

ACCESS



CREDWELL

ACCESS REPORT

**ISSUED FOR STATE SIGNIFICANT DEVELOPMENT
APPLICATION**

Block 20A Edmondson Park

CNR BUCHAN AVENUE & MCDONALD ROAD, EDMONDSON PARK NSW 2174

250607-Access-r3
15/04/2026

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DOCUMENT CONTROL

Report Reference Description	Date	Prepared by	Reviewed/Approved by
250607-Access-r1 <i>Issued for review</i>	21/01/2026	Quan Pham Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789
250607-Access-r2 <i>Access Report</i>	13/03/2026	Quan Pham Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789
250607-Access-r3 <i>BCA Report (Minor update as per TOA comments)</i>	15/04/2026	Quan Pham Building Surveyor	Christopher Ward Associate Building Surveyor – Unrestricted (A1) BDC 2789

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1. INTRODUCTION

1.1 OBJECTIVES

This Access report has been prepared by Credwell Consulting to accompany an application for a State Significant Development (SSD-99909708) for infill Affordable Housing at part Lot 40 DP1286151, Edmondson Park also known as Block 20a. Block 20a is subject to development approval (DA-421/2025) which will subdivide Lot 40 into several smaller allotments. The development will be constructed on Lot 401 and relies on Lot 402 which is dedicated to becoming a future laneway.

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 Liverpool City Council Development Control Plan 2008 (**DCP**); 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.

1.2 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.

1.3 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.

1.4 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.

1.5 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. Note: The development complies with these requires as per the assessment in the next table below.
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 • 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 Liable Housing Guidelines:

	Building	Level	Unit Type
1	All units (100%) in the proposed development have been assigned as livable units.		
	Benchmark		20%
	Total Number of Units		172
	Required Livable Units		35
	Proposed Livable Units		172
			Complies

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.

1.6 ADAPTABLE HOUSING REQUIREMENTS LIVERPOOL CITY COUNCIL DEVELOPMENT CONTROL PLAN 2008 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 Liverpool City Council Development Control Plan 2008.

The requirements of the DCP are as follows:

At least 10% of all apartments are to be capable of being adapted for habitation by seniors and/or persons with disabilities complying with relevant Australian Standards including AS 4299 -1995.

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:

ADAPTABLE HOUSING CLASSIFICATION LEVEL DIFFERENCES	
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 C requirements will be enforced, with the following units being designed to meet the requirements of AS 4299-1995:

ADAPTABLE UNITS BREAKDOWN			
	Level	Unit Number	Unit Type
1.	Ground	BG01 BG02 BG03	1.01
2.	Level 01	BG102 BG103	1.01
3.	Level 02	A204	2.01
4.	Level 03-08	A304 A404 A504 A604 A704 A804	2.01

ADAPTABLE UNITS BREAKDOWN			
Level		Unit Number	Unit Type
5.	Level 09-14	A904	2.01
		A1004	
		A1104	
		A1204	
		A1304	
		A1404	
Required Adaptable Units			18
Proposed Adaptable Units			18
			Complies

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.

ACCESSIBLE CARPARK BREAKDOWN		
	Level	Compliant Carparking Space
1.	Basement B1	3
		6
		8
		9
		10
		11
		12
		13
		14
		41
		42
		45
		48
		49
		51
		52
		54
		55

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.

1.7 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.

2.1 BUILDING LOCATION

The proposed development site is in the Liverpool Local Government Area within the Town Centre North precinct of Edmondson Park South. Edmondson Park South is identified in the Western City District Plan as a Local Centre in recognition of its proximity to the Southwest Rail Line and the Edmondson Park Railway Station. It borders the motorway intersection of the M31, M5 and M7 with Camden Valley Way, providing excellent road access to a large extent of the Greater Sydney Metropolitan Area.

The proposed development site is a 3,385m² parcel of land currently known as Block 20a and part of Lot 40 in DP 1286151, Croatia Avenue, Edmondson Park (Figure 1). A Site Plan (aerial view) is provided at Figure 2.



Figure 1 | Aerial view of the proposed site | Source: Landcom

2.2 PROPOSAL

Landcom is seeking development consent to construct an infill affordable housing development. Development consent is sought for:

- Site preparation works;
- Earthworks and associated site works;
- Construction of:
 - o One (1) level of basement car parking comprising of 58 car parking spaces, bicycle parking, storage and associated services;
 - o Three (3) inter-connected buildings across the site comprising;
 - One, fifteen (15) storey building located along the north-eastern corner of the site;
 - One, nine (9) storey building located along the eastern side of the site;
 - Four, two-storey attached terraces.
 - o Ground floor includes five (5) at grade parking spaces including three (3) dedicated car share spaces and two (2) retail car parking spaces;
 - o Two main lobby areas which are designed to be adaptable and cater for co-working;
 - o A retail unit;
 - o A landscaped plaza along the eastern side of the site;
 - o Small office space for a Community Housing Provider;
 - o Communal room for residents on the second floor;
 - o Large area of communal open space located on Level 2;
 - o Associated amenities for services and waste
- A total of 172 affordable housing units are to be delivered.

The proposed development has an estimated development cost that exceeds \$30million and 100% of the gross floor area of the development will be used for the purposes of affordable housing. Accordingly, the proposal is SSD for the purposes of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).



Figure 2 | 3D perspective of the proposed development |Source: Fuse Architects

2.3 BUILDING DESCRIPTION

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

Building Classification	2 (Residential)	Levels Contained	
<i>As per Part A6 of the BCA</i>	6 (Retail)	<i>Total number of floor levels in the building</i>	Sixteen (16)
	7a (Carpark)		
	7b (Storage)		
Lift Travel Distance			
<i>Lowest and highest storeys served by the lift/s</i>	48.8 m (RL 101.8 – RL 53.0)		

2.4 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.

Areas required to be accessible			
Location	Classification	Use	Access Requirement
Ground level Level 01 Level 02 Level 03-08 Level 09-14	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. d) 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 Level	Class 6 & 7b	Retail Storage	To and within all areas normally used by the occupants.

Areas required to be accessible			
Location	Classification	Use	Access Requirement
Basement B1 Ground Level	Class 7a	Carparking	To and within any level containing accessible carparking spaces.

Note: The development is capable of complying with the above requirements as per the Clause by Clause assessment below.

2.5 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:

- Electrical switch room
- Fire pump room
- Services cupboards (Electrical, Mechanical, Hydraulic and communications)
- Fan room
- Fire tank room
- Switch room
- Communications room
- Potable pump room
- Non-potable pump room
- Store room

2.6 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 northern and southern 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: Fuse Architects
D4D3 (1) b) Another accessible building connected by a pedestrian link;	The proposal does not contain a pedestrian link or connection to another building and therefore an assessment against this provision is not applicable.
D4D3 (1) c) Any required accessible carparking space on the allotment.	An accessway into the building from the accessible car spaces located on Ground level 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: Fuse Architects

2.7 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 northern façade which adjoins Macdonald Street; and
- Main entry door on the southern façade which adjoins 'Future Laneway and Suchan Avenue.

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 50m from an accessible entrance.



Figure 5 | Mark-up of the entrance doors required to be accessible |Source: Fuse Architects

2.8 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.	-	-
Class 7	1x accessible carparking space for every 100 carparking spaces or park thereof.	The development contains a total of 58 residential spaces. Therefore 1 accessible space are required	17
		The development contains a total of 2 retail spaces and a total of 3 carshare.	0 Does not comply

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

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	Accessible carparking spaces shared zone The accessible carparking shared zone currently contain structural columns in lieu of bollards in accordance with AS2890.6. A performance solution may be sought to address this issue depending on the final location of the structural columns within the shared zone.	D4D6	D1P8

3.2 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.

Item	Design Consideration	DtS Provision
1.	Accessible Carparking spaces The clear ceiling height in the accessible carparking space is required to be a minimum of 2,500mm.	D4D6

2.	Accessible Carparking spaces The retail and carshare spaces have not been provided with an accessible space each.	D4D6
3.	Livable Housing Please see livable housing assessment in Part 5 of this report below. Items 4 and 6 require attention.	-

3.3 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.

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.

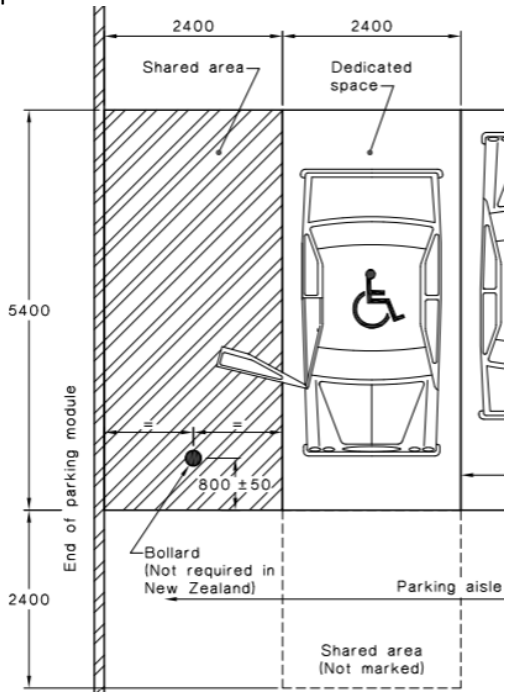
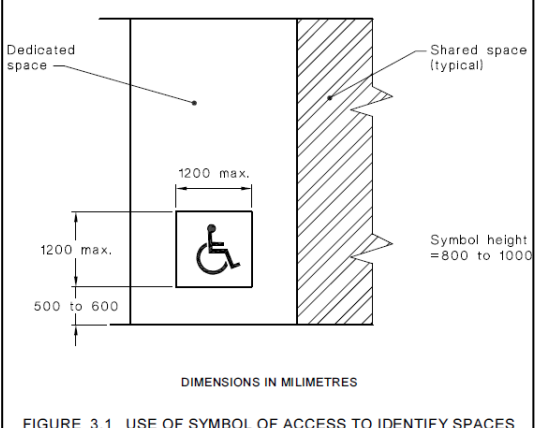
The following abbreviations have been used in the table below:

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 To be assessed at CC stage	The relevant DTS clause specifies information only, no assessment is required. An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

4.1 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.	CRA
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible in accordance with this provision. Refer to Part 2.6 of this report for accessways required.	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> Ramps must comply with part 7 of AS 1428.1. The plans do not currently show any ramps and therefore this part does not apply.	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>	To be assessed at CC stage

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.	To be assessed at CC stage
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.	DNC
			<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 3.1 of AS2890.6 is to be	PS

Clause	[2019]	Description	Comments	Assessment
			provided. 	
			<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	CRA
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 building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have:	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			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 development does not incorporate a swimming pool 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.	To be assessed at CC stage

4.2 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

Clause	[2019]	Description	Comments	Assessment
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

4.3 SPECIFICATION 16 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS

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

4.4 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	Lift landings are to be in accordance with this clause.	CRA
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 1,400mm (wide) x 1,600mm (deep). The lift has been measured to scale as having dimensions of 1,800mm (wide) x 2,000mm (deep).	CRA
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

4.5 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 2,400mm (wide) x 2,200mm (deep). This compartment is capable of being fitted out in accordance with the requirements of Section 12 of AS 1428.1. Note: The retail space may require an accessible sanitary facility which is to be confirmed at fitout stage. Note: The development does not contain any ambulant sanitary facilities.	CRA
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Accessible sanitary facilities have been provided in accordance with this clause.	CRA
F4D7	Table F2.4b	Accessible unisex showers	The development is not required to provide accessible showers in accordance with this clause and therefore this clause does not apply.	N/A
F4D12	F2.9	Accessible adult change facilities	The development is not required to contain an accessible adult change facility.	N/A

4.6 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.

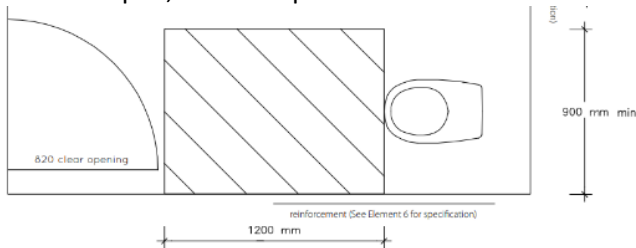
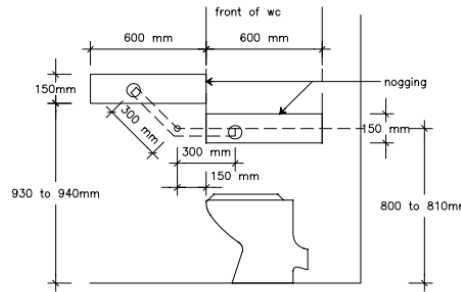
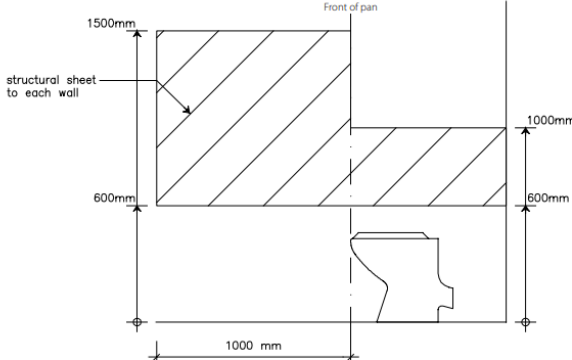
N/A **Not Applicable**

The relevant clause is considered not applicable to the subject proposed development.

5.1 LIVABLE HOUSING DESIGN GUIDELINES ASSESSMENT TABLE

5.2 LIVABLE HOUSING – SILVER LEVEL REQUIREMENTS

Part	Comments	Assessment
1	Dwelling Access	N/A
2	Dwelling entrance	CRA CRA Complies N/A
3	Internal doors and corridors	Complies Complies
4	Toilet	Complies Complies DNC

Part	Comments	Assessment	
	(ii) have a minimum 1,200mm clear circulation space forward of the toilet pan, exclusive of the swing of the door; and The 900mmx 1200mm clear zone should be shown in front of the pan, see example below:  See below showing grabrail requirements, a few toilets do not provide the required wall length for a grabrail installation e.g. Unit 1.03 Silver level requirements apply.  Figure 6(a) Toilet – Location of reinforcement  Figure 6(b) Toilet – Location of sheeting (iii) be located in the corner of the room if it is located in a combined toilet/bathroom.	Complies	
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.	CRA
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. Updated plans are required to show the reinforcement.	FI

Part		Comments	Assessment
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. LIVERPOOL CITY COUNCIL DEVELOPMENT CONTROL PLAN 2008 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 C 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.

6.1 AS 4299-1995 (ADAPTABLE HOUSE CLASS C) ASSESSMENT TABLE

Room/Item		Clause	Comments	Assessment
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 or are required. Plans are to be provided at the construction stage.	Complies
Siting				
2.	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.	CRA
Letterboxes in Estate Developments				
3.	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.	CRA
Private Car Accommodation				
4.	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.	CRA
Accessible Entry				
5.	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.	CRA
6.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an enclosed corridor.	CRA
7.	Threshold to be low-level	4.3.2	Public corridors are assumed to be flat.	CRA
8.	Landing to enable wheelchair manoeuvrability	4.3.2	The unit entry doors are internal to the building.	CRA
9.	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	CRA

Room/Item	Clause	Comments	Assessment
		comply with door circulation spaces under AS1428.1.	
10.	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
Interior: General			
11.	Internal doors to have 820 mm min clearance	4.3.3 Internal doors are required to have a minimum clear opening of 820mm.	CRA
12.	Internal corridors min. width of 1000 mm	4.3.7 Internal corridors within the unit are to have a minimum width of 1000mm.	CRA
13.	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.	CRA
14.	Provision for circulation space of min. 2250 mm diameter	4.7.1 A circulation space of min. 2250 mm diameter is to be made available in the living areas after the furniture has been placed.	CRA
15.	Telephone adjacent to GPO	4.7.4 Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	CRA
16.	Potential illumination level min. 300Lux	4.10 Lighting to comply at construction stage.	CRA
Kitchen			
17.	Minimum width 2.7 m (1550mm clear between benches)	4.5.2 1550mm clearance is required in front of sink and appliances.	CRA
18.	Provision for circulation at doors to comply with AS 1428.1	4.5.4 No kitchen doors proposed.	N/A
19.	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.	CRA
20.	Refrigerator adjacent to work surface	4.5.5 Refrigerator to be adjacent to the work surface and to be indicated on post adaption plan.	CRA

Room/Item	Clause	Comments	Assessment
		The refrigerator location is adjacent to the 800mm work surface in the proposed units.	
21.	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
22.	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.	CRA
23.	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.	CRA
24.	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.	CRA
25.	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.	CRA
26.	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.	CRA
27.	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.	CRA
28.	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.	CRA
29.	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.	CRA
30.	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.	CRA

Room/Item		Clause	Comments	Assessment
31.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1.	CRA
Main Bedroom				
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Turning space minimum 1540 x 2070mm required.	CRA
Bathroom				
33.	Provision for bathroom area to comply with AS 1428.1	4.4.1	The bathroom area is to comply with clause 15 of AS1428.1. To be indicated on a pre-adaption plan and shown as an accessible bathroom on a post adaption plan. Note: A backflow prevention and restrictor device for the accessible sanitary facility will be required for both adaptable apartments.	CRA
34.	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.	CRA
35.	Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1. (Refer to Figure 47 of AS1428.1	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fitout.	CRA
36.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA
37.	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA
38.	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.	CRA
39.	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided.	CRA
40.	Provision for grabrail in shower (Refer to Figure 48) to comply with AS 1428.1	4.4.4(h)	Provisioning to be provided.	CRA

Room/Item		Clause	Comments	Assessment
41.	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.	CRA
42.	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.	CRA
43.	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror. To be indicated on a post adaption plan.	CRA
Toilet – “Visitable”				
44.	Provision of either ‘visitable toilet’ or accessible toilet	4.4.3	Once adapted the housing unit will be provided with an accessible toilet.	CRA
45.	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.	CRA
46.	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.	CRA
47.	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided, the grabrails shown on the post adaptable plans have not been assessed.	CRA
48.	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.	CRA
49.	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.	CRA
50.	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.	CRA
51.	Provision for automatic washing machine	4.8(e)	Space for an automatic washing machine is to be provided.	CRA
52.	Where a clothesline is provided, an accessible path of travel to this	4.8(a)	No clothesline proposed.	N/A

Room/Item		Clause	Comments	Assessment
53.	Double GPO	4.8(g)	Double GPO to be provided in the laundry.	CRA
54.	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.	CRA
Door Locks				
55.	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.	CRA

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 Fuse Architects Project Reference 2518		
Drawing Number	Revision	Drawing Title
SSDA 005	A	SITE PLAN
SSDA 101	A	BASEMENT 01 PLAN
SSDA 102	A	GROUND LEVEL PLAN
SSDA 103	A	LEVEL 01 PLAN
SSDA 104	A	LEVEL 02 PLAN - COS
SSDA 105	A	LEVEL 03-08 PLAN TYPICAL BLD A & B
SSDA 106	A	LEVEL 09-14 PLAN TYPICAL BLD A
SSDA 107	A	ROOF PLAN
SSDA 201	A	NORTH ELEVATION
SSDA 202	A	EAST ELEVATION
SSDA 203	A	SOUTH ELEVATION
SSDA 204	A	WEST ELEVATION
SSDA 205	A	BLDG A INTERNAL ELEVATION
SSDA 206	A	BLDG B INTERNAL ELEVATION
SSDA 207	A	SECTION A + B
SSDA 208	A	SECTION C + D
SSDA 209	A	SECTION E
SSDA 210	A	DRIVEWAY SECTION F
SSDA 211	A	EAST SECTION G
SSDA 301	A	LIVABLE UNIT TYPES
SSDA 302	A	LIVABLE UNIT TYPES
SSDA 303	A	ADAPTABLE UNIT TYPE
SSDA 304	A	ADAPTABLE UNIT TYPE