



06 February 2025

Our Ref: P223_382-2 (ACCESS DA) DY

Land and Housing Corporation c/o — McGregor Westlake Architecture
Sent via Email

Attention: Damien Madell

ACCESSIBILITY CAPABILITY STATEMENT FOR DA SUBMISSION
PROJECT NAME: 10-16 BIRDWOOD AVENUE, CABRAMATTA WEST

1. INTRODUCTION

An assessment of the subject development has been undertaken by DC Partnership at the request of Land and Housing Corporation c/o — McGregor Westlake Architecture and relates to the proposed seniors housing development located at the aforementioned address.

2. BACKGROUND

DC Partnership has been engaged to provide building regulatory advice regarding the compliance status of the proposed development when assessed against the relevant prescriptive requirements as contained within the Building Code of Australia (BCA) 2022 — Volume 1, including the Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities and Part F4D12 Accessible adult change facilities as applicable to this development.

This correspondence has been provided to assist with development of the design documentation. A broad assessment has been undertaken of the proposed design as detailed within the documentation listed in **Appendix 1**.

The advice being provided to date has been in the context of the following—

- Building Code of Australia (BCA) 2022 — Volume 1;
- AS1428.1-2009 Design for access and mobility Part 1: General requirements for access — New building work;
- AS1428.4.1-2009 Means to assist the orientation of people with a vision impairment — Tactile Ground Surface Indicators;
- AS1735.12-1999 Lifts, escalators and moving walks: Part 12 Facilities for persons with disabilities.

3. ASSESSMENT

In the context of this report and the BCA the building use can be described as follows—

Table 1 — Building Classification

STOREY	CLASSIFICATION	DESCRIPTION
-	Class 2	Multi-unit residential building

Table 2 below outlines the relevant accessibility measures that will be provided as part of the development such that compliance with the BCA is achieved, specifically with Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, and F4D7 Accessible Sanitary Facilities.

Table 2 — Accessibility Measures

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
General building access requirements Clause D4D2	<p>Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5.</p> <p>Class 2</p> <p>Access is required to be provided—</p> <ul style="list-style-type: none"> a) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and b) To and within not less than one (1) of each type of room/space for use in common by the residents; and c) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift/ramp; d) To and within rooms/spaces for use in common by the residents located on the levels served by the lift/ramp. 	<p>The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)</p>
Access to buildings Clause D4D3 (1)	<p>An accessway must be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> a) from the main points of a pedestrian entry at the allotment boundary; and b) from another accessible building connected by a pedestrian link; and c) from any required accessible carparking space on the allotment. 	<p>The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)</p>
Access to buildings Clause D4D3 (2)	<p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be 	<p>The building achieves compliance.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
	located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.	
Access to buildings Clause D4D3 (4)	For the purposes of Clause D4D3 (3), an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— a) all doorways serve the same part or parts of the building; and b) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and For the purposes of Clause D4D3 (3), a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).	The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)
Access to buildings Clause D4D3 (5)	Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.	The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)
Parts of building to be accessible Clause D4D4 (a)	In a building required to be accessible, every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— a) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and b) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and c) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1.	The building is capable of compliance, subject to design detail being developed (door schedule, internal finishes, ramp and stairway details and etc.)
Parts of building to be accessible Clause D4D4 (b)	In a building required to be accessible, every passenger lift must comply with E3D7 and E3D8.	(refer to Passenger Lifts section below)
Parts of building to be accessible Clause D4D4 (c)	In a building required to be accessible, accessways must have— a) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and b) turning spaces complying with AS 1428.1— i. within 2 m of the end of accessways where it is not possible	The building achieves compliance.

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
	<p>to continue travelling along the accessway; and</p> <p>ii. at maximum 20 m intervals along the accessway.</p>	
Exemptions Clause D4D5	<p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> a) An area where access would be inappropriate because of the particular purpose for which the area is used. b) An area that would pose a health or safety risk for people with a disability. c) Any path of travel providing access only to an area exempted by (a) or (b). <p>The following rooms / areas and associated accessways have been afforded the concession under D4D5 based on the health or safety risk and therefore access for people with disabilities need not be provided to these areas —</p> <ul style="list-style-type: none"> a) Meter room 	<p>Written confirmation at CC stage required from client confirming areas to be considered under D4D5 exemptions.</p>
Accessible carparking Clause D4D6 (1)	<p>Accessible carparking spaces—</p> <ul style="list-style-type: none"> a) subject to (b), must be provided in accordance with Clause D4D6 (2) in— <ul style="list-style-type: none"> i. a Class 7a building required to be accessible; and ii. a carparking area on the same allotment as a building required to be accessible; and b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and c) subject to (d), must comply with AS/NZS 2890.6; and d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. <p>For each Class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p>	<p>Not applicable or required for Class 2 buildings.</p> <p>Detailed design assessment and report covering SEPP Housing requirements to follow as design progresses.</p>
Accessible carparking Clause D4D6 (2)	<p>Class 2</p> <p>Accessible car parking spaces are not required for Class 2 buildings under the BCA, however SEPP Housing requires accessible parking be provided.</p>	<p>Detailed design assessment and report covering SEPP Housing requirements to follow as design progresses.</p>

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
Signage Clause D4D7 and Specification 15	Signage in accordance with this clause and details within AS1428.1 are to be provided to identify sanitary facilities, hearing augmentation, non-accessible pedestrian entrances, directional signage and exit levels, where applicable.	The building is capable of achieving compliance with this clause. Signage package to be submitted with detailed design documentation in accordance with this clause, Specification 15 and AS1428.1.
Tactile indicators Clause D4D9 (1)	For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> a) a stairway, other than a fire-isolated stairway; and b) an escalator; and c) a passenger conveyor or moving walk; and d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and e) in the absence of a suitable barrier— <ul style="list-style-type: none"> i. an overhead obstruction less than 2 m above floor level, other than a doorway; and ii. an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. 	The building is capable of achieving compliance with this clause. Further details of tactile indicators to be submitted with detailed design documentation in accordance with this clause. At the intersection of ramps, where the landing is less than 3 m and continuous handrails are
Tactile indicators Clause D4D9 (2)	Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1.	The building is capable of achieving compliance with this clause. Further details of tactile indicators to be submitted with detailed design documentation in accordance with this clause.
Ramps Clause D4D12	On an accessway— <ul style="list-style-type: none"> a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and b) a landing for a step ramp must not overlap a landing for another step ramp or ramp. 	The building achieves compliance.
Glazing on accessways Clause D4D13	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 AS 1428.1.	The building is capable of achieving compliance with this clause. Further details of glazing decals to be submitted with detailed design documentation in accordance with this clause.

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
Passenger lifts Clause E3D7 & E3D8	Lifts to be designed and installed in accordance with E3D7 and E3D8 of the BCA and AS1735.12.	The building is capable of achieving compliance with this clause. Lift car details and specifications to be submitted with detailed design documentation in accordance with this clause.
Accessible sanitary facilities Clause F4D5	In a building required to be accessible— a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and b) accessible unisex showers must be provided in accordance with F4D7; and c) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and d) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and e) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and f) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and g) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and h) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.	Not applicable or required to sole-occupancy units in Class 2 buildings. Detailed design assessment and report covering SEPP Housing requirements to follow as design progresses.
Accessible unisex sanitary compartments Clause F4D6	Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:	Not applicable or required to sole-occupancy units in Class 2 buildings. Detailed design assessment and report covering SEPP Housing requirements to follow as design progresses.

BCA CLAUSE	STATUTORY REQUIREMENT	ASSESSMENT
	Class 2 Where sanitary compartments are provided in common areas, not less than 1.	
Accessible unisex showers Clause F4D7	Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: Class 2 Where showers are provided in common areas, not less than 1.	Not applicable or required to sole-occupancy units in Class 2 buildings. Detailed design assessment and report covering SEPP Seniors Housing requirements to follow as design progresses.

4. SUMMARY

Based upon the information contained in the above tables, it can determine that the is capable of achieving compliance with the relevant accessibility provisions of the BCA, subject to the comments provided above being incorporated into the design.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Part D4 Access for People with a Disability, Parts E3D7 and E3D8 Passenger Lifts, Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

This statement should not be construed as relieving any other parties of their legislative or contractual obligations.

Kind regards,

Report by



David Yan
Building Code Consultant
For DC Partnership Pty Ltd

Verified By



John La Scala
Principal | Accessibility
For DC Partnership Pty Ltd

APPENDIX 1 — DOCUMENTATION PROVIDED FOR ASSESSMENT

This accessibility assessment was based upon the architectural documentation prepared by McGregor Westlake Architecture namely—

DRAWING	REV	TITLE	DATE
A00	-	Cover sheet & drawing list	08.01.2025
A01	-	Block analysis plan	08.01.2025
A02	-	Site analysis plan	08.01.2025
A03	-	Demolition Plan	08.01.2025
A04	-	Site & Ground floor plan	08.01.2025
A05	-	First floor plan	08.01.2025
A06	-	Roof plan	08.01.2025
A07	-	Elevations - north & east	08.01.2025
A08	-	Elevations - west & south	08.01.2025
A09	-	Sections 1 & 2	08.01.2025
A10	-	Sections 3 & 4	08.01.2025
A11	-	Sections 5 & 6	08.01.2025
A12	-	Cut & Fill Plan	08.01.2025
A13	-	Solar analysis	08.01.2025
A14	-	Shadow diagrams	08.01.2025
A15	-	Area calculation plans	08.01.2025
A16	-	Schedule of external materials & finishes	08.01.2025
A17	-	Perspective view 1	08.01.2025
A18	-	Perspective view 2	08.01.2025
A19	-	Perspective view 3	08.01.2025

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Seniors Housing Assessment Report

Development Application

Homes NSW c/o – McGregor Westlake Architecture

Seniors Housing Development

10 – 16 Birdwood Avenue

Cabramatta West NSW

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Project: Seniors Housing Development
10 – 16 Birdwood Avenue
Document Type: Housing SEPP Design Assessment Report
Our Reference: P223_382-1 (Seniors Housing) DY

The following report register documents the development and issue of this and each subsequent report(s) undertaken by DC Partnership (Sydney) Pty Ltd.

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Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P223_382-1 (Seniors Housing) DY	DRAFT report issued for review and comment	16 April 2025
P223_382-2 (Seniors Housing) DY	FINAL Report issued.	16 April 2025

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EXECUTIVE SUMMARY

This Housing SEPP Design Assessment Report has been prepared by DC Partnership at the request of Homes NSW c/o – McGregor Westlake Architect and relates to the proposed seniors housing residential development located at 10-16 Birdwood Avenue, Cabramatta West.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the accessibility provisions of Schedule 4 of the *State Environmental Planning Policy (Housing) 2021*.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1.	Sliding doors leading to balconies are to achieve door circulation space also (including step free threshold). This is expected to be incorporated in the design as design progresses.	Project Architect

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of Homes NSW c/o – McGregor Westlake Architecture and relates to the proposed seniors housing development located at the aforementioned address.

1.2 Purpose of Report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the applicable provisions of Schedule 4 of the Housing SEPP.

Accessibility provisions of *The National Construction Code 2022, Volume One, Building Code of Australia Class 2 to Class 9 Buildings*, The Australian Building Codes Board, 2022 (hereinafter referred to as the BCA), is contained within the Access Design Assessment Report prepared by DC Partnership.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding design intention or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by McGregor Westlake Architecture and listed within **Appendix 1**.

1.4 Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) SEPP Seniors Living Schedules 1-3 & 5-12;
- (ii) The BCA 2022;
- (iii) Work Health & Safety Act and Regulations;
- (iv) WorkCover Authority requirements
- (v) Structural and Services Design Documentation; and
- (vi) The Disability Discrimination Act (DDA) 1992

2.0 SEPP SENIORS LIVING DEVELOPMENTS

2.1 Requirement for SEPP Seniors Living Developments

Housing SEPP developments aim to provide housing and facilities which can meet the needs of seniors and people with a disability. Housing is to be designed to accommodate changing needs over lifetime, allowing seniors and those with a disability to either live independently or with the level on on-site support required within their community.

2.2 Housing SEPP Key Concepts

In accordance with the Policy, Housing SEPP are defined as—

- (i) People aged 60 or more years;
- (ii) People who are a resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided; and
- (iii) People who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

People with a disability are defined as people of any age who have, either permanently or for an extended period, one or more impairments, limitations or activity restrictions that substantially affect their capacity to participate in everyday life.

2.3 Housing SEPP Site-related Requirements

The following site requirements have not been assessed within this report (*Reference is made to separate Consultants Advice prepared by DC Partnership covering the path of travel to the bus stop to Edensor Road*) however, will be considered by the consent authorities—

- (i) Location and access to facilities (including access to shops, banks, community services, recreation facilities, the practice of a general medical practitioner;
- (ii) Pedestrian and transport links;

3.0 HOUSING SEPP LIVING ASSESSMENT SUMMARY

3.1 General

The following table summarises the compliance status of the architectural design in terms of each applicable prescriptive provision of Schedule 4 of the *State Environmental Planning Policy (Housing) 2021*.

It should be recognised that in the following table instances exist where non-compliances occur or design detail is required; such instances should not necessarily be considered deficiencies, but rather matters which need to be considered by the design team and any assessment authority at relevant stages of design and/or assessment.

For those instances of either Does not Comply or Design Detail, a detailed analysis and commentary is provided within **Section 4.0** of this report.

3.2 Part 1 Standards Applying to Hostels and Independent Living Units

APPLICABLE CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
2.	Siting standards	✓		
3.	Letterboxes	✓		
4.	Car parking	✓		
5.	Accessible entry	✓		
6.	Interiors	✓		
7.	Bedroom	✓		
8.	Bathroom	✓		
9.	Toilet	✓		
10.	Surfaces of balconies and external paved areas			✓
11.	Door hardware			✓
12.	Switches and power points			✓
13.	Private passenger lifts	N/A		

3.3 Part 2 Additional Standards for Independent Living Units

APPLICABLE CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
15.	Bedroom	✓		
16.	Living room	✓		
17.	Main area of private open space			✓
18.	Kitchen	✓		
19.	Laundry			✓
20.	Linen storage			✓
21.	Lift access in multi-storey buildings	✓		
22.	Garbage and recycling	✓		

4.0 Housing SEPP DETAILED ASSESSMENT

4.1 General

With reference to the Assessment Summary contained within **Section 3.0** of this report, the following detailed analysis and commentary is provided in relation to the requirements of Housing SEPP Schedule 4.

In all instances, reference is also made to **Appendix 2**, which contains the applicable detailed design and construction specifications to satisfy Housing SEPP requirements. Which shall be coordinated by the relevant stakeholders and included in the final drawing set to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the Housing SEPP is achieved.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the Housing SEPP.

*Instances where non-compliances or issues are identified, reference shall also be made to **Appendix 3** – Drawing Mark-ups for further comments and recommendations.*

4.2 Part 1 Standards Applying to Hostels and Independent Living Units

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.

The application of the standards in Schedule 4 Part 1 applies to the subject development proposal.

4.2.1 General

A total of eighteen (18) self-contained dwellings intended for seniors living are provided within the subject development, being eight (8) on the Ground Floor and ten (10) on the First Floor.

4.2.2 Siting Standards

Accessways compliant with AS1428.1-2009 are required from the adjoining public road to 100% of the dwellings.

Access must also be provided in accordance with AS1428.1-2009 so that a person using a wheelchair can use common areas and common facilities associated with the development.

ITEM	
General	Reference is made to the Access Design Assessment Report prepared by DC Partnership [ref. P223_382-2 (ACCESS DA) DY].

4.2.3 Letterboxes

Letterboxes are located externally to the building on Birdwood Avenue.

The following comments are provided in regards the requirements of Design Element 3 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Hard Stand	Letterboxes—	Complies

ITEM	REQUIREMENT	ASSESSMENT
	(i) must be located on a hard standing area, and (ii) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling.	The design achieves compliance with this requirement.
Location	If a structure contains multiple letterboxes, the structure must be in a prominent location.	Complies The design achieves compliance with this requirement.
Design	At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).	Capable of compliance Design is suitable for development application purposes. Letterbox heights are to be detailed as design progresses

4.2.4 Private Car Accommodation

There are a total of eight (8) parking spaces within the scheme.

The following comments are provided in regards the requirements of Design Element 4 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Design of Car Bays (for parking not in a group)	Car parking spaces must comply with AS/NZS 2890.6.	Capable of compliance Design is suitable for development application purposes. Car parking spaces are to be detailed as design progresses
Design of Car Bays (for a group of 2-7 parking spaces)	At least 1 of the parking spaces must comply with AS/NZS 2890.6. 50% of the parking spaces must: (i) comply with AS/NZS 2890.6; or (ii) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.	Not applicable This requirement is not applicable to the proposed design.
Design of Car Bays (for a group of 8 or more parking spaces)	At least 15% of the parking spaces must comply with AS/NZS 2890.6, and 50% of the parking spaces must: (i) comply with AS/NZS 2890.6; or (ii) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction.	Complies The design achieves compliance with this requirement.

ITEM	REQUIREMENT	ASSESSMENT
Visitor Parking	At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.	Not applicable We have been advised that visitor parking is not provided.
International Symbol of Access	A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.	Note only
Shared Space	Shared spaces must be provided and designed to comply with AS/NZS 2890.6.	Capable of compliance Design is suitable for development application purposes. Car parking spaces are to be detailed as design progresses

4.2.5 Accessible Entry

Every entry to a dwelling, not being an entry for employees, is required to comply with the clear opening width and circulation requirements of AS1428.1-2009.

The following comment is provided in regards the requirements of Design Element 5 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Entry Door	The main entrance to a dwelling must have— (i) a clear opening that complies with AS 1428.1; and (ii) a circulation space in front of the door and behind the door that complies with AS 1428.1.	Complies The design achieves compliance with this requirement.

4.2.6 Interiors

Internal layouts shall be specified as follows—

The following comment is provided in regards the requirements of Design Element 6 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Internal Doorways	An internal doorway must have an unobstructed opening that complies with AS 1428.1.	Capable of compliance Design is suitable for development application purposes. Door schedule to be detailed as design progresses.
Internal Corridors	Internal corridors must have a minimum unobstructed width of 1000mm.	Complies The design achieves compliance with this requirement.

ITEM	REQUIREMENT	ASSESSMENT
Internal Door Circulation Spaces	<p>The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1—</p> <ul style="list-style-type: none"> (i) a kitchen; (ii) a laundry (excl. laundry cupboard); (iii) a bathroom; (iv) a toilet; (v) a bedroom; (vi) a living area; and (vii) the main area of private open space. 	<p>Capable of compliance</p> <p>Sliding doors leading to balconies are to achieve door circulation space also (including step free threshold). This is expected to be incorporated in the design as design progresses.</p>

4.2.7 Bedroom

At least one bedroom in a dwelling must comply with the following—

The following comments are provided in regards the requirements of Design Element 7 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Clear Area - General	<p>A clear area, not including a circulation space, sufficient to accommodate—</p> <ul style="list-style-type: none"> (i) for a hostel — a wardrobe and a single-size bed; or (ii) for an independent living unit — a wardrobe and a queen-size bed. 	<p>Complies</p> <p>The design achieves compliance with this requirement.</p>
Clear Area - Around the Bed	<p>A clear area around the area for the bed of at least—</p> <ul style="list-style-type: none"> (i) 1,200mm at the foot of the bed; and (ii) 1,000mm on each side of the bed. 	<p>Complies</p> <p>Design is suitable for development application purposes.</p>

4.2.8 Bathroom

At least one bathroom in a dwelling must comply with the following—

The following comment is provided in regards the requirements of Design Element 8 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	<p>At least one bathroom in a dwelling must be located on—</p> <ul style="list-style-type: none"> (i) the same floor as the entry to the dwelling; or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling. 	<p>Complies</p> <p>The design achieves compliance with this requirement.</p>
Washbasin	<p>A washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1.</p>	<p>Capable of compliance</p> <p>Design is suitable for development</p>

ITEM	REQUIREMENT	ASSESSMENT
		application purposes. Fittings and fixtures to be detailed as design progresses.
Shower	A shower that – (i) is accessible without a shower-hob or step; (ii) complies with the requirements of AS 1428.1 for the entry and circulation space; and (iii) is in the corner of a room.	Capable of compliance Design is suitable for development application purposes. Fittings and fixtures to be detailed as design progresses.
Shower Screen	A shower screen is permitted if it can be easily removed to comply with this clause.	Note only

4.2.9 Toilet

At least one bathroom in a dwelling must comply with the following—

The following comments are provided in regards the requirements of Design Element 9 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	At least one toilet in a dwelling must be located on— (i) the same floor as the entry to the dwelling; or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Complies The design achieves compliance with this requirement.
WC Pan Location	A water closet pan must be located— (i) in the corner of the room; and (ii) with a centreline set-out in accordance with AS 1428.1.	Capable of compliance Design is suitable for development application purposes. Fittings and fixtures to be detailed as design progresses.
Circulation Space	A circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide; (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails; and (iii) a circulation space around the water closet pan that complies with AS 1428.1.	Capable of compliance Design is suitable for development application purposes. Fittings and fixtures to be detailed as design progresses.
Shower Screen	A removable shower screen may be located in the WC pan circulation space.	Note only

4.2.10 Private Passenger Lifts

There are no private passenger lifts existing or proposed within the subject development, nor is there a requirement to provide any.

4.3 Part 2 Additional Standards for Independent Living Units

The standards set out in this Part apply in addition to the standards set out in Part 1 to any housing consisting of independent living units.

The application of the standards in Schedule 4 Part 2 applies to the subject development proposal.

4.3.1 Bedroom

At least one bedroom in an independent living unit which complies with **Section 4.2.7** must comply with the following—

The following comment is provided in regards the requirements of Design Element 15 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	Must be located on— (i) the same floor as the entry to the unit; or (ii) a floor serviced by a private passenger lift accessible only from inside the unit.	Complies The design achieves compliance with this requirement.

4.3.2 Living Room & Dining Room

The following comments are provided in regards the requirements of Design Element 16 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	Must be located on— (i) the same floor as the entry to the dwelling; or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Complies The design achieves compliance with this requirement.
Circulation Space	The living room must have a circulation space that— (i) is clear of all fixtures; and (ii) has a diameter of at least 2,250mm.	Complies The design achieves compliance with this requirement.

4.3.3 Main Area of Private Open Space

The following comment is provided in regards the requirements of Design Element 17 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	Must be located on— (i) the same floor as the entry to the dwelling; or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Complies The design achieves compliance with this requirement.

4.3.4 Kitchen

The following comments are provided in regards the requirements of Design Element 18 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	Must be located on— (i) the same floor as the entry to the dwelling, or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling.	Complies The design achieves compliance with this requirement.
Circulation Space	The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.	Complies The design achieves compliance with this requirement.
Circulation Space - Adaptable	Each circulation space specified above must be capable of being increased to a diameter of 1,550mm without— (i) relocating the sink; or (ii) moving a load-bearing wall; or (iii) breaching another circulation requirement.	Complies The design achieves compliance with this requirement.
Bench Space	A bench that includes at least one work surface that is— (i) at least 800mm long; and (ii) clear of obstructions; and (iii) not in the corner of the room.	Capable of compliance Please detail and show this design requirement in the architectural drawings.
Cooktop	A cooktop next to the work surface.	Complies The design achieves compliance with this requirement.
Cupboard	The cupboards must— (i) not be entirely located in the corner of the bench or the corner of the room; and (ii) face where the user of the fixture is likely to be.	Capable of compliance Design is suitable for development application purposes. Joinery and other internal fixtures be detailed as design progresses.

4.3.5 Laundry

The following comments are provided in regards the requirements of Design Element 19 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Location	Must be located on—	Complies

ITEM	REQUIREMENT	ASSESSMENT
	(i) the same floor as the entry to the dwelling; or (ii) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The design achieves compliance with this requirement.
External Door Circulation Space	A circulation space that complies with AS 1428.1 at the approach to any external doors.	Complies The design achieves compliance with this requirement.
Machine Space	An appropriate space for an automatic washing machine and a clothes dryer.	Complies The design achieves compliance with this requirement.
Circulation Space	A clear space in front of each appliance of at least 1,550mm.	Complies The design achieves compliance with this requirement.
Accessible Path of Travel	A continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.	Capable of compliance Sliding doors leading to balconies are to achieve door circulation space also (including step free threshold). This is expected to be incorporated in the design as design progresses.

4.3.6 Garbage and Recycling

The following comment is provided in regards the requirements of Design Element 22 of Schedule 4 of the Housing SEPP—

ITEM	REQUIREMENT	ASSESSMENT
Accessible Path of Travel	A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.	Complies The design achieves compliance with this requirement.

5.0 CONCLUSION

5.1 General

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the Schedule 4 of the *State Environmental Planning Policy (Housing) 2021*.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

Report by



David Yan
Building Code Consultant
For DC Partnership

Verified By



Luke Sheehy
Managing Director
For DC Partnership

APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This accessibility assessment was based upon the architectural documentation prepared by McGregor Westlake Architecture, namely—

DRAWING NUMBER	REV	DRAWING TITLE	DATE
A00	-	Cover sheet & drawing list	05.03.2025
A01	-	Block analysis plan	05.03.2025
A02	-	Site analysis plan	05.03.2025
A03	-	Demolition Plan	05.03.2025
A04	-	Site & Ground floor plan	05.03.2025
A05	-	First floor plan	05.03.2025
A06	-	Roof plan	05.03.2025
A07	-	Elevations - north & east	05.03.2025
A08	-	Elevations - west & south	05.03.2025
A09	-	Sections 1 & 2	05.03.2025
A10	-	Sections 3 & 4	05.03.2025
A11	-	Sections 5 & 6	05.03.2025
A12	-	Cut & Fill Plan	05.03.2025
A13	-	Solar analysis	05.03.2025
A14	-	Shadow diagrams	05.03.2025
A15	-	Area calculation plans	05.03.2025
A16	-	Schedule of external materials & finishes	05.03.2025
A17	-	Perspective view 1	05.03.2025
A18	-	Perspective view 2	05.03.2025
A19	-	Perspective view 3	05.03.2025

APPENDIX 2 – HOUSING SEPP SPECIFICATION

The following Specification checklist is provided for implementation within design documentation to ensure as the design progresses, compliant with the Housing SEPP will be achieved.

1. LETTERBOXES	
1.1.	Letterboxes must be lockable.
2. PRIVATE CAR ACCOMMODATION	
2.1.	Any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.
3. BEDROOM	
3.1.	Provide two (2) double GPOs on the wall where the bedhead is likely to be.
3.2.	Provide at least one (1) GPO on the wall opposite where the bedhead is likely to be.
4. BATHROOM	
4.1.	A slip-resistant floor surface.
4.2.	A washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1.
4.3.	A shower that - <ul style="list-style-type: none"> (i) is accessible without a shower-hob or step; and (ii) complies with the requirements of AS 1428.1 floor gradient to the wastewater outlet and location of the mixer tap; and (iii) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1.
4.4.	A wall cabinet with shelving illuminated by an illumination level of at least 300 lux.
4.5.	A double general power outlet in an accessible location, in accordance with AS 1428.1.
5. TOILET	
5.1.	A slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013.
5.2.	A wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1
6. SURFACE FINISHES	
6.1.	Balconies and external paved areas must have slip-resistant surfaces.
6.2.	Comply with the <i>Building Code of Australia</i> , or the Standards Australia Handbook SA HB 198:2014, <i>Guide to the specification and testing of slip resistance of pedestrian surfaces</i> , published on 16 June 2014.
7. DOOR HARDWARE	
7.1.	Door handles and related hardware shall be of the type that allows the door to be unlocked and opened with one hand; and
7.2.	Door lever handles and hardware shall not be less than 900mm nor more than 1100mm above FFL, in accordance with AS1428.1-2009.

8. SWITCHES AND POWER POINTS

- 8.1. Must comply with AS 1428.1 or be capable of complying with AS 1428.1 through future adaptation.
Note: this clause does not apply to remote controls or power points likely to serve appliances that are not regularly moved or turned off.

9. LIVING AND DINING ROOM

- 9.1. The living room must have a telecommunications or data outlet adjacent to a general power outlet.

10. KITCHEN

- 10.1. A lever tap set with the lever and water source that is within 300mm of the front of the bench.
- 10.2. An isolating switch for the cooktop.
- 10.3. An oven that—
(i) has operative elements between 450mm and 1,250mm above the finished floor level; and
(ii) is next to the work surface.
- 10.4. At least one double general power outlet located within 300mm of the front of a work surface.
- 10.5. An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.
- 10.6. A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.
- 10.7. The lever tap set, cooktop, isolating switch, oven and double general power outlet must—
(i) not be in the corner of the bench or the corner of the room; and
(ii) face where the user of the fixture is likely to be.
- 10.8. Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.

11. LAUNDRY

- 11.1. A slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013.
- 11.2. For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—
(i) for below-bench cupboards—towards the top;
(ii) for overhead cupboards—towards the bottom;
(iii) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.

12. LINEN STORAGE

- 12.1. A floor-to-ceiling linen storage is required at least 600mm wide.
- 12.2. A floor-to-ceiling linen storage must have adjustable shelving.

13. LIFT ACCESS IN MULTI-STOREY BUILDING

- 13.1. An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the *Building Code of Australia*, Volume 1, Part E3.



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14 April 2025

Our Ref: P223_382-2 (Access Consultants Advice) DV

McGregor Westlake Architecture
Sent via Email

Attention: Damien Madell

ACCESS CONSULTANCY SERVICES – SCHEDULE 8 CLAUSE 6 (SEPP) 2021 AND CLAUSE 93
PROJECT NAME: 10 BIRDWOOD AVENUE, CABRAMATTA

1. Introduction

Reference is made to the engagement of this office to offer an opinion on whether the site-related requirements pertaining to the gradient of the pathway to facilities and services complies with Schedule 8, Clause 6 (SEPP) 2021 and Clause 93.

The basis of this assessment relates solely to the following—

- i. Review of the gradients along Birdwood Avenue and Harrington Street.
- ii. State Environmental Planning Policy (Housing) 2021 (hereinafter referred to as 'SEPP').

As stated above, the intent of this correspondence is to provide consultancy advice on whether the proposed access pathway from the Seniors Living development, located at 10 Birdwood Avenue, Cabramatta can achieve compliance with the Schedule 8 Clause 6 (SEPP) 2021 and Clause 93.

2. Background

The following correspondence is provided to demonstrate the footpath gradient suitability from the proposed development to—

- i. Shops, bank service providers and other retail and commercial services that residents may reasonably require;
- ii. Community services and recreation facilities; and
- iii. The practice of a general medical practitioner.

The proposed development is located within the Sydney Statistical Division as determined by the Australian Bureau of Statistics.

Fire Safety Engineers

Inclusive Accessibility Consultants

Building Code Consultants

As such, an assessment will be required to ensure a suitable accessible pathway to the aforementioned is provided to services and facilities, or to a public transport service which will provide access to those services and facilities.

A suitable access pathway is to be provided, as defined in Schedule 8, Clause 6 –

6 Accessibility

Senior housing should –

- (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and*
- (b) provide safe environments for pedestrians and motorists with convenient access and parking for residents and visitors.*

And Clause 93 –

93 Location and access to facilities and services – independent living units

- (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services –*
 - (a) by a transport service that complies with subsection (2), or*
 - (b) on-site.*
- (2) The transport service must—*
 - (a) take the residents to a place that has adequate access to facilities and services, and*
 - (b) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City—*
 - i. not be an on-demand booking service for the transport of passengers for a fare, and*
 - ii. be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and*
 - (c) for development on other land—be available both to and from the site during daylight hours at least once each weekday.*
- (3) For the purposes of subsections (1) and (2), access is adequate if—*
 - (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and*
 - (b) the distance is accessible by means of a suitable access pathway, and*
 - (c) the gradient along the pathway complies with subsection (4)(c).*

(4) *In subsection (3)—*

- (a) *a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and*
- (b) *the distance is to be measured by reference to the length of the pathway, and*
- (c) *the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—*
 - i. *1:12 for a maximum length of 15m at a time, or*
 - ii. *1:10 for a maximum length of 5m at a time, or*
 - iii. *1:8 for a maximum length of 1.5m at a time.*

(5) *In this section—*

facilities and services *means—*

- (a) *shops and other retail and commercial services that residents may reasonably require, and*
- (b) *community services and recreation facilities, and*
- (c) *the practice of a general medical practitioner.*

NB: Our assessment below looks to only confirm whether the requirements under 93(4)(c) have been met, this correspondence does not look to affirm that all requirements under Clause 93 have been met nor do we confirm the pathway defined by others is safe.

3. Technical Assessment

In respect to Clause 6 of the SEPP, the facilities and services referred to in Schedule 8 and Clause 93 of this correspondence are to be accessible via a public transport service located within 400m, by means of a suitable access pathway, from the site.

The access pathway, as identified above, is to have an average gradient of no more than 1:14, with the following gradients permissible - 1:12 for a maximum of 15 meters; 1:10 for a maximum of 5 meters and 1:8 for a maximum of 1.5 meters.

It has been identified that three (3) bus stops are located within the maximum permitted distance from the subject development, being 400m. These bus stops are all located along Harrington Street and Cabramatta Road identified in **green** within the below **Figure 1**.

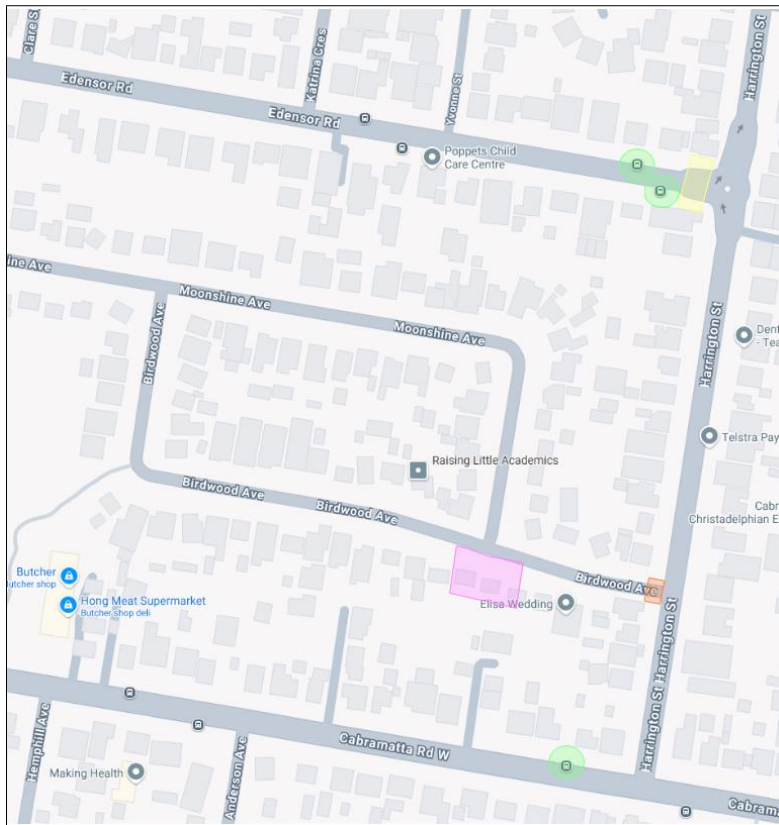


Figure 1 – Location of bus stops

As identified in the document made available for this assessment, a concrete path is provided along Birdwood Avenue and Harrington Street to all bus stops as indicated in the above **Figure 1**. The width of the existing concrete path is ~1000mm – 1200mm and has a gradient of no steeper than 1.8% or ~1:56. The mean gradient along the footpath the closest bus stop is calculated at being less than 1% or ~1:180, which is considered to be a 'flat' landing within the AS 1428 suite (which covers design for access and mobility) hence achieves compliance with Schedule 8, Clause 6 and Clause 93 of the SEPP.

From the subject site, suitable kerb ramps has been provided to cross Birdwood Avenue and Harrington Street intersection (highlighted **orange**) and Harrington Street and Edensor Road intersection (highlighted **yellow**). Kerb ramps have been provided so that it is possible to for a person in a wheelchair to easily cross the road to get to and from the bus stops when wanted to travel in different directions on the bus services. Refer to **Figure 2** below for installed kerb ramp which is located near the intersection of Harrington Street and Edensor Road.

The crossing point provided by the above-mentioned kerb ramp is provided with a pedestrian refuge island. This is considered to increase pedestrian safety, as it provides a resting area when crossing Edensor Road, hence pedestrians may cross the road in two-stages.



Figure 2 – Kerb Ramp (Edensor Road & Harrington Street)

It is noted that the existing kerb ramp located at the intersection of Birdwood Avenue and Harrington Street is proposed to be upgraded to improve accessibility and pedestrian safety for users. For further details regarding the scope and design of proposed works, please refer to **Appendix 1** – Civil documentation prepared by Tonkin.

Having regard above, it is viewed that the development achieves compliance with SEPP Schedule 8, Clause 6 and Clause 93.

4. SUMMARY

The assessment as detailed above reveals that a safe access pathway along Birdwood Avenue and Harrington Street to the bus stops has been achieved, compliant with Schedule 8, Clause 6 (SEPP) 2021 and Clause 93.

Notwithstanding the above, we recommend that a registered surveyor undertake audit / review of the proposed gradients which are located along the subject route such to confirm that the gradients achieved are within the permissible tolerances assumed above.

If you have any questions or require further information, please do not hesitate to contact us.

Kind regards,

Report by

Verified By



David Vu
Accessibility Consultant
For DC Partnership



David Yan
Building Code Consultant
For DC Partnership