

ACCESS



CREDWELL

ACCESS REPORT

**ISSUED FOR DEVELOPMENT APPLICATION /
CONSTRUCTION CERTIFICATE**

Mixed Use Development

Error! Reference source not found.

250647 Access Report-r1 SSDA
05 February 2025

CONTENTS

Contents.....	1
Document Control.....	3
1. Introduction	4
1.1 Objectives.....	4
1.2 Limitations.....	4
1.3 Disability Discrimination Act	5
1.4 Disability (Access to Premises – Buildings) Standards 2010 (amendment 1- 2024)	5
1.5 Livable Housing Design Part G7 of the BCA and the NSW Apartment Design Guideline Assessment	6
1.6 Adaptable Housing Requirements Woollahra Council Development Control Plan 2015 and AS 4299-1995	8
1.7 Reviewed documentation	10
2. Proposed Development	11
2.1 Building location	11
2.2 Proposal	12
2.3 Building description	12
2.4 Areas Required to be accessible	13
2.5 Areas Exempt from Accessibility requirements.....	14
2.6 Access to the building	14
2.7 Access to the pedestrian entrance	15
2.8 Accessible Carparking Requirements.....	16
3. Summary of Assessment.....	17
3.1 Possible Performance Solutions.....	17
3.2 Design Considerations.....	17
3.3 Further information required	17
4. BCA Requirements	19
4.1 Part D4 – Access for people with a disability	20
4.2 Specification 15 – Braille and Tactile Signs	23
4.3 Specification 16 – Accessible Water Entry/Exit for Swimming Pools	24
4.4 Section E– Services and Equipment – Part E3 – Lift Installations	24
4.5 Section F – Health and Amenity – Part F4 – Sanitary and other Facilities	25
4.6 Specification 27 – Accessible adult change facilities	26
5. Livable Housing Design - Apartment Design Guide (ADG) Assessment – Silver Level	27

5.1	Livable Housing Design Guidelines Assessment Table.....	28
5.2	Livable Housing – Silver Level Requirements.....	28
6.	Woollahra Council Development Control Plan 2015 Assessment – Adaptable housing	30
6.1	AS 4299-1995 (Adaptable house class A) Assessment Table	31
7.	Statement of Compliance	42
	Annexure A - Reviewed Documentation.....	43

DOCUMENT CONTROL

Report Reference Description	Date	Prepared by	Reviewed/Approved by
250647 Access Report- r1 SSDA <i>Issued for review</i>	12/12/2025	Tatenda Makurumidze Senior Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789
250647 Access Report- r1 SSDA <i>Issued for review</i>	18/12/2025	Tatenda Makurumidze Senior Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789
250647 Access Report- r2 SSDA <i>Issued for SSDA submission</i> <i>(Revised to adopt the revised adaptable unit designation)</i>	05/02/2025	Tatenda Makurumidze Senior Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789

For enquiries about this report please contact Credwell

- info@credwell.com.au
- 📞 +612 9281 8555

1. INTRODUCTION

OBJECTIVES

The purpose of this report is to provide an assessment of the proposal against:

1. all relevant clauses of the Building Code of Australia 2022 Amendment 2 Volume 1 (**BCA**) relating to the provision of access for people with a disability;
2. Objective 4Q-1 of the Apartment Design Guidelines (**ADG**);
3. the Livable Housing Design Guidelines (**LHDG**) – Silver Level;
4. the adaptable housing requirements of Woollahra Council Development Control Plan 2015 ; and
5. associated Standards called up by the BCA and DCP, including AS 1428.1-2021, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995.

The assessment will address all relevant Deemed-to-Satisfy clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide recommendations for possible Performance Solutions, which are required to be prepared under separate engagement and reports.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

LIMITATIONS

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to);
3. Any Development Consent conditions;
4. The Liquor Licencing Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
8. Requirements of BCA Section J.
9. The structural design of the building;
10. The design of any electrical, fire, hydraulic or mechanical services;
11. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

DISABILITY DISCRIMINATION ACT

The Disability Discrimination Act 1992 (Cth) (the “DDA”) is Commonwealth legislation (applies nationally). Amongst other things, it provides an avenue for an affected party to make a complaint of discrimination. Compliance with the BCA does not restrict a complaint of discrimination relating to the provision of access to and within a building from being made under the DDA. However, provided the building complies with the BCA and the Disability (Access to Premises – Building) Standards 2010, such a complaint cannot be successful.

DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 (AMENDMENT 1- 2024)

The Disability (Access to Premises – Buildings) Standards 2010 (amendment 1 2024) (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”. The Premises Standards provide a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals before 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and
- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building results in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development incorporates construction of a new building, therefore, the entire building must comply with the Premises Standards. An assessment of the building against the

relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

LIVABLE HOUSING DESIGN

PART G7 OF THE BCA AND THE NSW APARTMENT DESIGN GUIDELINE ASSESSMENT

BCA Part G7 – Livable Housing design was introduced in BCA 2022 with the intent of providing housing to meet the needs of the community, including older people and those with a mobility-related disability.

Part G7 and the ABCB Standard do not apply in NSW, however the Part G7 requirements align with the NSW [Apartment Design Guide \(ADG\)](#) which requires new and existing residential apartment developments in NSW to adopt the [Livable Housing Design Guidelines \(LHDG\)](#). These requirements are enforced by the NSW [State Environmental Planning Policy \(Housing\) 2021 \(Housing SEPP\)](#) and the NSW [Environmental Planning and Assessment Regulation 2021 \(EP&A Regs\)](#). [Chapter 4 Design of residential apartment development](#) of the Housing SEPP applies to development relating to residential flat buildings that are at least **three storeys** and containing at least **four dwellings**.

Prior to the determination of a DA application, the consent authority are required to consider the ADG as issued by the Department [of Planning] in July 2015. The ADG must be applied to new developments, substantial redevelopment or refurbishment of an existing building or the conversion of an existing building for use as a residential flat building.

The subject proposed development has three (3) or more storeys and contains four (4) or more dwellings so the consideration of the Apartment Design Guide is required under Clause 147 of the Housing SEPP and Clause 29 of the EP&A Regs.

Generally, the ADG refers to matters outside the scope of an access assessment, however Section 4Q of the ADG relating to Universal Design provides the following objectives and design guidelines, with the most relevant being 4Q-1 as provided below.

Apartment Design Guideline		
	Objective	Design Guidance
4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members.	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.
4Q-2	A variety of apartments with adaptable designs are provided	Adaptable housing should be provided in accordance with the relevant council policy. Design solutions for adaptable apartments include: - convenient access to communal and public areas - high level of solar access

Apartment Design Guideline		
Objective		Design Guidance
		- minimal structural change and residential amenity loss - when adapted - larger car parking spaces for accessibility - parking titled separately from apartments or shared car - parking arrangements
4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs.	Apartment design incorporates flexible design solutions which may include: - rooms with multiple functions - dual master bedroom apartments with separate bathrooms - larger apartments with various living space options - open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom

As a matter of assessment, the following units are to be assessed against the Livable Housing Guidelines:

Building Level		Unit Type
1	Level 00	L0.01
2	Level 00	L0.02
3	Level 4	L4.02
4	Level 4	L4.03
5	Level 5	L5.02
6	Level 5	L5.02
7	Level 6	L6.02
8	Level 6	L6.03
Benchmark		20%
Total Number of Units		40
Required Livable Units		8
Proposed Livable Units		8

A Clause-by-Clause assessment against the requirements of the Livable Housing Design Guidelines is contained within Part 9, with any matters of further consideration being discussed in Part 3 of this Report.

ADAPTABLE HOUSING REQUIREMENTS

WOOLLAHRA COUNCIL DEVELOPMENT CONTROL PLAN 2015 AND AS 4299-1995

The application of the requirements of AS 4299-1995 to residential flat buildings is specified by the relevant Councils Development Control Plan relating to the proposed development. This has been identified as Woollahra Development Control Plan 2015

The requirements of the DCP are as follows:

E8.2 Adaptable housing

An adaptable dwelling is a dwelling that can be modified to be an accessible dwelling.

An accessible dwelling is a dwelling designed and built to accommodate the needs of people with a disability, and which complies with the AS 1428 - Design for access and mobility.

An applicant will need to demonstrate compliance with the adaptable housing provisions. This may include a report prepared by an appropriately qualified person submitted with the development application, specifying how the proposal has addressed the requirements in this chapter, the relevant Australian Standards and the National Construction Code.

Objectives	Controls
O1 To increase the amount of building stock that provides for adaptable housing.	C1 Development for an attached dwelling, multi dwelling housing, multi dwelling housing (terraces), manor houses, residential flat building or shop top housing containing 10 or more dwellings, designs and constructs at least 10% of the dwellings to Class A certification under AS 4299 - Adaptable housing.
O2 To provide opportunities for dwellings to be readily converted into accessible dwellings to meet the current and future needs of the community.	C2 Development for a dwelling house or dual occupancy is encouraged to provide adaptable housing design.

AS 4299-1995, is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's needs at minimum cost, with three classification levels being applicable:

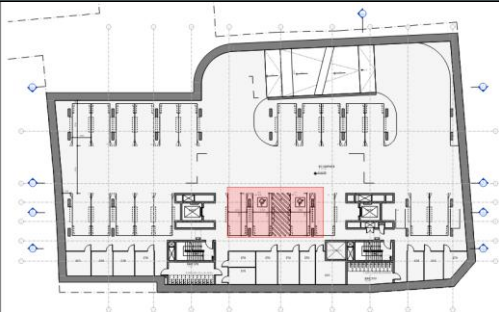
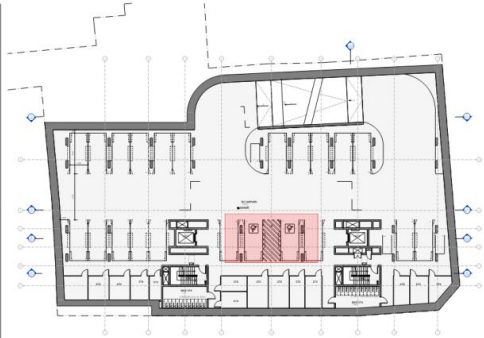
Classification Level	Criteria
Adaptable House Class A	All essential and all desirable features incorporated.
Adaptable House Class B	All essential and 50% desirable features incorporated, included all those notated 'first priority'.
Adaptable House Class C	All essential features incorporated.

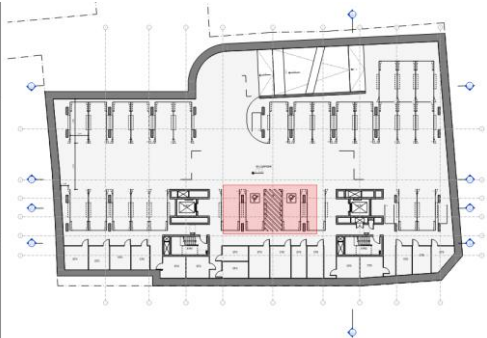
In absence of the DCP specifying the Classification Level to be attained, the Adaptable House Class A requirements will be enforced, with the following units being designed to meet the requirements of AS 4299-1995:

	Level	Unit Number	Unit Type
1.	00	L0.01	-
2.	00	L0.02	-
3.	04	L4.02	-
4.	04	L4.03	-
Required Adaptable Units			4
Proposed Adaptable Units			4

One (1) adaptable car space is required for each adaptable unit to satisfy Clause 3.7.2 of AS 4299-1995, being the only essential carparking feature required for Adaptable House Class C developments.

These provided in addition to any of the requirements of the BCA. The designated accessible car space should have minimum dimensions of 6.0m x 3.8m, however compliance with AS 2890.6:2009 is also considered acceptable.

Level		Carparking Space
1.	2	
2.	3	

Level		Carparking Space
3.	4	

A Clause by Clause assessment against the requirements of AS 4299-1995 is contained within part 6 of this report, with an matters of further consideration being discussed in [part 3](#) of this Report.

It should be noted that AS 4299-1995 has not been updated in recent years, and the AS 1428 series of Australian Standards referenced throughout AS 4299 have been subject to significant updates since its publication. These updates have resulted in the requirements of AS 1428.2 essentially being incorporated into what is currently referred to as AS 1428.1-2021. As such, where AS 4299-1995 references AS1428.2, this is taken as a reference to AS 1428.1-2021.

REVIEWED DOCUMENTATION

This report is based on documentation referenced in Annexure A.

2. PROPOSED DEVELOPMENT

For the purposes of this assessment, the building has been described as detailed in this part of the report.

BUILDING LOCATION

The existing site comprises seven dwellings, which are proposed to be amalgamated into one building listed below:

Address	Register
160 Oxford Street, Paddington	SP 13018
148 Oxford Street, Paddington	1/DP 263685
146 Oxford Street, Paddington	2/DP 263685
144 Oxford Street, Paddington	3/DP 263685
142 Oxford Street, Paddington	4/DP 263685
6 Shadforth Street, Paddington	DP 70235
13 Gipps Street, Paddington	5/DP 263685



Figure 1 | Satellite image of the proposed site | Source: Nearmaps

PROPOSAL

The proposed development involves the demolition of existing improvements, excavation of 3 basement levels and construction of 60 apartments over 8 levels. The project includes the provision of affordable housing and a ground floor retail space.



Figure 2 |3D perspective of the proposed development |Source: Smart Studio Design architect

BUILDING DESCRIPTION

For the purposes of the BCA, the building is described as follows:

Building Classification <i>As per Part A6 of the BCA</i>	2,6,7a,7b	Levels Contained <i>Total number of floor levels in the building</i>	12
Lift Travel Distance <i>Lowest and highest storeys served by the lift/s</i>	42 m (RL 82.120– RL 39.980)		

AREAS REQUIRED TO BE ACCESSIBLE

The below table describes the access requirements of the various areas of the building as specified by Clause D4D2 of the BCA. The following table outlines the areas of the development that are required to be accessible, unless exempt under D4D5.

Location	Class	Use	Access requirement
Ground floor to level 8	Class 2	Residential	a) 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 located on that level. b) 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. c) Where a ramp complying with AS 1428.1 or a passenger lift is installed— (i) to the entrance doorway of each sole-occupancy unit; and (ii) to and within rooms or spaces for use in common by the residents. The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.
Ground floor	Class 6	Retail	To and within all areas normally used by the occupants.
B1 to B4	Class 7a	Carparking	To and within any level containing accessible carparking spaces.
B1 to B4	Class 6	Storage	To and within all areas normally used by the occupants.

AREAS EXEMPT FROM ACCESSIBILITY REQUIREMENTS

Clause D4D5 provides exemptions of the access requirements above where access to an area is deemed inappropriate based on its use, or where an area would pose a health or safety risk for people with a disability. The below areas of the building have been assessed as being exempt under this provision:

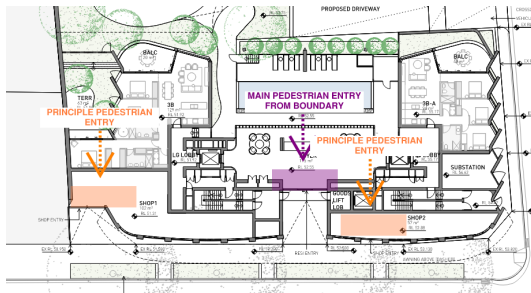
- Waste rooms in the basement
- Service rooms and cupboards in the building

Clause D4D5 provides exemptions of the access requirements above where access to an area is deemed inappropriate based on its use, or where an area would pose a health or safety risk for people with a disability. The below areas of the building have been assessed as being exempt under this provision:

The development does not contain any areas which are considered exempt for the purposes of D4D5.

ACCESS TO THE BUILDING

Clause D4D3(1) of the BCA specifies accessible points of entry into the building and site. The accessways must comply with AS 1428.1 and for the purposes of this assessment, the following accessways are required

Access to Building Requirements	
DtS Provision	Assessment
<i>D4D3 (1) a)</i> <i>The main points of pedestrian entrance into the site at the allotment boundary;</i>	An accessway into the building from the pedestrian entrance into the site at the southern <i>and</i> western boundary must be provided. The entry location is indicated on the markup below.  Figure 3 Mark-up of the site entrance to the building required to be accessible [Source: Smart Design Studio architect]
<i>D4D3 (1) b)</i> <i>Another accessible building connected by a pedestrian link;</i>	The proposal does not contain a pedestrian link or connection to another building and therefore an assessment against this provision is not applicable.
<i>D4D3 (1) c)</i> <i>Any required accessible carparking space on the allotment.</i>	An accessway into the building from the accessible car spaces located on basement levels B1, B2 and B3 floor of the subject building as marked up below.

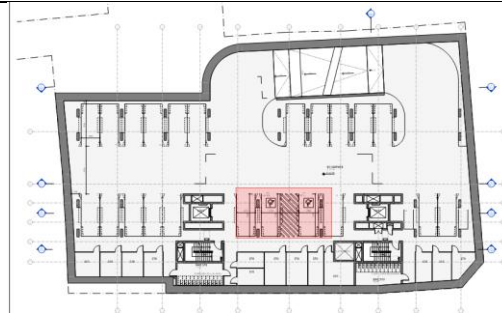


Figure 4 | Mark-up of the pedestrian link from the carpark to the building required to be accessible |Source: Smart Studio Design architect B2

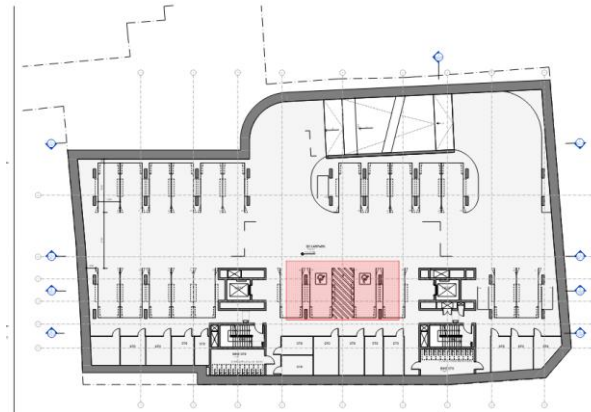


Figure 5 | Mark-up of the pedestrian link from the carpark to the building required to be accessible |Source: Smart Studio Design architect B3

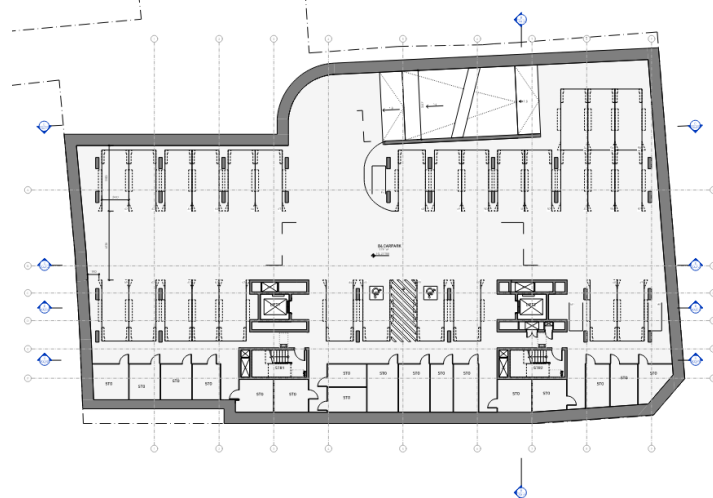


Figure 6 | Mark-up of the pedestrian link from the carpark to the building required to be accessible |Source: Smart Studio Design architect B4

ACCESS TO THE PEDESTRIAN ENTRANCE

For the purposes of Clause D4D3(2) of the BCA, the following pedestrian doors are required to be accessible:

- Main entry door on the southern façade which adjoins Oxford Street.
- The western entry doorway into the retail tenancy
- The eastern entry doorway into the retail tenancy

Note: Not less than 50% of pedestrian doors are required to be accessible; and as the building contains a floor area of more than 500 m² any entrance which is not accessible cannot be located more than 50 m from an accessible entrance.

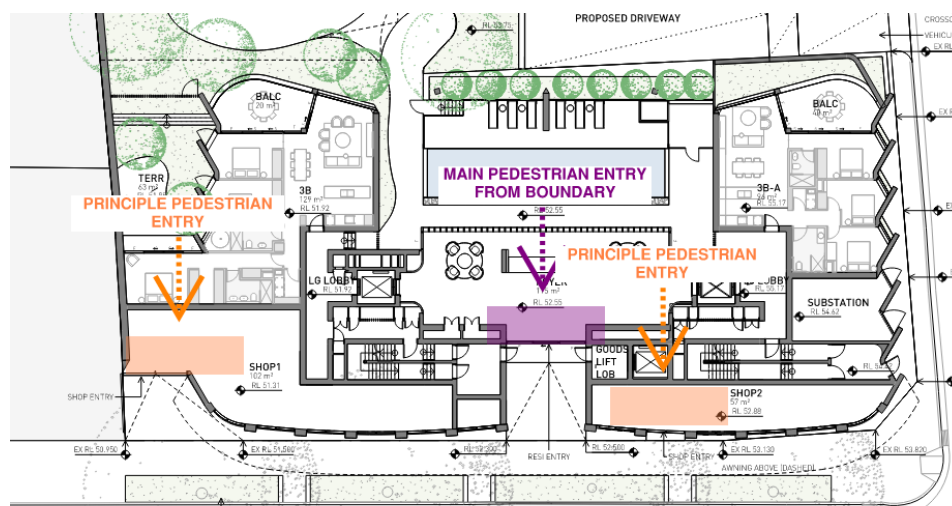


Figure 7 | Mark-up of the entrance doors required to be accessible [Source: Smart Studio Design architect]

ACCESSIBLE CARPARKING REQUIREMENTS

BCA clause D4D6 specifies the total number of accessible carparking spaces required based on the use of the building. Each accessible carparking space is to comply with AS 2890.6-2009.

The below table identifies how many accessible carparking spaces must be required in this development.

Classification	D4D6 Provision	Number Required	Number Proposed / Location
Class 2	The BCA does not contain requirements that specify the minimum number of accessible carparking spaces for class 2 buildings and this is generally covered by the Councils Development Control Plan and assessed as part of the DA.	-	-

Clause D4D6 provides the concessions to alter the requirements:

- No accessible carparking spaces are required to be provided for the development as there are no carparking spaces provided on the allotment;
- No accessible carparking spaces are required to be provided for the development as a parking service is provided and direct access to any of the carparking spaces is not available to the public;
- Need not comply with AS/NZS 2890.6 in relation to signage as there are no more than five (5) carparking spaces provided in total.

3. SUMMARY OF ASSESSMENT

The documentation referenced in [Annexure A](#) of this Report has been assessed against the in accordance within the Objectives within [Part 1](#) of this Report. Additional documentation may be required based to allow for a full assessment.

This assessment has identified the following areas where compliance requires further consideration.

3.1 POSSIBLE PERFORMANCE SOLUTIONS

There is no performance solutions proposed at this time.

DESIGN CONSIDERATIONS

In order to meet the Deemed-to-Satisfy provisions of the BCA, the following items are to be considered by the design team.

FURTHER INFORMATION REQUIRED

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the Access Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

ARCHITECTURAL DOCUMENTATION			
	Document Description	Provided	Comment
1.	Floor Plans – General Arrangement - The use of each room/area - Dimensions - Location of allotment boundaries - Locations of other buildings on the allotment - Finished Floor levels - Location of ramps	☒	Provided
2.	Elevations - Show clear Heights of Access Doors - Show clear Heights of Carpark Shuttter	☒	Provided
3.	Sections - Heights of Disabled Carpark - Heights of Path to Disabled Carpark	☒	Provided
4.	Adaptable Units – Pre and Post Adaption Pre-Post Adaption	☒	Provided
5.	Livable Housing Plans for all eight units in addition the GA will need to include the unit numbers	☒	Provided

ARCHITECTURAL DOCUMENTATION			
Document Description		Provided	Comment
6.	Wall type schedules as applicable to accessibility	☐	To be Assessed at the construction certificate stage
7.	Door schedules as applicable to accessibility • Door Glazing • Hardware, • Power Operated, Controls/Location	☐	To be Assessed at the construction certificate stage
8.	Stair and ramp construction details ▪ Dimensions ▪ Handrails, including extensions ▪ Tactile indicators ▪ Nosings	☐	To be Assessed at the construction certificate stage
9.	Accessible parking layouts to AS 2890.6	☐	To be Assessed at the construction certificate stage

4. BCA REQUIREMENTS

The following assessment table outlines a clause by clause review of the subject proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the BCA that relate to access for people with a disability. All DtS clauses of the BCA that relate to access for people with a disability applicable to the proposed development are referenced and discussed in the table below. Where a clause is not relevant to the proposed development it is not discussed.

The following abbreviations have been used in the table below:

PS **Performance Solution**

The design does not comply with the clause; however, a Performance Solution is proposed to justify the design in its current format.

CRA **Compliance Readily Achievable**

It is considered that whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.

Complies The proposed design complies with the relevant DTS clause

DNC **Does Not Comply**

The proposed design does not comply with the relevant DTS clause and requires amendment.

FI **Further Information**

Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.

N/A **Not Applicable**

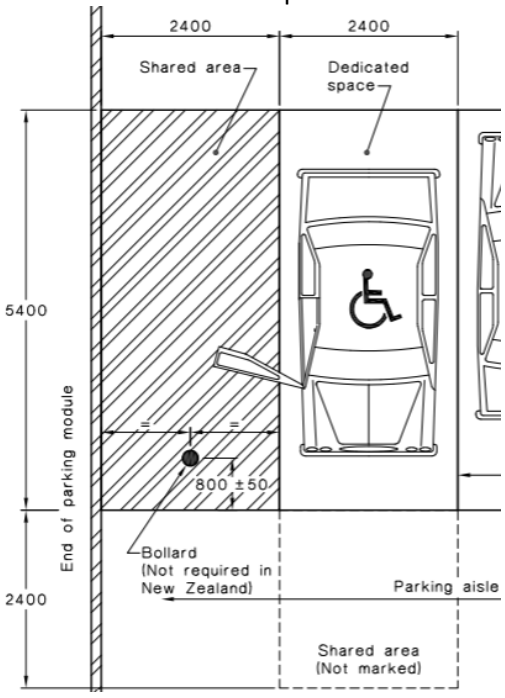
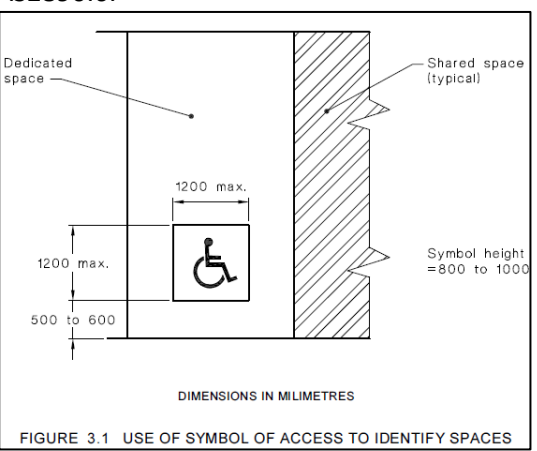
The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).

Noted The relevant DTS clause specifies information only, no assessment is required.

PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

Clause	[2019]	Description	Comments	Assessment
D4D1	D3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	Access is required to be provided to each area within the building in accordance with this clause. Refer to Part 2.4 of this report for details on the areas which are required to be accessible.	To be assessed at CC stage/CRA
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible in accordance with this provision.	To be assessed at CC stage/CRA
D4D4	D3.3	Parts of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause and AS 1428.1.	CRA
			<u>Stairs</u> Every stairway must comply with part 8 of AS 1428.1	CRA
			<u>Ramps</u> The building currently does not incorporate accessible ramps therefore the requirements of this Clause are not applicable.	N/A
			<u>Doorway Circulation</u> Latch, hinge and approach circulation must be provided in accordance with part 10 of AS 1428.1	CRA
			<u>Wheelchair circulation – Part 6 of AS 1428.1</u> Wheelchair passing spaces (1800 x 2000mm) are to be provided at a maximum of 20m intervals on an accessway where a direct line of sight is not available. Wheelchair turning spaces (2070 x 1540mm) are to be provided within 2m of the end of accessways. Wheelchair circulation for turns less than 180° must be 1500 x 1500 or with splayed corners.	CRA
			<u>Carpet</u>	CRA

Clause	[2019]	Description	Comments	Assessment
			The pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm. The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension, shown in Figure 8 of AS 1428.1, do not apply and are replaced with 11 mm, 4 mm and 15 mm, respectively. Note: Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3 mm, or a rounded or bevelled edge no higher than 5 mm or above that height, a gradient of 1:4 up to a maximum of 10 mm.	
			<u>Abutment of Surfaces</u> There is to be a smooth transition between surfaces, being that the design transition between these spaces shall be designed in accordance with Figures 6 , 7(a) and 7(b) of AS1428.1 for construction tolerances. Note: This clause also applies to mats, rugs and temporary matting/rugs on other floor finishes.	CRA
D4D5	D3.4	Exemptions	Refer to Part 2.5 of this report for details on any applicable exemptions.	Noted
D4D6	D3.5	Accessible carparking	Accessible carparking spaces must be provided in accordance with this provision. Refer to Part 2.8 of this report for details on the number required.	CRA
			<u>Dimensions</u> An accessible carparking space is required to be provided in accordance with Clause 2.2, and Figures 2.2 and 3.1 of AS2890.6, with the dimensions of 2.4m x 5.4m.	CRA
			<u>Shared Space</u> A shared space with the minimum dimensions of 2.4m x 5.4m and line marked in accordance with Clauses 3.1 and 3.2, and Figures 2.2 and	CRA

Clause	[2019]	Description	Comments	Assessment
			3.1 of AS2890.6 is to be provided.  The retail-accessible parking space was measured at less than 2,400 mm. The reduction in the adjacent shared space is due to the bottom landing of the car park ramp. It is recommended that the shared space be adjusted to provide a clear width of 2,400 mm.	
			<u>Designation</u> The designation of the accessible carparking space is to be provided in accordance with Clauses 3.1 and 3.2, and Figure 3.1 of AS2890.6.  FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES	
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification 15 -BCA 2022 amdt 2. throughout the	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have: a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and floor level number or floor level descriptor. Notes -AS1428.1.2021 Specifies that Braille shall be Unified English Braille (UEB), Grade 1, uncontracted.	
D4D8	D3.7	Hearing augmentation	The development does not contain any areas subject to this provision	N/A
D4D9	D3.8	Tactile indicators	Tactile Ground Surface Indicators (TGSIs) must be provided to warn people that they are approaching a stairway, ramp and/or overhead obstruction in accordance with the requirements of this clause and AS 1428.4.1-2009.	To be assessed at CC stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	The development does not incorporate a Class 9b part therefore this clause does not apply.	N/A
D4D11	D3.10	Swimming pools	The swimming pool has a perimeter scaled to measure less than 40m ² and therefore this clause does not apply.	N/A
D4D12	D3.11	Ramps	No ramps shown on the current plans and therefore this provision does not apply.	N/A
D4D13	D3.12	Glazing on an accessway	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.	N/A

SPECIFICATION 15 – BRAILLE AND TACTILE SIGNS

Clause	[2019]	Description	Comments	Assessment
S15C1	Spec D3.6:1	Scope	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by clause D3.6.	Noted
S15C2	Spec D3.6:2	Location of braille and tactile signs	Braille and tactile signage must be located in accordance with this clause.	To be assessed at CC stage
S15C3	Spec D3.6:3	Braille and tactile sign specification	Braille and tactile signage must have characters in accordance with this clause.	To be assessed at CC stage
S15C4	Spec D3.6:4	Luminance contrast	The luminance contrast of the signage must comply with this clause.	To be assessed at CC stage
S15C5	Spec D3.6:5	Lighting	Braille and tactile signage must be illuminated to ensure the luminance contrast requirements are met at all times during which the sign is required to be read.	To be assessed at CC stage
S15C6	Spec D3.6:6	Braille	The braille characters must comply with this clause.	To be assessed at CC stage

SPECIFICATION 16 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS

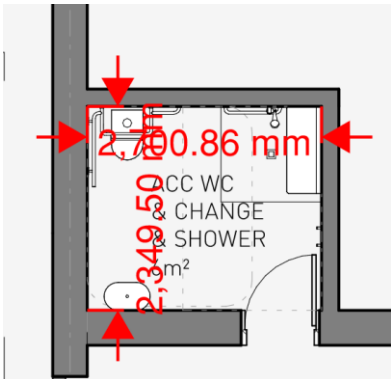
The development does not incorporate a swimming pool therefore this specification does not apply.

SECTION E– SERVICES AND EQUIPMENT – PART E3 – LIFT INSTALLATIONS

Clause	[2019]	Description	Comments	Assessment
E3D1	E3.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E3D6	E3.5	Landings	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4.	To be assessed at CC stage
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lift types and their limitations	The lift travels more than 12m, therefore, must have floor dimensions of no less than 1,100mm (wide) x 1,400mm (deep) or 1,400mm (wide) x 1,600mm (deep). The lift has been measured to scale as having dimensions of 2,549mm (wide) x 2,074mm (deep).	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	The lift must be provided with features in accordance with this Clause and with AS1735.12-1999.	To be assessed at CC stage

SECTION F – HEALTH AND AMENITY – PART F4 – SANITARY AND OTHER FACILITIES

Clause	[2019]	Description	Comments	Assessment
F4D1	F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F4D5	F2.4	Accessible sanitary facilities	The accessible sanitary facility compartment has been measured to scale as having dimensions of 1,676mm (wide) x 2,243mm (deep). This compartment is capable of being fitted out in accordance with the requirements of Section 12 of AS 1428.1. The current sanitary compartment does not meet the required dimensions to accommodate adequate internal circulation for an accessible sanitary facility. To comply with accessibility standards, the compartment must have minimum dimensions of 2,349mm x 2,700 mm. 	CRA
F4D6	Table F2.4a	Accessible unisex sanitary compartments	The building has not included the provision of accessible unisex sanitary compartments therefore the requirements of this Clause are not applicable.	N/A
F4D7	Table F2.4b	Accessible unisex showers	For a Class 2 building, where showers are provided in common areas, not less than 1.	CRA

Clause [2019]		Description	Comments	Assessment
F4D12	F2.9	Accessible adult change facilities	The development is not required to contain an accessible adult change facility.	

SPECIFICATION 27 – ACCESSIBLE ADULT CHANGE FACILITIES

The development is not required to contain an accessible adult change facility and therefore this specification does not apply and has been removed from this report.

5. LIVABLE HOUSING DESIGN – APARTMENT DESIGN GUIDE (ADG) ASSESSMENT – SILVER LEVEL

The following assessment table provides a review of the subject development against the core design elements of the Livable Housing Australia Guidelines (LHAG).

A minimum of 20% of the apartments are to be designed to achieve the Silver Element design elements, with the relevant units being outlined in [Part 1.6](#) of this Report.

The following abbreviations have been used in the table below:

CRA	Compliance Readily Achievable It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant clause, the proposed design can comply in its current format.
Complies	The proposed design complies with the relevant clause
DNC	Does Not Comply The proposed design does not comply with the relevant clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant clause.
N/A	Not Applicable The relevant clause is considered not applicable to the subject proposed development.

LIVABLE HOUSING DESIGN GUIDELINES ASSESSMENT TABLE

LIVABLE HOUSING – SILVER LEVEL REQUIREMENTS

Part	Comments	Assessment
1	Dwelling Access	N/A
	Part 1 of the ABCB Standard for Livable Housing Design requires a step-free access path from the parking space or the property boundary, to the dwelling entry door. In a Class 2 buildings, this requirement is already addressed by Part D4 and the Disability (Access to Premises—Buildings) Standards 2010. As such, it is not necessary to apply Part 1 of the ABCB Standard for Livable Housing Design to a Class 2 building.	
2	Dwelling entrance	Complies
	The entrance door with a level landing 1200mm x 1200mm with a minimum clear opening width of 820mm. The entrance to the livable units must have a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided in accordance with Figure 1(b). The entrance to the livable units must be sheltered from the weather. The entrance is connected to the accessible path as required by the BCA and AS 1428.1. It should be noted that the LHDG specifies that its requirements “should only be applied to the parts of the building classes not covered by the Disability Standards and BCA (BCA Vol 1 and 2)” – see “Note” on p.15.	
3	Internal doors and corridors	Complies
	The internal doorways serving the living, dining, bedroom, bathroom, kitchen, laundry, and sanitary compartment must have a minimum clear opening width of 820mm. The internal corridors/passageways to the doorways referenced above must have a minimum clear width of 1,000mm.	
4	Toilet	Complies
	The toilet must be located on the ground floor or entry level of the dwelling. The toilet must provide the following: (i) have a minimum clear width of 900mm between the walls or obstructions in the room it is located; (ii) have a minimum 1,200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door; and	

Part		Comments	Assessment
		(iii) be located in the corner of the room if it is located in a combined toilet/bathroom.	
5	Shower	One (1) bathroom is to feature a slip-resistant, hobless shower recess located in the corner of the room. Shower screens are permitted provided they can be easily removed at a later date.	Complies
6	Reinforcement of bathroom and toilet walls.	Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided), and toilet must be reinforced to provide a fixing surface for the safe installation of grabrails in accordance with the requirements of this clause.	To be assessed at CC stage
7	Internal stairways	This matter is regulated by the BCA for this building. It should be noted that the LHDG specifies that its requirements “should only be applied to the parts of the building classes not covered by the Disability Standards and BCA (BCA Vol 1 and 2)” – see “Note” on p.15.	N/A

6. WOOLLAHRA COUNCIL DEVELOPMENT CONTROL PLAN 2015 ASSESSMENT – ADAPTABLE HOUSING

It should be noted that AS 4299-1995 is now more than 20 years old and the AS 1428 series of Standards has been subject to significant updates since it was published. These updates have resulted in the requirements of AS 1428.2 essentially being incorporated into what is currently referred to as AS 1428.1-2021. As such, where AS 4299-1995 references AS1428.2, this is taken as a reference to AS 1428.1-2021.

The following assessment table outlines a review of the units designated as adaptable within the proposed subject development against the “adaptable house class A requirements of AS 4299-1995.

The following abbreviations have been used in the table below:

CRA	Compliance Readily Achievable It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant clause, the proposed design can comply in its current format.
Complies	The proposed design complies with the relevant clause
DNC	Does Not Comply The proposed design does not comply with the relevant clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant clause.
N/A	Not Applicable The relevant clause is considered not applicable to the subject proposed development.

AS 4299-1995 (ADAPTABLE HOUSE CLASS A) ASSESSMENT TABLE

Room/Item		Clause	Comments	Assessment
Drawings				
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	A drawing(s) showing the unit in its pre-adaptable and post-adaptable stage have been provided.	Provided
Siting				
2.	A level or gently sloping site with up to 1:14 gradient	3.2.2	No use of external areas in the building.	N/A
3.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	No Street parking will be provided. An accessway from the primary principal entrance from the street frontage will be provided. Access will be provided from the basement carpark to the residential units.	Complies
4.	Additional paths and walkways to be continuous, slip-resistant and hard-surfaced with gradients complying with AS 1428.1	3.3.2	An accessible path can be provided from the allotment boundary at the main entrance to the building from Street Name to the ground floor entry lobby.	To be assessed at CC stage
5.	Within a residential estate development, common use facilities to be accessible	3.3.3	Access to the letterbox bank will be provided.	Complies
6.	Within a residential estate development, street names with house numbers at each intersection	3.3.3	Not a residential estate.	N/A
7.	Within a residential estate development, internal roadways to be separate from pedestrian walkways	3.3.3	Not a residential estate.	N/A
Security				
8.	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1	Pathway lighting to comply at construction stage.	To be assessed at CC stage
9.	Clear line of sight from a well-lit vehicle drop-off point to safe pedestrian entry point	3.6.2	No proposed street parking or drop off area for the building.	CRA
Letterboxes in Estate Developments				
10.	Within residential estate developments, letterboxes	3.8	Not a residential estate.	N/A

Room/Item		Clause	Comments	Assessment
	centrally located adjacent to street entry. Lockable			
11.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are to be provided in the ground floor level entry lobby.	Complies
12.	Letterbox area roofed and in a well-lit location.	3.8	Letterboxes will be indoors.	Complies
13.	Parcel rack included with letterboxes	3.8	A parcel rack is required with the letterboxes at construction stage.	To be assessed at CC stage
Private Car Accommodation				
14.	Carparking space or garage min area 6.0 m x 3.8 m	3.7.2	Accessible car spaces to be provided within basement car park. Compliance with AS2890.6 is satisfactory. Please ensure a 2.5m internal vertical clearance is supplied from the basement entry way to each accessible space.	Complies
15.	Roof to car parking space	3.7.1	Car parking will be within the basement and protected.	N/A
16.	Internal clearance of garage or carport 2.5m min	3.7.2	Accessible carspaces can maintain 2.5 metres in height.	CRA
17.	Provision for power-operated roller door to garage	3.7.2	Specific car space details have not been provided.	CRA
18.	Covered access to dwelling unit	3.7.3	Access to a lift lobby will be provided from within the basement carpark.	Complies
19.	Illumination level min 50 lux	4.10	Basement carpark lighting will be required to achieve a minimum 50 lux illumination.	CRA
Accessible Entry				
20.	Accessible entry	4.3.1	The entry door to an adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1. Details to be shown on the post adaption plan.	CRA s
21.	Entry protected by porch or similar	4.3.1	Units are accessed from an enclosed corridor.	N/A
22.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an enclosed corridor.	N/A
23.	Threshold to be low-level	4.3.2	Public corridors assumed to be flat.	CRA

Room/Item		Clause	Comments	Assessment
24.	Landing to enable wheelchair manoeuvrability	4.3.2	The unit entry doors are internal to the building.	N/A
25.	Accessible entry door to have 850mm min clearance	4.3.1	The entry door to the adaptable units are to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1. Details to be shown on the post adaption plan.	CRA
26.	Weatherproofed entry door	4.3.3	Units are accessed from an enclosed corridor.	CRA
27.	Door lever handles and hardware to AS 1428.1	4.3.4	Door handles are to comply with AS1428.1 at the construction stage.	CRA
28.	Provision for combined door/security door	4.3.5	The unit entry doors are internal to the building.	CRA
29.	Potential min. Illumination level 300 lux	4.10	Lighting to comply at construction stage.	CRA
Exterior: General				
30.	All external doors to be keyed alike	4.3.4	All external lockable doors to be keyed alike, including the unit entry doors. To be indicated on post adaption plan.	To be assessed at CC stage
31.	Provision for security screen to exterior opening or sliding windows and doors	4.7.6	Exterior doors and windows to have the capacity for the fitting of security screens. To be indicated on post adaption plan.	To be assessed at CC stage
Interior: General				
32.	Internal doors to have 820 mm min clearance	4.3.3	Internal doors are required to have a minimum clear opening of 820mm. Details to be shown on the post adaption plan.	CRA
33.	Internal corridors min. width of 1000 mm	4.3.7	Internal corridors within the unit are to have a minimum width of 1000mm. Details to be shown on the post adaption plan.	CRA
34.	Provision for compliance with AS 1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1. Details to be shown on the post adaption plan.	CRA
35.	Window sills at max. 730mm above floor level to living and 600mm above	4.7.2 and 4.6.2	Living area is served by doors to a balcony. Glazed doors are to have a transom at 600mm to 730mm above the	CRA

Room/Item	Clause	Comments	Assessment
		floor level to bedroom areas floor and be of safety glazing complying with AS1288. To be indicated on post adaption plan. Bedroom window sill to be maximum 600mm above floor level. Details are to be provided in the design documentation. Bedroom glazed doors are to have a transom at 600mm to 730mm above the floor and be of safety glazing complying with AS1288. To be indicated on post adaption plan.	
36.	4.7.1	Provision for circulation space of min. 2250 mm diameter	CRA
37.	4.7.3	Minimum 4 double GPO's	CRA
38.	4.7.4	Telephone adjacent to GPO	To be assessed at CC stage
39.	4.7.4	Telephone outlet location between kitchen and living space, adjacent to GPO	To be assessed at CC stage
40.	4.7.5	Two TV antenna outlets adjacent to GPO (positioned so viewing from dining and kitchen is achievable)	To be assessed at CC stage
41.	4.10	Potential illumination level min. 300Lux	To be assessed at CC stage
Kitchen			
42.	4.5.2	Minimum width 2.7 m (1550mm clear between benches)	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
43.	Provision for circulation at doors to comply with AS 1428.1	4.5.4	It is assumed no kitchen doors proposed.	To be assessed at CC stage
44.	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	Work surface of 800mm to be indicated on post adaption plan.	To be assessed at CC stage
45.	Refrigerator adjacent to work surface	4.5.5	Refrigerator to be adjacent to the work surface and to be indicated on post adaption plan.	To be assessed at CC stage
46.	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	The design is to allow for the removal of the cabinets under the sink and adjacent work surface. To be indicated on a post adaption plan.	CRA
47.	Kitchen sink bowl max. 150mm deep	4.5.6	Kitchen sink bowl to be max. 150mm deep, this item is noted as something that can be altered post adaption.	To be assessed at CC stage
48.	Tap set capstan or lever handles or lever mixer	4.5.6(e)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
49.	Tap set located within 300 mm of front of sink	4.5.6(e)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
50.	Installation of thermostatic mixing valve	4.5.6(f)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
51.	Cook tops to include either front or side controls with raised cross bars	4.5.7	Cook top controls may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
52.	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. Cook top may be updated post adaption, with no works proposed at this stage.	To be assessed at CC stage
53.	Work surface min. 800 mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
54.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.	To be assessed at CC stage
55.	Provision for microwave oven at height of 750mm-1200mm above floor	4.5.9	Provision for microwave oven at height of 750mm-1200mm above floor. To be indicated on post adaption plan.	To be assessed at CC stage
56.	Central light with second light over sink. Potential illumination level min. 300 lux with 550 lux over work surfaces	4.10	Lighting to comply at construction stage.	To be assessed at CC stage
57.	Adjustable shelving: depth 600mm max. Up to 800mm above floor; depth 450mm max. From 800 to 1500mm above floor; depth 300mm max. Above 1500mm	4.5.10	Shelving to be provisioned for compliance with this clause. To be indicated on post adaption plan.	To be assessed at CC stage
58.	Locate handles towards the top of below bench cupboards and towards the bottom of overhead cupboard. Provide 'D' pull handles	4.5.10	"D" pull handles to be located towards the top of below bench cupboards and towards the bottom of overhead cupboard. To be indicated on post adaption plan.	To be assessed at CC stage
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface. To be indicated on post adaption plan.	To be assessed at CC stage
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position. To be indicated on post adaption plan.	To be assessed at CC stage
61.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. To be indicated on post adaption plan.	To be assessed at CC stage
Main Bedroom				
62.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Turning space minimum 1540 x 2070mm required. To be indicated on post adaption plan.	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
63.	Two double GPOs on wall where bedhead is likely to be	4.6.3	Two double GPOs are required on wall adjacent to the bedhead to be indicated on post adaption plan.	To be assessed at CC stage
64.	Minimum of one GPO on opposite wall	4.6.3	GPO on opposite walls to be indicated on post adaption plan.	To be assessed at CC stage
65.	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet)	4.6.5	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet). To be indicated on post adaption plan.	To be assessed at CC stage
66.	TV antenna point and double GPO on opposite wall to bedhead	4.6.6	TV antenna point and double GPO on opposite wall to bedhead. To be indicated on post adaption plan.	To be assessed at CC stage
67.	2-way light switches, one located above bed, 1000mm high above floor	4.6.4	2-way light switches, one located above bed, 1000mm high above floor. To be indicated on post adaption plan.	To be assessed at CC stage
68.	Potential illumination level 300 lux	4.10	Lighting to comply at construction stage.	To be assessed at CC stage
69.	Sliding doors on wardrobe with full length mirror	4.6.7	Wardrobe sliding doors are desirable with a full length mirror on the most accessible door. Can be updated at post adaption stage with no works required at this stage.	To be assessed at CC stage
Bathroom				
70.	Provision for bathroom area to comply with AS 1428.1	4.4.1	The bathroom area is to comply with clause 12 of AS1428.1. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.	To be assessed at CC stage
71.	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	To be assessed at CC stage
72.	Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (Refer Figures 47)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fitout.	To be assessed at CC stage
73.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
74.	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	To be assessed at CC stage
75.	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1. To be indicated on a post adaption plan.	To be assessed at CC stage
76.	Shower waste min. 80mm diameter	4.4.4(f)	Shower waste to be a minimum of 80mm in diameter. To be indicated on a post adaption plan.	To be assessed at CC stage
77.	Provision for adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
78.	Provision for grabrail in shower (Refer to Figure 47) to comply with AS 1428.1	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
79.	Provision for additional grabrail	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
80.	Provision for folding seat in shower to comply with AS 1428.1	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
81.	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
82.	Installation of thermostatic mixing valve	4.4.4(b)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
83.	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	The washbasin and associated clear spaces must comply with AS 1428.1.	To be assessed at CC stage
84.	Wall cabinet with light over or similar	4.4.4(d)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
85.	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror. To be indicated on a post adaption plan.	To be assessed at CC stage
86.	Potential illumination level 300 lux generally with 600 lux task lighting	4.10	Lighting to comply at construction stage.	To be assessed at CC stage
Toilet – “Visitable”				
87.	Provision of either ‘visitable toilet’ or accessible toilet	4.4.3	Once adapted the housing unit will be provided with an accessible toilet. To be	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
			indicated on a post adaption plan.	
88.	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with clause 12 of AS1428.1. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan.	To be assessed at CC stage
89.	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1 at pre adaption stage.	To be assessed at CC stage
90.	Provision for grab rail zone. (Refer Figure 4.6 of AS4299-1992)	4.4.4(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
91.	Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	To be assessed at CC stage
92.	Recessed toilet roll holder	4.4.3	The toilet roll holder is to be recessed. To be indicated on a post adaption plan.	To be assessed at CC stage
Laundry				
93.	Circulation at doors to comply with AS 1428.1	4.8	Doorways at laundries to have appropriate circulation spaces in accordance with AS 1428.1. To be shown on post adaptation plan.	
94.	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	A minimum 1,550mm circulation space must be provided in front of the laundry appliances.	To be assessed at CC stage
95.	Provision for automatic washing machine	4.8(e)	Space for an automatic washing machine is to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
96.	Provision for drier	4.8(f)	Space for a dryer is provided. To be indicated on a post adaption plan.	To be assessed at CC stage
97.	Where a clothesline is provided, an accessible path of travel to this	4.8(a)	No clothesline proposed.	To be assessed at CC stage
98.	Installation of thermostatic mixing valve	4.8(d)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage
99.	Taps positioned at side of tub	4.8(c)	Taps may be updated post adaption, with no works required at this stage.	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
100.	Double GPO	4.8(g)	Double GPO to be provided in the laundry. To be indicated on a post adaption plan.	To be assessed at CC stage
101.	Provision of shelf for soaps and similar, 1200mm max. Height	4.8(h)	Provisioning to be provided. To be indicated on a post adaption plan.	To be assessed at CC stage
102.	Potential illumination level 300 lux generally with 550 lux task lighting	4.10	Lighting to comply at construction stage.	To be assessed at CC stage
103.	Slip-resistant floor surface	4.9.1	Floors to be slip resistant to comply with AS3661.1. To be indicated on a post adaption plan.	To be assessed at CC stage
Storage				
104.	Linen cupboard min. 600mm wide with adjustable shelving	4.11.5	A linen storage cupboard of minimum 600mm width with adjustable shelving is to be indicated on a post adaption plan.	To be assessed at CC stage
Door Locks				
105.	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor. To be indicated on post adaption plan.	To be assessed at CC stage
Floor Coverings				
106.	Slip resistant surfaces – balconies and external paved areas (Vitreous tile or similar)	4.9.1	Floors to be slip resistant to comply with AS3661.1. To be indicated on post adaption plan.	To be assessed at CC stage
Ancillary Items				
107.	Switches located 900-1100mm above floor in line with door handles	4.11.1	Switches to be located between 900 and 1100mm above the floors. To be indicated on post adaption plan.	To be assessed at CC stage
108.	GPOs located not less than 600mm above floor	4.11.1	Provisioning to be provided to allow post adaption relocation of the GPO's, with GPOs at least 500mm from a corner. To be indicated on post adaption plan.	To be assessed at CC stage
109.	Electrical distribution board located inside housing unit	4.11.2	The EDB for each unit is to be located with the unit in an accessible position. To be indicated on post adaption plan.	To be assessed at CC stage
110.	Window controls located in an accessible position	4.11.4	Operating controls to be in an accessible position. To be	To be assessed at CC stage

Room/Item		Clause	Comments	Assessment
			indicated on post adaption plan.	
Garbage				
111.	Provision for bin in an accessible location	4.11.6	Waste service room provided off residential corridor.	Complies
112.	Provision for external wheelchair storage	4.11.6	Show location of wheelchair storage outside the unit on the post adaption plan.	To be assessed at CC stage
113.	Provision for external battery charging facility	4.11.6	Show location of external battery charging facility outside the unit on the post adaption plan.	To be assessed at CC stage
114.	Guide dog accommodation	4.11.6	As the proposal is for residential units this is not applicable.	N/A

7. STATEMENT OF COMPLIANCE

This office has completed an access review of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the documents referenced in Part 1 of this Report. The details of this review are specified in the Assessment Tables provided in the discussion of the proposed development against the relevant document. Subject to this review, this office advises that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the BCA, LHDG, and AS 4299-1995.

ANNEXURE A – REVIEWED DOCUMENTATION

This Report is based on a review of the documentation listed below.

Architectural Plans prepared by Smart Design Studio Project Reference 2150		
Drawing Number	Revision	Drawing Title
DA000	A	Legend, Site, Demolition
DA001	A	Legend, Drawing List, Site Map
DA002	A	Site Amalgamated Lots Plan
DA003	A	Site Demo Plan
DA004	A	Site Plan
DA100	A	Plans
DA101	A	Plan - Lg
DA102	A	Plan - L00
DA103	A	Plan - L01
DA104	A	Plan - L02
DA105	A	Plan - L03
DA106	A	Plan - L04
DA107	A	Plan - L05
DA108	A	Plan - L06
DA109	A	Plan - L07
DA150	A	Plan - Rf
DA151	A	Plan - B1
DA152	A	Plan - B2
DA153	A	Plan - B3
DA400	A	Elevations
DA401	A	Elev S (Oxford St) - Surveyed Trees
DA402	A	Elev S (Oxford St)
DA403	A	Elev N
DA404	A	Elev E (Shadforth St)
DA450	A	Sections
DA451	A	Sect A
DA452	A	Sect B
DA453	A	Sect C
DA454	A	Sect D
DA700	A	Livable & Adaptable
DA701	A	Livable & Adaptable 1
DA702	A	Livable & Adaptable 2
DA703	A	Livable
DA800	A	Diagrams
DA801	A	Gfa

Architectural Plans prepared by Smart Design Studio Project Reference 2150		
Drawing Number	Revision	Drawing Title
DA802	A	Apartment Mix
DA820	A	Solar & Cross-Vent
DA821	A	Height Plane Setout