

25 May 2026

Joseph Kazzi

Development Contract Manager, Conquest,
Level 1, 15 George Street, Burwood NSW
2134

Dear Joseph,

We refer to the above project. AllCert Pty Ltd has been engaged by Conquest to provide independent access consultancy services in support of the State Significant Development Application (SSDA) for the proposed mixed-use development at 19A Evans Avenue, Eastlakes NSW 2018 (the Development). This letter addresses the access provisions of NCC 2022 Volume One Part D4, the Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards), and applicable Australian Standards, together with the adaptable and Livable Housing provisions applicable to the Class 2 component.

1. Development Overview

The Development comprises a mixed-use building over four levels of basement carparking, two podium levels accommodating commercial and assembly uses, and residential accommodation extending up to Level 18 across four buildings (Buildings A, B, C and D). The podium accommodates retail tenancies, a community centre, an early childhood centre, a medical centre, a gym, spa, bowling and entertainment centre, and the residential and Build-to-Rent lobbies, with public entries from Evans Avenue, Barber Avenue and the Jack Munday Reserve frontage. The indicative BCA configuration is summarised in the Building Classification table below.

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

CLASS	LEVEL	DESCRIPTION
Class 7a	Basement 4-1	Carparking
Class 7b	Basement 4	Storage
Class 7b	Basement 1 & Ground	Loading Dock
Class 6	Ground Floor & Level 2	Retail
Class 9b	Ground Floor	Community Centre

Class 5	Level 2	Medical Centre
Class 9b	Level 2	Early Childhood Centre
Class 9b	Level 2	Gym, Spa, Bowling & Entertainment Centre
Class 2	Ground level – Level 18	Residential
OVERALL STOREYS CONTAINED	23	
RISE IN STOREYS	19	
TYPE OF CONSTRUCTION	Type A Construction	
EFFECTIVE HEIGHT (M)	>25m	
GENERAL FLOOR AREA AND VOLUME LIMITATIONS FOR TYPE A CONSTRUCTION	The floor area and volume of the building remain within the prescribed limitations for Type A Construction.	
FIRE COMPARTMENTS	Basements: Each basement level is considered a separate fire compartment Ground Floor: - Commercial Areas - Residential Areas Level 2: - Commercial Areas - Early Childhood Centre (to be split into two fire compartments) - Residential Areas Levels 3-18: Each level is considered a separate fire compartment.	
CLIMATE ZONE	Climate Zone 5 - warm temperate.	

Table 1: Building Classification(s)

2. Documentation Reviewed

Our access assessment has been undertaken on the SSDA architectural drawings prepared by DKO Architecture (NSW) Pty Ltd (Project No. 14027), comprising the Cover Page, Development Summary and Unit Schedule (DA000 to DA002), Site Series (DA100 to DA103), Floor Plans for Basements 4 to 1, Ground Floor, Levels 1 to 18 and Roof (DA200 to DA216), Elevations, Sections and Perspectives (DA300 to DA316), and the Compliance Drawings (DA500 to DA519) — and in particular the Adaptable & Livable Diagrams and Apartments (DA511 to DA514) — all marked Revision A and dated 18 May 2026 (Issue for SSDA). Access mark-ups have been issued to the design team as part of the combined BCA and fire engineering mark-up set (Rev R3, dated 15 May 2026).

3. Position at SSDA Stage

Following our review, a number of access matters have been identified that require resolution through detailed design development between SSDA and Construction Certificate (CC) stage. These matters

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relate to detailed configuration, dimensioning, fit-out and documentation of the access provisions and are typical for a development of this scale, complexity and use mix at SSDA stage. In our opinion, the matters identified are capable of being resolved through design amendment by the design team in conjunction with this office prior to lodgement of the Construction Certificate application.

On that basis, AllCert is of the view that there is no fundamental access impediment to the Development as proposed that would prevent the SSDA submission from proceeding. The matters identified do not affect the overall building envelope, the proposed land uses, the principal pedestrian and vehicular accessible paths of travel, or the indicative distribution of accessible parking, accessible sanitary facilities and accessible lifts illustrated on the SSDA drawings.

4. Adaptable and Livable Housing

In respect of the residential and Build-to-Rent components, the architectural set includes dedicated Adaptable & Livable Diagrams (Drawings DA511 and DA512) and Adaptable & Livable Apartments (Drawings DA513 and DA514). Our review has had regard to the adaptable housing provisions of AS 4299–1995, the Livable Housing Design provisions adopted under the Apartment Design Guide (ADG), and the Livable Housing provisions of NCC 2022 [VERIFY: applicability of NCC Livable Housing provisions under the NSW adoption / transition arrangements]. Confirmation of the adaptable apartment quantum and the specific units nominated against AS 4299 silver / gold level remains to be reconciled with the controlling SEPP and any draft consent conditions at CC stage.

5. Principal Matters Identified for Resolution at CC Stage

The principal access matters identified for resolution between SSDA and CC stage are summarised below. This list is indicative of the matters identified at SSDA stage and is not intended to be exhaustive:

- Continuous accessible path of travel from the principal pedestrian entrances at Evans Avenue and Barber Avenue (shown on the Ground Floor Plan, Drawing DA204) to all required accessible spaces — including the retail tenancies, community centre, residential and BTR lobbies, and the lift cores serving the upper podium levels and tower levels (NCC 2022 Part D4) [VERIFY clauses].
- Accessible entries to each affected tenancy on Ground Floor (DA204) and the Level 2 commercial floor (DA206) — including the retail tenancies, early childhood centre, medical centre, gym, spa, bowling and entertainment centre — including circulation space, clear opening widths, threshold transitions and luminance contrast to AS 1428.1–2021.
- Accessible sanitary facilities and ambulant facilities to required Class 5, Class 6 and Class 9b tenancies and the ground-floor public amenities (NCC 2022 Part F4 and Part D4) [VERIFY clauses] — detailed configuration to be developed at CC stage.
- Accessible parking provision, dimensions, shared areas and minimum head clearance (2,500 mm noted on Drawings DA200 to DA203) to AS/NZS 2890.6:2009, together with the accessible path from each accessible parking space to the relevant lift core. The accessible parking rate is to be confirmed against the total carparking provision and the BTR / residential unit yield at CC stage.

- Configuration of the basement vehicular access ramp shown on Drawing DA313 (Driveway Ramp Section), confirming that the accessible parking levels remain accessible by accessible passenger lift and not solely via the vehicular ramp.
- Accessible passenger lifts to NCC 2022 Part E3 — number, sizing, and compliance of lift cars and landings to AS 1735.12 [VERIFY] — with consideration of the residential, BTR, retail, childcare, medical centre and direct-to-boot (DTB) lift cores shown on Drawings DA203 to DA206. Lift travel must connect every accessible storey to ground level via an accessible path.
- Tactile Ground Surface Indicators (TGSIs) to stairs, ramps and required hazard locations under AS 1428.4.1–2009 — including at the Evans Avenue and Barber Avenue entries shown on Drawing DA204.
- Braille and tactile wayfinding signage at required locations under NCC 2022 Part D4 / AS 1428.1.
- Hearing augmentation to required spaces (e.g. childcare reception, medical centre reception, retail service counters where applicable, and BTR amenity rooms) under NCC 2022 Part D4 [VERIFY clause reference].
- Class 9b early childhood centre at Level 2 — accessible entry, accessible sanitary and nappy change facilities, connection to the outdoor play area, accessible cot / sleep arrangements, and conformance with the childcare-specific handrail requirements of NCC D3D22.
- Apartment Design Guide and adaptable housing — confirmation of the adaptable apartment quantum required under the controlling SEPP / development consent and demonstration of AS 4299–1995 silver / gold level compliance for the nominated apartments illustrated on Drawings DA511 to DA514 [VERIFY rate required].
- Livable Housing Design provisions of NCC 2022 applicable to Class 2 SOUs as illustrated on Drawings DA511 and DA512 [VERIFY: NSW adoption and applicability under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021].
- Review of ramp gradients across the public domain interfaces — noting the 1:20, 1:8, 1:40 and 5% sections shown on Drawings DA204 and DA205 — and the kerb ramps, landings and handrails to AS 1428.1.
- Counters and service points within the retail, medical centre, childcare and assembly tenancies (gym, spa, bowling, entertainment) where these affect the required accessible path of travel.
- BTR amenity, pool and communal open space access on the podium roof and tower levels — including paths of travel, level transitions and amenity provision to AS 1428.1.
- Door operation, latch heights and clearances to NCC 2022 Part D3 / D4 — to be confirmed in the CC plans and specifications.
- Emergency egress for persons with a disability — including consideration of accessible exits and refuges where applicable [SENIOR REVIEW: confirm refuge strategy in conjunction with the Innovas Fire Engineering Report]. This is to be coordinated with the egress-related Performance Solutions identified in our BCA Report (in particular clauses D2D5, D2D12 and D2D15).
- Coordination of the access provisions with the BCA matters addressed in our SSDA BCA Support Letter and detailed BCA Report (Report No. 250330, Revision R01, dated 18 May 2026) issued under our cover.

6. Conclusion

AllCert supports the lodgement of the SSDA from an access perspective. There is no fundamental access impediment to the Development as proposed, and the matters identified in this letter are capable of resolution through the design development normally undertaken between SSDA and Construction Certificate (CC) stage.

Each of the matters identified will be progressed through detailed design development undertaken by the design team, in consultation with this office, between SSDA approval and lodgement of the Construction Certificate application. The design development pathway to achieving full compliance with the access provisions of NCC 2022 and the Premises Standards at CC stage comprises the following:

- Architectural amendment by DKO Architecture (NSW) Pty Ltd to confirm the continuous accessible paths of travel, accessible entries, accessible sanitary facility configuration, ramp gradients, TGS locations, and door and latch details across the public domain interfaces, podium levels and basement carparking levels.
- Confirmation of the adaptable apartment quantum and the specific units nominated against AS 4299–1995 (silver / gold level), and the Livable Housing Design provisions applicable to the Class 2 SOUs, reconciled with the controlling SEPP, the ADG and any draft consent conditions.
- Engagement of specialist consultants by the design team to develop the access documentation required at CC stage — including the lift consultant (AS 1735.12), the signage consultant (Braille and tactile signage), and the hearing augmentation specialist for the required spaces.
- Coordination with Innovas Services Australia and this office on the accessible egress strategy — including refuges for persons with a disability where required — in conjunction with the egress-related Performance Solutions identified in our BCA Report (in particular clauses D2D5, D2D12 and D2D15).
- Iterative access review by this office of the developed design and consultant documentation, including issue of further mark-ups and review notes, culminating in a CC-stage access compliance assessment immediately prior to lodgement of the Construction Certificate application.

AllCert will continue to act as Access Consultant to the project through CC stage and will issue a CC-stage access compliance assessment once the design development has been completed and all consultant documentation is in place. On the basis set out above, the Development can and will be brought into full compliance with the access provisions of NCC 2022 and the Premises Standards by the time the Construction Certificate is sought.

For the avoidance of doubt, this letter is not a Construction Certificate-stage compliance certificate. It is provided in support of the SSDA submission and reflects our assessment of the proposed Development at SSDA stage.

Should you require any further clarification or assistance, please do not hesitate to contact this office.

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AllCert confirms its support for the lodgement of the SSDA on the basis set out in this letter, and looks forward to working with the design team to resolve the matters identified through the design development normally undertaken between SSDA and CC stage.

Best regards,

A handwritten signature in black ink, appearing to read 'Roland Allam', enclosed within a thin, hand-drawn oval border.

Roland Allam Director

M. (Building Surveying),

B.E. (Civil Engineering with Architecture)

NSWFT BDC No. 3372 (Building Surveyor – Unrestricted)

APPENDIX – REFERENCED DOCUMENTATIONS

The following documentation has been considered in the preparation of this letter:

TITLE	REPORT NO.	REVISION/ISSUE NO.	DATED
Architectural Drawings (DA000 to DA316) — DKO Architecture (NSW) Pty Ltd, comprising Cover, Site Series, Floor Plans, Elevations, Sections and Perspectives	Project 14027	Rev A — Issue for SSDA	18/05/2026
Adaptable & Livable Diagrams and Adaptable & Livable Apartments (DA511 to DA514) — DKO Architecture (NSW) Pty Ltd	Project 14027	Rev A — Issue for SSDA	18/05/2026
Other Compliance Drawings (DA500 to DA519) — DKO Architecture (NSW) Pty Ltd	Project 14027	Rev A — Issue for SSDA	18/05/2026
BCA Assessment Report — AllCert Pty Ltd (containing the detailed clause-by-clause assessment, including Part D4 access provisions)	250330	R01	18/05/2026
Combined BCA and Fire Engineering Mark-Ups (incorporating access mark- ups) — AllCert and Innovas Services Australia	—	R3	15/05/2026

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