

17 OXFORD ST PTY LTD

ACCESS DESIGN REVIEW – STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

*13-15 Oxford Street, 17 Oxford Street & 2 Verona Street,
Paddington NSW*



Project number: 251949
Revision: ADR 1.2
Date: 21 November 2025


JENSEN HUGHES

Quality management

Revision	Date	Revision description	
ADR 1.2	21 November 2025	This accessibility report is in support of the Development Application (DA) submission for 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW. Drawings have been assessed again the Building Code of Australia part D4 and relevant Australian Standards.	
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Jensen Hughes has reviewed the State Significant Development Application documents for the proposed residential development identified at 13-15 Oxford Street, 17 Oxford Street & 2 Verona Street, Paddington NSW. The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

Subject Site

1/DP131703

SP22113

1/DP31703

1/DP3105

33/DP230915

8/DP230915

A/DP317084

2/DP130268

1/DP259383

2/DP259383

3/DP259383

4/DP259383

5/DP259383

1/DP179371

2/DP602874

2/DP602874

2/DP182242

2/DP365

3/DP135288

4/DP365

1/DP130888

3/DP1300433

7/DP365

4/DP28904

C/DP28904

D/DP28904

2/DP28904

F/DP28904

G/DP28904

H/DP28904

1/DP1045284

4/DP448457

4/DP12342

1/DP587249

2/DP587249

1/DP1057620

4/DP261860

3/DP261860

2/DP261860

1/DP261860

4/DP261860

1/DP106087

X/DP106087

2/DP73592

1/DP55804

A/DP438123

B/DP438123

C/DP438123

4/DP745763

2/DP227014

1/DP227584

2/DP227584

B/DP105076

C/DP105076

D/DP105076

E/DP105076

2/DP530399

1/DP530399

1/DP105861

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- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010.*
- + Building Code of Australia 2022 Amendment 2 (BCA2022) Volume 1 – Part D4 and Clauses E3D7 and F4D5

- + Applicable Australian Standards AS1428.1:2021, AS1428.4.1:2009 and AS2890.6:2009, AS1735.12-1999.

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

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

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

2.0 Introduction

This accessibility report has been prepared by Jensen Hughes on behalf of 17 Oxford Pty Ltd (the Applicant) to accompany a State Significant Development Application (SSDA) for a mixed-use development with infill affordable housing. The site is located at 13–15, 17 Oxford Street, and 2 Verona Street, Paddington, within the City of Sydney local government area (LGA). The site occupies a corner position at the intersection of Oxford Street and Verona Street and has a total area of 2,533sqm. The site comprises three allotments legally described as Lot 1 in DP 75105 (2 Verona Street), Lot 1 in DP 137013 (17 Oxford Street), and Strata Plan 22113 (13–15 Oxford Street).

The SSDA seeks consent for:

- + The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- + Construction of a seven-storey, mixed use infill affordable housing development comprising:
 - o Apartments located along the Oxford and Verona Street frontages including:
 - o 30 market dwellings; and
 - o 14 affordable housing dwellings, to be managed by a registered Community Housing Provider for a minimum of 15 years.
 - o Four Terraces on the existing 2 Verona Street lot.
 - o Cultural and creative uses (including cinema/bar) at basement and ground levels.
 - o Ground level retail.
 - o Two levels of basement car parking.
 - o Associated landscaping including a central landscaped courtyard and rooftop communal open space.

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

3.0 SEARS Requirements

Item	Description of requirement	Section Reference (This report)
1. Statutory Context	• Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. • Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination. • Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. • If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.	Section 3 – Legislative requirements Section 6- Design requirements

4.0 Legislative requirements

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

Federal

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

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

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

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

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2021, AS1428.4.1-2009 and others such as AS2890.6 2009.

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

State

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

4.1 Referenced legislation and standards

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Amendment 2 volume 1. and referenced Australian Standards including:
 - AS1428.1 2021 Part 1: General Requirements for access – new building work.

- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

4.2 Council development approval / development control plans (DCPs)

Further to the above listed Federal and State based legislative considerations, adherence to the City of Sydney Development Control Plan is required.

The proposed development must not be inconsistent with the endorsed drawings, and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

5.0 Documentation reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by TonkinZulaikhaGreer Architects			
Drawing Number	Revision	Date	Title
A100	N/A	17/11/25	Basement 3 Plan
A101	N/A	17/11/25	Basement 2 Plan
A102	N/A	17/11/25	Basement 1 Plan
A103	N/A	17/11/25	Ground Floor Plan
A104	N/A	17/11/25	Terraces Ground Floor Plan
A105	N/A	17/11/25	Level 1 Plan
A106	N/A	17/11/25	Level 2 Plan
A107	N/A	17/11/25	Level 3 Plan
A108	N/A	17/11/25	Level 4 Plan
A109	N/A	17/11/25	Level 5 Plan
A110	N/A	17/11/25	Level 6 Plan
A111	N/A	17/11/25	Level 7 Rooftop Floor Plan
A200	N/A	17/11/25	North Elevation – Oxford Street
A202	N/A	17/11/25	East Elevation – Verona Street
A500	N/A	17/11/25	GFA Diagram
A550	N/A	17/11/25	Adaptable Apartment Plans – 2 Bed
A551	N/A	17/11/25	Adaptable Apartment Plans – 3 Bed

6.0 Exemptions and performance-based solutions

6.1 Exemptions

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

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

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

6.1.1 Subject site – exemptions from the requirements of access

It is expected that back of house and maintenance areas would meet the parameters of exemption as outlined above. The client is required to submit a request for nominated and agreed upon areas not requiring access.

6.2 Performance based solutions

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

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1. Ground Floor and Level 7 (Rooftop) unisex ambulant cubicles	F4D5	F4P1	F4D5 (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. AS1428.1 clause 16.1 requires sanitary compartment for people with ambulant disabilities shall be in accordance with Figures 53(A) and 53(B).	The design shows 1 unisex accessible WC and an adjacent unisex ambulant WC. The provision of a unisex ambulant WC is a departure from BCA Part F2, which requires a single sex ambulant cubicle. A performance solution is required confirming that the ambulant WC provision will meet the relevant Performance Requirement of the Building Code of Australia.

7.0 Design requirements

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

7.1 General building access requirements

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022 Amendment 2. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 2 – Residential Common areas	Access is required: From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units (SOUs) and to the entrance of each SOU located on that level. To and within not less than one of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area of the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed: - To the entrance doorway of each SOU, and - To and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Class 6 – shop or other building for the sale of goods by retail, or supply of services direct to the public	Access is required to and within all areas used by occupants
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces
Class 7b – storage, goods or produce for wholesale sale	Access is required to and within all areas used by occupants
Class 9b – an assembly building	Access is required to and within all areas used by occupants

7.1.1 BCA Clauses and references Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Applicable

BCA Clauses – BCA 2022 references	
D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Applicable
D4D11 Swimming Pools	Applicable
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Applicable
Australian Standard references	
AS1428.1-2021	Applicable
AS1428.4.1-2009	Applicable
AS1428.2-1992	Applicable
AS1735.12-1999 – Post Adaptation	Applicable
AS 2890.6-2009	Applicable

7.2 External approaches to buildings – accessways, walkways, kerb ramps

7.2.1 Access requirements

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

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

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2021 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2021 requirements.

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

Doorways and gates within accessways are to meet the provisions of AS1428.1-2021 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

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

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2021, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

7.2.2 Subject site – access assessment

Based on a review of the drawings provided, external approaches to the building from the allotment boundary and basement car parking appear capable of complying with relevant access provisions and will be further reviewed as the design progresses to ensure continued compliance with the access provisions prescribed by the relevant Australian Standards and BCA 2022.

Ground surfaces within the common use areas would require further reviewing as the design progresses.

7.3 Vehicle and bicycle access into the site

7.3.1 Access requirements

Carparking

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

Bicycle

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

7.3.2 Subject site – access assessment

Whilst buildings of this classification (Class 2) are not required under the minimum prescriptive measures of the BCA to incorporate accessible car parking, AS4299 requires an adaptable car space for each unit nominated to comply. Parking spaces within basement levels have opted to provide spaces compliant with an accessible parking space in lieu of an adaptable parking space. This arrangement will continue to be reviewed as the project progresses. An accessway is available through common open space from these parking bays to the passenger lifts within all basement levels.

The car parking as currently detailed appears to be capable of meeting the provisions of access as prescribed by the Australian Standards 2890.6 - 2009. The documentation will be further reviewed as the design progresses to ensure compliance is continued.

7.4 Entrances

7.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).

- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

7.4.2 Subject site – access assessment

Based on a review of the drawings provided, entrances and circulation spaces within common use areas where required to be accessible appear capable of complying with relevant access provisions. Ensure appropriate amendments made to threshold entry ramp at ground level.

Entrances and circulation spaces will be further reviewed as the design progresses to ensure continued compliance with the access provisions prescribed by the relevant Australian Standards and BCA 2022.

7.5 Stairs and Ramps

7.5.1 Access requirements

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

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

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

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

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

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2021 Section 9.

7.5.2 Subject site – access assessment

Common use stairs will be required to meet the provisions of AS 1428.1-2021 and AS 1428.4.1-2009 as the design progresses. A threshold ramp entry was noted within the ground floor entry to retail space at this stage of design. Applicable common use stairs at ground and rooftop level and egress stairs throughout appear capable of achieving compliance and will be further reviewed as the design progresses to ensure continuing compliance.

7.6 Access to and within lifts

7.6.1 Access requirements

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

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

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

7.6.2 Subject site – access assessment

Based on a review of the drawings provided, the internal passenger lifts as currently detailed appear capable of meeting compliance regarding passenger passing spaces and lift door clear opening. The passenger lift passing space at roof top level will continue to be reviewed. In conjunction, the stair lift within rooftop pool area will continue to be reviewed to ensure compliance with BCA E3D7 and AS1735.7.

As design develops further assessment would be undertaken to ensure compliance. This would be required prior to the issue of a Construction Certificate.

7.7 Doors and Doorways

7.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).

- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2021 requirements.

7.7.2 Subject site – access assessment

Based on a review of the drawings provided, doors and doorways on accessible paths of travel within common use areas where required to be accessible appear capable of complying with relevant access provisions and will be further reviewed as the design progresses to ensure continuing compliance.

7.8 Internal accessways – corridors, rooms

7.8.1 Access requirements

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

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

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2021.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2021.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2021.

7.8.2 Subject site – access assessment

Based on a review of the drawings provided, the accessways within the common use areas appear capable of complying with the provisions of AS 1428.1-2021. They will continue to be reviewed as the design progresses to ensure compliance with the access provisions prescribed by the relevant Australian Standards and BCA 2022.

7.9 Sanitary facilities

7.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The plan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2021 Section 12. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

7.9.2 Subject site – access assessment

Amenities are proposed in the following locations:

- + Basement Level 3 – Unisex accessible sanitary facility, Hand to be configured.
- + Basement Level 3 – Gendered facilities including 1x male and 1x female ambulant cubicle.
- + Basement Level 1 – Unisex accessible sanitary facility, Hand to be configured.
- + Basement Level 1 – Gendered facilities including 1x male and 1x female ambulant cubicle *to be included*.
- + Ground Floor - Unisex accessible sanitary facility, Hand to be configured.
- + Ground Floor – Unisex ambulant cubicle (*Performance solution applicable*)
- + Level 7 Rooftop – Unisex accessible sanitary facility, Hand to be configured.
- + Level 7 Rooftop – Unisex facilities including 1x ambulant cubicle. (*Performance solution applicable*)

Based on a review of the drawings provided, multiple levels provide accessible and ambulant cubicles. All accessible sanitary facilities currently appear capable of achieving compliance. Ambulant cubicles will require further review as the design progresses. To ensure continuing compliance with relevant access provisions these facilities will be further assessed as the design progresses to ensure continuing compliance.

7.10 Wayfinding (Signage Component) – Common Use Areas

7.10.1 Access requirements

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

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

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

7.10.2 Subject site – access assessment

Based on a review of the drawings provided signage package will be assessed as the design progresses to ensure compliance with relevant accessibility provisions prescribed by the Australian Standards and BCA 2022.

7.11 Apartment Design Guide – Livable Housing Silver level

7.11.1 Accessibility Requirement

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

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

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

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

LHA Clause Number	Room/Item	Current Status
1 b (i)	an even, firm, slip resistant surface; and	Capable of complying
1 b (ii)	a crossfall of not more than 1:40; and	Capable of complying
1 b (iii)	a maximum pathway slope of 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length, and	Capable of complying
1 b (iv)	be step-free.	Capable of complying
1 c	A step ramp* may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:	Not applicable
1 c (i)	a maximum gradient of 1:10; and	Not applicable
1 c (ii)	a minimum clear width of 1000mm (please note width should reflect the pathway width); and	Not applicable
1 c (iii)	a maximum length of 1900mm.	Not applicable
Performance Criteria		
<u>2 Dwelling entrance</u>		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
2 a	The dwelling should provide an entrance door with -	
2 a (i)	a minimum clear opening width of 820mm - See Figure 2(a); and	Capable of complying
2 a (ii)	a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and	Capable of complying
2 a (iii)	reasonable shelter from the weather.	Capable of complying
2 b	A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	Capable of complying
2 c	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. See Figure 1(b).	Not applicable
2 d	The level (step- free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	Capable of complying
Performance Criteria		
<u>3 Car parking</u>		
Where the parking space is part of the dwelling access it should allow a person to open their car doors fully and easily move around the vehicle.		
If the parking space is NOT part of the path of access this section is NA.		

LHA Clause Number	Room/Item	Current Status
Silver		
3 a	Where the parking area forms part of the dwelling access the space should incorporate -	Not applicable
3 a (i)	minimum dimensions of at least 3200mm (width) x 5400mm (length); and	Not applicable
3 a (ii)	an even, firm and slip resistant surface; and	Not applicable
3 a (iii)	a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	Not applicable
Performance Criteria		
<u>4 Internal doors and corridors</u>		
Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
Silver		
4 a	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:	
4 a (i)	a minimum clear opening width of 820mm; and	Capable of complying
4 a (ii)	a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	Capable of complying
4 b	Internal corridors/passageways to the doorways referred to in 4.a should provide a minimum clear width of 1000mm.	Capable of complying
Performance Criteria		
<u>5 Toilet</u>		
The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		
Silver		
5 a	Dwellings should have a toilet on the ground (or entry) level that provides:	
5 a (i)	a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Capable of complying
5 a (ii)	a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	Capable of complying
5 b	If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails.	Capable of complying
Performance Criteria		
<u>6 Shower</u>		
The bathroom and shower are designed for easy and independent access for all home occupants.		
Silver		

LHA Clause Number	Room/Item	Current Status
6 a	One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be removed at a later date.	Capable of complying
6 b	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying
Performance Criteria		
<u>7 Reinforcement of bathroom and toilet walls</u>		
The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.		
Silver		
7 a	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Capable of complying
7 b	The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.	Capable of complying
7 c	The walls around the toilet are to be reinforced by installing-	Capable of complying
7 c (i)	noggings with a thickness of at least 25mm in accordance with Figure 6a; or	Capable of complying
7 c (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 6b.	Capable of complying
7 d	The walls around the bath are to be reinforced by installing	Capable of complying
7 d (i)	noggings with a thickness of at least 25mm in accordance with Figure 7a; or	Capable of complying
7 d (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 7b.	Capable of complying
7 e	The walls around the hobless (step-free) shower recess are to be reinforced by installing -	Capable of complying
7 e (i)	noggings with a thickness of at least 25mm in accordance with Figure 8a; or	Capable of complying
7 e (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 8b.	Capable of complying
Performance Criteria		
<u>8 Internal stairways</u>		
Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation. If there are NO internal stairways then this section is NA. Note: Handrails on both sides of the stairway are preferred		
Silver		
8 a	Stairways in dwellings must feature:	Not applicable

LHA Clause Number	Room/Item	Current Status
8 a (i)	a continuous handrail on one side of the stairway where there is a rise of more than 1m	Not applicable
Performance Criteria		
<u>9 Kitchen</u>		
The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>10 Laundry</u>		
The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>11 Ground (or entry bedroom space)</u>		
There is a space on the ground (or entry) level that can be used as a bedroom		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>12 Switches and powerpoints</u>		
Light switches and powerpoints are located at heights that are easy to reach for all home occupants		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>13 Door and tapware</u>		
Home occupants are able to easily and independently open and close doors and safely use tap hardware.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>14 Family/Living space</u>		
The family/living room features clear space to enable the home occupant to move in and around the room with ease.		
Silver		
	No Requirements	Not applicable

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
15 Window sills Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.		
Silver		
	No Requirements	Not applicable

7.11.2 Subject site – access assessment

The site currently incorporates twelve (12) silver liveable units, with two (2) types, which will meet the Silver Level requirements of the Livable Housing Design Guide. All twelve (12) units are required to demonstrate they are capable of meeting these Silver Level requirements, bringing the total number of units to 20%.

The following units appear to provide elements which, with some adjustment could meet the Silver Level requirements. These are:

- + L2.02
- + L2.04
- + L2.06
- + L3.02
- + L3.04
- + L3.06
- + L4.02
- + L4.04
- + L4.06
- + L5.02
- + L5.04
- + L5.06

7.12 Class 2 adaptable housing (AS4299)

7.12.1 Accessibility Requirement

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

However, in accordance with the:

City of Sydney Development Control Plan (DCP) provisions outline the minimum number of accessible units or adaptable units to be provided:

Adaptable housing is designed to enable easy modification in the future for occupation and visitation by people with a disability or people who may acquire a disability gradually as they age. Design criteria for adaptable housing are set out in the relevant Australian Standards.

(1) Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.

(2) Adaptable dwellings are to be provided in all new development. For 30 or more dwellings 15% of total dwellings.

7.12.2 Subject site – access assessment

The site as currently documented demonstrates an understanding and outlines application of the principles of 'adaptable housing' as outlined within the Foreword of AS 4299 – 1995.

The development name has incorporated eight (8) adaptable dwellings within the forty-eight (48) proposed, which satisfies Council DCP.

Details available on drawing numbers A550 and A551 outline the Pre-Adaptation and Post-Adaptation provisions for the two (2) types of dwellings nominated.

The drawings demonstrate that they are capable of complying with the following (where applicable):

Adaptable House Class C – all essential features incorporated

Item	Room/Item	AS4299 Clause	Current Phase Review
Note: Item - As per Appendix A – Schedule of features for Adaptable Housing			
Drawings			
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Capable of complying
Siting			
2.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	Capable of complying
Letterboxes in Estate Developments			
3.	Letterboxes to be on hard standing area connected to accessible pathway	3.8	Capable of complying
Private car accommodation			
4.	Car parking space or garage a min. area of 6.0m x 3.8m *Accessible parking spaces to utilised in lieu of adaptable parking spaces. Continued review required.	3.7.2	Further information required
Accessible Entry			
5.	Accessible entry	4.3.1	Capable of complying
6.	Accessible entry to be level (i.e., max. 1:40 slope)	4.3.2	Capable of complying
7.	Threshold to be low-level	4.3.2	Further information required

Item	Room/Item	AS4299 Clause	Current Phase Review
8.	Landing to enable wheelchair manoeuvrability	4.3.2	Capable of complying
9.	Accessible entry door to have 850 mm min. clearance	4.3.1	Capable of complying
10.	Door lever handles and hardware to AS 1428.1	4.3.4	Capable of complying
Exterior: General			
11.	Internal doors to have 820mm min. clearance	4.3.3	Capable of complying
12.	Internal corridors min. width of 1000mm	4.3.7	Capable of complying
13.	Provision for compliance with AS1428.1 for door approaches	4.3.7	Capable of complying
Living room and dining room			
14.	Provision for circulation space of min. 2250mm diameter	4.7.1	Capable of complying
15.	Telephone adjacent to GPO	4.7.4	Capable of complying
16.	Potential illumination level min. 300 lux	4.10	Capable of complying
Kitchen			
17.	Minimum width 2.7m (1550mm clear between benches)	4.5.2	Capable of complying
18.	Provision for circulation at doors to comply with AS 1428.1	4.5.1	Capable of complying
19.	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8 (AS 4299)	4.5.5	Capable of complying
20.	Refrigerator adjacent to work surface	4.5.5	Capable of complying
21.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	Capable of complying
22.	Kitchen sink bowl max 150mm deep	4.5.6	Capable of complying
23.	Tap set capstan or lever handles or lever mixer	4.5.6 (e)	Capable of complying
24.	Tap set located within 300mm min of front of sink	4.5.6 (e)	Capable of complying
25.	Cooktops to include either front or side controls with raised cross bars	4.5.7	Capable of complying
26.	Cooktops to include isolating switch	4.5.7	Capable of complying
27.	Worksurface min. 800mm length adjacent to cooktop at same height	4.5.7	Capable of complying
28.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Capable of complying
29.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of worksurface	4.5.8	Capable of complying

Item	Room/Item	AS4299 Clause	Current Phase Review
30.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	Capable of complying
31.	Slip resistant floor surface	4.5.4	Capable of complying
Main bedroom			
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Capable of complying
Bathroom			
33.	Provision for bathroom area to comply with AS 1428.1	4.4.1	Capable of complying
34.	Slip-resistant floor surface	4.4.2	Capable of complying
35.	Shower recess – no hob. Minimum size 1160 x 1100mm to comply with AS1428.1 (refer Figures 4.6 and 4.7 – AS 4299)	4.4.4 (f)	Capable of complying
36.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)	Capable of complying
37.	Recessed soap holder	4.4.4 (f)	Capable of complying
38.	Shower tap positioned for each reach to access side of shower sliding track	4.4.4 (f)	Capable of complying
39.	Provision of adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)	Capable of complying
40.	Provision for grabrail in shower (Refer to Figure 4.7 – AS 4299) to comply with AS 1428.1	4.4.4 (h)	Capable of complying
41.	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)	Capable of complying
42.	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4 (g)	Capable of complying
43.	Double GPO beside mirror	4.4.4 (d)	Capable of complying
Toilet			
44.	Provision of either 'visitable toilet' or accessible toilet	4.4.3	Capable of complying
45.	Provision to comply with AS 1428.1	4.4.1	Capable of complying
46.	Location of WC pan at correct distance from fixed walls	4.4.3	Capable of complying
47.	Provision for grab rail zone (Refer Figure 4.5 – AS 4299)	4.4.4 (h)	Capable of complying
48.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Capable of complying
Laundry			
49.	Circulation at doors to comply with AS 1428.1	4.8	Capable of complying
50.	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	Capable of complying

Item	Room/Item	AS4299 Clause	Current Phase Review
51.	Provision for automatic washing machine	4.8 (e)	Capable of complying
52.	Where clothesline is provided, an accessible path of travel to this	4.8 (a)	Not applicable
53.	Double GPO	4.8 (g)	Capable of complying
54.	Slip-resistant floor surface	4.9.1	Capable of complying
Door Locks			
55.	Door hardware operable with one hand, located 900-1100mm above the floor	4.3.4	Capable of complying

It is expected that at Construction Certification stage documentation will address, in finer detail, information relevant to the above requirements.

7.13 Emergency egress and evacuation

7.13.1 Access considerations

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

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

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

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

7.13.2 Subject site – access assessment

Note for consideration.

7.14 Landscaping, Streetscapes and Terraces

7.14.1 Access considerations

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

Lighting installations which minimise glare.

Luminance contrast of features such as bike racks, bollards, bins etc.

7.14.2 Subject site – access assessment

Note for consideration.

7.15 Lighting

7.15.1 Access considerations

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

Consideration should be given to lighting as follows:

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

7.15.2 Subject site – access assessment

Note for consideration.

8.0 Compliance summary

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

- + Objects of the Disability Discrimination Act (DDA) 1992.
- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Amendment 2 – Volume One and referenced Australian Standards including:
 - AS1428.1 2021 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.
 - AS 4299 – Adaptable Housing

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

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

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

Review undertaken by:

Signed by:

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Molly Denison-Pender

Accessibility Consultant