



ACCESS REPORT
DEVELOPMENT APPLICATION

CLIENT
AUSTINO PROPERTY GROUP

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDINGS DEVELOPMENT (SITE 1 & 2)
1 & 2 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK NSW 2127

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Project File Name:		Austino Property Group – Proposed Residential Flat Buildings Development (Site 1 & 2) – 1 & 2 Murray Rose Avenue Sydney Olympic Park – Access Report (DA)		
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1. INTRODUCTION

Ergon Consulting has been engaged by the client the Austino Property Group to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed residential flat buildings development (Site 1 & 2) located at 1 & 2 Murray Rose Avenue Sydney Olympic Park NSW.

This report has been prepared to be submitted with the development application and has relied on the following design documentation prepared by PTW Architects (*attached in **Appendix 1***).

Document Number	Rev	Title	Date
DA-10-1700	A	GA Plans – S1 Level B3	12.10.18
DA-10-1800	A	GA Plans – S1 Level B2	12.10.18
DA-10-1900	A	GA Plans – S1 Level B1	12.10.18
DA-10-2000	A	GA Plans – S1 Level 00	12.10.18
DA-10-2100	A	GA Plans – S1 Level 01	12.10.18
DA-10-2200	A	GA Plans – S1 Level 02	12.10.18
DA-10-2300	A	GA Plans – S1 Level 03-05	12.10.18
DA-10-2400	A	GA Plans – S1 Level 06	12.10.18
DA-10-2500	A	GA Plans – S1 Level 07	12.10.18
DA-10-2600	A	GA Plans – S1 Level 08	12.10.18
DA-10-2700	A	GA Plans – S1 Level 09	12.10.18
DA-10-2800	A	GA Plans – S1 Level 10	12.10.18
DA-10-2900	A	GA Plans – S1 Level 11	12.10.18
DA-10-3000	A	GA Plans – S1 Level 12	12.10.18
DA-10-3100	A	GA Plans – S1 Roof	12.10.18
DA-10-4700	A	GA Plans – S2 Level B3	12.10.18
DA-10-4800	A	GA Plans – S2 Level B2	12.10.18
DA-10-4900	A	GA Plans – S2 Level B1	12.10.18
DA-10-5000	A	GA Plans – S2 Level 00	12.10.18
DA-10-5100	A	GA Plans – S2 Level 01	12.10.18
DA-10-5200	A	GA Plans – S2 Level 02	12.10.18
DA-10-5300	A	GA Plans – S2 Level 03-05	12.10.18
DA-10-5400	A	GA Plans – S2 Level 06	12.10.18
DA-10-5500	A	GA Plans – S2 Level 07	12.10.18
DA-10-5600	A	GA Plans – S2 Level 08	12.10.18
DA-10-5700	A	GA Plans – S2 Level 09	12.10.18
DA-10-5800	A	GA Plans – S2 Level 10	12.10.18
DA-10-5900	A	GA Plans – S2 Level 11	12.10.18
DA-10-6000	A	GA Plans – S2 Level 12	12.10.18
DA-10-6100	A	GA Plans – S2 Level 13	12.10.18
DA-10-6200	A	GA Plans – S2 Level 14	12.10.18
DA-10-6300	A	GA Plans – S2 Level 15	12.10.18
DA-10-6400	A	GA Plans – S2 Roof	12.10.18
DA-50-1000	A	Adaptable Units – S1	12.10.18
DA-50-1001	A	Adaptable Units – S1	12.10.18
DA-50-1100	A	Silver Livable Units – S1	12.10.18
DA-50-1200	A	Visitable Units – S1	12.10.18
DA-50-2000	A	Adaptable Units – S2	12.10.18

DA-50-2001	A	Adaptable Units – S2	12.10.18
DA-50-2100	A	Silver Livable Units – S2	12.10.18
DA-50-2200	A	Visitable Units – S2	12.10.18

a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the applicable accessibility provisions found within:

- Building Code of Australia (BCA) 2016, Part D3 (*Access for people with a disability*), Clause E3.6 (*Lift Installations*) and Clause F2.4 (*Accessible Sanitary Facilities*);
- Disability (*Access to Premises – Building*) Standards (DAPS) 2010;
- SEPP 65: Apartment Design Guide – Part 4Q Universal Design;
- AS1428.1-2009 Part 1: General requirements for access - New building work;
- AS1428.4.1-2009 Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators;
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities;
- AS1735.12-1999 Part 12: Lift facilities for persons with disabilities;
- AS4299-1995 Adaptable Housing;
- LHA Livable Housing Design Guidelines (*Fourth Edition*);
- Sydney Olympic Park Authority – SOPA Master Plan 2030 (2018 Review) – Part 4.6.9 Accessibility Controls (accessibility requirements);
- Sydney Olympic Park Authority – SOPA Access Guidelines (Fourth Edition – July 2015) – Part 5.3 Residential Developments / Visitable, Adaptable and Universal Design Housing (accessibility requirements); and
- General best practice access requirements.

b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

2. DEVELOPMENT DETAILS

a. Project Description

The proposed residential flat buildings development (Site 1 & 2) will generally include the following:

Site 1

- 3 car parking/ residential levels with 205 residential car parking spaces of which 17 are accessible, 3 residential dwellings that are adaptable, storage rooms, car wash bay, garbage rooms, plant and services rooms;
- 11 residential floor levels (including ground floor) with 168 residential dwellings of which 14 are adaptable, 17 are livable and 3 are visitable, building managers room, communal unisex accessible toilet, garbage holding room, loading dock, bicycle storage, cleaners room and storage rooms;
- Communal open space on the ground floor, level 8 and executive open garden on level 10;
- Non-trafficable roof.

Site 2

- 4 car parking/ residential levels with 125 residential car parking spaces of which 13 are accessible, 9 residential dwellings of which 2 are adaptable and 2 are visitable, storage rooms, bicycle storage, cleaners room, communal unisex accessible toilet, car wash bay, garbage rooms, garbage holding room, loading dock, plant and services rooms;
- 12 residential floor levels (including ground floor) with 126 residential dwellings of which 11 are adaptable and 13 are livable, plant and services rooms;
- Communal open space on the ground floor and level 8;
- Non-trafficable roof.

b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 1 & 2 Murray Rose Avenue Sydney Olympic Park NSW 2127

Legal Description: Lot 1 DP1185060, Lot 2 DP1185060

Total Site Land Area:

Site 1 - 3931m² approx.

Site 2 - 2522m² approx.

Proposed Building Classification:

Class 2 – Residential Sole Occupancy Units

Class 7a – Car Parking

Note: Building classifications determined in accordance with Part A3 of the BCA.

3. BCA ASSESSMENT

a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA) 2016.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
D3.0	<p>Deemed-to-satisfy provisions</p> <p>(a) Where a D-t-S solution is proposed, the Performance Requirement DP1, DP6, DP8 and DP9 are satisfied by complying with –</p> <p>(i). D1.1 to D1.16, D2.1 to D2.25 and D3.1 to D3.12; and</p> <p>(ii). In a building containing an atrium, Part G3; and</p> <p>(iii). In a building in an alpine area, Part G4; and</p> <p>(iv). For additional requirements for Class 9b buildings, Part H1; and</p> <p>(v). For public transport buildings, Part H2.</p> <p>(b) Where a performance solution is proposed, the relevant performance requirements must be determined in accordance with A0.7.</p> <p>(c) Performance requirement DP7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>	Noted	<p>Performance Compliance</p> <p>The new building work will generally follow a D-t-S path for achieving compliance.</p> <p>Where D-t-S compliance is not achievable a performance based solution must be provided complying with the relevant performance requirements at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.1	<p>General building access requirements</p> <p>Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4.</p> <p>Class 2 – Residential Sole Occupancy Units</p> <ul style="list-style-type: none"> From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole occupancy unit on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS1428.1 or a passenger lift is installed – to the entrance doorway of each sole occupancy unit and to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <p>Class 7a – Car Parking</p> <p>To and within any level containing accessible car parking spaces.</p>	Capable of complying at CC stage	<p>Adaptable Housing Requirements</p> <p>SOPA Access Guidelines Part 5.3 states 10% of dwellings within a residential development must be adaptable.</p> <p>17 adaptable dwellings must be provided within Site 1.</p> <p>13 adaptable dwellings must be provided within Site 2.</p> <p>The adaptable dwellings must achieve a ‘Class B’ level classification as per the requirements of AS4299-1995.</p> <p>Refer to Section 4 of this report for ‘Class B’ level schedule of adaptable housing features required within the adaptable dwellings.</p> <p>Visitable Housing Requirements</p> <p>SOPA Master Plan 2030 Part 4.6.9 states 30% of the ground floor dwellings within a residential development must be visitable.</p> <p>The visitable dwellings must comply with the visitable housing requirements outlined in AS4299-1995, which allows a person with a disability to visit family and friends at home.</p> <p>The visitable housing requirements, which are similar to the livable housing requirements, must include an accessible entry door, accessible corridor to the living area and access to a visitable toilet.</p> <p>3 visitable dwellings must be provided within Site 1.</p> <p>2 visitable dwellings must be provided within Site 2.</p> <p>The visitable housing requirements will be assessed as per the livable housing requirements.</p> <p>Livable Housing Requirements</p> <p>SEPP 65 Apartment Design Guide Part 4Q states residential developments with 3 or more storeys and 4 or more dwellings must have a minimum 20% of dwellings that are livable.</p> <p>The adaptable dwellings may be counted towards the livable housing requirements.</p> <p>17 livable dwellings must be provided</p>

BCA Clause		Status	Comment/Recommendation
			<p>within Site 1.</p> <p>13 livable dwellings must be provided within Site 2.</p> <p>The livable units must achieve a 'Silver' level classification as per the requirements of LHA Livable Housing Design Guidelines.</p> <p>Refer to Section 6 of this report for 'Silver' level schedule of livable housing features required within the livable units.</p> <p>Class 2 – Residential Sole Occupancy Units</p> <p>Access is required to the entrance doorway of each dwelling and to any common areas accessed via a ramp or lift.</p> <p>The main entrance door to each dwelling must have a minimum 850mm wide clear door opening (<i>920mm x 2040mm door</i>) complying with AS1428.1-2009.</p> <p>Class 7a – Car Parking</p> <p>Access is required to and within the car parking levels containing accessible car parking spaces.</p> <p>Building access requirements to be confirmed at CC design stage.</p>
<p>D3.2</p>	<p>Access to buildings</p> <p>(a) An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> (i). From the main points of a pedestrian entry at the allotment boundary; and (ii). From another accessible building connected by a pedestrian link; and (iii). From any required accessible car parking on the allotment. <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and:</p> <ul style="list-style-type: none"> (i). Through not less than 50% of all pedestrian entrances, including the principal pedestrian entrance; and (ii). In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance, 	<p>Capable of complying at CC stage</p>	<p>Accessways to the Building</p> <p>Accessways (<i>i.e. continuous accessible path of travel without steps or steep grades</i>) complying with AS1428.1-2009 must be provided to each building entrance within the development from the pedestrian entry points at the allotment boundary and the accessible car parking provided within the car parking levels.</p> <p>Accessways are generally provided to the development, however must be confirmed in detail at CC design stage.</p> <p>Principal Pedestrian Entrances</p> <p>The principal pedestrian entrance doors providing access to each building entrance within the development must have at least one door with minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p>

BCA Clause		Status	Comment/Recommendation
	<p>Except for pedestrian entrances serving only areas exempted by Clause D3.4.</p> <p>(c) Where a pedestrian required to be accessible has multiple doorways:</p> <p>(i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and</p> <p>(ii). If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.</p> <p>(d) For the purpose of (c):</p> <p>(i). An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where:</p> <p>a. All doorways serve the same part or parts of the building; and</p> <p>b. The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance.</p> <p>(ii). A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</p> <p>(e) Where a doorway on an accessway has multiple leaves (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>		<p>The CC design documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.</p>
<p>D3.3</p>	<p>Parts of buildings to be accessible</p> <p>In a building required to be accessible:</p> <p>(a) Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with:</p> <p>(i). For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and</p> <p>(ii). For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and</p> <p>(iii). For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1; and</p> <p>(b) Every passenger lift must comply with Clause E3.6;</p>	<p>Capable of complying at CC stage</p>	<p>Accessways within the Building</p> <p>The accessways provided within the development must comply with AS1428.1-2009 and must incorporate the following:</p> <ul style="list-style-type: none"> • 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway; • 1500mm diameter minimum clear circulation space to perform a 90-degree turn within an accessway; and • 1540mm x 2070mm minimum clear circulation space to perform a 180-

BCA Clause		Status	Comment/Recommendation
	<p>(c) Accessways must have:</p> <ul style="list-style-type: none"> (i). Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of site is not available; and (ii). Turning spaces complying with AS1428.1: <ul style="list-style-type: none"> a. Within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and b. At maximum 20m intervals along the accessway; and <p>(d) An intersection of accessways satisfies the spatial requirements for a passing and turning space;</p> <p>(e) A passing space may serve as a turning space; and</p> <p>(f) A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than a entrance storey in a Class 5, 6, 7b and 8 building:</p> <ul style="list-style-type: none"> (i). Containing not more than 3 storeys; and (ii). With a floor area for each storey, excluding the entrance storey, of not more than 200m². <p>(g) Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'.</p> <p>(h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>		<p>degree turn within 2 metres of a terminated accessway.</p> <p>Internal Common Doors</p> <p>The internal common doors required to be accessible must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p>Walkways</p> <p>The walkways (<i>i.e. 1 in 20-33 graded walkways</i>) must comply with AS1428.1-2009.</p> <p>Walkways must have a minimum 1000mm clear width, landings every 15m (<i>1200mm long mid-landings, 1500mm long top and bottom landings</i>), 600mm wide firm level surface on abutting sides or minimum 450mm high low wall, or handrail with a kerb rail.</p> <p>Ramps</p> <p>The ramps must comply with AS1428.1-2009.</p> <p>1 in 8 graded threshold ramps must have a 35mm maximum rise, 280mm maximum length, splayed edges and located 20mm from the door opening.</p> <p>Stairs</p> <p>The stairs, except for fire-isolated stairs must comply with AS1428.1-2009.</p> <p>Stairs must have a minimum 1000mm clear width, 900mm setback to boundary, handrails on both sides with extensions (<i>300mm top extension and 550mm bottom extension</i>) and terminations to the wall or ground, non-slip nosings with a 30% luminance contrast and enclosed risers.</p> <p>Tactile ground surface indicators must be provided at top and bottom landings (<i>excluding mid-landings</i>) complying with AS1428.4.1-2009.</p> <p>The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance.</p> <p>Handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p>Fire-Isolated Stairs</p> <p>The fire-isolated stairs must have a minimum 1000mm clear width, non-slip</p>

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			<p>nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2009.</p> <p>The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance.</p> <p>Fire Exit Doors</p> <p>The fire exit doors must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency.</p> <p>Passenger Lifts</p> <p>The passenger lifts must comply with Clause E3.6 of the BCA and AS1735.12-1999.</p> <p>Soft Floor Coverings</p> <p>The carpet provided in common areas must comply with the BCA and AS1428.1-2009. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>maximum 15mm thickness</i>).</p> <p>Slip Resistant Surfaces</p> <p>The flooring (<i>i.e. tiles, pavers, timber or concrete</i>) provided in common areas must have a slip resistant rated surface complying with the BCA and AS4586-2013 (<i>e.g. R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>).</p> <p>Waste Rooms</p> <p>The waste rooms must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) with clear door circulation space on both sides of the door, clear internal circulation space (<i>1540mm x 2070mm</i>) and accessible via an accessway complying with AS1428.1-2009.</p> <p>The garbage chute access door and waste chute must have D-type controls.</p> <p>Communal Open Space</p> <p>The communal open space must be accessible via an accessway complying with AS1428.1-2009.</p> <p>Access requirements within the development to be confirmed at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.4	<p>Exemptions</p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> (a) An area where access would be inappropriate because of the particular purpose for which the area is used; and (b) Any area that would pose a health and safety risk for people with a disability; and (c) Any path of travel providing access only to an area exempted by (a) and (b). 	Noted	<p>Non Accessible Areas</p> <p>The loading dock, cleaners room, storage rooms, garbage holding rooms, plant and services rooms may be exempt from being accessible as access would be considered inappropriate and would pose a health and safety risk for a person with a disability.</p> <p>The client must provide information detailing use of each non-accessible area, role of personnel to be admitted to the area, security arrangements for independent movement of non-authorised personnel, activities of the people using the area and any OH&S restraints.</p> <p>Non-accessible areas within the development to be confirmed at CC design stage.</p>
D3.5	<p>Accessible car parking</p> <p>Accessible car parking spaces:</p> <ul style="list-style-type: none"> (a) Subject to (b), must be provided in accordance with Table D3.5 in: <ul style="list-style-type: none"> (i). A Class 7a building required to be accessible; and (ii). A car parking area on the same allotment as a building required to be accessible. (b) Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (c) Subject to (d), must comply with AS2890.6. (d) Need not be designated where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability. <p>Class 2 – Residential Sole Occupancy Units</p> <p><i>Table D3.5 has no requirements for accessible car parking within a Class 2 building.</i></p> <p>Class 7a – Car Parking</p> <p><i>Table D3.5 states 1 accessible car parking space for every 100 car parking spaces or part thereof.</i></p>	Capable of complying at CC stage	<p>Accessible Car Parking</p> <p>The accessible car parking provided within the car parking levels must comply with AS2890.6-2009.</p> <p>The accessible car parking space must be a minimum 2400mm wide x 5400mm long with a 2400mm wide x 5400mm long shared zone.</p> <p>The accessible car parking space and shared zone must have a minimum 2500mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this overhead clearance</i>).</p> <p>The car park entrance door, ramps and driveway isles within the car parking levels must have a minimum 2200mm overhead clearance (<i>pipes, beams and cable trays should not intrude into this overhead clearance</i>).</p> <p>Appropriate identification (<i>including the international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking space and shared zone.</p> <p>The shared zone must have provision for a yellow bollard setback 850mm from the front of the shared zone.</p> <p>The cross-fall must not be more than 1 in 40 grade in any direction at the accessible car parking space and shared zone.</p>

BCA Clause		Status	Comment/Recommendation
			<p>Adaptable Dwellings</p> <p>17 residential accessible car parking spaces must be provided within Site 1.</p> <p>13 residential accessible car parking spaces must be provided within Site 2.</p> <p>Livable & Visitable Dwellings</p> <p>There are no accessible car parking requirements for the livable or visitable dwellings.</p> <p>Class 7a – Car Parking</p> <p>There are no visitor car parking spaces provided within the development.</p> <p>Accessible car parking requirements to be confirmed at CC design stage.</p>
<p>D3.6</p>	<p>Signage</p> <p>In a building required to be accessible –</p> <p>(a) Braille and tactile signage complying with Specification D3.6 must:</p> <p>(i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each:</p> <p>a. Sanitary facility, except a sanitary facility within a sole occupancy unit in a Class 1b or Class 3 building; and</p> <p>b. Space with a hearing augmentation system.</p> <p>(ii). Identify each door required by Clause E4.5 to be provided with an exit sign and state:</p> <p>a. “Exit”; and</p> <p>b. “Level” followed by either the floor level number, the floor level descriptor or a combination of both.</p> <p>(b) Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <p>(i). The type of hearing augmentation;</p> <p>(ii). The area covered within the room; and</p> <p>(iii). If receivers are being used and where the receivers can be obtained.</p> <p>(c) Signage in accordance with AS1428.1</p>	<p>Capable of complying at CC stage</p>	<p>Accessible Signage</p> <p>Accessible signage provided within the development must comply with Specification D3.6 of the BCA and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non reflective, illuminated and include legible braille and tactile.</p> <p>Fire Exit Doors</p> <p>Signage must be provided to all fire exit doors stating “Exit” and “Level” followed by the floor number, name or both.</p> <p>Directional signage must be provided directing a person with a disability to the nearest fire exit door on each floor.</p> <p>Accessible Entrances</p> <p>Directional signage must be provided at non-accessible entrance stating “Access” with the international symbol of access directing people with a disability to the accessible entrance.</p> <p>Signage must be provided to the accessible entrance stating “Access” with the international symbol of access.</p> <p>Unisex Accessible Toilets</p> <p>Signage must be provided to the unisex accessible toilets identifying if the facility is provided for left or right hand use and stating “Unisex Toilet LH” or “Unisex Toilet RH”.</p> <p>Building Identification</p> <p>Signage must be provided at each</p>

BCA Clause		Status	Comment/Recommendation
	<p>must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.</p> <p>(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.</p> <p>(e) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>(f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		<p>building entrance identifying the building.</p> <p>Common Areas Signage must be provided to all common areas stating "Communal Area".</p> <p>Garbage Rooms Signage must be provided to all garbage rooms stating "Garbage".</p> <p>Non-Accessible Rooms Non-accessible rooms must have signage stating the use of the room i.e. "Plant".</p> <p>Signage details to be confirmed during CC design stage.</p>
D3.7	<p>Hearing Augmentation</p> <p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning is installed:</p> <ul style="list-style-type: none"> (i). In a room within a Class 9b building; and (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; and (iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider. <p>(b) If a hearing augmentation system is required by (a) is:</p> <ul style="list-style-type: none"> (i). An induction loop, it must be provided to no less than 80% of the floor area of the room or space served by the inbuilt amplification system; and (ii). A system requiring the use of receivers or the like, it must be 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: 	Not applicable	<p>An inbuilt amplification system other than the emergency warning system will not be provided within the development.</p> <p>A hearing augmentation system is not required.</p>

BCA Clause		Status	Comment/Recommendation
	<ul style="list-style-type: none"> a. If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and b. If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and c. If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and d. If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13.</p> <p>(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>		
D3.8	<p>Tactile Indicators</p> <ul style="list-style-type: none"> (a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching: <ul style="list-style-type: none"> (i). A stairway, other than a fire-isolated stairway; and (ii). An escalator; and (iii). A passenger conveyor or moving walk; and (iv). A ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v). In the absence of a suitable 	<p>Capable of complying at CC stage</p>	<p>Tactile Ground Surface Indicators</p> <p>Tactile ground surface indicators (<i>warning type</i>) complying with AS1428.4.1-2009 must be provided to the top and bottom landings of stairs (<i>except for fire-isolated stairs</i>), overhead obstructions less than 2m (<i>except doorways</i>) and where an accessway meets a vehicle way.</p> <p>Tactiles ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide.</p>

BCA Clause		Status	Comment/Recommendation
	<p>barrier:</p> <ul style="list-style-type: none"> a. An overhead obstruction less than 2m above floor level, other than a doorway; and b. An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point. <p>Except of areas exempted by Clause D3.4.</p> <ul style="list-style-type: none"> (b) Tactile ground surface indicators required by (a) must comply with Section 1 and 2 of AS/NZS 1428.4.1. (c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp. 		<p>Tactile ground surface indicators provided at overhead obstructions and vehicle/accessway meeting points must be a minimum 600-800mm wide.</p> <p>The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard.</p> <p>Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicators must not be provided to mid-landings where a continuous handrail is provided.</p> <p>Tactile ground surface indicator locations to be confirmed at CC design stage.</p>
D3.9	<p>Wheelchair seating spaces in Class 9b assembly buildings</p> <p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following:</p> <ul style="list-style-type: none"> (a) The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9; (b) In a cinema: <ul style="list-style-type: none"> (i). With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and (ii). With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats; and (iii). The location of wheelchair seating is to be representative of the range of seating provided. 	Not applicable	<p>There is no fixed seating or areas of the development that are classified as Class 9b.</p> <p>Wheelchair seating spaces are not required.</p>
D3.10	<p>Swimming pools</p> <ul style="list-style-type: none"> (a) Not less than 1 means of accessible 	Not	There are no swimming pools proposed

BCA Clause		Status	Comment/Recommendation
	<p>water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>(b) An accessible entry/exit must be by means of:</p> <p>(i). A fixed or moveable ramp and an aquatic chair; or</p> <p>(ii). A zero depth entry at a maximum gradient of 1:14 and an aquatic chair; or</p> <p>(iii). A platform swimming pool lift and an aquatic wheelchair; or</p> <p>(iv). A sling style swimming pools lift.</p> <p>(c) Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</p> <p>(d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.</p>	applicable	within the development.
D3.11	<p>Ramps</p> <p>On an accessway:</p> <p>(a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</p> <p>(b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.</p>	Noted	There are no ramps with a total rise of 3.6m and no overlapping step ramp landings proposed within the development.
D3.12	<p>Glazing on an accessway</p> <p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.</p>	Capable of complying at CC stage	<p>The frameless glazed doors and windows (<i>without mid-rails</i>) that can be mistaken as openings within common areas of the development must have a luminance contrast strip in accordance with AS1428.1-2009.</p> <p>Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.</p> <p>Visual indicators on glazing to be confirmed at CC design stage.</p>

c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
<p>E3.6</p>	<p>Passenger Lifts</p> <p>In an accessible building, every passenger lift must:</p> <p>(a) Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</p> <p>(b) Have accessible features in accordance with Table E3.6b;</p> <p>(c) Not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p> <p>Electric Passenger Lifts</p> <p><i>Table E3.6a states there are limitations if a lift is traveling less than 12m and there are no limitations if a lift is traveling more than 12m.</i></p> <p><i>Table E3.6b states the following accessible features are required for this type of lift:</i></p> <ul style="list-style-type: none"> • Handrails complying with the provisions for a mandatory handrail in AS1735.12; • Lift floor dimension of not less than 1100mm wide x 1400mm deep (if traveling more less 12m) or 1400mm wide x 1600mm deep (if traveling more than 12m); • Minimum clear door opening complying with AS1735.12; • Passenger protection system complying with AS1735.12; • Lift landing doors at the upper landings; • Lift car and landing control buttons complying with AS1735.12; • Lighting in accordance with AS1735.12; <ul style="list-style-type: none"> ○ Automatic audible information within the lift car to identify the level each time the car stops; ○ Audible and visual indication at each lift landing to indicate the arrival of the lift car; ○ Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz; • 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. 	<p>Capable of complying at CC stage</p>	<p>Passenger Lifts</p> <p>The passenger lifts provided within the development must comply with Clause E3.6 of the BCA and AS1735.12-1999.</p> <p>The following accessible features are required:</p> <ul style="list-style-type: none"> • Lift door opening to be a minimum 900mm wide; • Lift floor dimensions not less than 1100mm wide x 1400mm deep if traveling less than 12m and 1400mm wide x 1600mm deep if traveling more than 12m (<i>unless a stretcher lift is required</i>); • Handrails complying with AS1735.12-1999; • Passenger protection system complying with AS1735.12-1999; • Lift landings doors with clear circulation space for a 90-degree turn (<i>1500mm diameter clearance</i>); • Lift car and landing controls buttons must comply with AS1735.12-1999. Control buttons must have provision for tactile and braille; • Lighting in accordance with AS1735.12-1999; • Audible and visual indication systems as prescribed in AS1735.12-1999; and • Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>Lift details to be provided at CC design stage for review.</p>

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
<p>F2.4</p>	<p>Accessible Sanitary Facilities</p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> (a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and (b) Accessible unisex showers must be provided in accordance with Table F2.4 (b); (c) At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and (d) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; (e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) must comply with the requirements of AS1428.1; and (f) An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (f) to be provided with a passenger lift or ramp complying with AS1428.1. <p>Class 2 – Residential Sole Occupancy</p>	<p>Capable of complying at CC stage</p>	<p>Unisex Accessible Toilets</p> <p>The unisex accessible toilets (<i>minimum clear internal dimensions 1900mm wide x 2700mm long or 2300mm x 2300mm</i>) provided within common areas of the development must have fixtures, fittings and circulation space complying with AS1428.1-2009.</p> <p>The WC, washbasin, grabrails, toilet paper dispenser, soap dispenser, tapware, clothes hanging device, door locking hardware and other associated fixtures or fittings must comply with AS1428.1-2009.</p> <p>Class 2 – Residential Sole Occupancy Units</p> <p>1 unisex accessible toilet must be provided within Site 1.</p> <p>1 unisex accessible toilet must be provided within Site 2.</p> <p>Class 7a – Car Parking</p> <p>There are no accessible sanitary facilities proposed within the car parking levels.</p> <p>Accessible sanitary facilities to be confirmed at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
	<p>Units</p> <p><i>Table F2.4 (a) states where sanitary compartments are provided in common areas, not less than 1 accessible toilet.</i></p> <p><i>Table F2.4 (b) states where showers are provided in common areas, not less than 1 accessible shower is required.</i></p> <p>Class 7a – Car Parking</p> <p><i>Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i></p> <p><i>Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.</i></p>		

4. ADAPTABLE HOUSING ASSESSMENT

a. General

The following assessment summarises the compliance status of the design documentation with reference to AS4299-1995 Class B Schedule of Adaptable Housing Features.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Schedule of Adaptable Features (Class B)

Item		Status	Comment/Recommendation
1	Pre and Post Adaptation of Adaptable Dwellings		
	Provision of drawings showing housing unit in pre-adaptation and post-adaptation stages.	Capable of complying at CC stage	Pre and post adaptation plans for each adaptable dwelling to be provided at CC stage.
2	Site		
	A level or gently sloping site with up to 1 in 14 gradient.	Capable of complying at CC stage	The site must have gradients no more than 1 in 14.
	A continuous accessible path of travel from street frontage and car parking to the building entry complying with AS1428.1.	Capable of complying at CC stage	A continuous accessible path of travel (<i>without steps or steep grades</i>) complying with AS1428.1-2009 must be provided to the adaptable dwelling from the pedestrian entry points at the allotment boundary and the accessible car parking provided within the car parking levels.
	Within a residential development, common use facilities to be accessible.	Capable of complying at CC stage	Common use facilities must be accessible via a continuous accessible path of travel (<i>without steps or steep grades</i>) complying with AS1428.1-2009.
	Within a residential development, internal roadways to be separate from pedestrian walkways.	Not applicable	The pedestrian walkways are separate to the driveways.

Item		Status	Comment/Recommendation
3	Security		
	Pathway lighting shall be positioned a low height to avoid glare and to provide minimum 50-lux at ground level.	Capable of complying at CC stage	Pathway lighting with a 50-lux level must be provided throughout the development.
	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point.	Capable of complying at CC stage	A clear line of sight must be provided to the main pedestrian entry point from the vehicle drop off point.
4	Letterboxes		
	Within residential development, letterboxes centrally located adjacent to street entry. Lockable.	Capable of complying at CC stage	Lockable letterboxes must be located adjacent to the building entry.
	Letterboxes to be provided to a hard standing area connected to the accessible pathway.	Capable of complying at CC stage	Letterboxes must be located on a 1540mm x 2070mm flat handstand surface (<i>maximum 1 in 40 grade</i>). The letterboxes for the adaptable dwelling must be 900-1100mm from the ground.
	Letterbox area roofed and in a well lit location.	Design information required at CC stage	Letterbox area must be roofed and have 50-lux level lighting (<i>300mm lux level preferred</i>).
	Parcel rack included with letterboxes.	Design information required at CC stage	A parcel rack must be provided at the letterbox area.
5	Car Parking		
	A car parking space or garage minimum area of 6m x 3.8m	Capable of complying at CC stage	The accessible car parking space provided for the adaptable dwelling must comply with AS2890.6-2009, in lieu of the AS4299-1995 requirements.
	Roof to car parking space.	Not applicable	The accessible car parking space must be covered from the weather.
	Internal clearance of garage or carport 2500mm minimum.	Capable of complying at CC stage	A 2500mm minimum overhead clearance must be provided to the accessible car parking space and shared zone.
	Provision for a power operated roller door.	Capable of complying at CC stage	A power operated roller door must be provided to the car park.
	Covered access to dwelling unit.	Not applicable	Covered access is provided from the accessible car parking to the adaptable dwelling entrance door.
	Lighting that can achieve a minimum 50-lux level.	Capable of complying at CC stage	Lighting that can achieve a minimum 50-lux level (<i>300mm lux preferred</i>) must be provided within the basement car park.

Item		Status	Comment/Recommendation
6	Accessible entry to adaptable dwelling		
	Accessible entry.	Capable of complying at CC stage	The adaptable dwelling must have an accessible entrance door. Clear door circulation space must be provided on both sides of the door complying with AS1428.1-2009.
	Entry protected by a porch or similar.	Capable of complying at CC stage	The entry to the adaptable dwelling must be covered from the weather.
	Accessible entry to be level (maximum 1 in 40 slope).	Capable of complying at CC stage	The entry to the adaptable dwelling must be level without any slopes (<i>maximum 1 in 40</i>).
	Threshold to be low-level.	Capable of complying at CC stage	The entry to the adaptable dwelling must have a step free level threshold.
	Landing to enable wheelchair maneuverability.	Capable of complying at CC stage	The door landing must have sufficient circulation space for a mobility aid user (<i>1500mm x 1500mm clear area</i>).
	Accessible entry door to have 850mm minimum clearance.	Capable of complying at CC stage	The adaptable dwelling entrance door must have a 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) when measured from the face of the opened door to the doorstep.
	Weatherproofed entry door	Capable of complying at CC stage	The adaptable dwelling entrance door must have weatherproof sills at post adaptation.
	Door lever handles and hardware to AS1428.1.	Capable of complying at CC stage	The adaptable dwelling entrance door must have provision for D-lever type handles complying with AS1428.1-2009 at post adaptation.
	Provision for combined door/security door.	Capable of complying at CC stage	Security door to be provided to the entrance door at post adaptation.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level must be provided to the adaptable dwelling entrance door.
7	Exterior: General		
	All external doors to be keyed alike	Design information required at CC stage	All external doors must be capable of being opened with the same key.
	Provision for security screen to exterior opening or sliding windows and doors.	Capable of complying at CC stage	Security screens to be provided to exterior doors and windows at post adaptation.

Item		Status	Comment/Recommendation
8	Interior: General		
	Internal doors to have 820mm minimum clearance (850mm clearance preferred).	Capable of complying at CC stage	The internal doors within the adaptable dwelling must have a 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>) when measured from the face of the opened door to the doorstop.
	Internal corridors must be 1000mm wide.	Capable of complying at CC stage	Internal corridors must be a minimum 1000mm wide except where a turning space or door circulation space is required. Turning spaces and door circulation spaces must comply with AS1428.1-2009.
	Provision for compliance with AS1428.1 for door approaches.	Capable of complying at CC stage	Internal doors required to be accessible must have door circulation space on both sides of the door complying with AS1428.1-2009.
	Window sills at maximum 730mm above floor level to living and 600mm above floor level to bedroom areas.	Design information required at CC stage	The lower edge of window sills within the living, dining and bedroom areas must be a maximum 600mm from the ground.
9	Living Room & Dining Room		
	Provision for circulation space of minimum 2250mm diameter.	Capable of complying at CC stage	A 2250mm diameter clear circulation space must be provided between the living and dining room furniture.
	Provide a minimum of 4 GPO's.	Design information required at CC stage	4 GPO's must be provided next to the antenna outlet.
	Telephone line adjacent to GPO's.	Design information required at CC stage	1 telephone line must be provided next to the GPO's and antenna outlet.
	Telephone outlet location between kitchen and living spaces, adjacent to GPO.	Design information required at CC stage	1 secondary telephone line must be provided within the kitchen, next to the GPO.
	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable).	Design information required at CC stage	1 TV antenna outlet must be provided in the living area and 1 in the kitchen next to the GPO's.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level must be provided within the living and dining room areas.
10	Kitchen		

Item		Status	Comment/Recommendation
	Minimum width 2700mm (1550mm clear between benches.	Capable of complying at CC stage	The kitchen must have a minimum 2700mm total width. A 1550mm clear circulation space must be provided in front or between the kitchen benches at post adaptation.
	Provision for circulation at doors to comply with AS1428.1.	Not applicable	Open plan kitchen provided.
	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 to 850mm or replaceable.	Capable of complying at CC stage	The kitchen must have provision for a 800mm wide accessible worksurface and must be separate from other cabinets for lowering at post adaptation.
	Refrigerator adjacent to work surface.	Capable of complying at CC stage	The refrigerator must be located adjacent to the 800mm long accessible work surface.
	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	Capable of complying at CC stage	The kitchen sink cabinet must be separate from other cabinets for lowering at post adaptation.
	Kitchen sink 150mm deep.	Capable of complying at CC stage	A 150mm deep kitchen sink must be provided at post adaptation.
	Tap set capstan or lever handles or lever mixer	Design information required at CC stage	A lever type mixer must be provided at the sink.
	Tap set within 300mm from front of sink.	Capable of complying at CC stage	Tap set to be moved 300mm from the front of the sink at post adaptation.
	Installation of thermostatic mixing valve.	Design information required at CC stage	Thermostatic mixing valve to be provided at the kitchen sink.
	Cooktop to include either front or side controls with raised crossbars.	Design information required at CC stage	Raised crossbar controls must be provided to the cooktop and oven.
	Cooktop to include isolation switch.	Design information required at CC stage	Isolation switch must be provided for the cooktop and oven.
	Work surface adjacent to cooktop minimum 800mm length and at same height.	Capable of complying at CC stage	The 800mm long accessible worksurface must be provided between the cooktop and refrigerator.
	Oven located to an adjustable height or replaceable work surface.	Capable of complying at CC stage	The oven cabinet must be separate from other cabinets for lowering at post-adaptation.

Item		Status	Comment/Recommendation
	Central light with secondary lighting over sink. Potential illumination level minimum 300 lux with 550 lux over work surfaces.	Capable of complying at CC stage	Lighting with a 300-lux level must be provided within the kitchen. 550-lux level lighting must be provided over kitchen worksurfaces at post adaptation.
	Locate handles towards the top of bench cupboards and towards the bottom of overhead cupboards. Provide 'D' pull handles.	Design information required at CC stage	D-lever handles to be provided to the top side of the under bench cupboards and bottom side for the upper bench cupboards.
	GPO's to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	Capable of complying at CC stage	1 double GPO must be provided 300mm from the front of the bench and at the same height as the bench at post adaptation.
	GPO to refrigerator to be easily reachable when the refrigerator is in its operation position.	Capable of complying at CC stage	1 GPO must be provided for the refrigerator 900-1100mm from the ground.
	Floor within kitchen area to be slip resistant.	Capable of complying at CC stage	Flooring must have a slip resistant rating (<i>R10 minimum</i>). The floor surface must extend underneath a kitchen bench that must be moved for post adaptation.
11	Main Bedroom		
	At least one bedroom of area to accommodate a queen size bed and wardrobe and circulation space requirements of AS1428.2.	Capable of complying at CC stage	1 accessible bedroom must be provided with sufficient space to accommodate a queen size bed (<i>1500mm wide x 2000mm length</i>) with 1000mm clear width around all sides of the bed and 1540mm x 2070mm clearance at the foot of the bed or the side of the bed with a wardrobe.
	Two double GPO's on wall where bedhead will be located.	Design information required at CC stage	2 double GPO's must be provided at the bedside table closest to the door.
	Minimum of one GPO on opposite wall adjacent to TV antenna point.	Design information required at CC stage	1 double GPO must be provided next to antenna outlet.
	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet).	Design information required at CC stage	1 telephone outlet must be provided at the bedside table next to GPO's.
	TV antenna point on opposite wall to bedhead.	Design information required at CC stage	1 TV antenna point must be provided at the opposite wall to the bedhead location.
	2 way switches, one located above bed 1000mm high above floor and another at	Capable of complying at	Two-way light switches must be provided within the bedroom, 1 at the bedroom

Item		Status	Comment/Recommendation
	next to the door.	CC stage	door and 1 at the bedside table closest to the door.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided within the main bedroom.
	Sliding doors on wardrobe with full length mirror.	Capable of complying at CC stage	Wardrobe must be provided with full length mirror type sliding doors.
12	Other bedrooms		
	Two double GPO's on one wall. Minimum of one GPO on opposite wall.	Design information required at CC stage	All other bedrooms must have 2 double GPO's, 1 at the bedside table closest to the door and 1 on the opposite wall next to antenna outlet.
	Two-way light switch.	Design information required at CC stage	Two-way light switches must be provided within the bedroom, 1 at the bedroom door and 1 at the bedside table closest to the door.
	Telephone outlet next to double GPO.	Design information required at CC stage	1 telephone outlet must be provided at the bedside table next to GPO's.
	TV antenna point adjacent to one GPO.	Design information required at CC stage	1 TV antenna point must be provided at the opposite wall to the bedhead location.
	Lighting that can achieve a minimum 300 lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided to all other bedrooms.
13	Bathroom & Toilet		
	Provision for the bathroom area to be converted to an accessible sanitary facility in accordance with AS1428.1.	Capable of complying at CC stage	The adaptable dwelling must have provision for a combined bathroom and toilet (2300mm wide x 2700mm long) that can be converted into an accessible sanitary facility complying with AS1428.1-2009 at post adaptation.
	Slip resistant floor surface.	Capable of complying at CC stage	Flooring must have a slip resistant rating (<i>R10 minimum</i>).
	Shower recess area with no hobs. Minimum size of 1160mm x 1100mm to comply with AS1428.1.	Capable of complying at CC stage	A 1160mm x 1100mm shower recess must be provided complying with AS1482.1-2009. For ease of plumbing, shower inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009 or capped plumbing must be provided. Capped plumbing must be

Item		Status	Comment/Recommendation
			inspected prior to floor finishing.
	Shower area waterproofed to AS3740 with floor falling to floor waste outlet.	Capable of complying at CC stage	All post adaptation areas must be waterproofed during the pre-adaptation stage including areas with capped plumbing.
	Recessed soap holder or shelf for soap.	Design information required at CC stage	Provision for a soap shelf within the shower area at 900mm high from the ground.
	Shower taps positioned for easy reach to access side of shower sliding track.	Design information required at CC stage	Shower taps must be located 900mm high from the ground and 300mm from the internal shower corner wall.
	Shower waste minimum 80mm diameter pipe.	Design information required at CC stage	Provide 80mm diameter shower waste pipe.
	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall strengthening required).	Design information required at CC stage	Shower must have an adjustable and detachable hand held shower rose with a reach of 1000mm to 1800mm from the ground.
	Provision for grabrail in shower to comply with AS1428.1	Capable of complying at CC stage	Provision for a grabrail within the shower complying with AS1428.1-2009 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1800mm if stud frame walls used. Must be inspected prior to sheeting walls.
	Provision for additional grabrail within the shower.	Capable of complying at CC stage	Provision for additional grabrail within shower at post adaptation.
	Provision for folding seat in shower to comply with AS1428.1.	Capable of complying at CC stage	Folding shower seat complying with AS1428.1-2009 to be provided at post adaptation
	Tap sets to be capstan or lever handles with single outlet.	Capable of complying at CC stage	Lever type handles must be provided at washbasin.
	Installation of thermostatic valve.	Design information required at CC stage	Thermostatic mixing valve to be provided to shower and washbasin.
	Provision for washbasin with clearances complying with AS1428.1.	Capable of complying at CC stage	Provision for a washbasin complying with AS1428.1-2009. For ease of plumbing, washbasin inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009 or capped plumbing must

Item		Status	Comment/Recommendation
			be provided. Capped plumbing must be inspected prior to floor finishing.
	Wall cabinet with light over or similar.	Capable of complying at CC stage	Wall cabinet with mirror and lighting must be provided above the washbasin.
	Double GPO beside mirror.	Capable of complying at CC stage	1 double GPO must be provided next to the mirror 1000mm from the ground.
	Lighting that can achieve a minimum 300-lux level.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided within bathroom and toilet.
14	Toilet		
	Provision of either a visitable toilet or accessible toilet.	Capable of complying at CC stage	Provision for an accessible toilet at post adaptation.
	Provision to comply with AS1428.1.	Capable of complying at CC stage	Provide toilet with circulation space complying with AS1428.1-2009.
	Location of WC pan at correct distance from fixed walls.	Capable of complying at CC stage	For ease of plumbing, WC inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009 or capped plumbing must be provided. Capped plumbing must be inspected prior to floor finishing.
	Provision for a grab rail zone.	Capable of complying at CC stage	Provision for a grabrail within the toilet complying with AS1428.1-2009 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1800mm if stud frame walls used. Must be inspected prior to sheeting walls.
	Slip resistant floor surface.	Capable of complying at CC stage	Flooring must have a slip resistant rating (<i>R10 minimum</i>).
15	Laundry		
	Circulation at doors to comply with AS1428.1.	Capable of complying at CC stage	The laundry doors must have sufficient door circulation space complying with AS1428.1-2009.
	Provision for adequate circulation space in front of or beside appliances (minimum 1550mm depth).	Capable of complying at CC stage	Clear circulation space of 1550mm depth must be provided in front of the laundry appliances.
	Provision for automatic washing machine.	Capable of complying at CC stage	Provision for an automatic washing machine at post adaptation.

Item		Status	Comment/Recommendation
	Provision for drier.	Capable of complying at CC stage	Provision for a drier at post adaptation.
	Where a clothes line is provided, a continuous accessible path of travel must be provided to this.	Not applicable	A clothes drying area is not provided within the development.
	Installation of a thermostatic valve.	Design information required at CC stage	A thermostatic valve must be provided to the laundry basin.
	Double GPO.	Design information required at CC stage	1 double GPO must be provided within the laundry room or cabinet 1000mm high from the ground.
	Provision for shelf for soaps and similar, 1200mm maximum height from ground.	Design information required at CC stage	Soap shelf 1200mm high from the ground must be provided.
	Lighting that can achieve a minimum 300-lux level with 550-lux task lighting.	Capable of complying at CC stage	Lighting with a 300-lux level to be provided at laundry. 550-lux task lighting to be provided within laundry at post adaptation.
	Slip resistant floor surface	Capable of complying at CC stage	Flooring must have a slip resistant rating if tiled (<i>R10 minimum</i>).
16	Storage		
	Linen cupboard minimum 600mm wide with adjustable shelving.	Capable of complying at CC stage	600mm wide linen cupboard must be provided.
17	Door Hardware		
	Door hardware operable with one hand, D-lever type and located 900-1100mm above the floor.	Capable of complying at CC stage	All doors required to be accessible within the adaptable dwelling must have D-lever type handles complying with AS1428.1-2009 at post adaptation.
18	Floor Coverings		
	Slip resistant surfaces – balconies and external paved areas (vitreous tile or similar).	Capable of complying at CC stage	Slip resistant tiling or pavers must be provided to external areas (<i>R11 minimum</i>).
19	Ancillary Items		
	Switches located 900-1100mm above the floor in line with door handles.	Design information required at CC stage	All switches and controls (<i>i.e. air-condition control panel or intercom</i>) must be provided between 900-1000mm high from the ground.

Item		Status	Comment/Recommendation
	GPO's located not less than 600mm above floor unless otherwise noted	Design information required at CC stage	GPO's must be provided 600mm above the ground, unless otherwise noted.
	Window controls located in an accessible position.	Design information required at CC stage	Window controls must be located 1000mm high from the ground.
20	Garbage		
	Provision for bin in an accessible location.	Capable of complying at CC stage	A continuous accessible path of travel (<i>without steps or steep grades</i>) complying with AS1428.1-2009 must be provided to the garbage room.

5. LIVABLE HOUSING ASSESSMENT

a. General

The following assessment summarises the compliance status of the design documentation with reference to the LHA Livable Housing Design Guidelines (*Fourth Edition*) Silver Level Schedule of Livable Housing Features.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

b. Schedule of Livable Housing Features (Silver)

Item		Status	Comment/Recommendation
1	Dwelling Access		
	<p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(b) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have –</p> <ul style="list-style-type: none"> i. No steps; ii. An even, firm, slip resistant surface; iii. A crossfall of not more than 1:40; and iv. A maximum pathway slope of 1:14. Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. <p>(c) The path of travel referred to in (a)</p>	Capable of complying at CC stage	The livable dwelling must be accessible via a 1000mm wide continuous accessible path of travel (<i>without steps or steep grades</i>) from the main pedestrian entry point at the allotment boundary.

Item		Status	Comment/Recommendation
	<p>may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> i. Minimum dimensions of at least 3200mm (width) x 5400mm (length); ii. An even, firm and slip resistant surface; and iii. A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>(d) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> i. A maximum gradient of 1:10; ii. A minimum clear width of 1000mm (width should reflect pathway width); and iii. A maximum length of 1900mm. <p>(e) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p>		
2	Dwelling Entrance		
	<p>(a) The dwelling should provide an entrance door with:</p> <ul style="list-style-type: none"> i. A minimum clear opening width of 850mm; ii. A level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and iii. Reasonable shelter from the weather. <p>(b) A level landing area of 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the</p>	<p>Capable of complying at CC stage</p>	<p>The entrance door must have provision for a step free level threshold, 850mm wide x 1980mm high clear door opening (920mm x 2040mm door), 1200mm x 1200mm door external landing, sheltered from the weather and connected to the continuous accessible path of travel from the allotment boundary.</p>

Item		Status	Comment/Recommendation
	<p>external side of the door) to allow a person to safely stand and then open the door.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.</p> <p>(d) The level (step free) entrance should be connected to a safe and continuous pathway.</p>		
3	Internal Doors and Corridors		
	<p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. A minimum clear opening width of 850mm; and ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p>	Capable of complying at CC stage	<p>All internal doors must have provision for a step free level threshold and 850mm wide x 1980mm high clear door opening (920mm x 2040mm door).</p> <p>Internal corridors must have a 1000mm clear width.</p>
4	Toilets		
	<p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door; and iii. The toilet pan should be located in the corner of the room to enable installation of grabrails at a future date. 	Capable of complying at CC stage	<p>The bathroom must have provision for a 1200mm long clear circulation space in front of the toilet pan (<i>exclusive of the door swing</i>).</p> <p>The toilet pan must be located in the corner of the bathroom.</p>
5	Shower		
	<p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily</p>	Capable of complying at CC stage	<p>The bathroom must have provision for a hobless shower and shower screen that can be removed if required.</p> <p>The shower must be located in the corner</p>

Item		Status	Comment/Recommendation
	<p>removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p>		<p>of the bathroom (<i>opposite to the toilet</i>).</p>
6	Reinforcement of Bathroom & Toilet Walls		
	<p>(a) Except for wall constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>(b) The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12mm. <p>(c) The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12mm. <p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> i. Noggings with a thickness of at least 25mm; or ii. Sheeting with a thickness of at least 12. 	<p>Design information required at CC stage</p>	<p>The toilet and shower walls must be strengthened to withstand 1100N of force in any direction.</p> <p>The walls must be strengthened with 25mm thick noggings and 12mm structural plywood to a height of 1850mm if stud frame walls used.</p>
7	Internal Stairways		
	<p>(a) Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> i. A continuous handrail on one side of the stairway where there is a rise of more than 1m. 	<p>Not applicable</p>	<p>There are no internal stairways within the livable dwelling.</p>

6. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D3, Clause E3.6 and Clause F2.4 of the Building Code of Australia 2016, Disability (*Access to Premises – Building*) Standards 2010, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999 and AS4299-1995*), SEPP65 Apartment Design Guide Part 4Q, LHA Livable Housing Design Guidelines, SOPA Master Plan 2010 & Access Guidelines (*accessibility requirements*) and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



Costa Miroforidis

Principal/Access Consultant

Certificate IV in Access Consulting – IATA

B. Construction Management and Property (*Building*) – UNSW

Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

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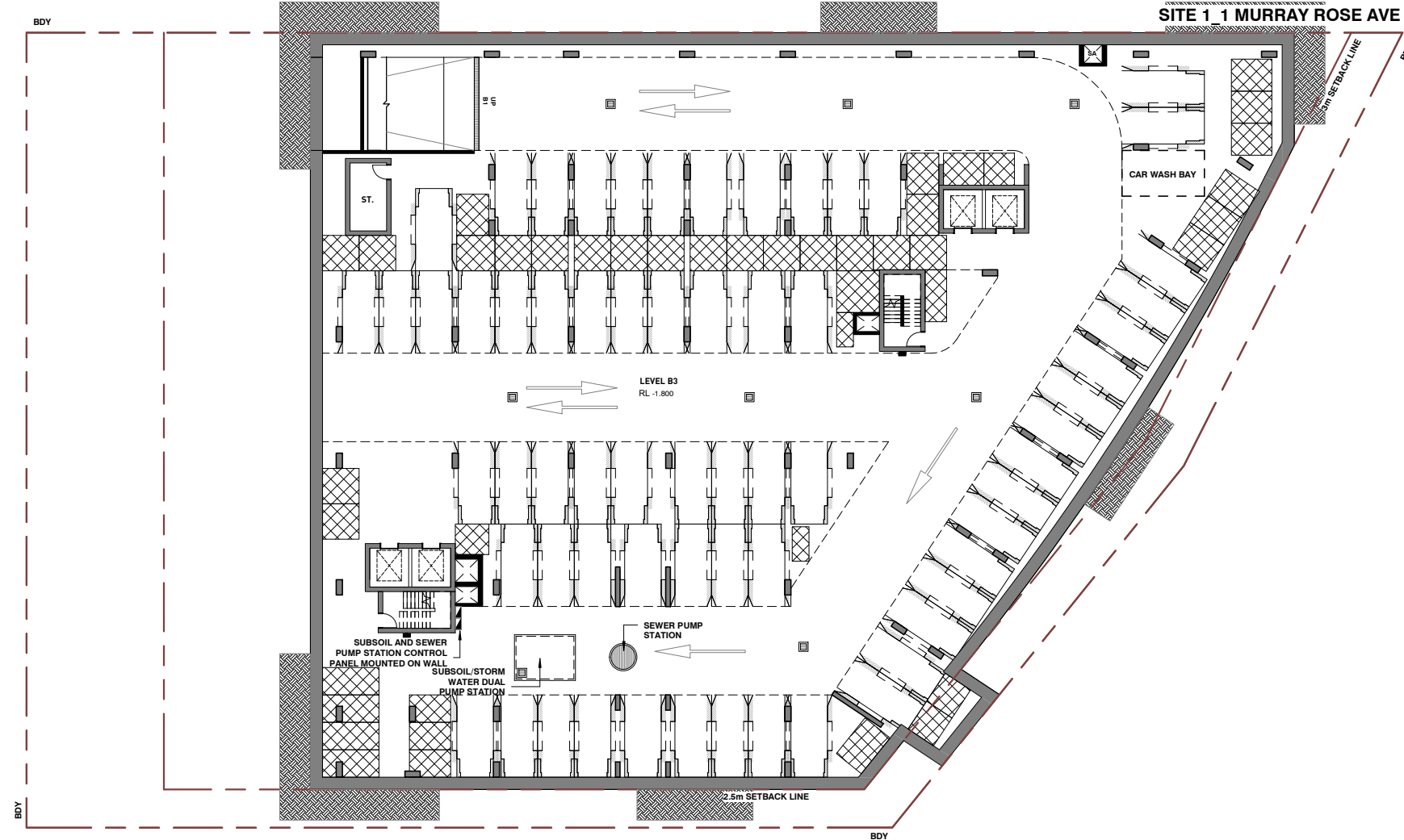
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ACN: 606 772 776

APPENDIX 1

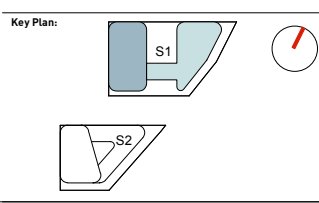
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LEVEL	RESIDENTIAL CAR PARKING			MANAGER CAR SPACE	BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL		RESIDENTIAL	VISITOR	TOTAL
S1 LB3	64	0	64	0	28	0	28
S1 LB2	95	0	95	0	44	0	44
S1 LB1	28	17	45	0	23	0	23
S1 LO0	0	0	0	1	27	42	69
S1 LO1	0	0	0	0	82	0	82
GRAND TOTAL	187	17	204	1	204	42	246



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL B3
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:		ROOMS:	
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	STC	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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D Jones Architect No.4778



Scale: 0 1 2 5 10 15m

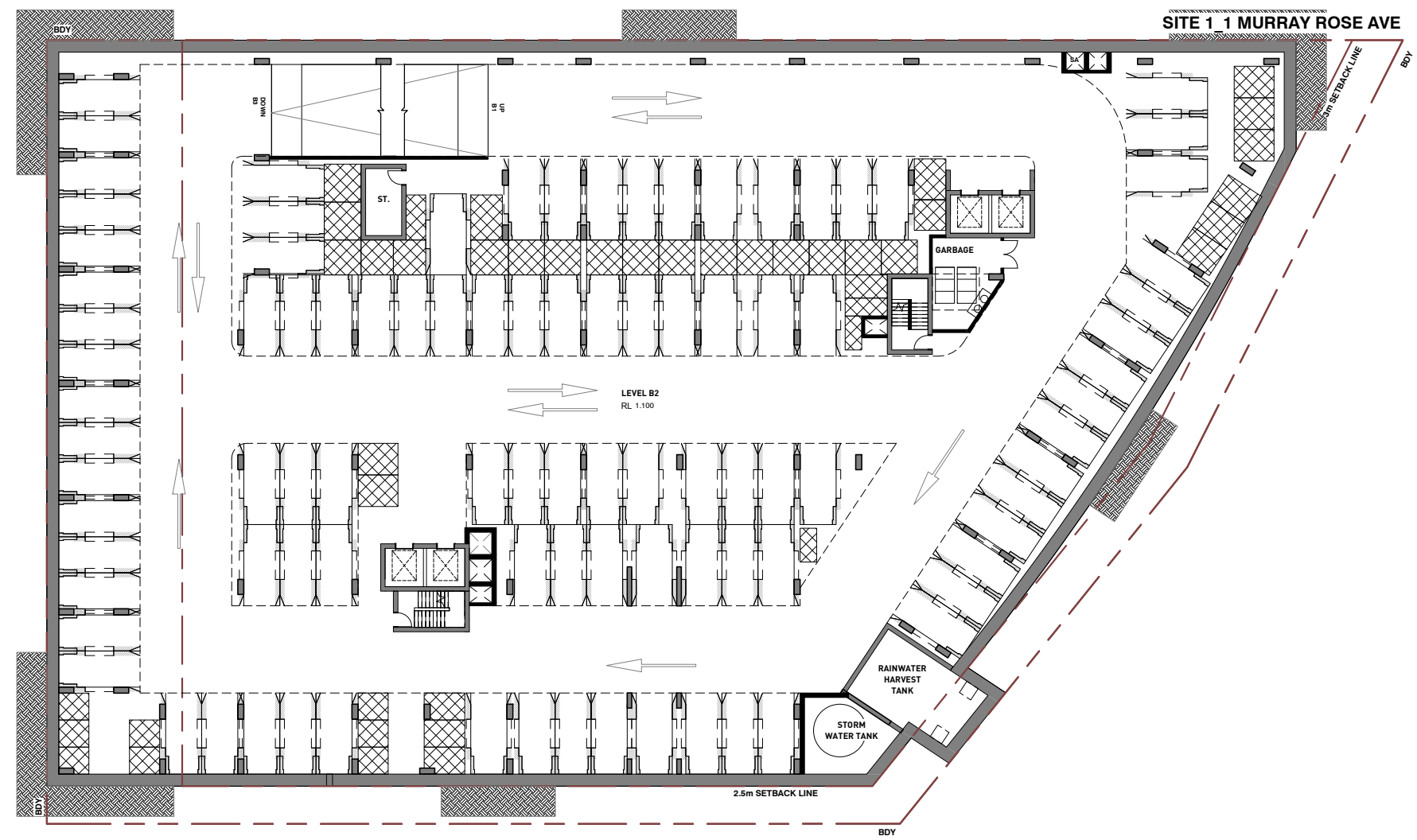
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GENERAL ARRANGEMENT PLANS - S1 LEVEL B3

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-1700
Revision: A

Status: DEVELOPMENT APPLICATION

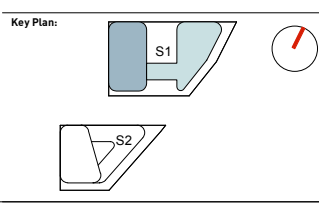
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S1 LO0	0	0	0	1	27	42	69
S1 LO1	0	0	0	0	82	0	82
GRAND TOTAL	187	17	204	1	204	42	246



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL B2
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
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HW	HOT WATER	RWP	RAIN WATER PIT
SA	SUPPLY AIR	SWP	STORM WATER PIT
S/R	STAIR RELIEF	STC	STORAGE/BICYCLE CAGE
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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PTW

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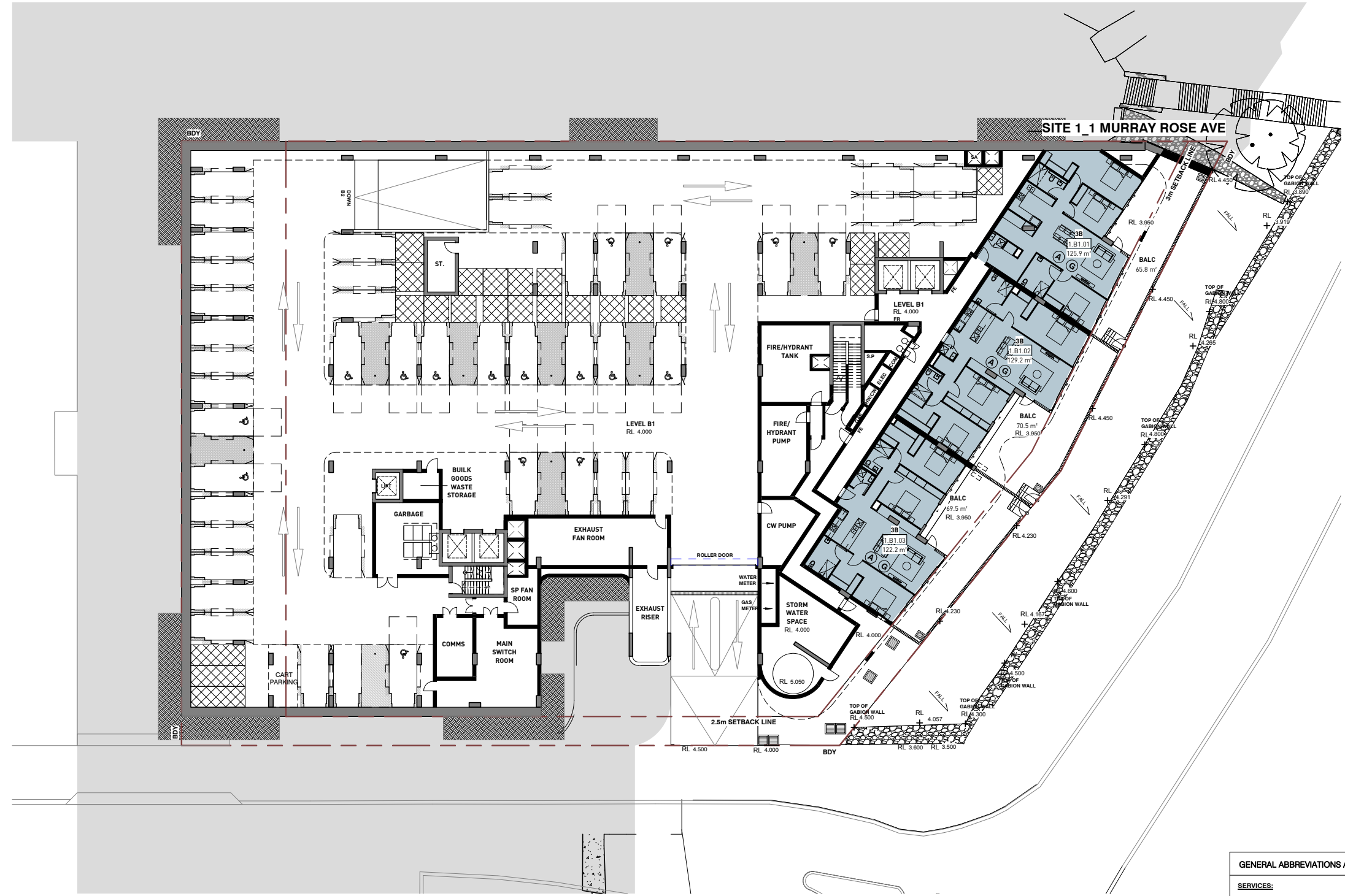
Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL B2

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-1800
Revision: A

Status: DEVELOPMENT APPLICATION

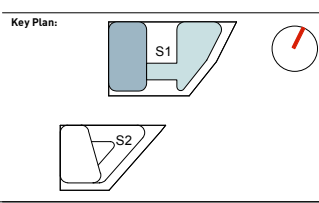
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S1 LO0	0	0	0	1	27	42	69
S1 LO1	0	0	0	0	82	0	82
GRAND TOTAL	187	17	204	1	204	42	246



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL B1
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:		ROOMS:	
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
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SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
Ⓐ	ADAPTABLE APARTMENT		
Ⓒ	SILVER LIVABLE APARTMENT		
Ⓓ	GROUND FLOOR APARTMENT		
Ⓔ	VISITABLE APARTMENT		
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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Client:
AUSTINO
Peddie Thorp & Walker P/L
ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

Project PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Status:
DEVELOPMENT APPLICATION

Title:
10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL B1

Drawing Number:
DA-10-1900

Revision:
A

BIM 300://Murray Rose Avenue/PA015288_MurrayRoseAve_S1_AR_DA_B300.rvt 31/10/2018 3:57:13 PM

DA PARKING SCHEDULE							
LEVEL	RESIDENTIAL CAR PARKING			MANAGER CAR SPACE	BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL		RESIDENTIAL	VISITOR	TOTAL
S1 LB3	64	0	64	0	28	0	28
S1 LB2	95	0	95	0	44	0	44
S1 LB1	28	17	45	0	23	0	23
S1 L00	0	0	0	1	27	42	69
S1 L01	0	0	0	0	82	0	82
GRAND TOTAL	187	17	204	1	204	42	246

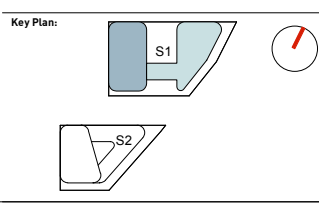


1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 00
1:400 @ A3



GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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trading as PTW Architects

NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Title:
10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 00

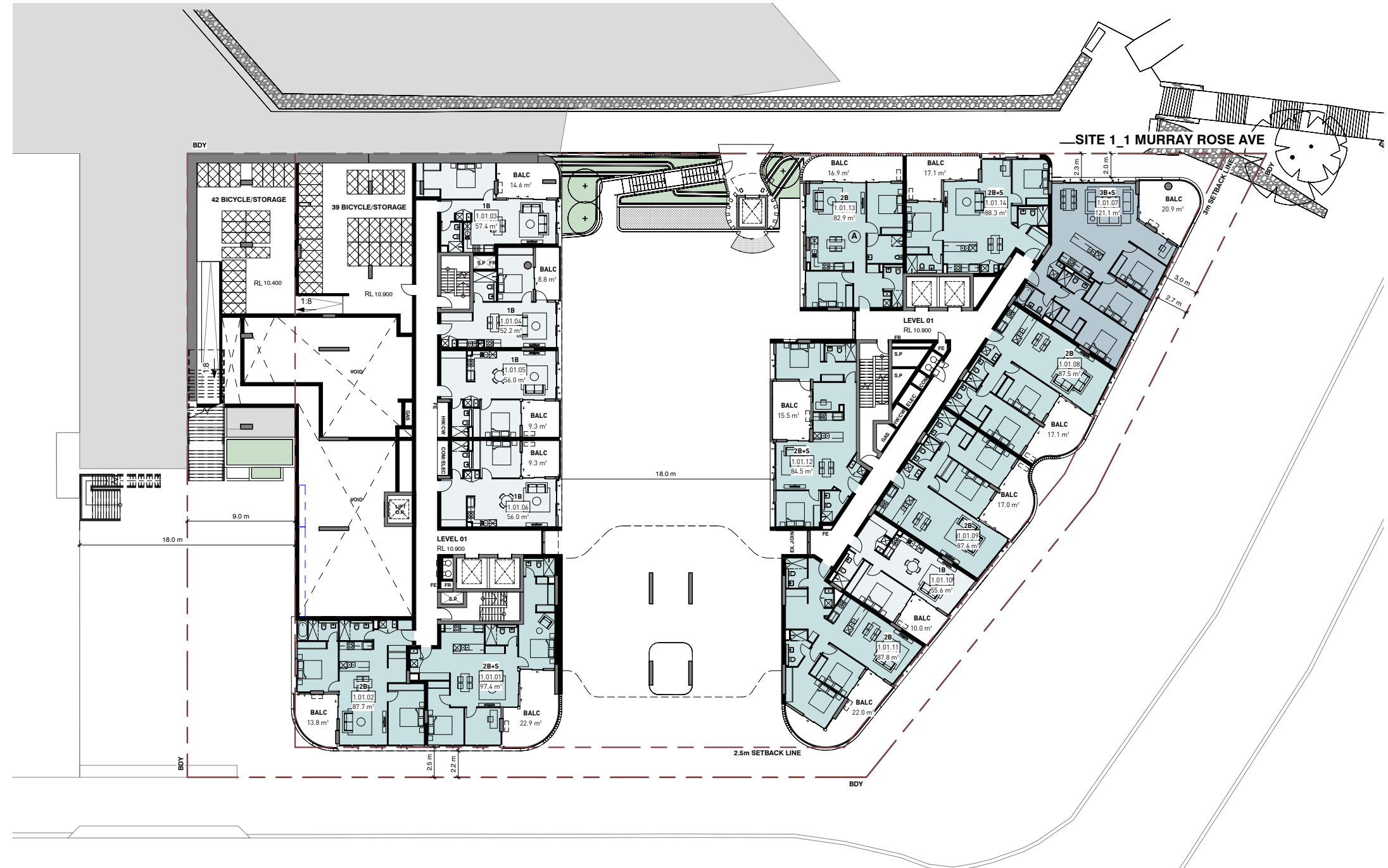
Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-2000
Revision: A

Status: DEVELOPMENT APPLICATION

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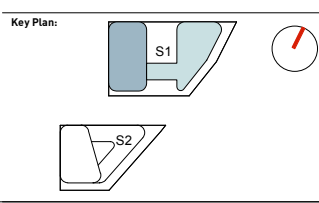
DA PARKING SCHEDULE							
LEVEL	RESIDENTIAL CAR PARKING			MANAGER CAR SPACE	BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL		RESIDENTIAL	VISITOR	TOTAL
S1 LB3	64	0	64	0	28	0	28
S1 LB2	95	0	95	0	44	0	44
S1 LB1	28	17	45	0	23	0	23
S1 LO0	0	0	0	1	27	42	69
S1 LO1	0	0	0	0	82	0	82
GRAND TOTAL	187	17	204	1	204	42	246



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 01
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊠	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	Ⓢ	GROUND FLOOR APARTMENT
Ⓢ	GROUND FLOOR APARTMENT	Ⓢ	VISITABLE APARTMENT
Ⓢ	VISITABLE APARTMENT	BALC	BALCONY

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 01
Drawing Number: DA-10-2100
Revision: A

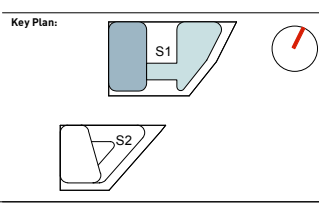
Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW
Status: DEVELOPMENT APPLICATION



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 02
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊗	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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ABN 23 000 454 424
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NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 10 15m

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 02

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-2200
Revision: A

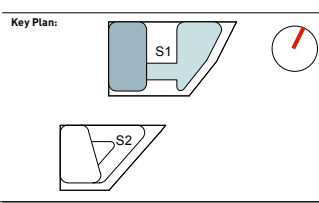
Status: DEVELOPMENT APPLICATION



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 03-05
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊗	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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NSW Nominated Architects:
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D Jones Architect No.4778

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0 1 2 5 10 15m

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 03-05
Drawing Number: DA-10-2300
Revision: A

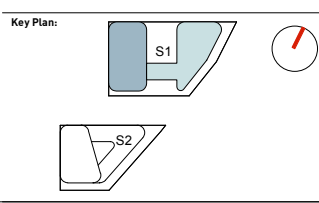
Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW
Status: DEVELOPMENT APPLICATION



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 06
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊗	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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D Jones Architect No.4778

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0 1 2 5 10 15m

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 06

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-2400
Revision: A

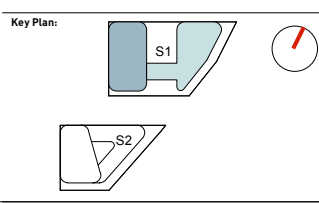
Status: DEVELOPMENT APPLICATION



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 07
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊗	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APARTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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NSW Nominated Architects:
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D Jones Architect No.4778

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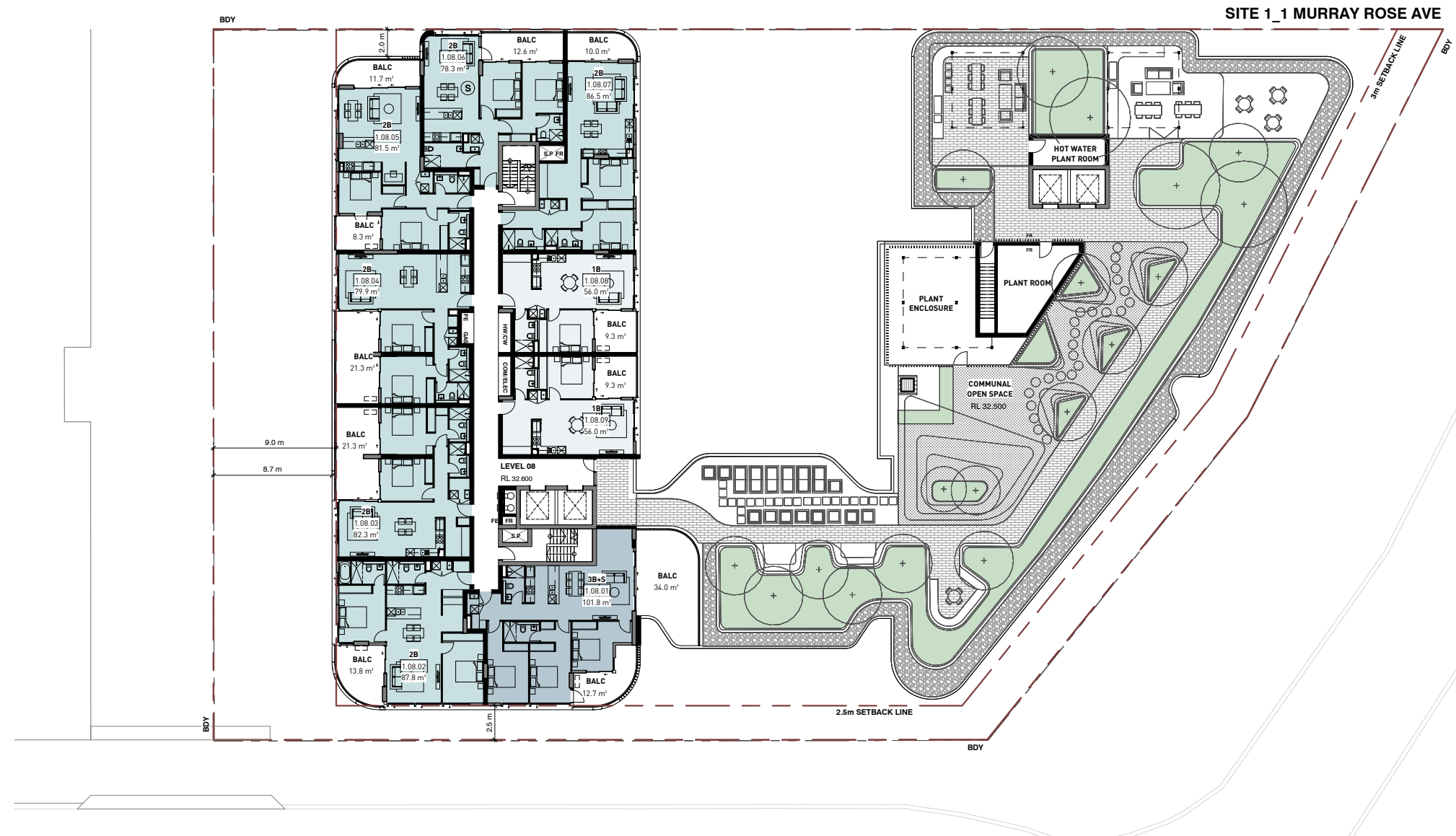
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Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 07

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-2500
Revision: A

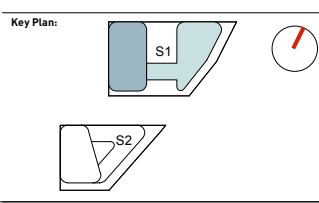
Status: DEVELOPMENT APPLICATION



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 08
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	Ⓢ	GROUND FLOOR APARTMENT
Ⓢ	GROUND FLOOR APARTMENT	Ⓢ	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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Client:
AUSTINO PROPERTY GROUP

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Project: PA015288
1 & 2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Status:
DEVELOPMENT APPLICATION

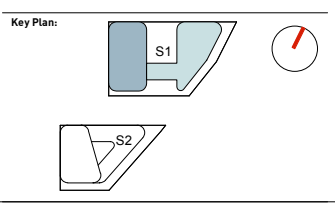
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10-GENERAL ARRANGEMENT PLANS GENERAL ARRANGEMENT PLANS - S1 LEVEL 08	DA-10-2600	A



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 10
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	Ⓢ	GROUND FLOOR APARTMENT
Ⓢ	GROUND FLOOR APARTMENT	Ⓢ	VISITABLE APARTMENT
Ⓢ	VISITABLE APARTMENT	BALC	BALCONY

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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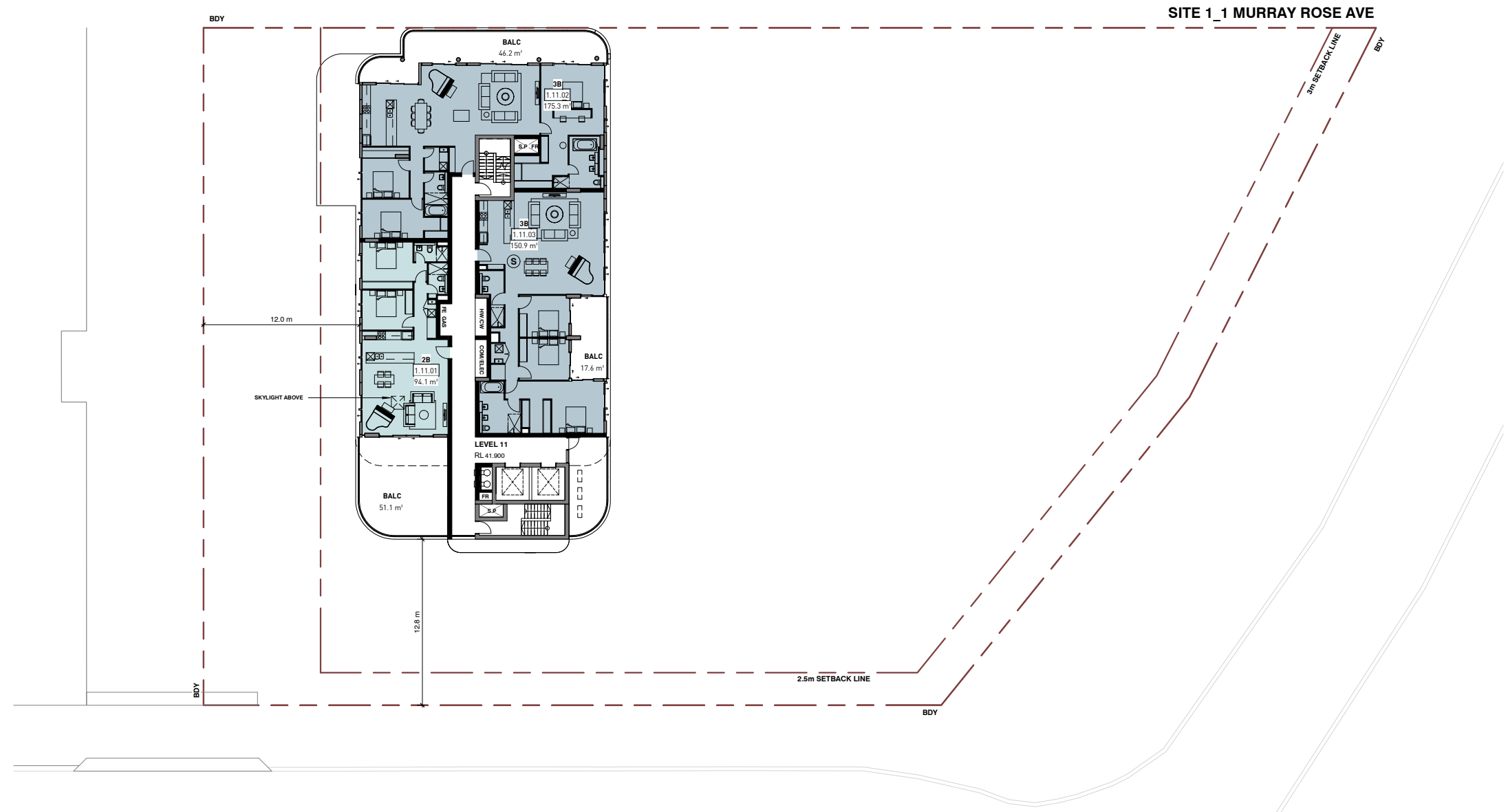
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NSW Nominated Architects
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D Jones Architect No.4778



Project PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

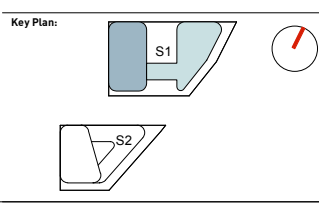
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10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT
PLANS - S1 LEVEL 10
Drawing Number
DA-10-2800
Revision
A



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 11
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
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H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	ⓐ	GROUND FLOOR APARTMENT
ⓐ	GROUND FLOOR APARTMENT	Ⓥ	VISITABLE APARTMENT
Ⓥ	VISITABLE APARTMENT	BALC	BALCONY

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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D Jones Architect No.4778

PTW

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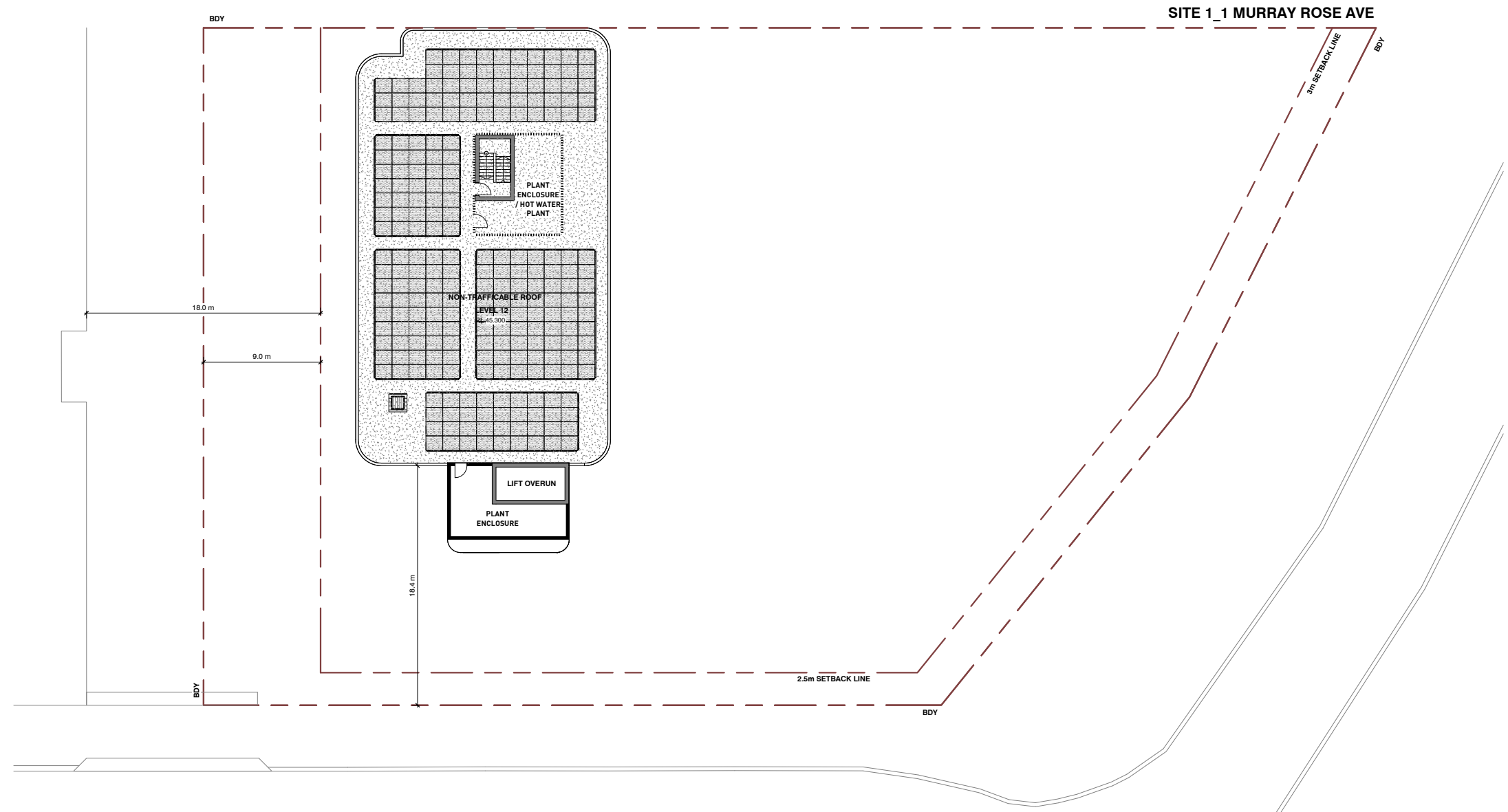
Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 LEVEL 11

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-2900
Revision: A

Status: DEVELOPMENT APPLICATION

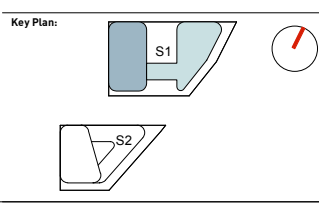
31/10/2018 3:59:15 PM



1 GENERAL ARRANGEMENT PLANS - S1 LEVEL 12
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓒ	GROUND FLOOR APARTMENT	Ⓥ	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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Client:
AUSTINO PROPERTY GROUP

PTW

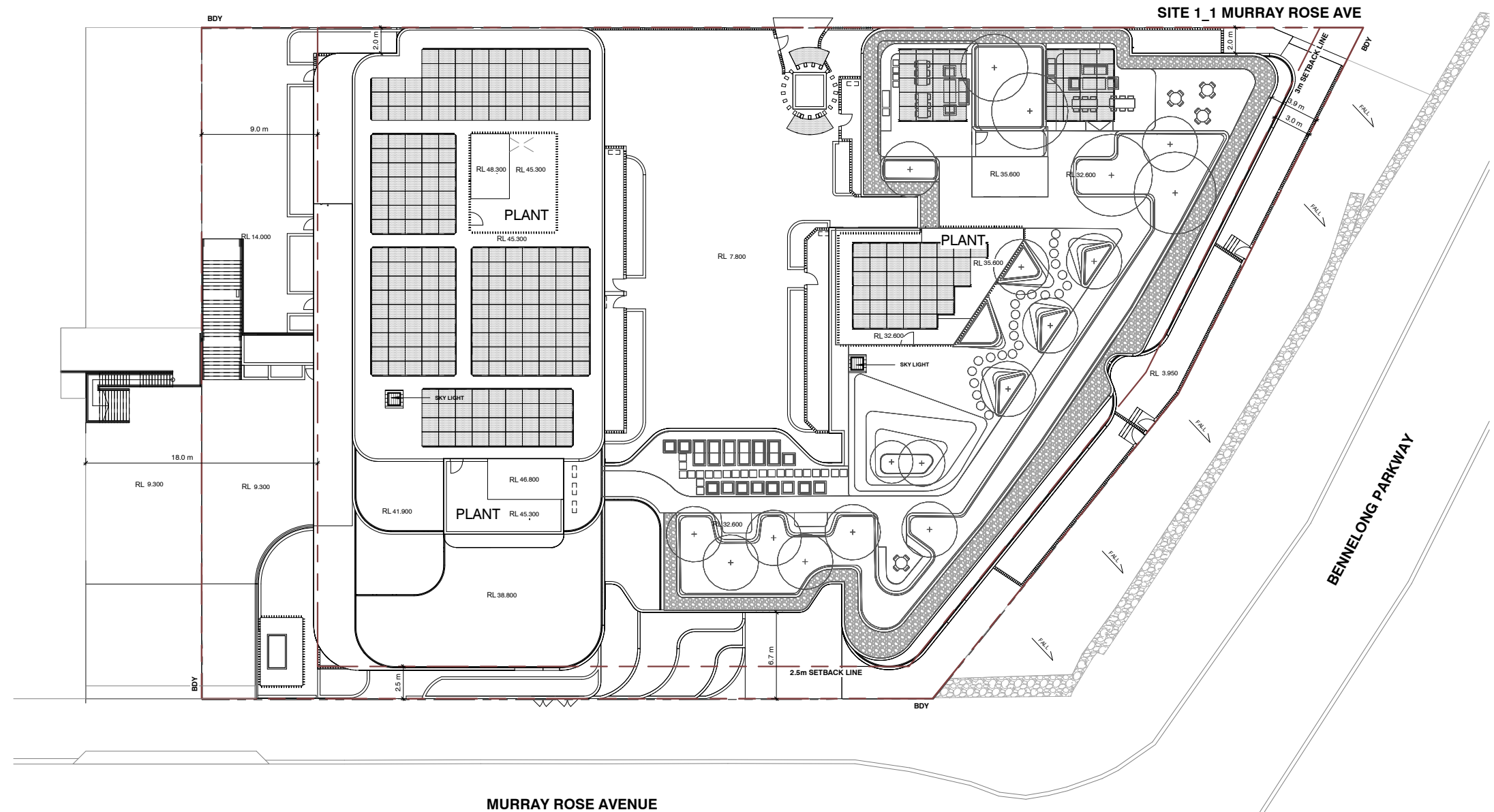
Project PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Status:
DEVELOPMENT APPLICATION

Title:
10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT
PLANS - S1 LEVEL 12

Drawing Number:
DA-10-3000

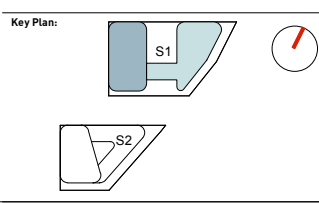
Revision:
A



1 GENERAL ARRANGEMENT PLANS - S1 ROOF
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	Ⓞ	GROUND FLOOR APARTMENT
Ⓞ	GROUND FLOOR APARTMENT	Ⓥ	VISITABLE APARTMENT
Ⓥ	VISITABLE APARTMENT	BALC	BALCONY
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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ABN 23 000 454 424
trading as PTW Architects

NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

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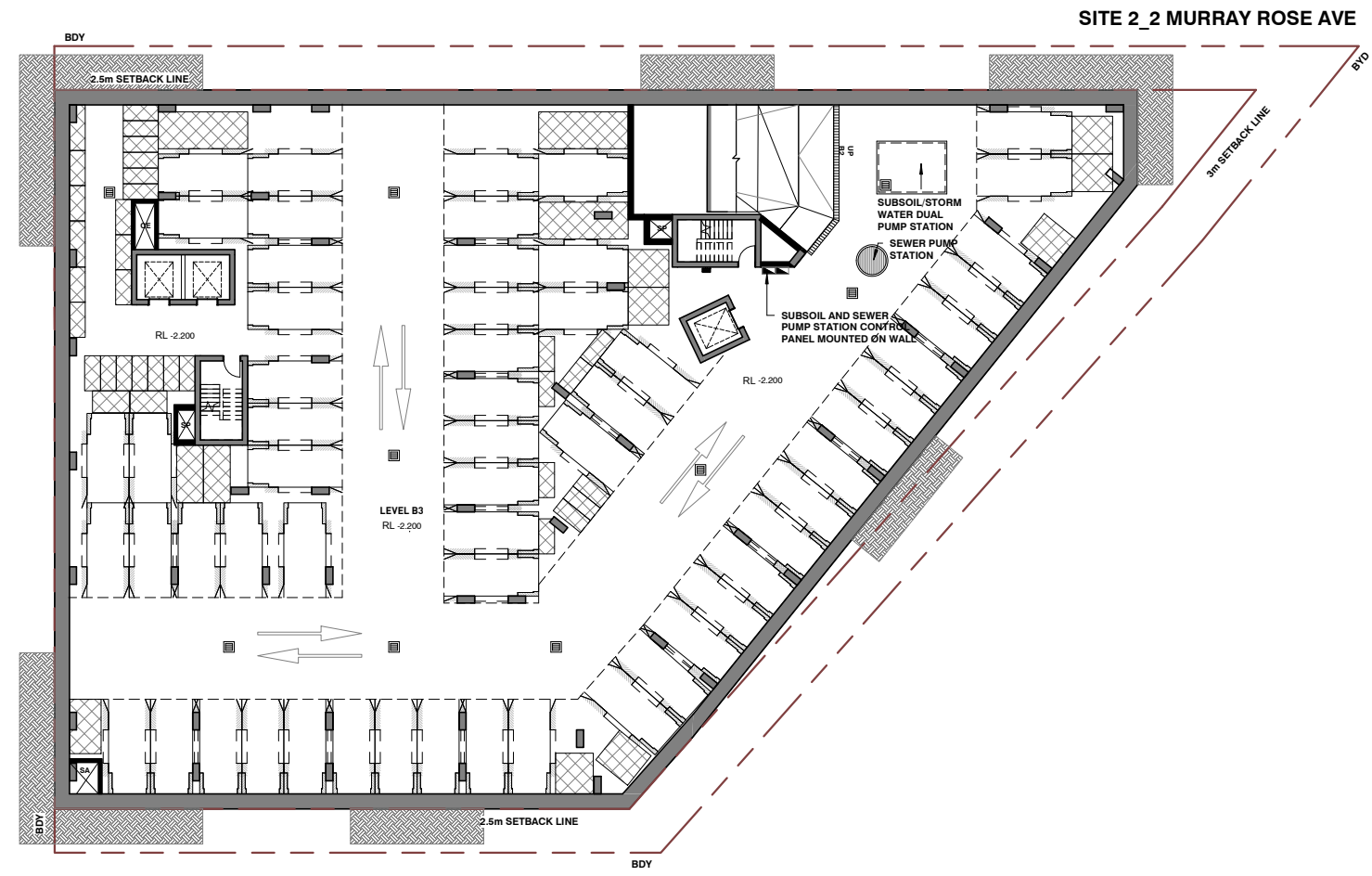
Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S1 ROOF

Project: PA015288
1&2 MURRAY ROSE
1 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-3100
Revision: A

Status: DEVELOPMENT APPLICATION

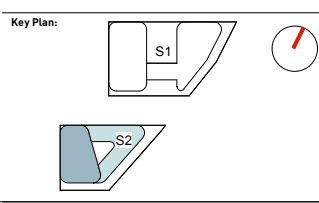
DA PARKING SCHEDULE						
LEVEL	RESIDENTIAL CAR PARKING			BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL	RESIDENTIAL	VISITOR	TOTAL
S2 LB3	58	0	58	59	0	59
S2 LB2	39	9	48	57	0	57
S2 LB1	3	3	6	15	0	15
S2 L00	12	1	13	21	0	21
S2 L01	0	0	0	0	32	32
GRAND TOTAL	112	13	125	152	32	184



1 GENERAL ARRANGEMENT PLANS - S2 LEVEL B3
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:		ROOMS:	
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
Ⓐ	ADAPTABLE APARTMENT	Ⓒ	GROUND FLOOR APRTMENT
Ⓔ	SILVER LIVABLE APARTMENT	Ⓓ	VISITABLE APARTMENT
Ⓕ	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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Client:
AUSTINO PROPERTY GROUP

Project: PA015288
1&2 MURRAY ROSE
2 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S2 LEVEL B3
DA-10-4700

Drawing Number: DA-10-4700
Revision: A

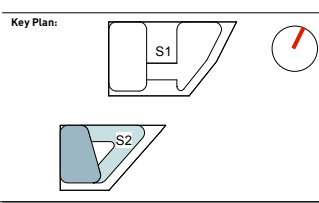
DA PARKING SCHEDULE						
LEVEL	RESIDENTIAL CAR PARKING			BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL	RESIDENTIAL	VISITOR	TOTAL
S2_LB3	58	0	58	59	0	59
S2_LB2	39	9	48	57	0	57
S2_LB1	3	3	6	15	0	15
S2_LO0	12	1	13	21	0	21
S2_LO1	0	0	0	0	32	32
GRAND TOTAL	112	13	125	152	32	184



1 GENERAL ARRANGEMENT PLANS - S2 LEVEL B2
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:		ROOMS:	
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊠	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
Ⓐ	ADAPTABLE APARTMENT	Ⓢ	SILVER LIVABLE APARTMENT
Ⓢ	SILVER LIVABLE APARTMENT	Ⓤ	GROUND FLOOR APRTMENT
Ⓤ	GROUND FLOOR APRTMENT	Ⓥ	VISITABLE APARTMENT
Ⓥ	VISITABLE APARTMENT	BALC	BALCONY

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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ABN 23 000 454 424
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NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



0 1 2 5 10 15m

Title:
10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S2 LEVEL B2

Project: PA015288
1&2 MURRAY ROSE
2 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-4800
Revision: A

Status: DEVELOPMENT APPLICATION

DA PARKING SCHEDULE						
LEVEL	RESIDENTIAL CAR PARKING			BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL	RESIDENTIAL	VISITOR	TOTAL
S2 LB3	58	0	58	59	0	59
S2 LB2	39	9	48	57	0	57
S2 LB1	3	3	6	15	0	15
S2 L00	12	1	13	21	0	21
S2 L01	0	0	0	0	32	32
GRAND TOTAL	112	13	125	152	32	184



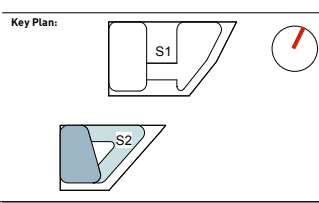
4 MURRAY ROSE AVENUE



1 GENERAL ARRANGEMENT PLANS - S2 LEVEL B1
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATIONS CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	⊠	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
Ⓐ	ADAPTABLE APARTMENT	Ⓔ	VISITABLE APARTMENT
Ⓒ	SILVER LIVABLE APARTMENT	BALC	BALCONY
Ⓓ	GROUND FLOOR APRTMENT		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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NSW Nominated Architects:
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D Jones Architect No.4778

PTW

0 1 2 5 10 15m

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S2 LEVEL B1
Drawing Number: DA-10-4900
Revision: A

Project: PA015288
1&2 MURRAY ROSE
2 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW
Status: DEVELOPMENT APPLICATION

DA PARKING SCHEDULE						
LEVEL	RESIDENTIAL CAR PARKING			BICYCLE PARKING		
	STANDARD	ACCESSIBLE	TOTAL	RESIDENTIAL	VISITOR	TOTAL
S2 LBS	58	0	58	59	0	59
S2 LBS	39	9	48	57	0	57
S2 LBS	3	3	6	15	0	15
S2 LBS	12	1	13	21	0	21
S2 LBS	0	0	0	0	32	32
GRAND TOTAL	112	13	125	152	32	184



4 MURRAY ROSE AVENUE

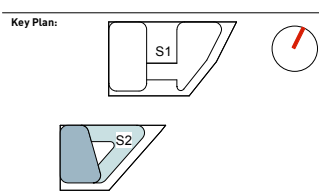
SITE 2_2 MURRAY ROSE AVE



1 GENERAL ARRANGEMENT PLANS - S2 LEVEL 01
1:400 @ A3

GENERAL ABBREVIATIONS AND LEGEND			
SERVICES:			
A/C	AIR CONDITIONING	FR	FIRE RISER
AP	ACCESS PENETRATION	FS	FIRE STAIR
COM	COMMUNICATION CUPBOARD	GC	GARBAGE CHUTE
C/V	CORRIDOR VENTILATION	GE	GARBAGE EXHAUST
CW	COLD WATER	LS	LOBBY SUPPLY AIR
EX	EXHAUST AIR RISER	M	MECHANICAL SHAFT
ELEC	ELECTRICAL CUPBOARD	RB	RECYCLE BIN
GAS	GAS CUPBOARD	RBE	RECYCLE BIN EXHAUST
H	HYDRAULICS	RWO	RAIN WATER OUTLET
HW	HOT WATER	SWP	STORM WATER PIT
SA	SUPPLY AIR	☒	STORAGE/BICYCLE CAGE
S/R	STAIR RELIEF		
S.P	STAIR PRESSURISATION		
FE	FIRE EXTINGUISHER		
FH	FIRE HYDRANT		
ROOMS:			
(A)	ADAPTABLE APARTMENT	(S)	SILVER LIVABLE APARTMENT
(G)	GROUND FLOOR APRTMENT	(V)	VISITABLE APARTMENT
BALC	BALCONY		

Rv	Amendment	By	Ck	Date
A	Issued for DA Submission			12.10.2018



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NSW Nominated Architects:
S Parsons Architect No.6098
D Jones Architect No.4778

PTW

0 1 2 5 10 15m

Title: 10-GENERAL ARRANGEMENT PLANS
GENERAL ARRANGEMENT PLANS - S2 LEVEL 01

Project: PA015288
1&2 MURRAY ROSE
2 MURRAY ROSE AVENUE
SYDNEY OLYMPIC PARK, NSW

Drawing Number: DA-10-5100
Revision: A

Status: DEVELOPMENT APPLICATION