grant development consent, Council will need to be satisfied that the proposal can comply with the design requirements of AS4299 without major structural or design changes. As part of the

development consent, a condition will be imposed requiring the checklist of AS4299 to be completed and submitted with the subsequent construction certificate application. The principal certifying authority will then be required to check that the proposal complies with the technical components of AS4299.

Part D – Development Elements, Section 4 Car Parking and Transport, Provision 4.2 Parking Provision

P6	CRA	All adaptable housing required to be provided in accordance with Part E: Section 1 – Residential Development of the DCP must allocate at least one <u>accessible</u> parking space to each adaptable dwelling.	All adaptable units (20) are provided with accessible car parking spaces.
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Part E – Development Types, Section 1 Residential Development, Provision 1.2.2 Universal Design and Adaptable Housing

P1	?	All new dwellings must satisfy the Silver level performance requirements of the Livable Housing Design Guidelines. The incorporation of Gold and Platinum level universal design features is strongly supported.	All dwellings (163 units) are required to achieve Silver level livable housing, however the following are proposed: – Silver level: Forty (40) units – Gold level: Nine (9) units – Platinum: Thirteen (13) units – Total: Sixty-two (62) To be rectified. Planning Consultant to clarify.
P2	X	A minimum of 20% of dwellings in multi-dwelling housing, residential flat buildings and shop top housing that contain more than 5 dwellings must comprise adaptable housing.	Insufficient number of adaptable units are proposed (20 in lieu of 33), in non-compliance with this clause. To be rectified. Planning Consultant to clarify.
P3	CRA	Where universally designed and adaptable dwellings are proposed, those dwellings must be clearly identified as such on the submitted development application plans.	Dwellings are identified in the adaptation drawings.
P4	CRA	Developments requiring adaptable housing must also satisfy the provisions of Part D: Section 3 – Accessibility of this DCP.	Refer to Part D, Section 3 assessment.

Addendum E:

REVIEWED DOCUMENTATION

Reviewed Documentation

This assessment report is construed based on the following reviewed documentation prepared by SJB Architects, project number 6419, dated 03/03/2026.

Description	Drawing No.	Revision	Date
FLOOR PLAN – BASEMENT 05	DA-1001	8	03/03/2026
FLOOR PLAN – BASEMENT 04	DA-1002	8	03/03/2026
FLOOR PLAN – BASEMENT 03	DA-1003	8	03/03/2026
FLOOR PLAN – BASEMENT 02	DA-1004	8	03/03/2026
FLOOR PLAN – BASEMENT 01	DA-1005	8	03/03/2026
FLOOR PLAN – LEVEL 00 – GROUND	DA-1006	9	03/03/2026
FLOOR PLAN – LEVEL 01	DA-1007	9	03/03/2026
FLOOR PLAN – LEVEL 02	DA-1008	9	03/03/2026
FLOOR PLAN – LEVEL 03	DA-1009	9	03/03/2026
FLOOR PLAN – LEVEL 04	DA-1010	9	03/03/2026
FLOOR PLAN – LEVEL 05	DA-1011	8	03/03/2026
FLOOR PLAN – LEVEL 06	DA-1012	9	03/03/2026
FLOOR PLAN – LEVEL 07	DA-1013	9	03/03/2026
FLOOR PLAN – LEVEL 08 TO 14	DA-1014	5	03/03/2026
FLOOR PLAN – LEVEL 15	DA-1021	5	03/03/2026
FLOOR PLAN – LEVEL 16 TO 20	DA-1022	5	03/03/2026
FLOOR PLAN – LEVEL 21 TO 22	DA-1027	6	03/03/2026
FLOOR PLAN – LEVEL 23	DA-1029	6	03/03/2026
FLOOR PLAN – LEVEL 24 TO 31	DA-1030	6	03/03/2026
FLOOR PLAN – LEVEL 32	DA-1038	7	03/03/2026
BUILDING SECTION A	DA-1501	3	03/03/2026

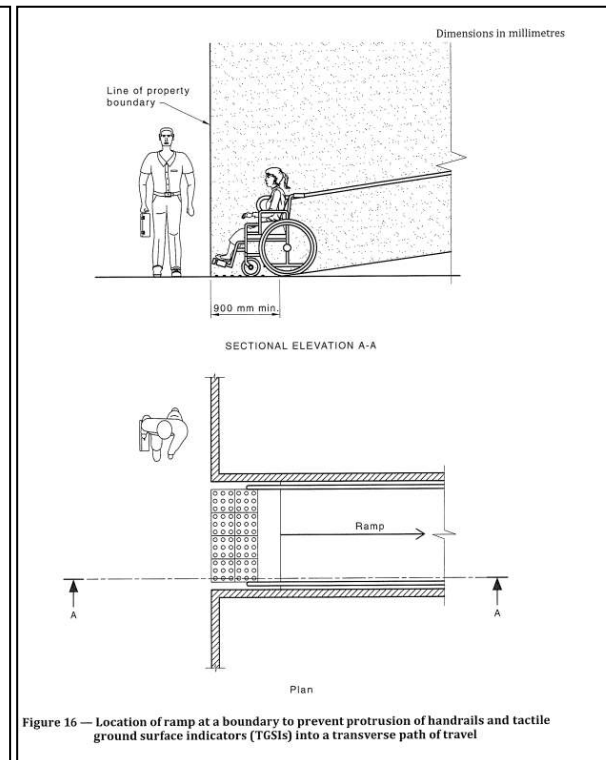
BUILDING SECTION B	DA-1502	3	03/03/2026
BUILDING SECTION C	DA-1503	3	03/03/2026
WALL SECTIONS – SHEET 1	DA-1701	4	03/03/2026
WALL SECTIONS – SHEET 2	DA-1702	4	03/03/2026
ADAPTABLE APARTMENT	DA-4051	3	03/03/2026
LHA GOLD – TYPICAL APARTMENT	DA-4052	3	03/03/2026
LHA PLATINUM – TYPICAL APARTMENT	DA-4053	3	03/03/2026
AFFORDABLE UNITS	DA-4054	1	03/03/2026

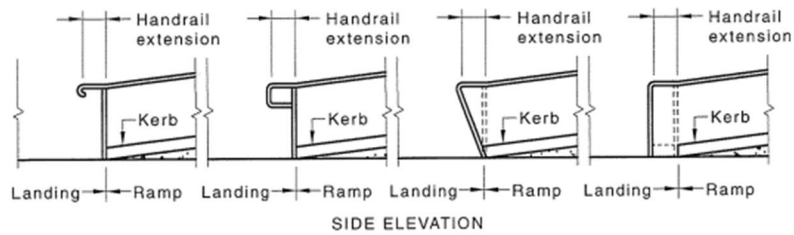
Addendum F: **IDENTIFIED ENTRANCES**

Identified Principal Pedestrian Entrance

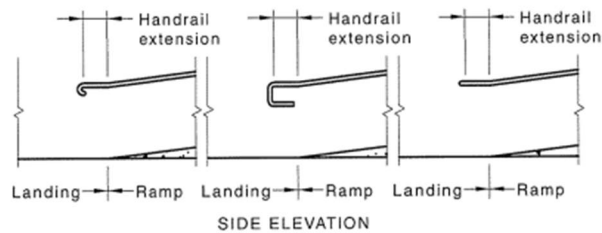


Addendum G: SUPPORTIVE FIGURES



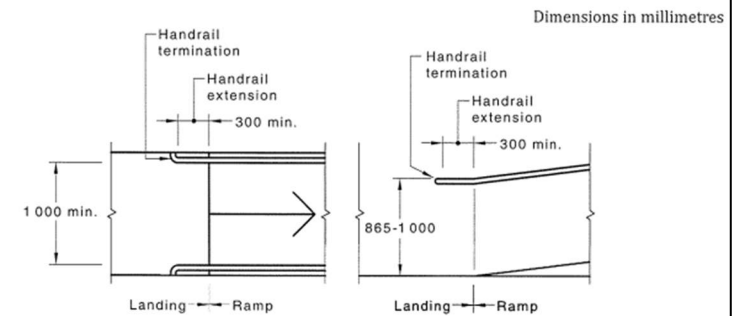


(a) Post mounted handrails



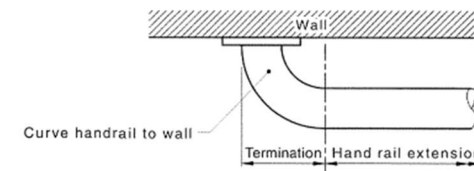
(b) Wall mounted handrails

Figure 15(A) — Ramp handrails - Examples of handrail terminations



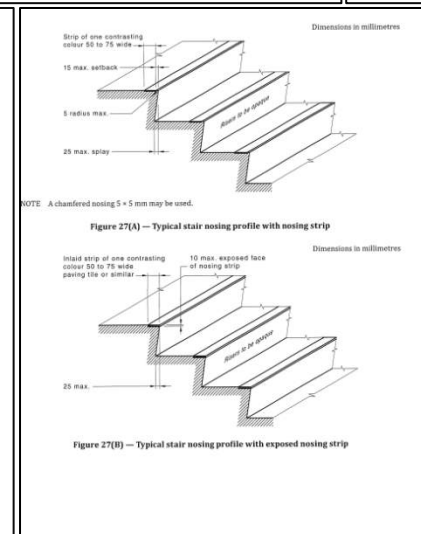
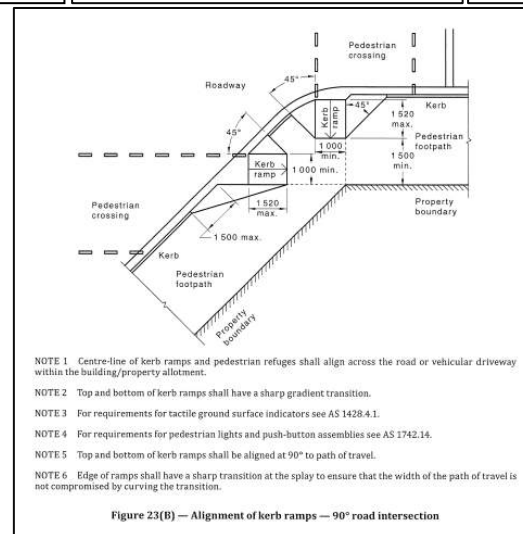
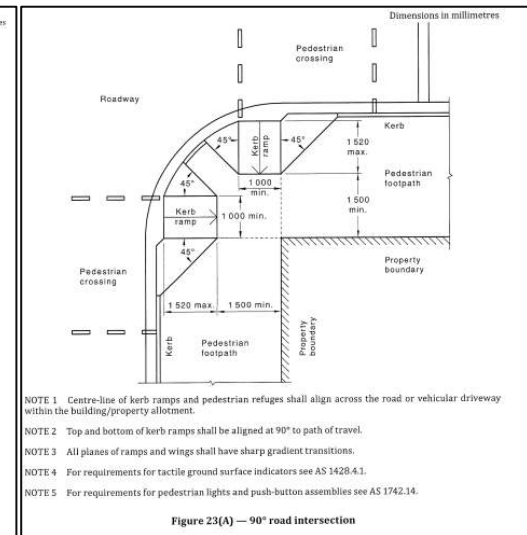
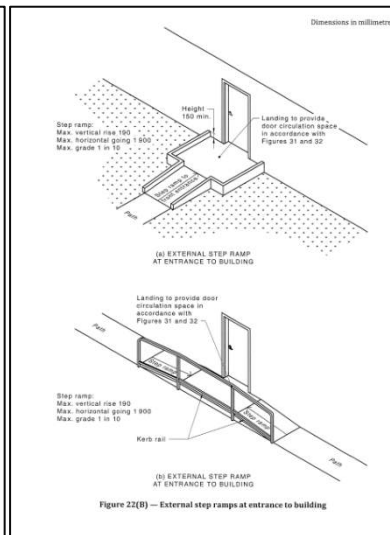
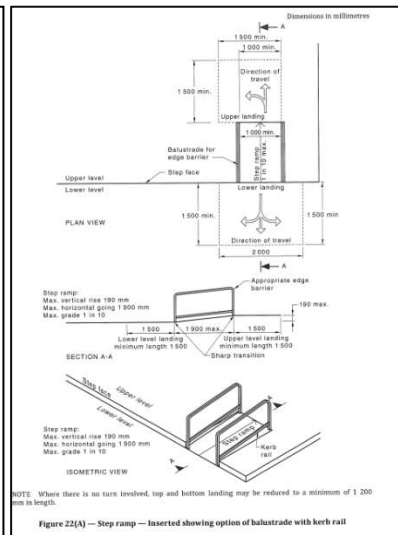
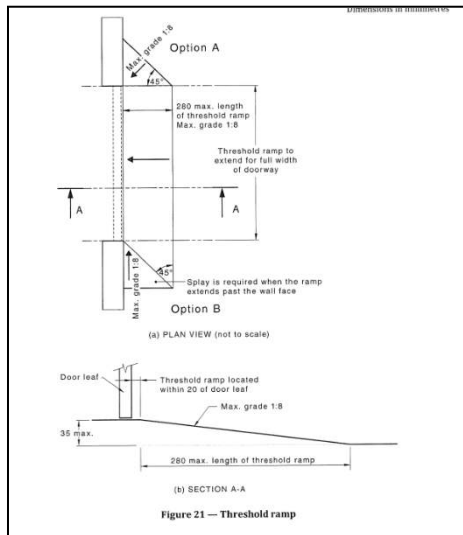
(a) Plan view

(b) Side elevation



(c) Termination detail

Figure 15(B) — Ramp handrails — Detail for handrails terminated by turning horizontally through 90° to the wall



Addendum H:

STATEMENT OF COMPLIANCE

Statement of Compliance

New Crown Consulting have completed a detailed assessment of the subject proposed development, as indicated on the architectural drawings referenced in Addendum B of this report, against the relevant Equitable Access provisions of the BCA 2022 Amendment 2 and the Premises Standards. The details of this assessment are specified in Addendum A – Access Assessment (Outside-in) of this report.

Subject to this assessment, it is New Crown Consulting's professional opinion that the design of the proposed development complies, or is capable of complying, with the relevant Equitable Access provisions of the BCA 2022 Amendment 2 and the Premises Standards by means of DTS provisions and Performance Solutions.

Mauricio Vera
Managing Director
Building Surveyor
newcrown.com.au

"When I'm working on a problem, I never think about its beauty, I just think about how to solve the problem, but when I finish it, if the solution is not beautiful, I know it's wrong."

Richard Buckminster Fuller



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COMPLIANCE RIGHT FROM THE START