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BUILDING CONSULTANTS

Accessibility Report

20-22 Atchison St
St Leonards, NSW

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Revision History

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20-22 Atchison St, St Leonards

1. Executive Summary

- a) This report has been prepared to support a State Significant Development Application (SSDA) SSD-87486461 for the site at 20-22 Atchison Street, St Leonards (the site). The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.
- b) This report documents a preliminary review of the proposed mixed use development located at 20-22 Atchison St, St Leonards against the provisions of the Building Code of Australia 2022 Volume One Amendment 2 (BCA) as they relate to accessibility, Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (*Cth*) (DDA).

Note that the proposed building is subject to the BCA in force at the day on which the application for building approval is made. A review against the current BCA (2022 Volume One Amendment 2) has been undertaken in this report given BCA 2025 has not yet been published. An updated review will need to be undertaken once BCA 2025 is in effect.

- c) Compliance with the BCA is achieved by satisfying the performance requirements of the BCA. The performance requirements can only be met by a:
 - a) Performance Solution,
 - b) Deemed to Satisfy Solution, or
 - c) Combination of Performance and Deemed To Satisfy Solution.
- d) The primary classification for the building pursuant to the BCA is a:
 - Class 2 – Residential
 - Class 5 – Office
 - Class 6 – Retail / Restaurant
 - Class 7a – Carpark
- e) Access for people with a disability is required from the pedestrian entry points at the allotment boundary to the building.
- f) Access for people with disabilities is required to and within all areas of the retail and commercial areas, and throughout all areas common for the occupants of the building. Access is also required to the entrance door of each sole occupancy unit.
- g) Whilst the North Sydney Development Control Plan is not strictly applicable as the development is a State Significant Development Approval, the development proposes to include 37 adaptable apartment units to AS 4299 Class C category , and 56 Livable Housing Australia (LHA) silver level apartment units, in line with the requirements of the North Sydney Development Control Plan.
- h) Accessibility has been appropriately addressed in the associated application documentation, relative to the level of detail provided. As such, we believe development consent should be issued without any concern that the building cannot meet achieve a reasonable level of accessibility consistent with the requirements of BCA 2022 Volume 1 Amendment 2 and the relevant Australian Standards as applicable.



2. Introduction

2.1 Brief and Scope

This report has been prepared to support a State Significant Development Application (SSDA) SSD-87486461 for the site at 20-22 Atchison Street, St Leonards (the site). The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report documents a preliminary review of the proposed project documentation with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia 2022 Volume One Amendment 2 (BCA), Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (*Cth*) (DDA).

This report has been prepared for Setia by Jaz Building Consultants with the aim of providing reasonable recommendations for Client consideration with regards to access to premises. Jaz Building Consultants has endeavoured to clearly identify each issue of concern with respect to the building element and with reference to relevant legislation and guidelines.

Where compliance with the BCA Deemed-to-Satisfy provisions is considered inappropriate or impractical, Jaz Building Consultants may liaise with the relevant Building Surveyor to determine a Performance Solution which can be justified under the Performance Requirements of the BCA. It should be noted that expert judgement from an accredited Access Consultant would not alleviate the Client's obligations under the DDA.

Matters that fall outside the scope of this report include structure or installation methods and assessment against Occupational Health and Safety legislation.

In this assessment, Jaz Building Consultants will refer, not only to the Disability (Access to Premises - Buildings) Amendment Standards 2010 (No. 1), but to additional Accessibility Standards in draft and current Australian Standards, to meet the spirit and intent of the DDA and to ensure best practice principles are applied for this project.

2.2 Documentation

Design documents reviewed as part of this report include the following:

- a) Architectural SSDA issue drawings Rev 1 dated 18/09/2025 prepared by Cox Architecture (Project No. 223107.00)

Extracts of the above documentation have been included in Appendix A with appropriate compliance requirements as identified throughout this report.

2.3 Building Project Description

The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a shop top housing development using the recently introduced provisions under the Transit Oriented Development (TOD) reforms.

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a 40-storey shop top housing development comprising:
 - 4-storey mixed-use (commercial, residential and retail) podium with a retail tenancy at ground level (Atchison Street frontage).
 - 36 levels of residential apartments and residential amenities within the tower



- Landscaping and public amenities along the Mitchell Street eastern elevation at ground level.
- Consolidated vehicular and loading access from Atchison Lane
- 5 storey basement accommodating car, bicycle and motorcycle parking, storage, plant and end of trip facilities (EOTF) for the commercial component.
- Amalgamation of Lot 1 in DP740017 and Lot 120 DP564606
- 10% of residential floor space to be used for affordable housing via monetary contribution.
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by Cox Architecture appended to the Environmental Impact Statement.

The site occupies a strategic location in the St Leonards Crows Nest precinct and is in close proximity to the St Leonards railway station and Crows Nest Metro station and town centre.

The site is located at 20-22 Atchison Street, St Leonards. The site has primary frontage to Atchison Street to the south, Mitchell Street to the east and Atchison Lane to the north. The site is located within the North Sydney Local Government Area (LGA) and is located approximately 4.5km north of the Sydney CBD.

The site comprises two allotments described as Lot 1 in DP740017 and Lot 120 DP564606 with a total areas of 1374.4sqm. The site is located near the crest of a high ridgeline point, with Mitchell Street falling in elevation towards the north of the site and Atchison Street falls towards the east. The site location is outlined in Figure 1.



Figure 1 | Site Plan

Existing development to the site includes:

- 22 Atchison Street is currently occupied by a six storey commercial office building and 18-20 Atchison Street comprises a three-storey commercial building which is currently vacant. The



building were constructed in the 1980s and has a primary frontage to Atchison Street and secondary vehicular access from Atchison Lane.

- 22 Atchison Street accommodates additional vehicular access from Mitchell Street.

2.4 Use and Class of Building

Pursuant to the BCA, and as advised by the Relevant Building Surveyor, the primary classification for the proposed building are as follows:

Table 2.4 | Building Classifications

Part of Building	Proposed Use	Building Class
Basement 5 to Basement 1	Carpark	7a
Lower Ground	Carpark	7a
Ground	Residential Lobby, Office, Retail	2, 5, 6
Level 1	Office	5
Levels 2 to Roof	Residential	2

3. Access for People with a Disability

3.1 General Building Access Requirements

Buildings and parts of buildings must be accessible in accordance with BCA Clause D4D2. The following table outlines the general building access requirements for this project:

Table 3.1 | Building Access Requirements

Building Class	Access Requirements
Class 2	
Common areas	From a pedestrian entrance <i>required</i> to be accessible to at least one floor containing <i>sole-occupancy units</i> and to the entrance doorway of each <i>sole-occupancy unit</i> 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, <i>swimming pool</i> , common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed- (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Sole-occupancy units	Each residential sole-occupancy unit must comply with the ABCB Standard for Livable Housing Design, except for Part 1.
Class 5	To and within all areas normally used by the occupants
Class 6	To and within all areas normally used by the occupants
Class 7a	To and within any level containing <i>accessible</i> carparking spaces

3.2 Parts of Buildings to be Accessible

Access is considered to be required to and within the following common areas of the apartment building:

- Garbage rooms on Basement B1 level
- Residential amenity areas
- Bike storage
- Residential storage rooms

Access is required to and within all areas of the office and retail areas.



3.3 D4D5 Exemptions

Further discussions will be required to define the use and function of identified, specialist areas and determine the suitability for full, partial or managed accessibility. Where full access is unachievable due to the functions of the space, there may be opportunity to assess the area under the permitted exemptions of the BCA D4D5 which states:

The following areas are not required to be accessible:

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

These may include areas such as the following:

- Domestic pump room
- Rainwater pump room
- Comms room
- Main switch room
- Grease arrestor
- Fire tanks room
- Fire control room
- Substation
- Roof plant

4. Design Review

Please find below the design review checklist based on assessment of accessibility provisions as required by the BCA and Premises Standards.

This professional opinion is subject to further design documentation in accordance with the following general recommendations to ensure appropriate access provision for people with disabilities is provided. At this stage, detailed design elements, such as levels, dimensions, door schedules, toilet fixtures and fittings, are limited and require further review to ensure compliance with the BCA and the spirit and intent of the DDA.



4.1 Accessible Carparking Facilities

4.1.1 Accessible carparking spaces must be provided in accordance with the table below.

Table 4.1.1 | Accessible Carparking Requirements

Class of building to which the Class 7a building or carparking area is associated	Number of accessible carparking spaces required
Class 5	1 space for every 100 carparking spaces or part thereof.
Class 6	
(a) Up to 1 000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(b) for each additional 100 carparking spaces or part thereof in excess of 1 000 carparking spaces.	1 space.

Currently there appears to be 5 carparking spaces allocated to the commercial tenancies, which requires 1 accessible carparking space to be provided (which has been documented).

4.1.2 Spatial layout of accessible car spaces must be provided in accordance with AS/NZS2890.6(2009), including:

- a) a marked dedicated car space of 2400mm(W) x 5400mm(L);
- b) a marked shared area of 2400mm(W) x 5400mm(L) adjacent to the dedicated car space for side loading and unloading;
- c) an unmarked shared space of 2400mm x 2400mm to the front or rear of the dedicated car space for rear loading and unloading.

4.1.3 The following layout features are also required as per AS/NZS2890.6(2009):

- a) A bollard to the shared space, located in the centre of the marked shared area at 750mm – 850mm from the roadway end of the space;
- b) Accessible carparking facilities, inclusive of dedicated and shared spaces, will have a minimum gradient of 1:200 for drainage purposes and shall not exceed 1:40 in both directions;

4.1.4 Provide head height clearances between car park entrances / exits and accessible carparking spaces as per the following:

- a) The head height clearance between the car park floor and any overhead obstruction to be minimum 2200mm between the car park entrance(s), accessible parking space and the car park exit(s) (AS/NZS2890.6(2009) Clause 2.4); and
- b) The height clearance to overhead obstructions within the accessible carparking space will minimum 2500mm from the entrance of the space to a distance minimum 1000mm from the front of the space, where the height may be reduced to minimum 2200mm, and to minimum 1800mm within 500mm from the front of the space.

4.1.5 Ensure pavement marking to the accessible carparking space is in accordance with AS/NZS2890.6(2009) Section 3, including the following:

- a) International symbol for access as per AS1428.1(2021) Clause 5.2 to be white on a blue (Ultramarine) rectangle with no side more than 1200mm in length. Symbol to be located in the centre of the car space at 500mm – 600mm from its entry point.
- b) The perimeter of the accessible parking area, inclusive of the adjacent shared area to be delineated in yellow. Additional diagonal line-marking to be provided within the shared area to further identify this area as vehicle-free; and
- c) Diagonal line marking to be at an angle of $45^\circ \pm 10^\circ$ to the side of the space, at 150mm – 200mm in width with spaces of 200mm – 300mm between stripes.



4.1.6 A continuous accessible path of travel must be achieved from accessible carparking facilities to the entrance of the building – i.e. to the passenger lift lobbies.

4.2 External Paths of Travel

4.2.1 An accessible path of travel is required from the main points of pedestrian entry at the allotment boundary to the building entrances.

4.2.2 Gradient and crossfall of external paths of travel not to exceed 1:40 (or 1:33 if bituminous seal).

Where the gradient exceeds 1:40, walkways with gradients up to 1:20 are permitted, constructed in accordance with Clause 7.2 of AS1428.1(2021).

Where the gradient exceeds 1:20, ramps must be provided in accordance with Clause 7.3 of AS1428.1(2021).

4.2.3 External paths of travel required to be accessible must achieve compliant widths, passing areas and turning spaces at dead ends:

- a) Generally, minimum 1m clear width is required clear of all obstructions.
- b) Minimum 2m head height clearance required throughout.
- c) 1500mm x 1500mm turning spaces are required where there is a 90° change in direction required.
- d) 1540mm(W) x 2070mm(L) turning spaces are required where there is a 180° change in direction required. This is also required within 2m of the end all accessible paths of travel.
- e) 1800mm(W) x 2000mm(L) passing space required at intervals not more than 20m where there is no direct line of sight.

4.2.4 Accessible paths of travel must have a slip-resistant surface and be traversable by people with a broad range of abilities (AS1428.1(2021) Clause 4.1).

4.2.5 A smooth transition is required between abutting surfaces. A construction tolerance of 3mm for vertical differences is permitted, or 5mm where edges are rounded or beveled.

4.2.6 Where a pedestrian area and vehicular zone is at grade, differentiation of vehicle and pedestrian zones by means of warning tactile ground surface indicators (TGSIs) and bollards, or combination is required. TGSIs to be setback 300mm from the bollards.

4.2.7 Where applicable, any kerb ramps are to be constructed in accordance with Clause 7.7 of AS1428.1(2021), including:

- a) A maximum rise of 190mm;
- b) A length not greater than 1520mm;
- c) A gradient not steeper than 1:8, located within or attached to a kerb.

4.3 Building Entrances

4.3.1 BCA Clause D4D3 requires for access to be provided through:

- a) the principal pedestrian entrance; and
- b) at least 50% of all pedestrian entrances; and
- c) in a building with a floor area more than 500m² any non-accessible pedestrian entrances must be maximum 50m distance from an accessible pedestrian entrance.



- 4.3.2 Any change in levels at external doorways to be addressed via threshold ramp complying with AS1428.1(2021), which permits the following:
- a) Change in level of up to 35mm;
 - b) Maximum gradient of 1:8;
 - c) Maximum length of 280mm.
- 4.3.3 Where the change in level exceeds 35mm, a step ramp is to be provided – clear of the required door circulation space. Step ramps require the following:
- a) Change in level of up to 190mm;
 - b) Maximum gradient of 1:10;
 - c) Maximum length of 1900mm;
 - d) 1200mm landing required at the base of the step ramp (where there is no change in direction);
 - e) Sides of step ramp to be splayed, or provided with either a kerb or open balustrade. No TGSIs or handrails are required to a step ramp.
- 4.3.4 Pedestrian entrance doorways must achieve compliance with AS1428.1(2021) requirements, as outlined in Item 4.4 below.

4.4 Doorways

- 4.4.1 Doorways on continuous accessible path of travel to areas required to be accessible must achieve a minimum clear opening width of 850mm. For a swing door, a 920mm wide leaf can achieve this; and for a sliding door, the leaf width to achieve this is determined by the diameter of any door handles / controls.

Where double-leaf doors are proposed, the minimum 850mm clear opening width applies to the single active leaf.

- 4.4.2 Steps or ramps at door thresholds is not permitted.

- 4.4.3 Doorways required to be accessible must achieve compliant door circulation spaces, as determined by the direction of approach of the user. Circulation spaces at doorways must not exceed a gradient and crossfall of 1:40.

Refer marked plans for areas requiring review.

- 4.4.4 Successive doorways on continuous accessible paths of travel, e.g. of airlocks and vestibules, are required to achieve required minimum 1450mm between doorways / door swing arcs.

- 4.4.5 For doorways required to be accessible, door controls are to comply with the following:

- a) Pull and lever handles must be 'D'-shaped, which prevent the hand of a person with grasping difficulties from slipping from the door handle, with 35mm – 45mm finger clearance at the centre of the grip.
- b) Door handles and related hardware to be located at 900mm – 1100mm AFFL.
- c) The design of door snibs and locks to accessible facilities are of a lever design with a length of minimum 45mm (measured from the centre of the spindle).
- d) Provide manual door operating forces of no greater than 20N to initially open the door, 20N to hold the door open and to swing/slide the door no greater than 20N. Where environmental factors limit this, an automatic door operator must be provided.



- 4.4.6 Any security/access controls (including controls to internal automated doors and intercom systems) be located as per the following (AS1428.1(2021) Clause 10.4):
- At a height of 900mm – 1100mm AFFL;
 - At a level landing (not steeper than 1:40); and
 - Not closer than 500mm to any internal corner.
 - Additionally, manual controls to automated doors shall be located at 500mm – 1000mm from the swing door in any position, or clear of the surface-mounted sliding door leaf in the open position.

4.5 Internal Paths of Travel

- 4.5.1 A continuous accessible path of travel or accessway must be provided to all spaces required to be accessible within the building, including achieving compliant widths, passing areas and turning spaces at dead ends.
- All accessways shall achieve minimum 1000mm clear unobstructed width, and recommended 1500mm width.
 - Points along accessways where a 60° – 90° change in direction occurs are to achieve required clear space for turning, of minimum 1500mm x 1500mm with a permitted splay of 500mm to the internal corner (AS1428.1(2021) Figure 4).
 - Points along accessways where a 180° change in direction occurs require a clear space for turning of minimum 1540mm x 2070mm (W x L) within 2m of the end of an accessway (BCA Clause D4D4(c)(ii); AS1428.1(2021) Figure 5).
 - Passing spaces of 1800mm x 2000mm (W x L) complying with AS1428.1(2021) Figure 3 are to be provided at maximum 20m intervals along accessways where a direct line of sight is not available (BCA Clause D4D4(c)(i)).
 - A turning space is also required at maximum 20m intervals along an accessway (BCA Clause D4D4(c)(ii)(B)).
- 4.5.2 The unobstructed height of a path of travel must be no less than 2000mm, and 1980mm at doorways. Where there is an overhead hazard with less than 2000mm vertical clearance:
- Provide a suitable physical barrier (minimum 450mm high wall, kerbrail and handrail) to prevent inadvertent contact with hazard; or
 - Provide warning TGSIs to the border where the vertical clearance is reduced below 2000mm, as per AS/NZS1428.4.1(2009) Clause 2.6.

4.6 Passenger Lifts

- 4.6.1 Passenger lifts are to comply with BCA Part E3D8 and AS 1735.12(1999).
- 4.6.2 At least one passenger lift per storey must be of a sufficient size to fit a stretcher, i.e. minimum 1400mm(W) x 2000mm(L) internal lift car size.
- 4.6.3 Fitout features are required to meet BCA E3D8 and AS1735.12(1999), which include:
- Handrail complying with the provisions for a mandatory handrail in AS1735.12 (1999) (i.e. 30-50mm diameter, 600mm minimum width, 850-950mm AFFL)
 - The minimum internal lift floor size is to be 1100mm(W) x 1400mm(L)
 - Minimum clear door opening width of 900mm
 - Passenger protection system complying with AS1735.12 (1999)
 - Lift landing doors at the upper landing
 - Lift car and landing control buttons complying with AS1735.12. Note that landing controls are to be located at least 500mm from an internal corner or other fixed obstruction.
 - Minimum clear door opening width of 900mm;
 - Lighting in accordance with AS1735.12.
 - Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received



All passenger lifts serving more than two levels must also be provided with:

- j) Automatic audible information within the lift car to identify the level each time the car stops.
- k) Audible and visual indication at each lift landing to indicate the arrival of the lift car.
- l) Audible information and audible indication must be provided in a range between 20-80dB(A) at a maximum frequency of 1500Hz.

4.6.4 Where a platform lift is proposed to be installed to address the level change at the Lower Ground Level retail tenancy, the minimum size required is 1100mm(W) x 1400mm(L). Accessible features per Item 4.6.3 are also required.

4.7 Walkways

4.7.1 A number of walkways are proposed on the Level 4 external amenities area.

4.7.2 Level landings are to be provided as follows:

- a) At intervals along walkways at:
 - i) Maximum 15m for 1:20 gradient;
 - ii) Maximum 25m for 1:33 gradient; and
 - iii) For walkways in between 1:20 and 1:33, the maximum interval is determined by linear interpolation.
 - iv) Ensure walkways are not within required doorway level landings – see Marked Plans in Appendix A.
- b) Spatially:
 - i) Where there is no change in direction, the landing must be minimum 1200mm in depth;
 - ii) Where there is a 90° turn involved, the landing must achieve minimum 1500mm x 1500mm clear space and the internal corner of this space may be splayed 500mm;
 - iii) Where there is a 180° turn involved, the landing must achieve minimum 1540mm x 2070mm (W x L) clear space.

4.7.3 Where the side of walkways do not abut a wall (of minimum 450mm in height), the sides of a walkway shall be provided with a firm and level surface of a different material to that of the walkway extending 600mm in width horizontally, be of the same grade as the walkway and follow the grade of the walkway.

4.8 Ramps

4.8.1 A number of step ramps (shown on landscaping drawings) are proposed to address the level change between the footpath and outdoor public areas. Step ramps are to comply with AS 1428.1(2021) Clause 7.6, including the following:

- a) Maximum rise of 190mm;
- b) Length not greater than 1900mm;
- c) Gradient not steeper than 1:10;
- d) Minimum 1200mm landing at the top and bottom of ramp, or 1500mm where there is a change in direction.

A performance solution will be required to allow the crossfall of the step ramp at the boundary to be steeper than 1:40, due to slope of the existing footpath.



4.9 Communication Stairways

- 4.9.1 Stairways must be setback appropriately from intersecting paths of travel at landings so handrail extensions do not project into transverse pathways or general circulation spaces (AS1428.1(2021) Clause 8.1(b); Figure 26(B)).

Stair risers must be opaque (i.e. not open) (AS1428.1(2021) Clause 8.1(c)). Stair tread and riser dimensions must be provided in accordance with BCA Clause D3D14.

- 4.9.2 Nosing profile to comply with AS1428.1(2021) Figure 27(A) / (B), whereby stair nosings are not to project beyond the vertical face of the riser. The riser may be vertical or have a backwards splay of maximum 25mm (AS1428.1(2021) Clause 8.1(d)).

- 4.9.3 Provide a contrasting strip of 50 – 75mm depth to tread nosings, with a minimum luminance contrast of 30% to the background (AS1428.1(2021) Clauses 8.1(f) & (g)). The strip is to achieve a minimum slip resistance per Item 4.11.3.

- 4.9.4 Provide a handrail to both sides of stairways as per the following:

- a) Handrail to be continuous throughout and be at a consistent height of 865mm – 1000mm above the nosing of the treads and landings;
- b) The cross-section of handrails shall be circular and have a diameter of not less than 30mm – 50mm for not less than 270° around the uppermost surface;
- c) Minimum 50mm clearance is required to adjacent surfaces / obstructions, with minimum 600mm vertical clearance required above the top of the handrails;
- d) At landings, handrails are to achieve the following extensions:
 - i) Transition to horizontal immediately past the top riser and extend for minimum 300mm; and
 - ii) Extend one tread width past the bottom riser parallel to the line of nosings, then transition to horizontal to extend for minimum 300mm.
- e) Handrails are to then terminate via turning down through an angle of 180° for a minimum of 100mm or be returned fully to the end post or wall face.

- 4.9.5 Warning TGSIs to be placed at the top and bottom landings of the stairway, of 600mm depth across the clear width of the stairway and set 300mm back from the top and bottom riser. Where landings are less than 3000mm in length, depth of TGSIs may be reduced to 300mm depth.

A performance solution is proposed to allow a portion of the TGSIs serving the external stair off Atchison Street to be 300mm in depth in lieu of 600-800mm.

- 4.9.6 Where the stairway is open below and head height clearance is less than 2m, one of the following means of protection must be provided:

- a) Enclose the area;
- b) Compliant kerb or kerb rail and handrail to be provided; or
- c) Warning tactile ground surface indicators set back 300mm from the hazard and extending to all sides of the hazard zone.

4.10 Fire Isolated Stairways

- 4.10.1 Ensure the following access provisions under the BCA are met for fire-isolated stairs:

- a) Provide a warning strip of 50mm – 75mm depth on the tread nosing with a luminance contrast of minimum 30% to the background (AS1428.1(2021) Clauses 8.1(f) & (g)).
- b) Provide a handrail, compliant with AS1428.1(2021) Section 9 to at least one side of the stairway.
- c) Slip resistance requirements per Item 4.11.3.



4.11 Internal Finishes

4.11.1 The following requirements apply to internal floor finishes in areas required to be accessible:

- a) Where carpet or any soft flexible materials are used as flooring material, the pile height or pile thickness is to be maximum 11mm and the carpet backing to be maximum 4mm thick.
- b) Matting recessed within a continuous accessible path of travel to have a surface level difference to surrounding materials of maximum 3mm for vertical and 5mm for rounded or bevelled edges.
- c) Grates to have openings of maximum 13mm diameter and any slotted openings to be maximum 13mm wide and orientated perpendicular to the dominant direction of travel.

4.11.2 Transitions between finishes to meet Section 4 of AS 1428.1(2021).

4.11.3 Provide flooring materials details for review when available, including slip resistance ratings. In particular, note that ramp and stairs require the following minimum slip resistance ratings as per BCA Table D3D15:

Table 4.11.3 | Slip Resistance Requirements

Application	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:20	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

4.11.4 Doorways, specifically the door leaf, door frame and/or door jamb, must possess minimum 30% luminance with the adjacent wall surface, for a minimum width of 50mm.

4.11.5 A solid and non-transparent contrasting strip compliant with AS1428.1(2021) Clause 3.6 is required to be installed across the width of all frameless or fully glazed doors, sidelights and any glazing that are capable of being mistaken for a doorway or opening.

4.11.6 All switches/controls on accessways are to be at 900mm – 1100mm AFFL and minimum 500mm from internal corners, except where on the architrave on the latch-side.

Additionally, light switches within accessible sanitary facilities are to be rocker-action or toggle switch type, with a minimum 30mm x 30mm dimension. Push pad switches are to have minimum 25mm diameter.

4.11.7 Manual controls to power-operated doors (push to open buttons etc.) must be at least 25mm wide and:

- a) For a hinged door, between 500mm and 1m from the door leaf in any position; and
- b) For a sliding door, within 2m of the doorway and clear of a surface mounted door in the open position

4.11.8 Where required – integrated, discrete, and composite type TGSIs must achieve 30%, 45% and 60% luminance contrast, respectively, against the background surface.

4.12 Accessible Sanitary Facilities

4.12.1 Accessible sanitary facilities must be provided in accordance with BCA Tables F4D6 based on the class of building to which the sanitary facilities are associated with:

Table 4.12.1 | Accessible Sanitary Facility Requirements

Building Class	Minimum accessible unisex toilets to be provided	Minimum accessible unisex showers to be provided
Class 2	Where <i>sanitary compartments</i> are provided in common areas, not less than 1	Where showers are provided in common areas, not less than 1.



Building Class	Minimum accessible unisex toilets to be provided	Minimum accessible unisex showers to be provided
Class 5 and 6	Where clause F4D4 of the <i>BCA</i> requires closet pans: (a) 1 on every <i>storey</i> containing <i>sanitary compartments</i> ; and (b) where a <i>storey</i> has more than 1 bank of <i>sanitary compartments</i> containing male and female <i>sanitary compartments</i> at not less than 50% of those banks	Where clause F4D4 of the <i>BCA</i> requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

Accessible sanitary facility will be required for the retail tenancy (this may be resolved at fitout stage).

- 4.12.2 A unisex accessible sanitary facility is to be provided at not less than 50% of the banks of toilets.
- 4.12.3 Ensure an even number of right- and left-handed facilities is achieved (BCA Clause F4D5(g)) where there is more than one unisex accessible sanitary facility provided.
- 4.12.4 Unisex accessible sanitary facilities must comply with AS1428.1(2021) Section 12, and be of appropriate size and layout to achieve required circulation spaces for the doorway, WC pan, shower, and basin.
- Ensure toilet pan achieves minimum 1900mm(W) x 2300mm(L) circulation space with a maximum 100mm washbasin encroachment permitted (except if the washbasin is located on the side wall opposite the WC pan, where no encroachment is allowed).
 - Door circulation spaces shall be compliant with AS1428.1(2021) Figures 31 & 32.
 - Ensure some allowance for construction tolerance and wall finishes.

For sanitary facilities containing a unisex accessible shower facility:

- For the shower facility, a clear space of minimum 1600mm(W) x 2350mm(L) is required – clear of toilet pan and washbasin fixtures and fittings. Where a fixture or wall is located within 1160mm – 1600mm from the shower corner along the width, the circulation space must be increased in length to 2500mm.
 - The grade of the floor within the shower area shall be 1:60 – 1:80 towards the floor waste; while the remainder of the floor within the facility is to be 1:80 – 1:100. Floor waste to be located 580mm ± 25mm from side wall, and 550mm ± 25mm from rear wall. Refer BCA for separate floor waste gradient requirements.
- 4.12.5 All accessible facilities to be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS1428.1(2021) Clause 12, including but not limited to the following:
- WC pan to be provided with its centreline at 450mm – 460mm from the side wall, and front edge of the pan at 800mm ± 10mm from the rear wall;
 - WC pan seat to be at 460mm – 480mm height and achieve minimum 30% luminance contrast to the pan, wall or floor;
 - Grabrails in accordance with AS1428.1(2021) Figure 42;
 - Toilet paper dispenser as per AS1428.1(2021) Figure 41;
 - Flushing control located as per AS1428.1(2021) Figure 40;
 - Backrest in accordance with Clause 12.2.4 of AS1428.1(2021);
 - Washbasin to be provided with appropriate knee / toe clearance and be located so that the top of the washbasin is 800mm – 830mm AFFL;
 - A mirror to be located above or adjacent to the washbasin, extending from a height of maximum 900mm, to minimum 1850mm AFFL. Minimum width of mirror to be 350mm;
 - A shelf that is integrated with the basin as vanity top to be minimum 120mm width by 300mm – 400mm depth;
 - A coat hook is to be provided at 1200mm – 1350mm AFFL, and minimum 500mm from internal corners;



- k) Operable component of soap dispenser, hand dryer etc. are to be located 900mm – 1100mm AFFL and minimum 500mm from an internal corner;
- l) Baby change table to achieve minimum 720mm clearance under table, while top of table in the open position is at maximum 820mm AFFL. It must not encroach into any required circulation spaces in the closed position. Note that this must be achieved within B01 Consular unisex accessible toilet.

4.12.6 Accessible showers are to be provided with the following (but not limited to):

- a) Height of shower seat to be 470mm – 480mm AFFL;
- b) Grabrails, shower head, wall outlet, lever tap and soap holder in accordance with AS1428.1(2021) Figures 47 & 48;
- c) Two (2) coat hooks are to be provided adjacent the folding shower seat, located 400mm and 600mm away from the edge of the shower seat, and at 1200mm – 1350mm AFFL.

4.13 Sanitary Facilities for People with Ambulant Disabilities

4.13.1 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, at least one male and one female compartment suitable for a person with an ambulant disability is required.

4.13.2 Doorways on continuous accessible path of travel to facilities for people with ambulant disability, must achieve a minimum clear opening width of 700mm and a clear space of minimum 900mm x 900mm to both sides of the door (AS1428.1(2021) Figure 34).

4.13.3 Layout of each ambulant toilet shall comply with AS1428.1(2021) Clause 13, including:

- a) Cubicle width of 900mm – 920mm;
- b) Clear space of 900mm x 900mm in front of the WC pan, which shall have a standard projection of 610mm – 660mm from the rear wall;
- c) Clear space of 900mm x 900mm to both sides of doorways on path of travel to ambulant cubicle.

4.13.4 Ambulant toilets are to be designed and constructed with appropriate selection and placement of fixtures and fittings which enable access by all users and meet the compliance requirements of AS1428.1(2021) Clause 13, including but not limited to the following:

- a) WC pan to have standard projection of 610mm – 660mm from the rear wall, and have a seat height of 460mm – 480mm AFFL;
- b) 'L'-shaped grabrails to both sides of the compartment;
- c) Toilet roll holder within 300mm from the front of the WC pan seat, above the seat to maximum 700mm AFFL;
- d) Coat hook located at 1350mm – 1500mm AFFL.

4.14 Hearing Augmentation

4.14.1 A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for emergency warning system only, is installed within the following areas:

- a) in a room in a Class 9b building;
- b) in a, auditorium, meeting room, conference room, hearing room or the like; or
- c) at any reception area where the public is screened from the service provider.

This would include meeting and conference rooms in the commercial tenancies.

Note: Consideration to the design specifications of AS1428.5(2010) is recommended, however is not mandatory to meet the Premises Standards.



4.14.2 Where required, the hearing augmentation system(s) is to be one of the following:

- a) An induction loop provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or
- b) A system requiring the use of receivers or the like, being available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than those listed in the table below.

Table 4.14.2 | Hearing Augmentation System Receiver Requirements

Population	Number of Receivers Required
Up to 500 persons	1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater
More than 500 persons and up to 1000 persons	20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons
More than 1000 persons and up to 2000 persons	35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons
More than 2000 persons	55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.

4.15 Signage

4.15.1 Braille and tactile signage is required to be provided throughout any building required to be made accessible in accordance with BCA Specification 15 and AS1428.1(2021) and must identify:

- a) Each sanitary facility;
- b) Accessible unisex facilities and indicate whether the facility is suitable for left or right handed use;
- c) Ambulant accessible sanitary facilities on the door of the cubicle
- d) Where an entrance is not accessible, directional signage to identify nearest accessible entrance;
- e) Where a bank of sanitary facilities is not provided with an accessible sanitary facility, directional signage to identify nearest accessible sanitary facility
- f) A space with a hearing augmentation system
- g) Each door required by Clause E4D5 to be provided with an exit sign and state "Exit" and "Level" followed by the floor level number.
- h) Each power operated door provided with a manual control (e.g. push button)

5. Additional Accessibility Recommendations

As detailed above, it is acknowledged that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA only.

The Premises Standards could address a broader range of accessibility issues including considerations to accessibility of outdoor areas, such as playgrounds, and the interior fit-out of buildings, including customer service areas, joinery, fixtures and fittings. As such, there are features which fall beyond the scope of the Standards which may be subject to the general complaints provisions of the DDA.

Jaz Building Consultants provides the following as a summary of additional accessibility issues to be addressed in order to reduce Client risk of attracting a discrimination complaint.

It is recommended that a further review be undertaken to identify the gaps in the design between the DDA and Premises Standards, including opportunities for providing accessibility features which extend beyond the scope of Premises Standards.

5.1 Paths of Travel

5.1.1 Consider providing a clear width of minimum 1500mm to all main paths of travel to allow a wheelchair and ambulant person to pass (1800mm preferred to allow two wheelchairs to pass). Consider providing a clear width on secondary paths of travel of minimum 1200mm.



5.2 Carparking

- 5.2.1 Install vertical signage, incorporating the international symbol for access to indicate the extent of the accessible parking area for people with disabilities (AS/NZS2890.6(2009) Appendix A3 (b); AS 1428.2(1992) Clause 17.4 (a) Note 2).
- 5.2.2 The access or intercom pedestal into the building car park should, if practicable, be positioned so that the push button is positioned laterally 50mm ± 25mm behind the face of the adjacent kerb so as to be accessible by a driver in a seated position within a vehicle equipped for a driver who uses a wheelchair.

5.3 Electric Vehicle (EV) Charging

- 5.3.1 Where EV charging points are proposed, consider providing the following minimum number of accessible charging bays (as per Austroad guidelines):
 - a) 2 charging points – 1 accessible
 - b) 5 charging points – 2 accessible
 - c) 26+ charging points – 3 accessible

5.3.2 Accessible charging bays to be minimum 2800mm(W) x 5400mm(L) with an adjacent shared area (i.e. no parking area) of the same size.

Each charging space should comprise a firm, slip resistance surface with a gradient and crossfall not exceeding 1:40.

The headroom above each accessible charging space and adjacent shared area meet the headroom requirements of AS 2890.6(2009) (generally 2500mm).

- 5.3.3 Provide an accessible path of travel from the charging bay to the charging dispenser. Generally, a 1540mm wide path is required to allow for the required wheelchair circulation spaces. Where kerb ramps are used, they should comply with AS 1428.1(2021).
- 5.3.4 Charging dispenser to be located between 700-1200mm AFFL.
- 5.3.5 Information relating to payment, charging process or other relevant details to be provided with easily perceivable visual and audible information.
- 5.3.6 Provide clear, consistent directional signage from the site entrance to charging points. Provide vertical signage and pavement markings to identify accessible charging bays.
- 5.3.7 Accessible path of travel to be provided between charging bays and pay stations. Operable components of pay station to be located 700-1200mm AFFL.

5.4 Internal Finishes

- 5.4.1 Consider providing 30% luminance contrast between wall and floor surfaces or introduction of 150mm high skirting with contrast to each.
- 5.4.2 Consider selecting finishes to comply with HB198 Guide to the Specification and Testing of Slip Resistance of Pedestrian Surfaces.

Table 5.4.2 | Slip Resistance Recommendations

Area	BCA Reference	Mandatory Requirement	Recommendation (HB198(2014))
External Pavements and Ramps			
External ramps including sloping driveways, footpaths, etc. under	D4D4 inter alia	“Slip resistant surface”	P4 or R11



Area	BCA Reference	Mandatory Requirement	Recommendation (HB198(2014))
1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks	AS1428.1: 2021 Clause 4.1		
Undercover carparks	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10
Residential Buildings (excl. dwellings), Hotels, Offices, Public Buildings, Schools & Kindergartens			
Entries and access areas, common areas of buildings, internal lift lobbies Wet area Transitional area Dry Area	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10 P2 or R9 P1 or R9
Toilet facilities in offices, hotels, shopping centres, common facilities of residential buildings	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10
Supermarkets & Shopping Centres			
Fast food outlets, buffet food server areas, food courts and fast food dining areas in shopping centres	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10
Shop entry areas with external entrances	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10
Other separate shops inside shopping centres (wet)	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P3 or R10
Other separate shops inside shopping centres (dry)	D4D4 inter alia AS1428.1: 2021 Clause 4.1	"Slip resistant surface"	P1 or R9

5.5 Lighting

5.5.1 With consideration to AS1428.2(1992) Clause 19, consistent lighting levels should be provided throughout all areas (internal and external). Where lighting levels may be increased, this must occur gradually to enable sufficient time for a person's vision to adapt to changing lighting levels

5.6 Seating

5.6.1 Where seating is located within public/waiting areas, a proportion of accessible seating to be provided. Consider the design of seating to comply with AS1428.2(1992) Clause 27.2, including the following:

- a) Seat height of 400mm – 450mm, with side arms that extend a further 260mm ± 40mm in height and a back height of 750mm – 790mm;
- a) When located outdoors, the top surface of seats should be angled appropriately (maximum slope of 100° to 105°) to enable adequate water run-off;
- b) A minimum radius of 30mm should be provided to the front edge of the seat;
- c) Heel space of at least 150mm with a minimum width of 350mm should be provided under seats to assist in rearward adjustment of feet when rising.

5.7 Egress for People with Disabilities

5.7.1 Emergency evacuation for people with disabilities is of utmost importance. Evacuation routes (accessible paths of travel) through the building must be provided and require appropriately located emergency evacuation signage and appropriate evacuation plans incorporating access for people with disabilities.



5.7.2 The development of an emergency evacuation plan inclusive of accessible egress routes will assist in the safe evacuation of all people using the facility inclusive of people with a disability. Consider the following recommendations:

- a) Identify an appropriate refuge space that can accommodate a wheelchair space (800mm x 1300mm) for a person with disabilities to be protected from fire and smoke, and be located either within the fire-isolated stairway, or within proximity to the fire-isolated stairway.
- b) We recommend alarms and warning systems are supplemented with a hearing augmentation system, visual signal or tactile vibration, or a buddy system to alert hearing impaired or deaf occupants served by a required audible alarm or warning system in all public access areas.
- c) In an emergency, people with disabilities, whose disability is such that they require assistance, should be assembled in a safe place, and attended by at least one member of the Emergency Control Organisation.
- d) A dedicated Floor Warden to co-ordinate the evacuation of persons with a disability via the allocated fireman's lift as soon as possible.

5.7.3 Visual alarms shall be arranged to flash in conjunction with audible emergency alarms (where provided).

6. Performance Solutions

At this stage, the design incorporates the following access related BCA Performance Solutions:

Table 6 | Performance Solution List

Item	BCA Clause	Performance Requirement	Proposed Performance Solution
1	D3D22, D4D4	D1P2	Variation to handrail location(s) serving external stairs off Atchison St
2	D4D4	D1P2	Crossfall of step ramps at the Mitchell St boundary to exceed 1:40 due to slope of existing footpath
3	D4D2	D1P1	Upper deck serving Level 4 residential amenities areas not to be provided with ramped access on the basis that like for like facilities are provided adjacent
4	D4D9	D1P1, D1P2	Tactile ground surface indicators are the base of the external entry stair on Ground Floor to be 300mm in lieu of 600mm in depth.

7. Adaptable Housing and Livable Housing Australia Provisions

Whilst the North Sydney Development Control Plan is not strictly applicable as the development is a State Significant Development Approval, the development proposes to include 37 adaptable apartment units, and 56 Livable Housing Australia (LHA) silver level apartment units, in line with the requirements of the North Sydney Development Control Plan.

7.1 Adaptable Housing Provisions

The following is a summary of the adaptable housing provisions to meet AS 4299-1995 Adaptable Housing Class C requirements. This will be further reviewed as the design develops.

Table 7.1 | Summary of Adaptable Housing Class C Requirements

Item	Requirement	Status
7.1.1	Pre-adaptation and post-adaptation floor plans are required.	Provided
7.1.2	A continuous accessible path of travel is required from the street frontage and vehicle parking in accordance with AS 1428.1(2021).	Compliance achievable
7.1.3	Letterboxes to be on hard standing area and connected to the accessible path of travel.	Compliance achievable



Item	Requirement	Status
7.1.4	An accessible / adaptable carparking space to be provided for each adaptable unit. This can be either achieved with a compliant AS 2890.6(2009) accessible carparking space or an adaptable carparking space with a minimum size of 3.8m wide by 5.4m long.	Compliance achievable
7.1.5	Adaptable unit entry door to meet AS 1428.1(2021) requirements including door circulation space, minimum 850mm clear opening width and door lever handle requirements.	Compliance achievable Door hardware details will be further reviewed at Construction Certificate (CC) stage.
7.1.6	Internal doors within adaptable units serving adaptable bedroom, adaptable bathroom, laundry, living and kitchen areas to achieve a minimum clear opening width of 820mm and be provided with door circulation spaces to comply with AS 1428.1(2021) post adaptation.	Compliance achievable Door schedule to be further reviewed at CC Stage.
7.1.7	Internal corridors within adaptable units to be minimum 1000mm in width.	Compliance achievable
7.1.8	Living rooms within adaptable units to be provided with the following: a) Have a minimum 2250mm diameter circulation space clear of furniture b) Telephone adjacent to GPO c) Illumination level of minimum 300 lux	Compliance achievable Details to be further reviewed at CC stage.
7.1.9	Kitchens within adaptable units to be provided with the following: a) Minimum 1550mm between benches to be provided at the outset. b) Provision for circulation at doors to meet AS 1428.1(2021) c) Fridge adjacent a work surface d) Adjustable kitchen sink with to heights from 750mm to 850mm, or a sink that is replaceable e) Maximum sink bowl depth of 150mm f) Tap set capstan or lever handles or lever mixer g) Tap set to be located within 300mm of front of sink h) Cooktops to include either front or side controls with raised cross bars i) Cooktops to include isolating switch j) Minimum 800mm long work surface is required adjacent the cooktop and oven with removable cabinetry below k) GPO locations to meet AS 1428.1(2021) and with one GPO within 300mm of front of work surface l) Slip resistance floor surface	Compliance achievable Details to be further reviewed at CC stage.
7.1.10	At least one bedroom which is adaptable with an area sufficient to accommodate a queen size bed (1530mm(W) x 2030mm(L) and be provided with 1540mm(W) x 2070mm(L) circulation space on one side of the bed and 1m clearance on the other two sides of the bed.	Compliance achievable Details to be further reviewed at CC stage.



Item	Requirement	Status
7.1.11	At least one adaptable bathroom which has the following provisions: a) Overall size of bathroom to be capable of meeting the requirements of AS 1428.1(2021), i.e. pan, shower and washbasin circulation spaces can be met with future adaptation b) Slip resistant floor surface c) Shower recess with no hob d) Shower recess size to be 1160mm x 1100mm e) Shower to be waterproofed to meet AS 3740 with floor to fall to waste f) Recessed soap holder g) Shower taps positioned for each reach to access side of shower sliding track h) Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision) i) Provision for grabrail in shower to meet AS 1428.1(2021) j) Tap sets to be capstan or lever handles with single outlet k) Double GPO adjacent mirror l) WC pan at correct distance from fixed walls with provision for grabrail zone	Compliance achievable Details to be further reviewed at CC stage.
7.1.12	Adaptable units must be provided with either a 'visitable' toilet or accessible toilet. 'Visitable' toilet requires a 900mm(W) x 1250mm(L) space in front of the pan.	Compliance achievable
7.1.13	Adaptable units must be provided with a laundry which can meet the following: a) Provision for circulation at doors to meet AS 1428.1(2021) b) 1550mm depth required in front of or besides appliances c) Provision for automatic washing machine d) Double GPO e) Slip-resistant surface	Compliance achievable Details to be further reviewed at CC stage.
7.1.14	Door hardware within adaptable units to be operable within one hand and located 900-1100mm above the floor level.	Compliance achievable Details to be further reviewed at CC stage.

7.2 Livable Housing Australia – Silver Level

The following provisions are required to be met to meet the Silver Level Livable Housing Australia requirements.

Table 7.2 | Summary of LHA Silver Level Requirements

Item	Requirement	Status
7.2.1	A safe, continuous step-free pathway is required from the front property boundary to the apartment entry door. Path of travel to have a minimum 1000mm clear width with no steps, an even, firm, slip resistant surface, a crossfall not more than 1:40 and a maximum slope pathway of 1:14. Path of travel may be provided via the associated carparking space for the apartment.	Compliance achievable
7.2.2	Minimum carparking space size of 3200mm(W) x 5400mm(L). It is also considered that the accessible carparking spaces which meet AS 2890.6(2009) meet this requirement.	Compliance achievable
7.2.3	Entrance door to have a clear opening width of 820mm and be step free with a level landing area of 1200mm x 1200mm.	Compliance achievable



Item	Requirement	Status
7.2.4	Doorways on entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment to have a minimum clear opening width of 820mm and a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	Compliance achievable
7.2.5	Internal corridors / passageways to have a minimum clear width of 1000mm.	Compliance achievable
7.2.6	A toilet on entry level to be provided with a 900mm(W) x 1200mm(L) circulation space forward of the WC pan and clear of the door swing. The toilet should be located in the corner of the room to enable future installation of grabrails.	Compliance achievable
7.2.7	One bathroom to be provided with a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed. Shower recess to be located in the corner to enable future installation of grabrails.	Compliance achievable
7.2.8	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 future installation of grabrails.	Compliance achievable

8. Conclusion

We have assessed the architectural documentation available to date. Following development consent, JAZ Building Consultants will undertake further assessments of the project at varying stages of design, through to construction, to ensure the access principles outlined in this report are adhered to.

Notwithstanding, this statement confirms accessibility has been appropriately addressed in the associated application documentation, relative to the level of detail provided. As such, we believe development consent should be issued without any concern that the building cannot meet achieve a reasonable level of accessibility consistent with the requirements of BCA 2022 Volume 1 Amendment 2 and the relevant Australian Standards as applicable.



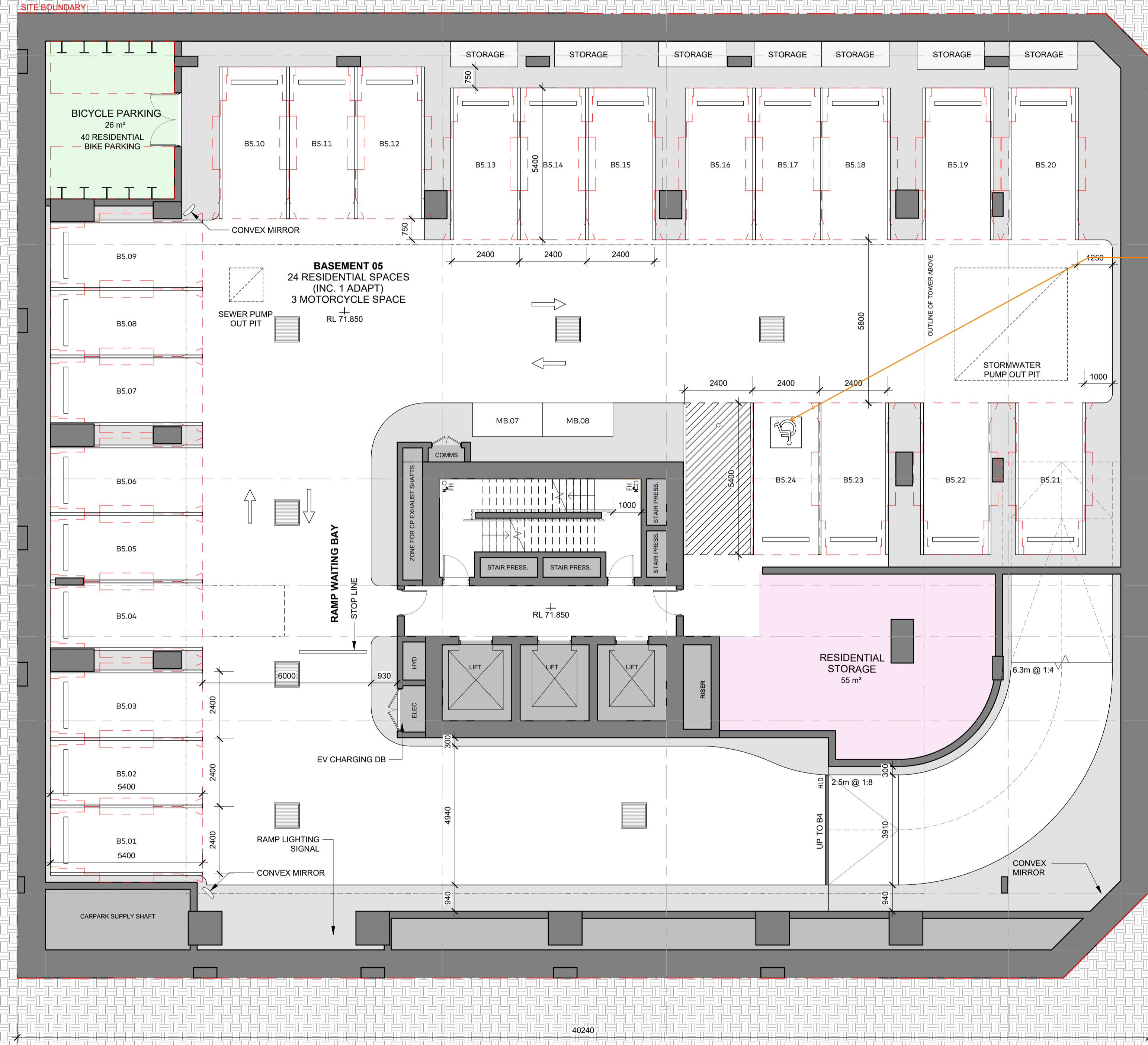
APPENDIX A

Marked Plans

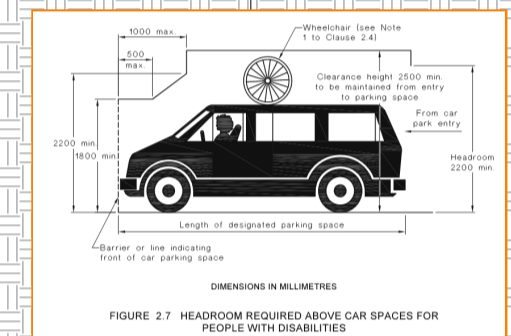
PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 3	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

JAZ BUILDING CONSULTANTS
 Ref: 25056-201-R01 Access Report Rev02 Marked Plans Reviewed by: Dishana Liang Date: 22/09/2025



General comment relating to all adaptable / accessible carparking spaces
 Minimum 2200mm head height clearance is required to be achieved above the dedicated space and adjacent shared area. Refer adjacent figure for areas where reduced height is permitted.
 Minimum 2200mm is required in the vehicle entries / exits and aisles.
 Ensure services do not encroach into this clear height requirement.



LEGEND

[Pink Box]	RESIDENTIAL STORAGE
[Green Box]	BICYCLE PARKING
[Light Blue Box]	3B RESIDENTIAL
[Grey Box]	SERVICES

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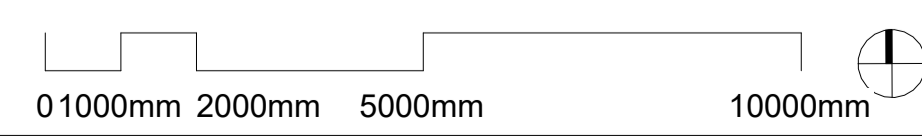
Project: **ATCHISON STREET**
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **BASEMENT 5**

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2100	Revision:	1



PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 3	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

Ref: 25056-201-R01 Access Report Rev02 Marked Plans
 Reviewed by: Dishana Liang
 Date: 22/09/2025

JAZ
 BUILDING CONSULTANTS

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**
L1, 155 Franklin St, Melbourne, VIC 3000 Project Manager
- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 9533 9900 Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088 Structure & Building Services
- Tract**
L6, 80 Meant St, North Sydney, NSW 2060
Tel: (02) 9654 3733 Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850 Quantity Surveyor
- Salts**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995 Traffic Engineer
- Salts**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995 Waste Engineer

LEGEND

- RESIDENTIAL STORAGE
- BICYCLE PARKING
- 3B RESIDENTIAL
- SERVICES

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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client **Setia Sydney Pty Ltd**

Project No. **223107.00**

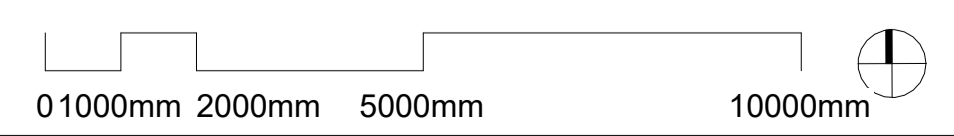
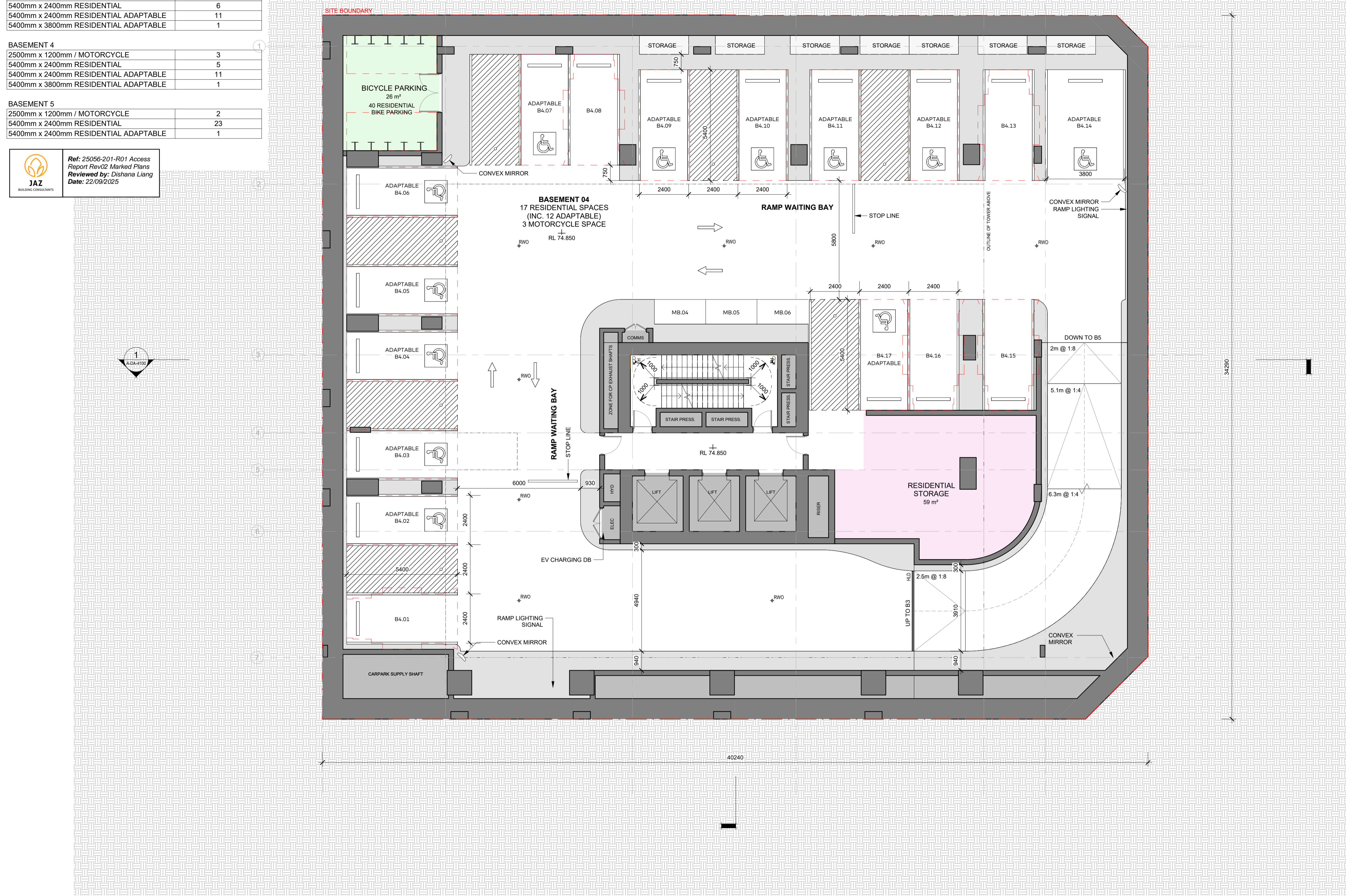
Project **ATCHISON STREET**
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people,

Drawing Title **BASEMENT 4**

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2101	Revision:	1



PARKING SCHEDULE

CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 3	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT

CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

JAZ
 BUILDING CONSULTANTS
 Ref: 25056-201-R01 Access Report Rev02 Marked Plans
 Reviewed by: Dishana Liang
 Date: 22/09/2025

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**
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- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 8900 Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088 Structure & Building Services
- Tract**
L6, 80 Meant St, North Sydney, NSW 2060
Tel: (02) 9544 3733 Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850 Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7965 Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7965 Waste Engineer

LEGEND

	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client Setia Sydney Pty Ltd

Project No. 223107.00

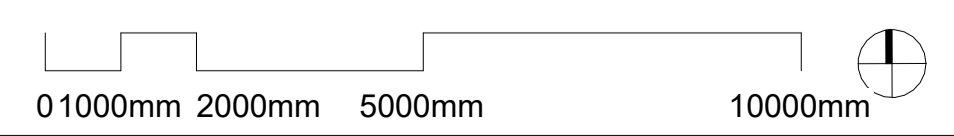
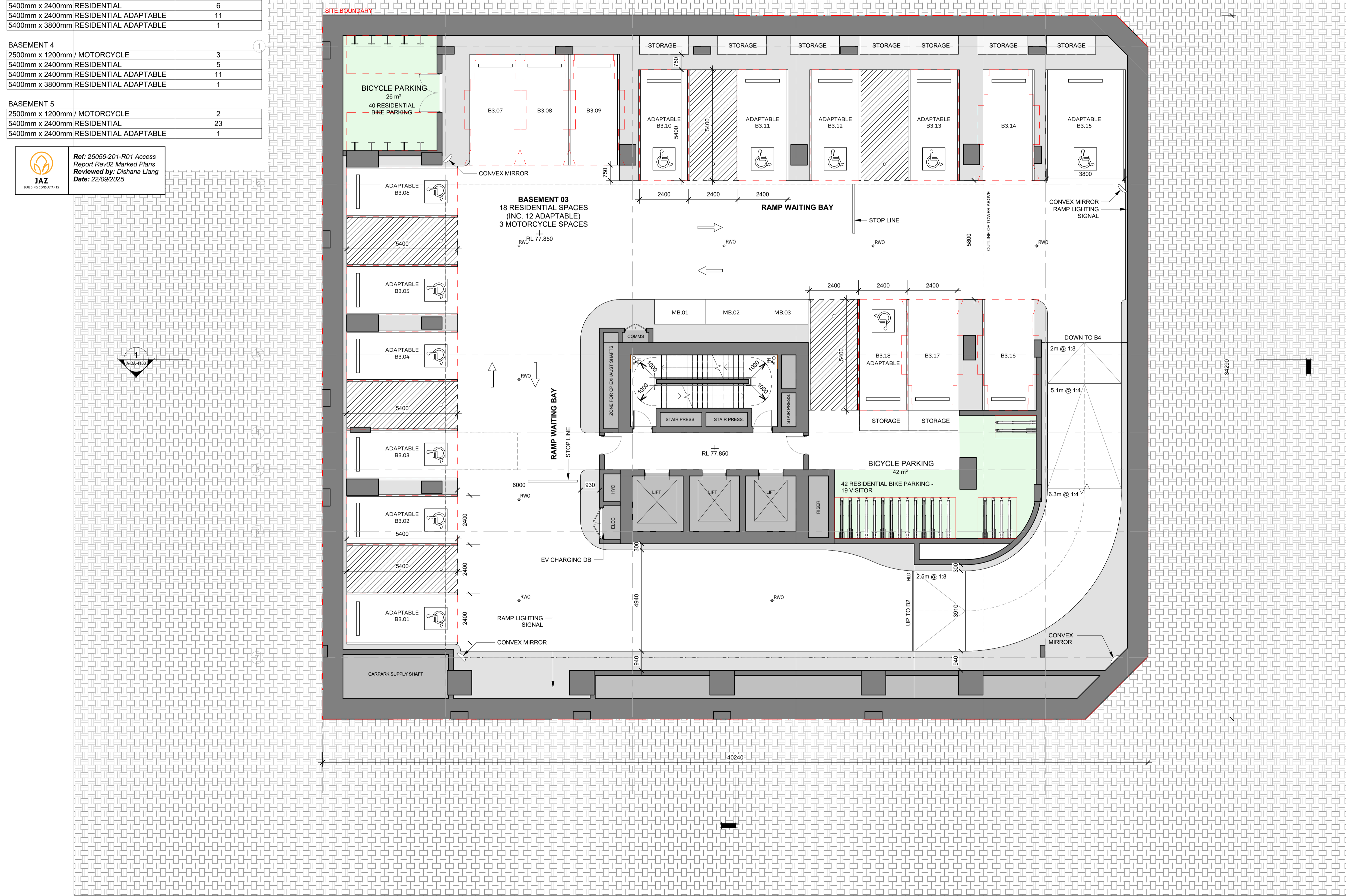
Project ATCHISON STREET
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people.

Drawing Title BASEMENT 3

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2102	Revision: 1



PARKING SCHEDULE

CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 3	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT

CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

JAZ BUILDING CONSULTANTS
 Ref: 25056-201-R01 Access Report Rev02 Marked Plans
 Reviewed by: Dishana Liang
 Date: 22/09/2025

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**
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Tel: (02) 9533 9900 Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088 Structure & Building Services
- Tract**
L8, 80 Meant St, North Sydney, NSW 2060
Tel: (02) 9654 3733 Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850 Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995 Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995 Waste Engineer

- LEGEND**
- RESIDENTIAL STORAGE
 - BICYCLE PARKING
 - 3B RESIDENTIAL
 - SERVICES

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client **Setia Sydney Pty Ltd**

Project No. **223107.00**

Project **ATCHISON STREET**

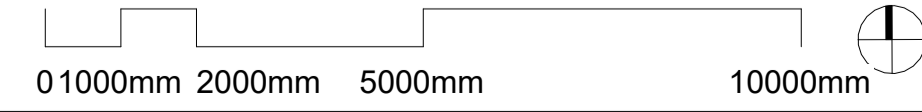
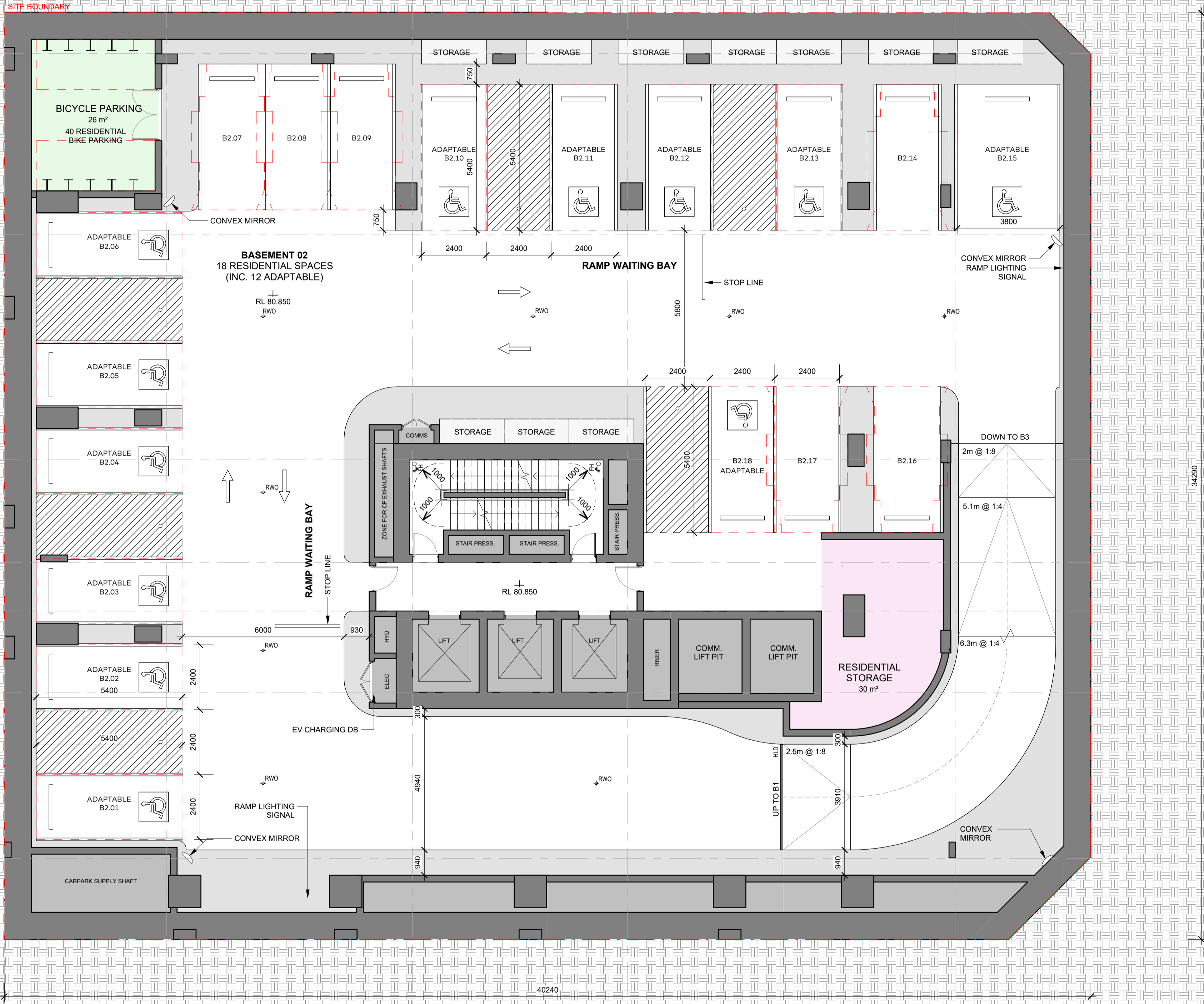
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title **BASEMENT 2**

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2103	Revision:	1

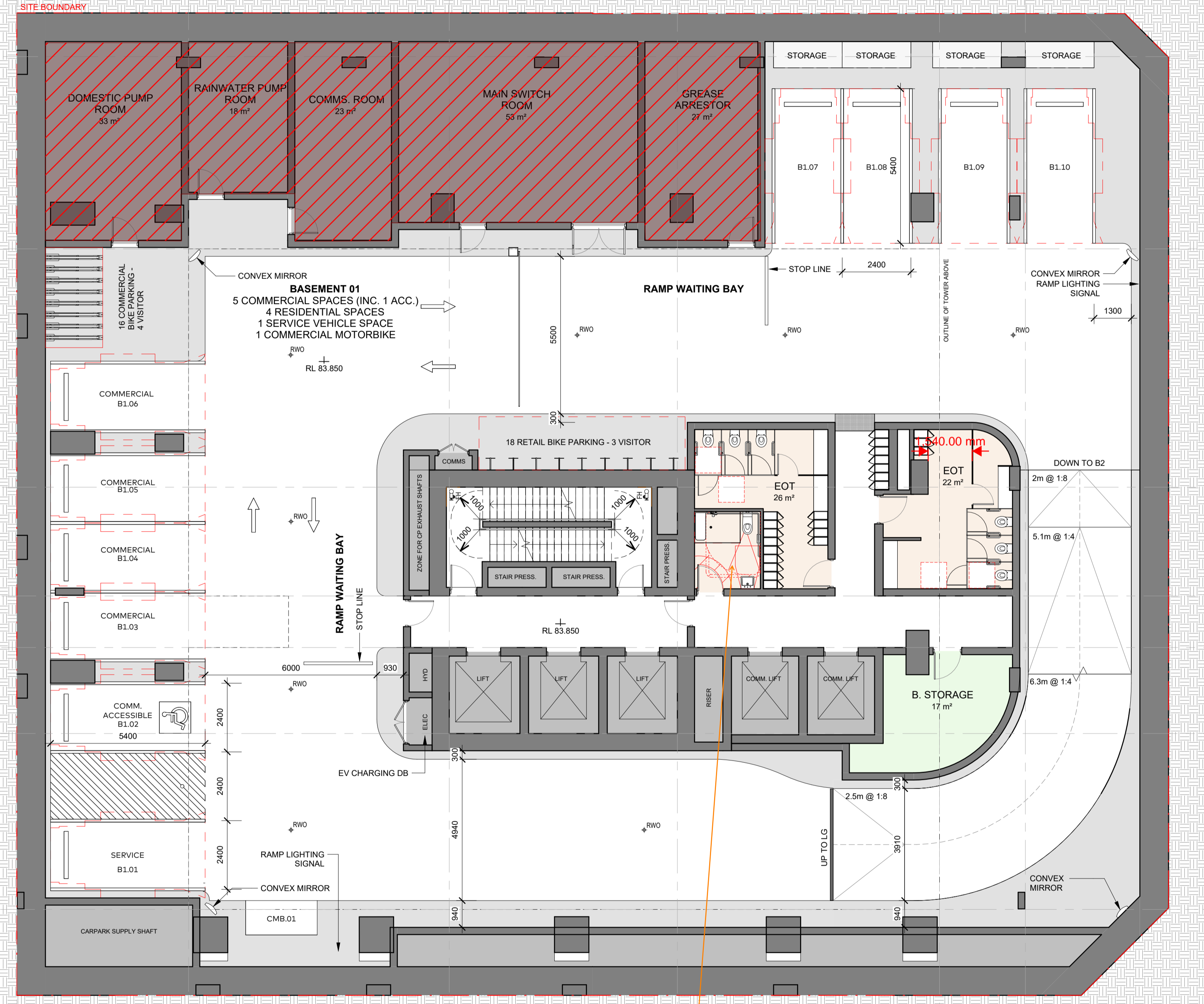


PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 3	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

JAZ BUILDING CONSULTANTS
 Ref: 25056-201-R01 Access Report Rev02 Marked Plans
 Reviewed by: Dishana Liang
 Date: 22/09/2025

Areas where access exemption under BCA D4D5 can be applied



An even number of RH and LH facilities are required in the building. Currently there are 3 LH and 1 RH facility. Considering converting either this facility or the Level 4 facility to a RH facility.

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**
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Project Manager
- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 9533 9900
Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088
Structure & Building Services
- Tract**
L6, 80 Meant St, North Sydney, NSW 2060
Tel: (02) 9654 3733
Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850
Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7965
Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7965
Waste Engineer

- LEGEND**
- RESIDENTIAL STORAGE
 - BICYCLE PARKING
 - 3B RESIDENTIAL
 - SERVICES

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Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **BASEMENT 1**

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1:100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2104	Revision:	1



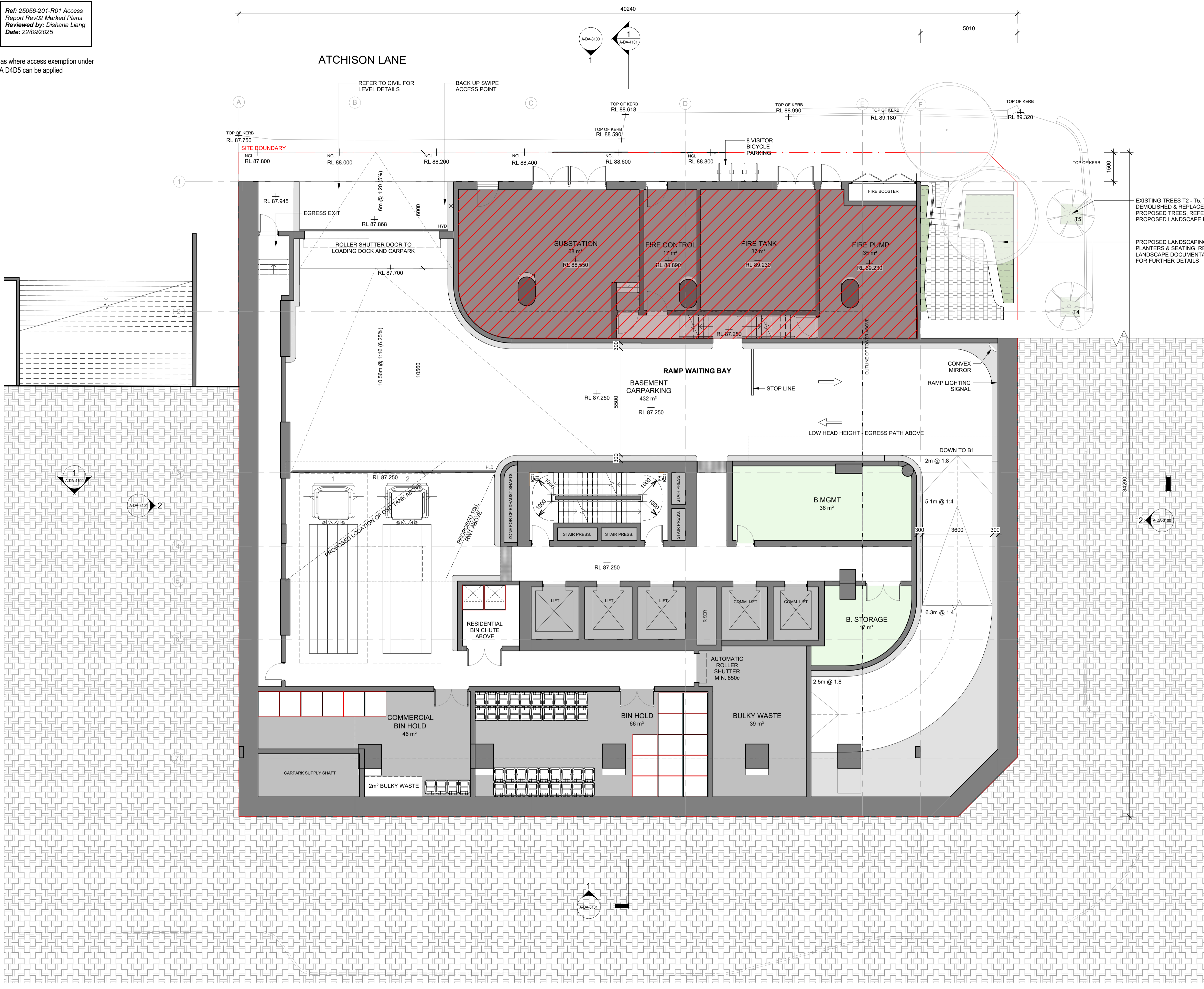
Areas where access exemption under
BCA D4D5 can be applied

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE



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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

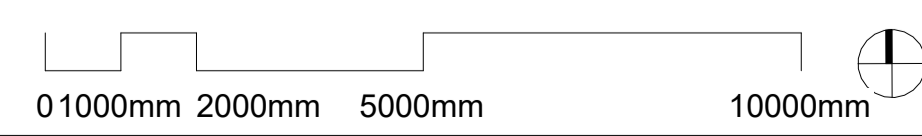
Project: **ATCHISON STREET**
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **LOWER GROUND**

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2110	1

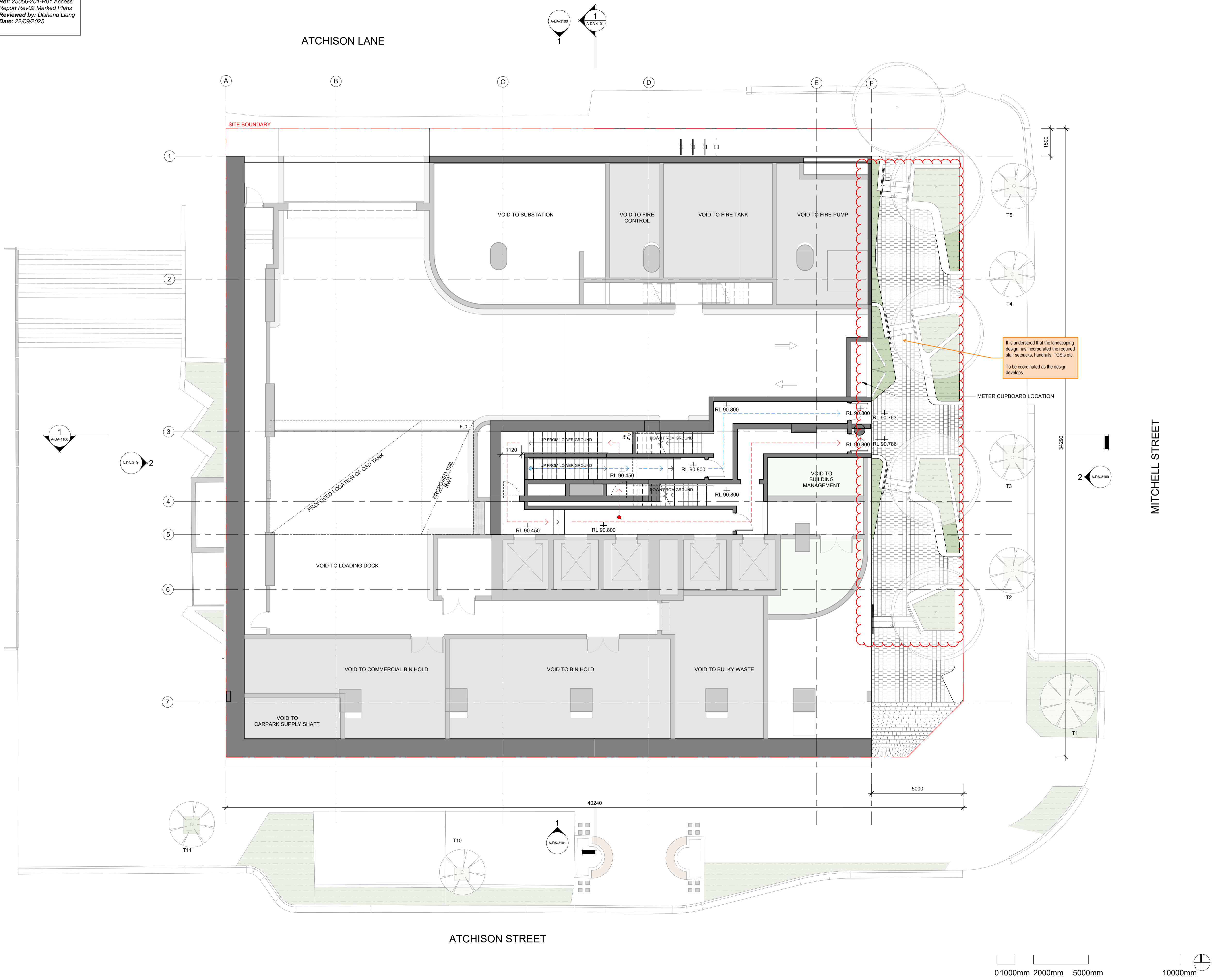


Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE



It is understood that the landscaping design has incorporated the required stair setbacks, handrails, TGSs etc. To be coordinated as the design develops

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Nominated Architects:
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Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **BASEMENT EGRESS**

Document Control Status:

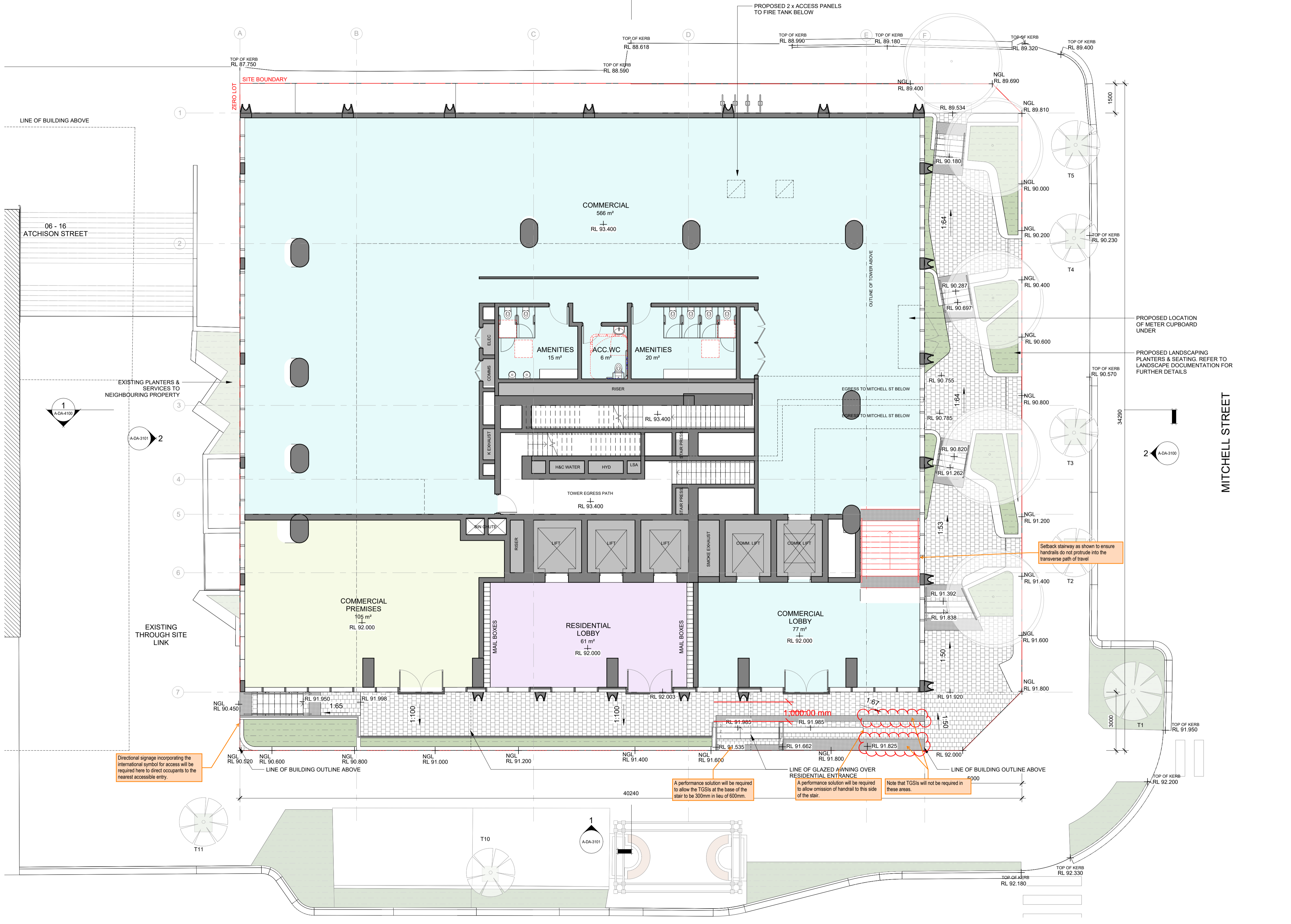
Co-ordinated: KH Drawn: KH

Project Architect: RB Scale: 1:100 @ A1

Project Director: RJ Date: 18/09/2025

Drawing Number: A-DA-2111 Revision: 1

35 CHANDOS STREET
 ATCHISON LANE



Rev	Description	By	Date
1	FOR SDA ISSUE	KH	18/09/2025

- Setia**
L1, 155 Franklin St, Melbourne, VIC 3000
Project Manager
- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 9533 9900
Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088
Structure & Building Services
- Tract**
L6, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733
Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850
Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995
Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995
Waste Engineer

- LEGEND**
- SERVICES
 - BICYCLE PARKING
 - BUILDING MANAGEMENT
 - COMMERCIAL
 - RESIDENTIAL LOBBY
 - RESIDENTIAL AMENITIES
 - 1B RESIDENTIAL
 - 2B RESIDENTIAL
 - 3B RESIDENTIAL
 - PENTHOUSE

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Nominated Architects:
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 Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

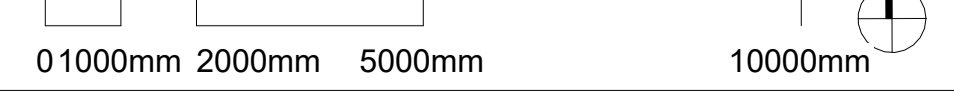
Project: **ATCHISON STREET**
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **GROUND FLOOR**

Document Control Status:

Co-ordinated:	Drawn:
	KH KH
Project Architect:	Scale:
	1 : 100 @ A1
Project Director:	Date:
	18/09/2025
Drawing Number:	Revision:
	A-DA-2112 1



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2000 Tel: (02) 954-3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

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Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

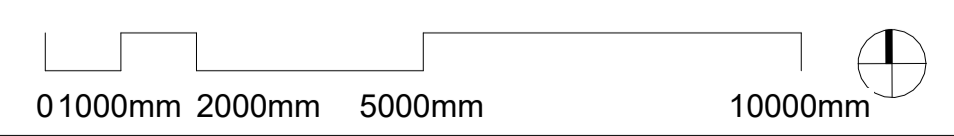
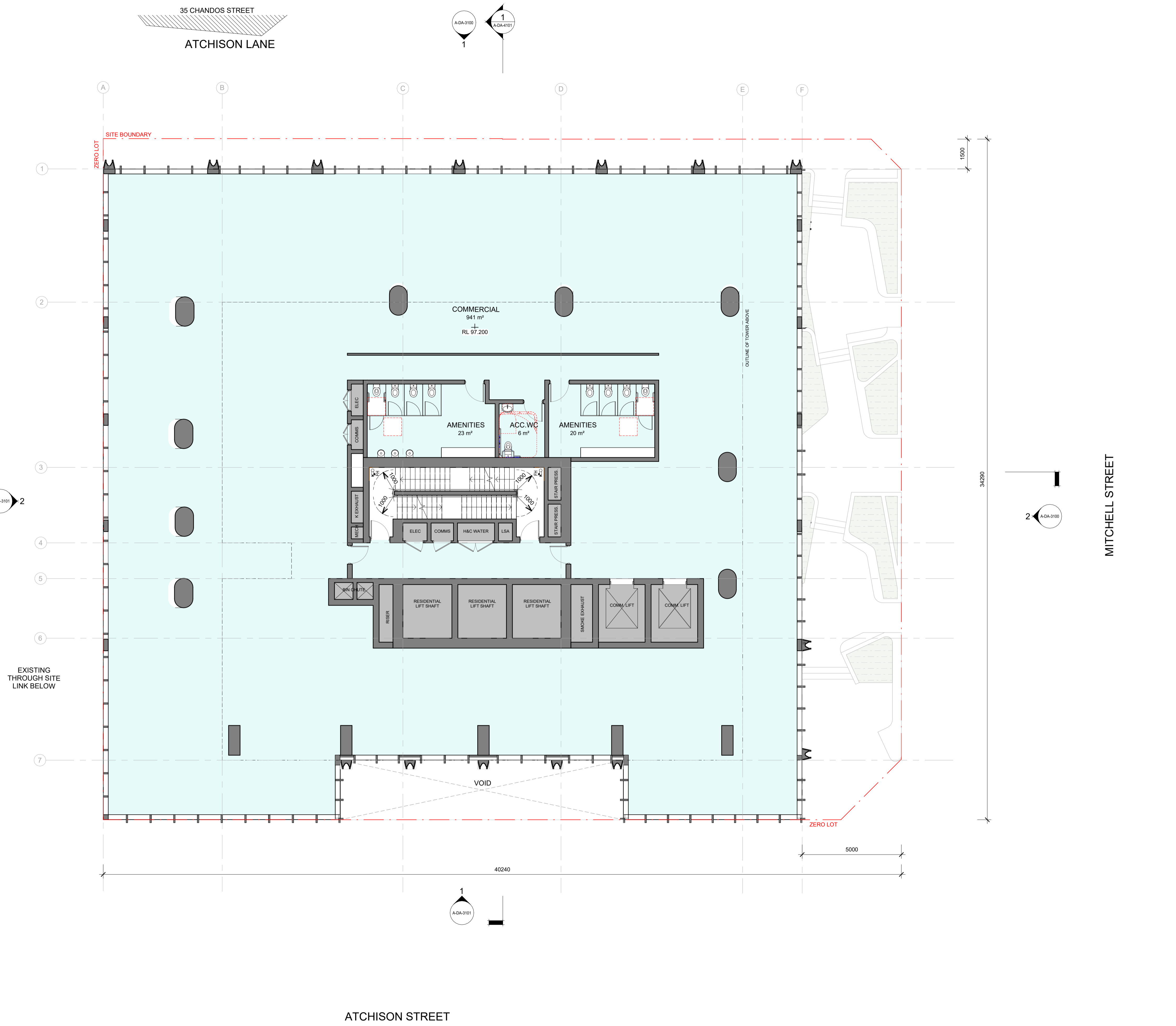
Drawing Title: **LEVEL 1 - COMMERCIAL**

Document Control Status: **PLANNING PROPOSAL**

Co-ordinated: KH
Project Architect: RB
Project Director: RJ

Drawn: KH
Scale: 1:100 @ A1
Date: 18/09/2025
Revision:

Drawing Number: **A-DA-2113**





Ref: 25056-201-R01 Access Report Rev02 Marked Plans
Reviewed by: Dishana Liang
Date: 22/09/2025

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Rev	Description	By	Date
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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
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- 3B RESIDENTIAL
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Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

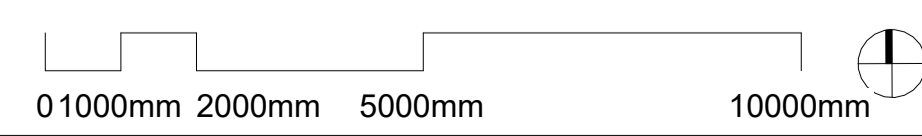
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **LEVEL 2 - 3 - RESIDENTIAL PODIUM**
INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1: 100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2114	Revision: 1



PLOT STAMP DATE: 18/09/2025 3:43:37 PM

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9233 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

Setia

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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000
Australia

Client
Setia Sydney Pty Ltd

Project No.
223107.00

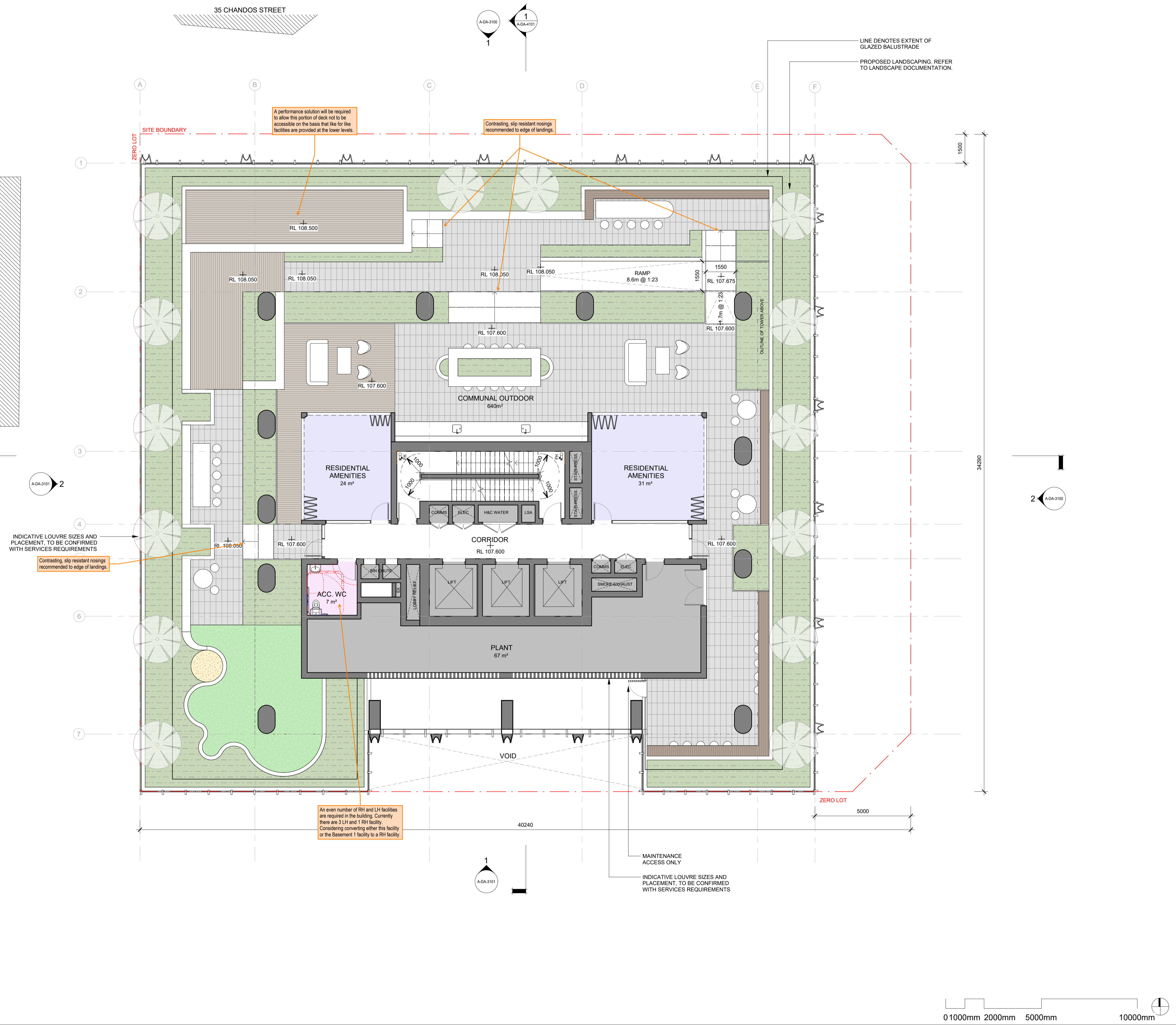
Project
ATCHISON STREET
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
LEVEL 4 - AMENITIES

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1:100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2115	Revision: 1



35 CHANDOS STREET

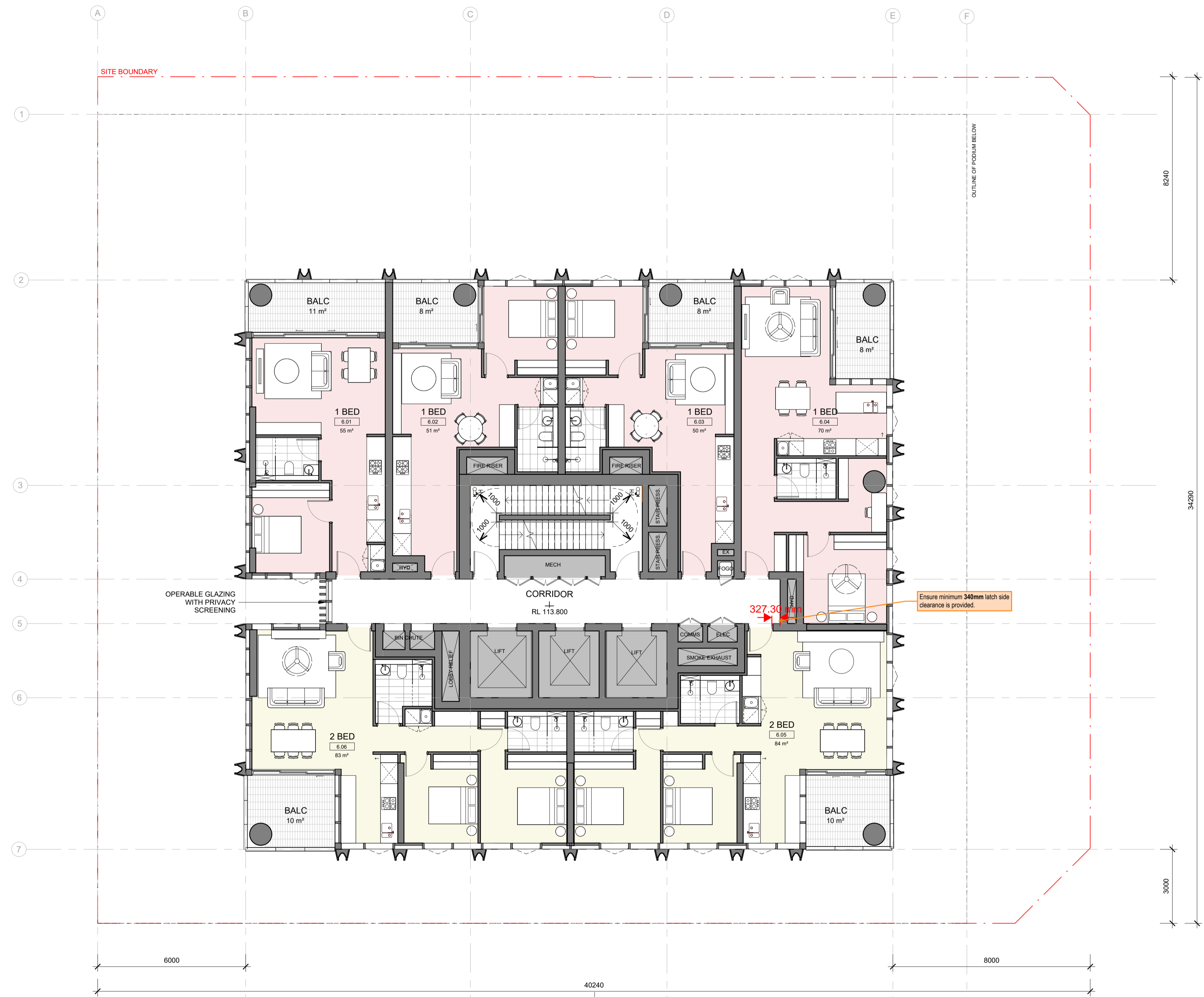
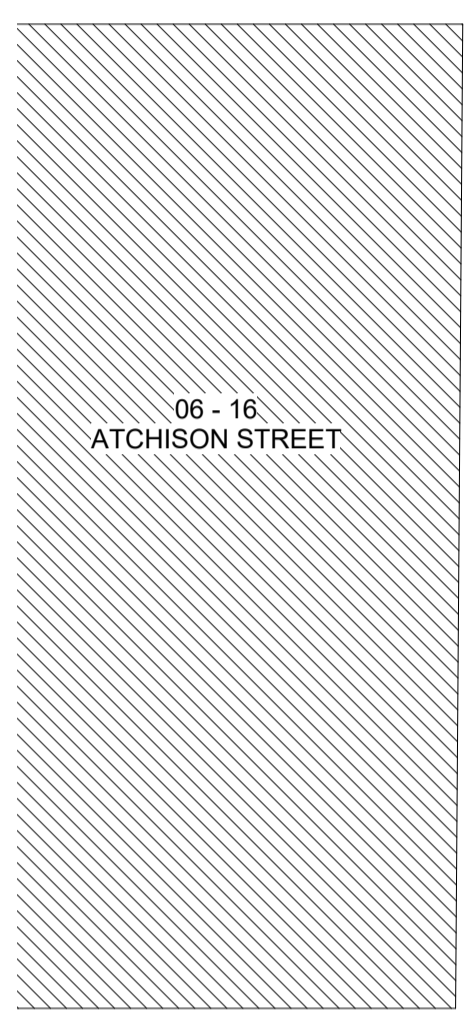
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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7965	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7965	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE



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 coxarchitecture.com.au

Nominated Architects:
 Joe Agius no. 6491
 Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

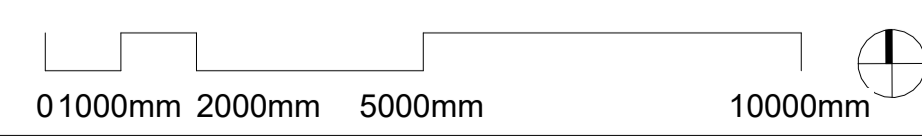
Project: **ATCHISON STREET**
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

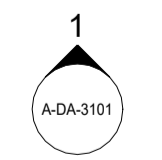
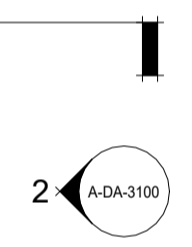
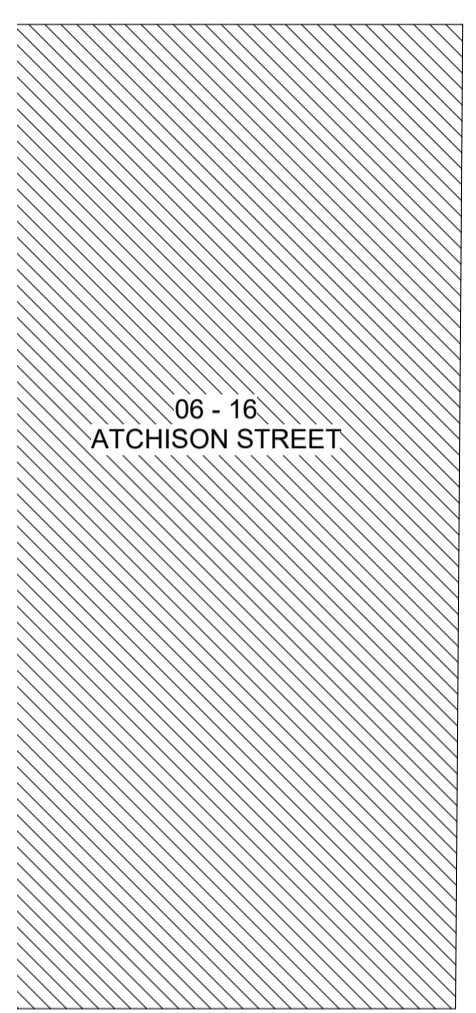
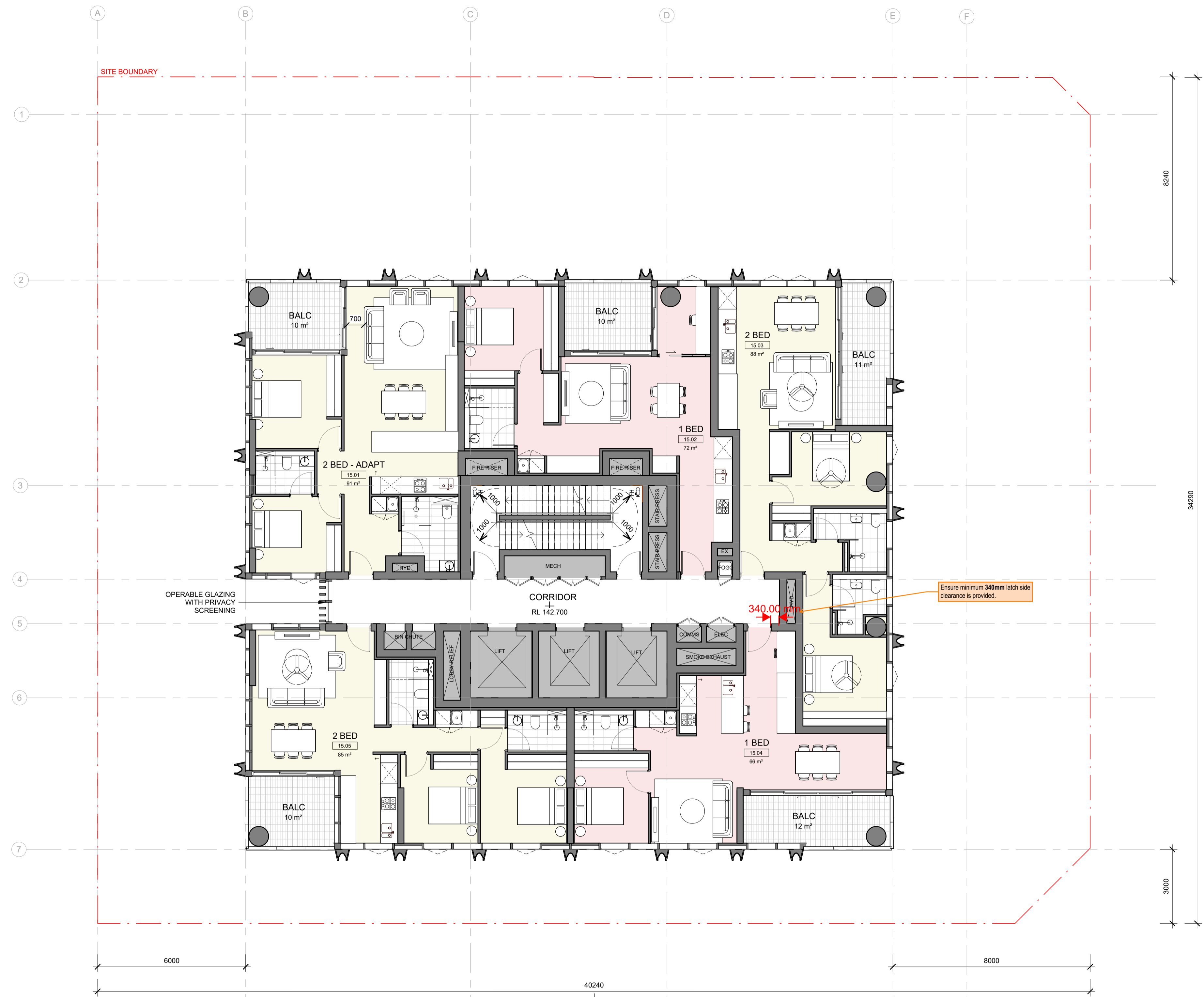
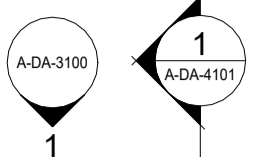
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Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1:100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2116	1



35 CHANDOS STREET
BELOW



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

- LEGEND**
- SERVICES
 - BICYCLE PARKING
 - BUILDING MANAGEMENT
 - COMMERCIAL
 - RESIDENTIAL LOBBY
 - RESIDENTIAL AMENITIES
 - 1B RESIDENTIAL
 - 2B RESIDENTIAL
 - 3B RESIDENTIAL
 - PENTHOUSE

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

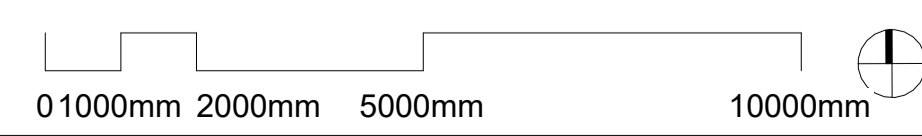
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

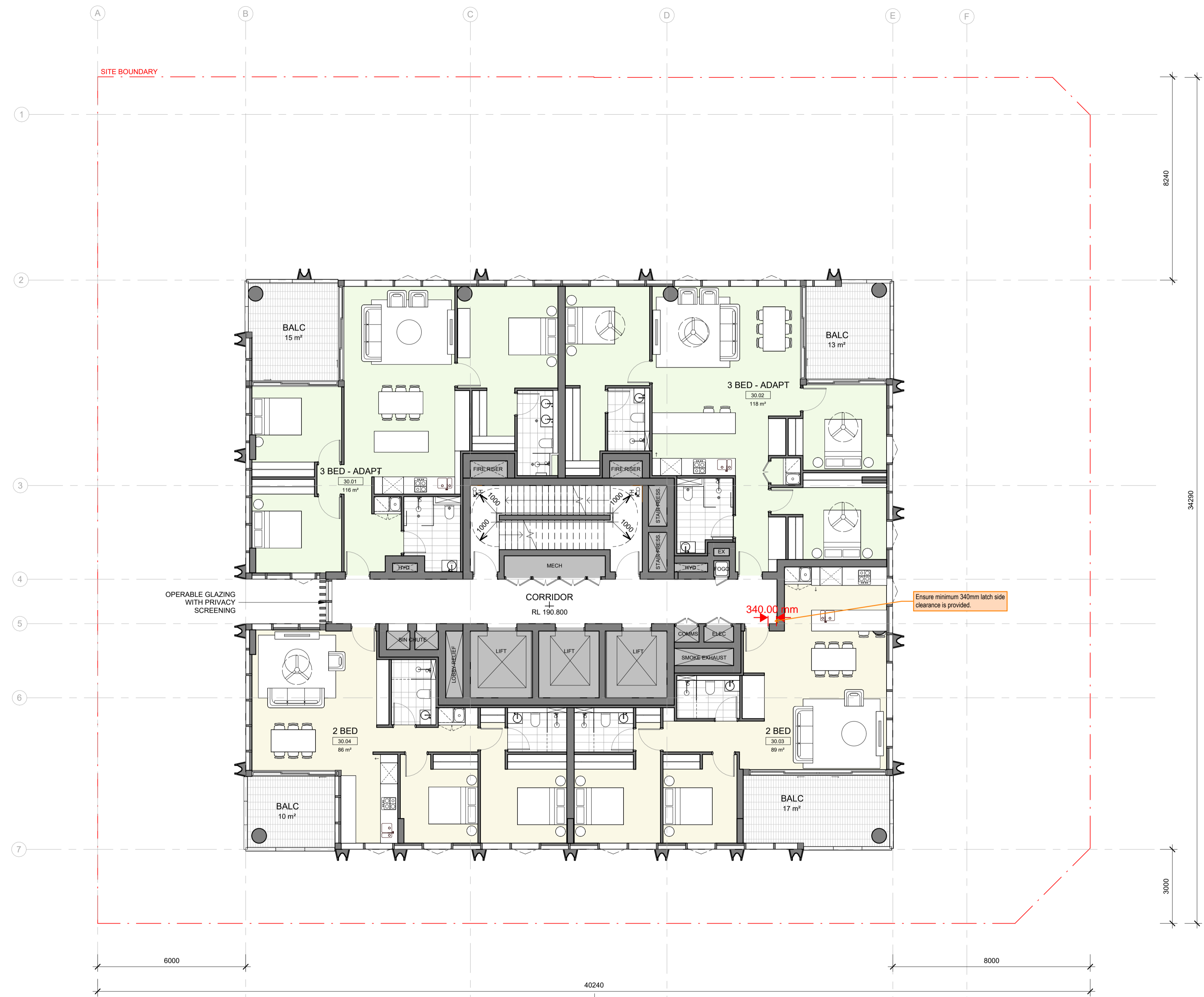
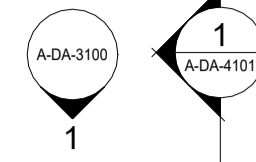
Drawing Title: **LEVEL 15 - 29 - RESIDENTIAL**
INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1:100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2117	Revision: 1



35 CHANDOS STREET
BELOW



06 - 16
ATCHISON STREET
BELOW

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

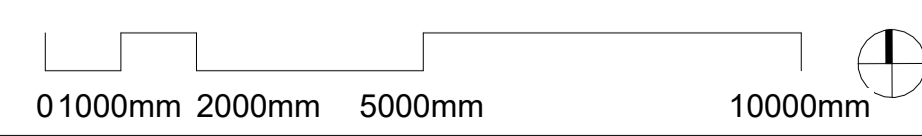
Project: **ATCHISON STREET**
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

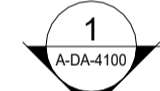
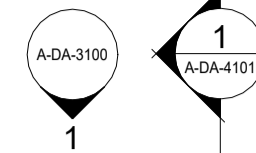
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INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1: 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2118	1



35 CHANDOS STREET BELOW



06 - 16 ATCHISON STREET BELOW

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	Town Planner
Meinhardt 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2000 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
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- RESIDENTIAL AMENITIES
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 coxarchitecture.com.au

Nominated Architects:
 Joe Agius no. 6491
 Ramin Jahromi no. 10000

Client Setia Sydney Pty Ltd

Project No. 223107.00

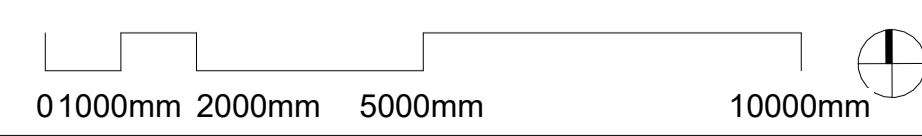
Project ATCHISON STREET
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people,

Drawing Title LEVEL 39 - PENTHOUSES
 INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

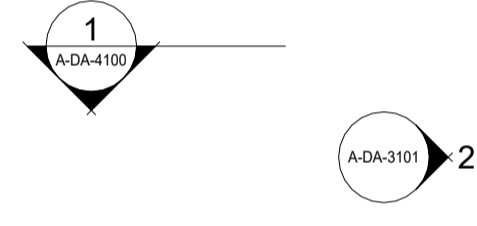
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Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2119	Revision:	1



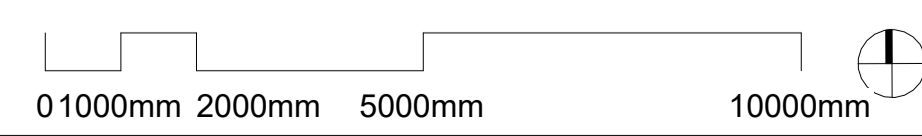
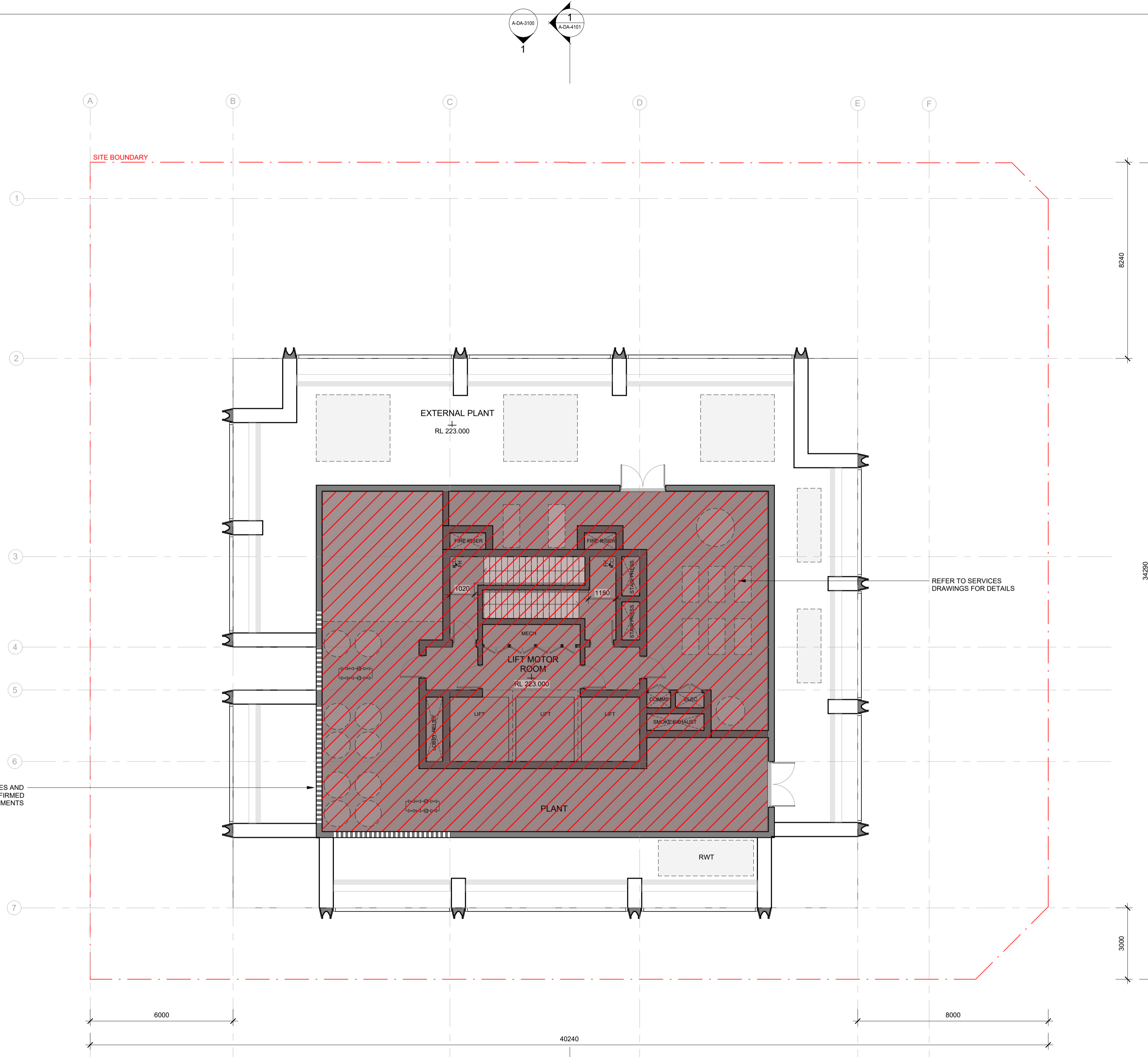


Ref: 25056-201-R01 Access Report Rev02 Marked Plans
Reviewed by: Dishana Liang
Date: 22/09/2025

Areas where access exemption under BCA D4D5 can be applied



INDICATIVE LOUVRE SIZES AND PLACEMENT, TO BE CONFIRMED WITH SERVICES REQUIREMENTS



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Rev	Description	By	Date
1	FOR SSSA ISSUE	KH	18/09/2025

- Setia**
L1, 155 Franklin St, Melbourne, VIC 3000 Project Manager
- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 9533 9900 Town Planner
- Meinhardt**
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088 Structure & Building Services
- Tract**
L6, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733 Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850 Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9008 7995 Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9008 7995 Waste Engineer

- LEGEND**
- SERVICES
 - BICYCLE PARKING
 - BUILDING MANAGEMENT
 - COMMERCIAL
 - RESIDENTIAL LOBBY
 - RESIDENTIAL AMENITIES
 - 1B RESIDENTIAL
 - 2B RESIDENTIAL
 - 3B RESIDENTIAL
 - PENTHOUSE



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **ROOF PLANT**

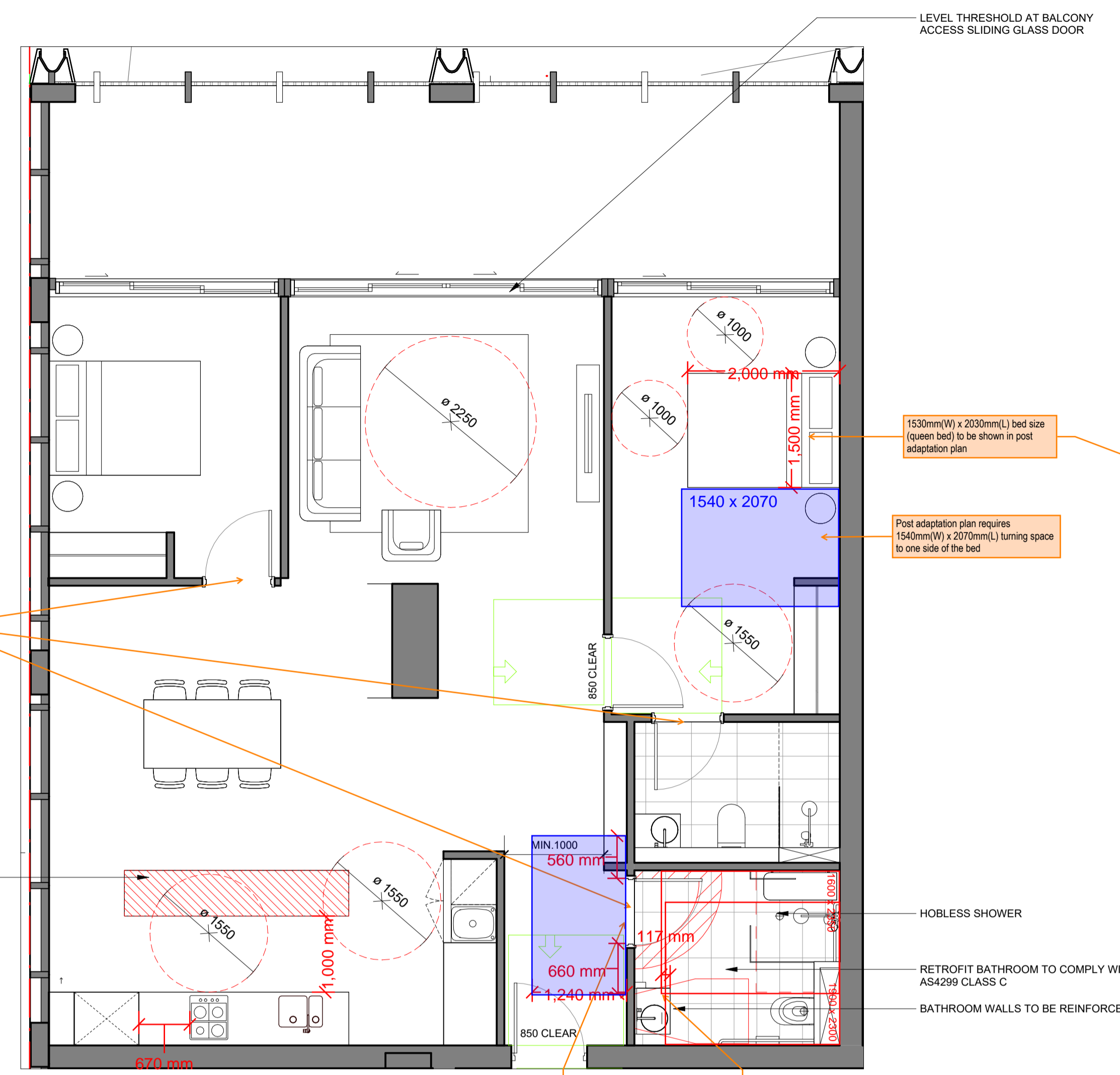
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Project Architect:	RB	Scale:	1: 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2120	Revision:	1

PLOT STAMP DATE: 18/09/2025 3:58:17 PM

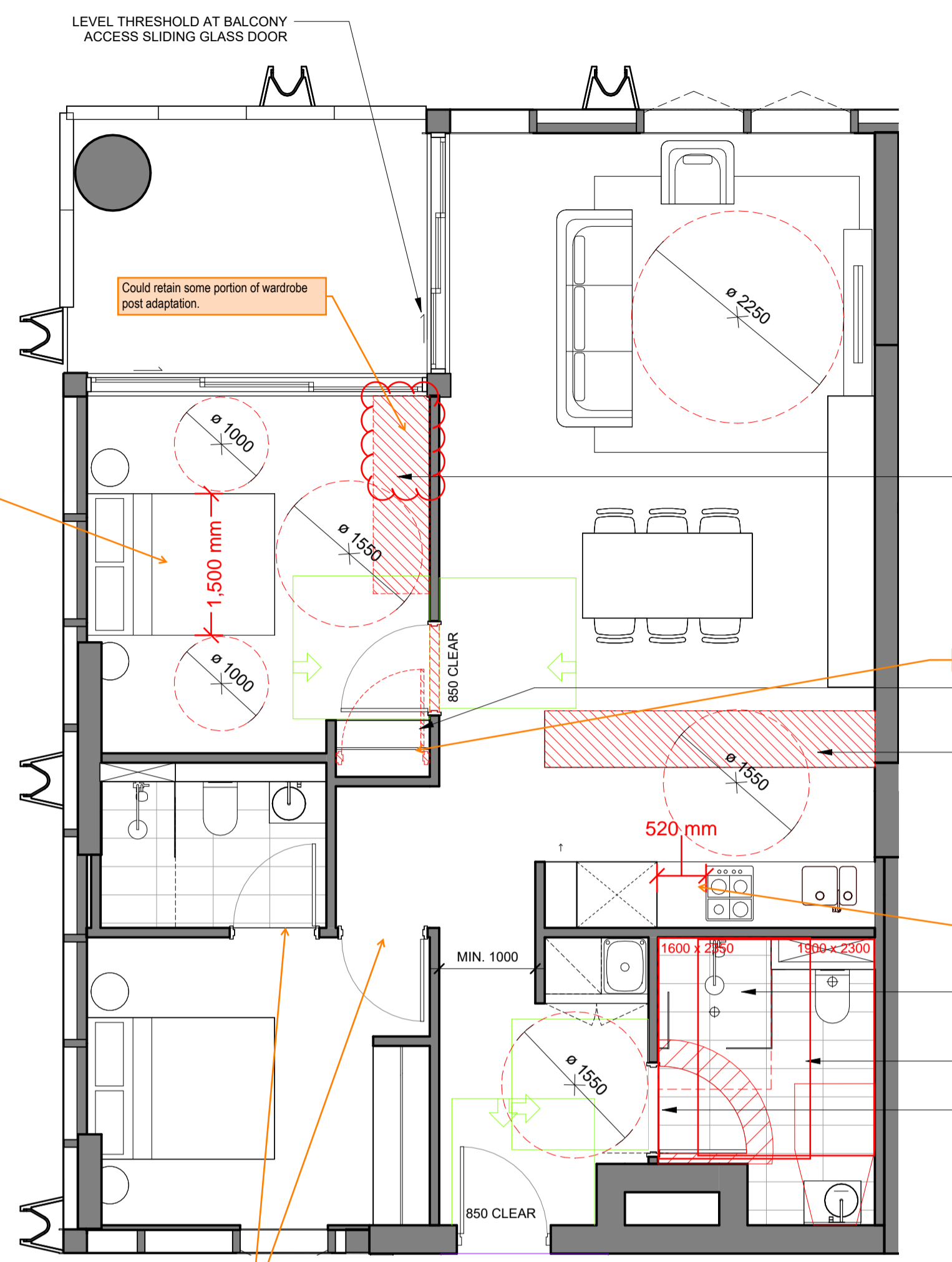
Rev	Description	By	Date
1	FOR SSSA ISSUE	KH	18/09/2025

- Setia**
L1, 155 Franklin St, Melbourne, VIC 3000 Project Manager
- Urbis**
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 8900 Town Planner
- Meinhardt**
4/6 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088 Structure & Building Services
- Tract**
L8, 80 Meant St, North Sydney, NSW 2060
Tel: (02) 9654 3733 Landscape Architect
- Slattery**
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850 Quantity Surveyor
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9008 7995 Traffic Engineer
- Salt3**
L6, 201 Kent St, Sydney NSW 2000
(02) 9008 7995 Waste Engineer



ADAPTABLE AND SILVER LIVING APARTMENT UNITS

2.01, 3.01



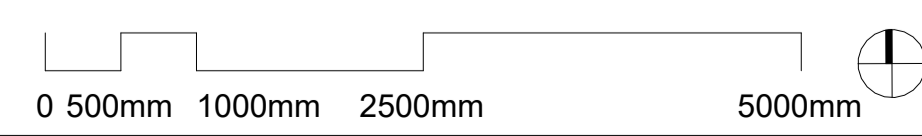
ADAPTABLE AND SILVER LIVING APARTMENT UNITS

15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01

Pre and post adaptation plans required.

TO BE RESOLVED PRIOR TO FINAL REPORT ISSUE

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 1**

Document Control Status:

Co-ordinated: KH Drawn: KH

Project Architect: RB Scale: 1:50 @ A1

Project Director: RJ Date: 18/09/2025

Drawing Number: A-DA-8106 Revision:

Rev	Description	By	Date
1	FOR SSSA ISSUE	KH	18/09/2025

Setia
 L1, 155 Franklin St, Melbourne, VIC 3000
 Project Manager

Urbis
 L6, 123 Pitt St, Sydney, NSW 2000
 Tel: (02) 9533 8900
 Town Planner

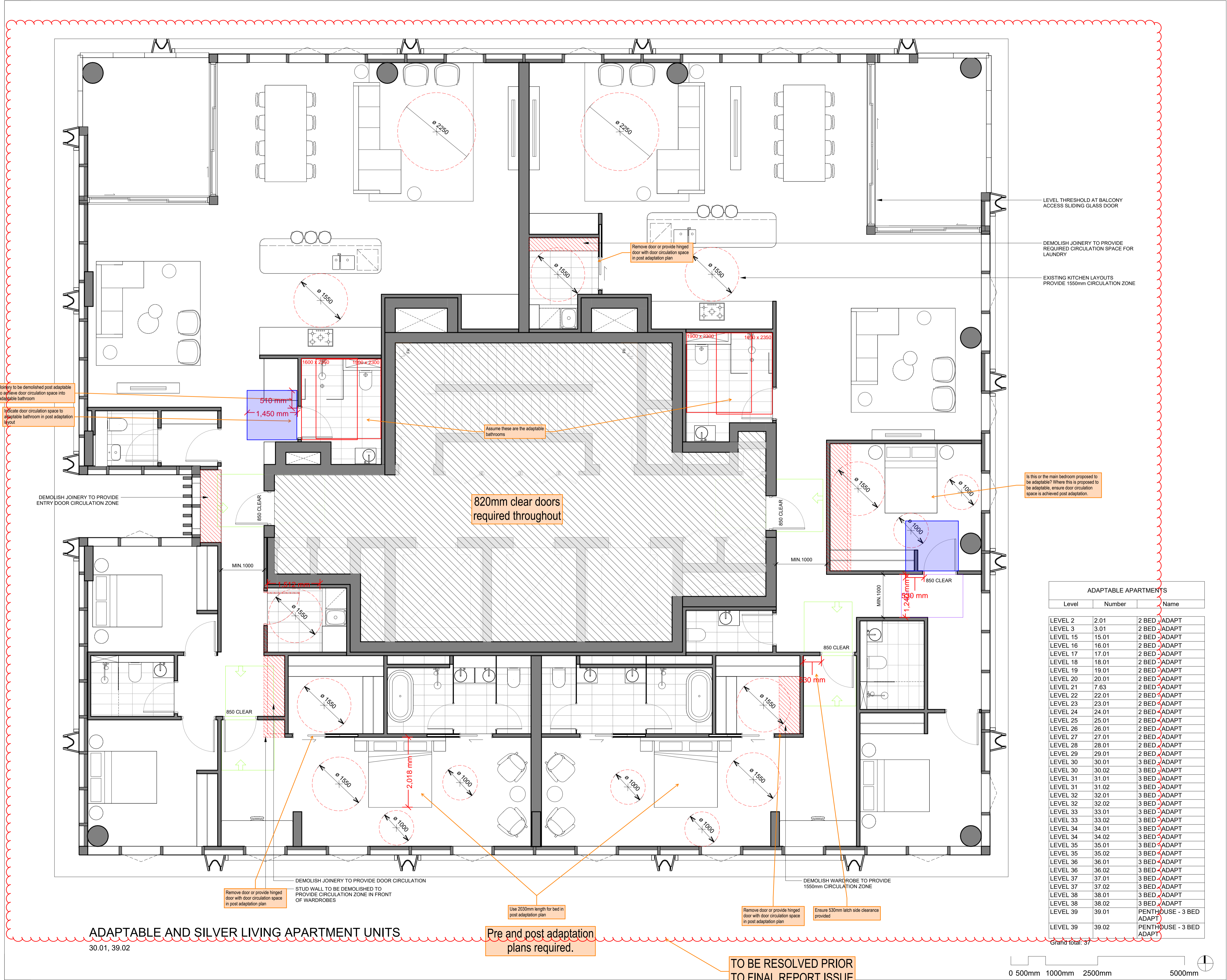
Meinhardt
 4/6 Clarence St, Sydney, NSW 2000
 Tel: (02) 9699 3088
 Structure & Building Services

Tract
 L8, 80 Mount St, North Sydney, NSW 2000
 Tel: (02) 9654 3733
 Landscape Architect

Slattery
 L10, 14 Martin Pl, Sydney, NSW 2000
 (02) 9423 8850
 Quantity Surveyor

Salt3
 L6, 201 Kent St, Sydney NSW 2000
 (02) 9088 7965
 Traffic Engineer

Salt3
 L6, 201 Kent St, Sydney NSW 2000
 (02) 9088 7965
 Waste Engineer



ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED ADAPT
LEVEL 3	3.01	2 BED ADAPT
LEVEL 15	15.01	2 BED ADAPT
LEVEL 16	16.01	2 BED ADAPT
LEVEL 17	17.01	2 BED ADAPT
LEVEL 18	18.01	2 BED ADAPT
LEVEL 19	19.01	2 BED ADAPT
LEVEL 20	20.01	2 BED ADAPT
LEVEL 21	21.01	2 BED ADAPT
LEVEL 22	22.01	2 BED ADAPT
LEVEL 23	23.01	2 BED ADAPT
LEVEL 24	24.01	2 BED ADAPT
LEVEL 25	25.01	2 BED ADAPT
LEVEL 26	26.01	2 BED ADAPT
LEVEL 27	27.01	2 BED ADAPT
LEVEL 28	28.01	2 BED ADAPT
LEVEL 29	29.01	2 BED ADAPT
LEVEL 30	30.01	3 BED ADAPT
LEVEL 30	30.02	3 BED ADAPT
LEVEL 31	31.01	3 BED ADAPT
LEVEL 31	31.02	3 BED ADAPT
LEVEL 32	32.01	3 BED ADAPT
LEVEL 32	32.02	3 BED ADAPT
LEVEL 33	33.01	3 BED ADAPT
LEVEL 33	33.02	3 BED ADAPT
LEVEL 34	34.01	3 BED ADAPT
LEVEL 34	34.02	3 BED ADAPT
LEVEL 35	35.01	3 BED ADAPT
LEVEL 35	35.02	3 BED ADAPT
LEVEL 36	36.01	3 BED ADAPT
LEVEL 36	36.02	3 BED ADAPT
LEVEL 37	37.01	3 BED ADAPT
LEVEL 37	37.02	3 BED ADAPT
LEVEL 38	38.01	3 BED ADAPT
LEVEL 38	38.02	3 BED ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total:		37

ADAPTABLE AND SILVER LIVING APARTMENT UNITS
 30.01, 39.02

Pre and post adaptation plans required.

TO BE RESOLVED PRIOR TO FINAL REPORT ISSUE



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Nominated Architects:
 Joe Agius no. 6491
 Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 3**

Document Control Status:

Co-ordinated: KH
 Drawn: KH

Project Architect: RB
 Scale: 1:50 @ A1

Project Director: RJ
 Date: 18/09/2025

Drawing Number: **A-DA-8108**
 Revision:

Rev	Description	By	Date
1	FOR SDA ISSUE	KH	18/09/2025

Setia
 L1, 155 Franklin St, Melbourne, VIC 3000
 Project Manager

Urbis
 L6, 123 Pitt St, Sydney, NSW 2000
 Tel: (02) 9533 9900
 Town Planner

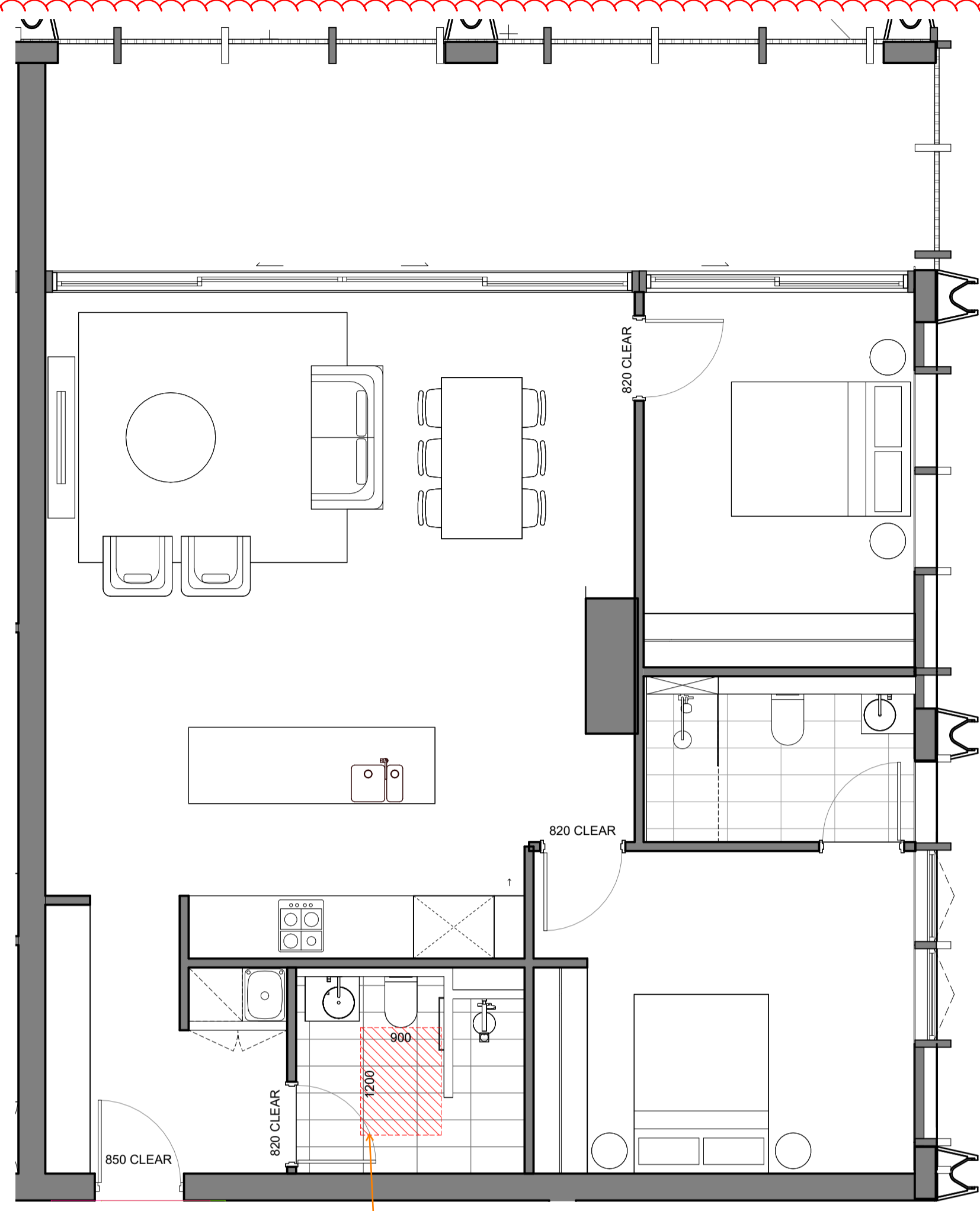
Meinhardt
 4/66 Clarence St, Sydney, NSW 2000
 Tel: (02) 9699 3088
 Structure & Building Services

Tract
 L8, 80 Mount St, North Sydney, NSW 2000
 Tel: (02) 9654 3733
 Landscape Architect

Slattery
 L10, 14 Martin Pl, Sydney, NSW 2000
 (02) 9423 8850
 Quantity Surveyor

Salt3
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 (02) 9088 7965
 Traffic Engineer

Salt3
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 (02) 9088 7965
 Waste Engineer



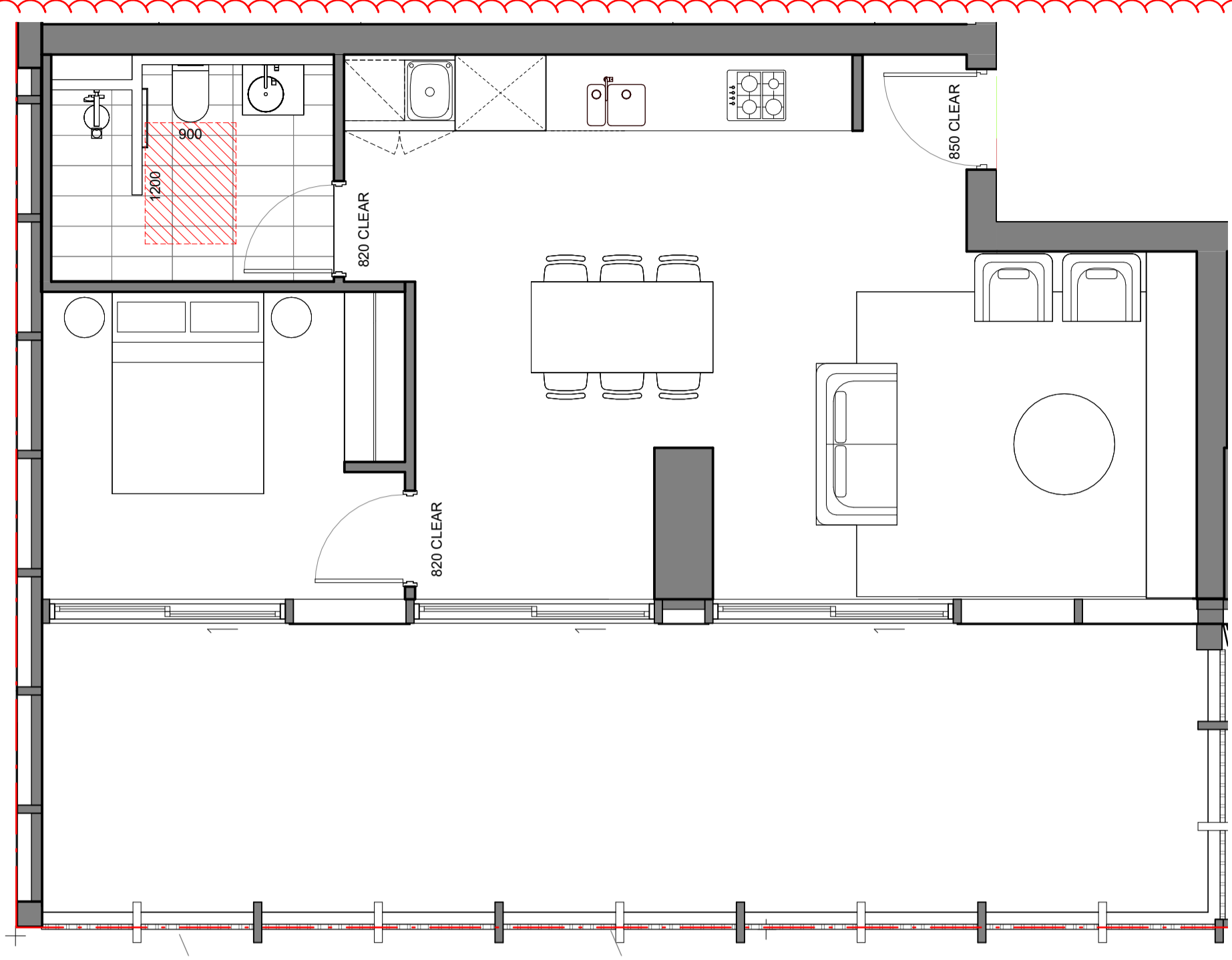
SILVER LIVING APARTMENT UNITS
 2.04, 3.04

This circulation space must be clear of the door swing

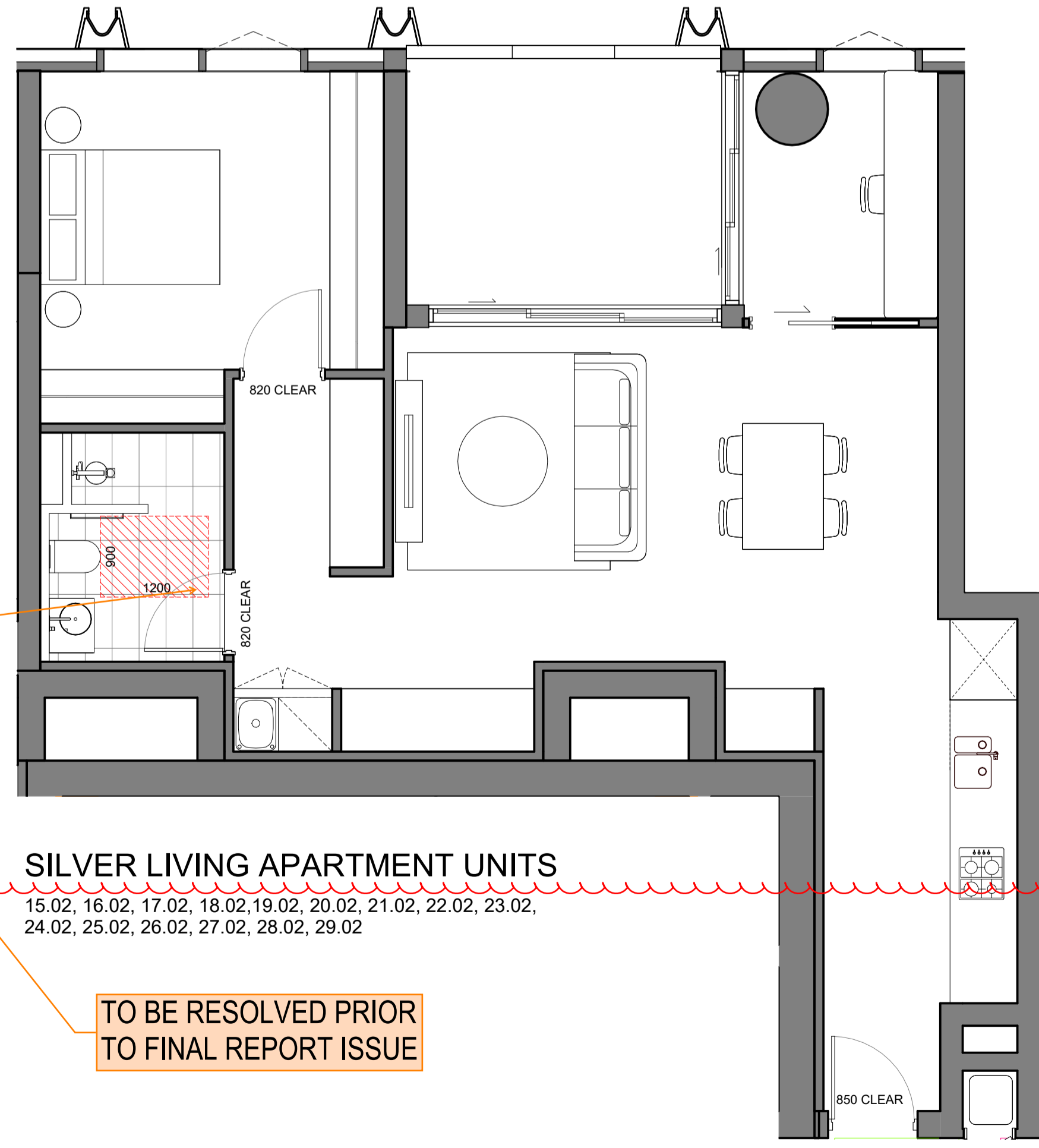
SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 2	2.04	2 BED
LEVEL 2	2.07	1 BED
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 3	3.04	2 BED
LEVEL 3	3.07	1 BED
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 15	15.02	1 BED
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 16	16.02	1 BED
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 17	17.02	1 BED
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 18	18.02	1 BED
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 19	19.02	1 BED
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 20	20.02	1 BED
LEVEL 21	7.63	2 BED - ADAPT
LEVEL 21	7.64	1 BED
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 22	22.02	1 BED
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 23	23.02	1 BED
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 24	24.02	1 BED
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 25	25.02	1 BED
LEVEL 26	26.01	2 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 26	26.02	1 BED
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 27	27.02	1 BED
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 28	28.02	1 BED
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 29	29.02	1 BED
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 56



SILVER LIVING APARTMENT UNITS
 2.07, 3.07



SILVER LIVING APARTMENT UNITS
 15.02, 16.02, 17.02, 18.02, 19.02, 20.02, 21.02, 22.02, 23.02, 24.02, 25.02, 26.02, 27.02, 28.02, 29.02

This circulation space must be clear of the door swing

TO BE RESOLVED PRIOR TO FINAL REPORT ISSUE

Setia
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Project No.: **223107.00**

Project: **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **LIVEABLE SILVER UNITS**

Document Control Status:

Co-ordinated: KH Drawn: KH

Project Architect: RB Scale: 1:50 @ A1

Project Director: RJ Date: 18/09/2025

Drawing Number: **A-DA-8109** Revision:

