

# Pitt Street South Over Station Development

**Prepared for:** Pitt Street Developer South Pty Ltd  
**Prepared by:** Craig Fafeita – Philip Chun Accessibility Pty Ltd  
**Report Reference:** AN019-213818\_Oxford\_South OSD PSMetro\_DCS\_Adaptables\_210624\_FINAL\_v1  
**Date:** 16<sup>th</sup> July 2021

## Design Capability Statement – Adaptable Housing

Philip Chun Accessibility Pty Ltd have assessed the design capability of Adaptable Housing floorplan layouts in their pre-adaptation and post-adaptation stages for Pitt Street South Over Station Development and acknowledge the design works can generally be in accordance with the following:

- i. Consent Condition B30 as outlined in Schedule 1 of Development Consent for SSD 10376 dated 14<sup>th</sup> April 2021, which states:

### ADAPTABLE HOUSING

**B30.** *Prior to the issue of the relevant Construction Certificate, the Certifying Authority is to ensure that the building has been designed in accommodate a **minimum of 5 adaptable residential apartments**...and that the requirements are referenced on the relevant Construction Certificate drawings. In addition, information shall be provided confirming:*

- a) *The required number of apartments are able to be adapted for people with a disability; and*
- b) **Compliance with Australian Standard AS4299 (1995) – Adaptable Housing**

This Design Capability Statement is pursuant to the outlined exclusions attached on the following pages.

SIGNED for and on behalf of the Consultant:



.....16<sup>th</sup> July 2021

*Signature of Officer*

Craig Fafeita  
Access Consultant  
ACAA Associate Member No. 607  
**Philip Chun Accessibility Pty Ltd.**

Attached:	Sections	
A	Exclusions	Included
B	Reviewed Documentation	Included



## SECTION A

### Exclusions

A1 This Capability Statement relates and applies only to the proposed residential apartments that forms part of the 5 (five) x adaptable residential apartments required in Consent Condition B30 to be designed in accordance with AS4299 (1995) and excludes all other areas or apartments of Pitt Street South Over Station Development.

## SECTION B

### Reviewed Documentation

Philip Chun Access has reviewed the following design documents:

Document No	Title	Revision
SMCSWSPS-BAT-OSS-AT-DWG-210741	L07 S - GENERAL ARRANGEMENT PLAN	0
SMCSWSPS-BAT-OSS-AT-DWG-511051	1BT5-B ADAPTABLE - APARTMENT TYPE PLAN & RCP	E
SMCSWSPS-BAT-OSS-AT-DWG-512041	2BT4-B ADAPTABLE - APARTMENT TYPE PLAN & RCP	E
SMCSWSPS-BAT-OSS-AT-SCH-000002 Extract (P58 of 442)	Door hardware schedule	D