

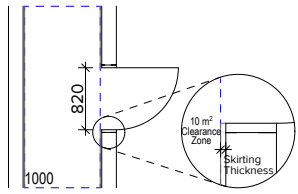
LIVABLE HOUSING DESIGN REQUIREMENTS

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one meter.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

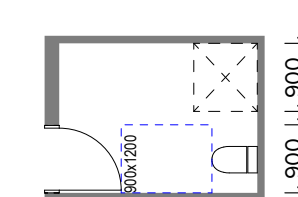
LIVABLE LEGEND

Element 1 – Internal doors & corridors – Silver



- Minimum clear door opening width of 820mm for all internal doors.
- Internal corridors to provide clear width of 1000mm, excluding skirting, wall fixtures, switchboards and any door hardware less than 900mm above the FFL.

Element 2 – Toilet – Silver

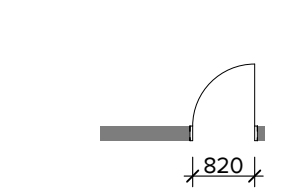


- At least 1200X900mm clearance in front of the toilet pan. Must be clear of door swing.

Element 3 – Reinforcement of Bathroom and Toilet walls – Silver

- Walls around the shower and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
- Walls around the toilet and hobless shower are to be reinforced by installing noggings with a thickness of at least 25mm or sheeting with thickness of at least 12mm.
- Refer to Liveable Housing Guidelines for location of reinforcement required.

Element 4 – Clear Door Opening – Silver



- At least 820 clear door opening

Element 5 – Shower – Silver

- One bathroom should feature a slip resistant, hobless shower recess.
- Shower screens are permitted provided they can be easily removed at a later date.
- The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

For hobless specification please see Australian Standard AS3740-3.6.

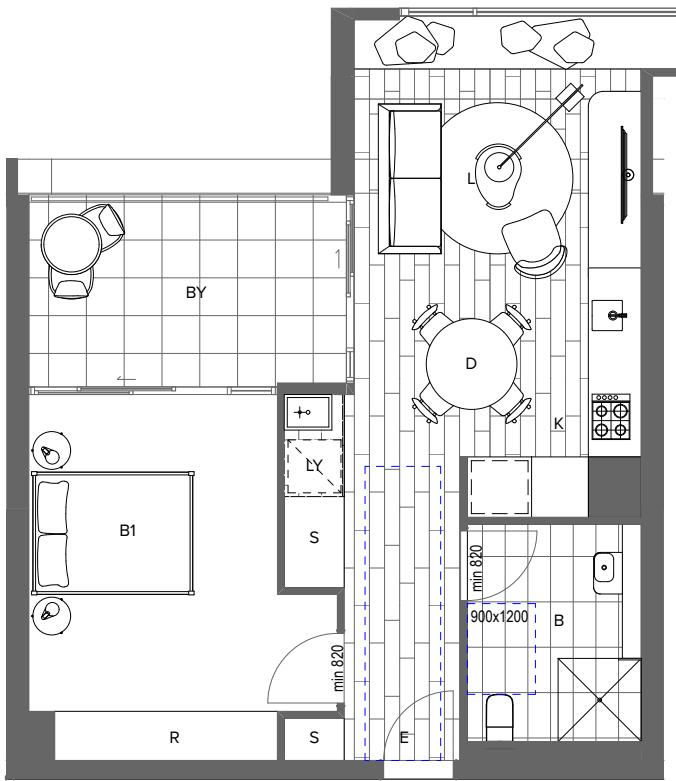
SUMMARY:

TOTAL APARTMENTS: 126

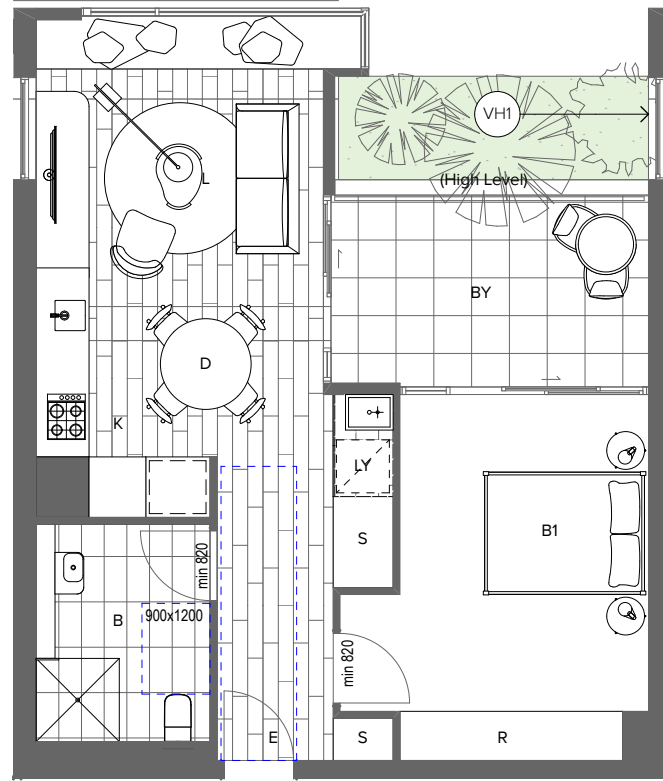
Min. 20% of the total apartments incorporate the Liveable Housing Guideline's silver level universal design features

TOTAL COMPLYING LIVABLE APARTMENTS: 29

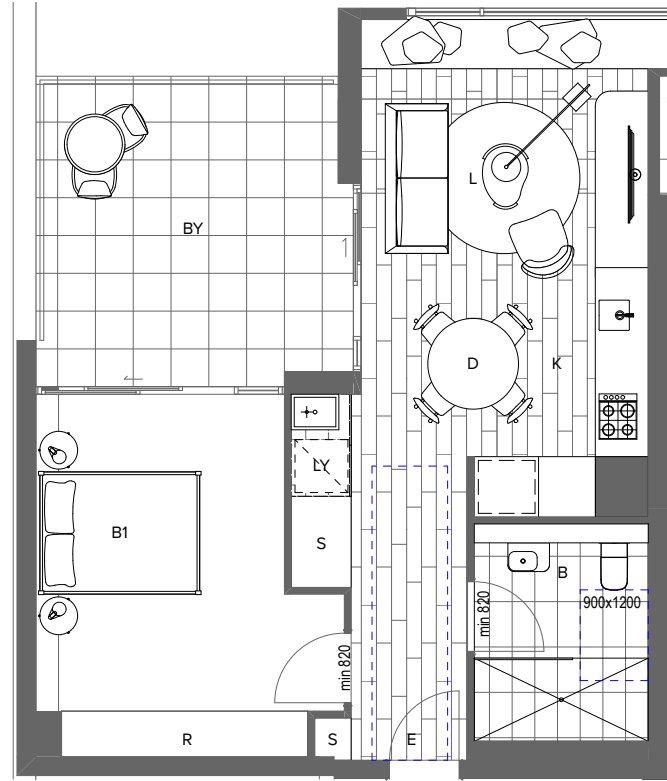
PERCENTAGE OF COMPLYING APARTMENTS: 23%



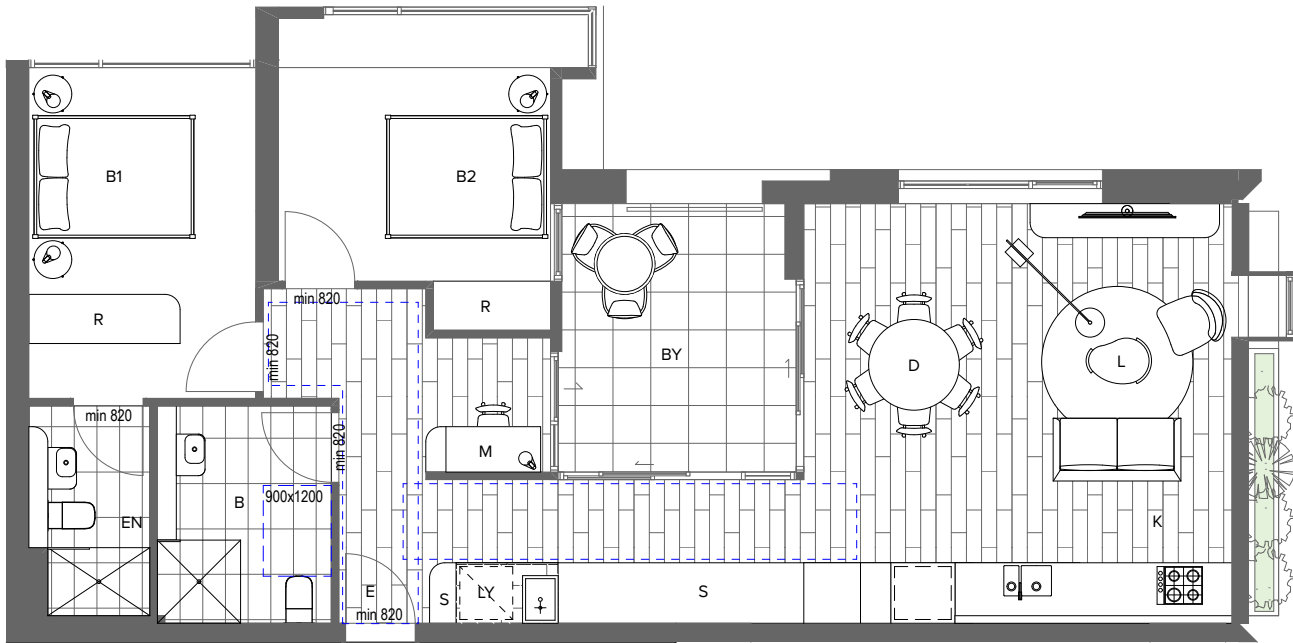
1B\_T01c Livable  
1:100  
(Total Units: x6)  
Apartment location:  
A2.01, A2.02, A2.03, B2.02, B2.03, B2.04



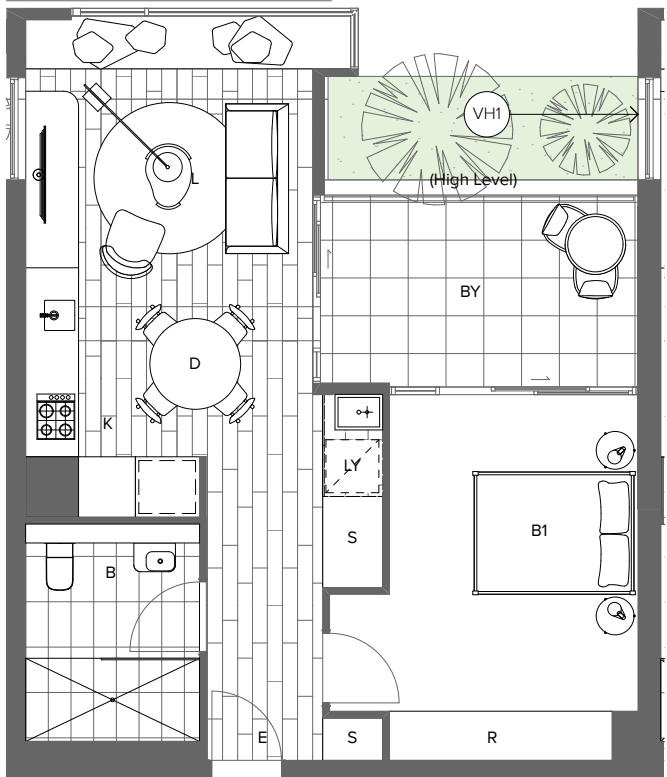
1B\_T01a Livable (Mirror)  
1:100  
(Total Units: x4)  
Apartment location:  
A3.01, A3.02, A3.03, B3.04



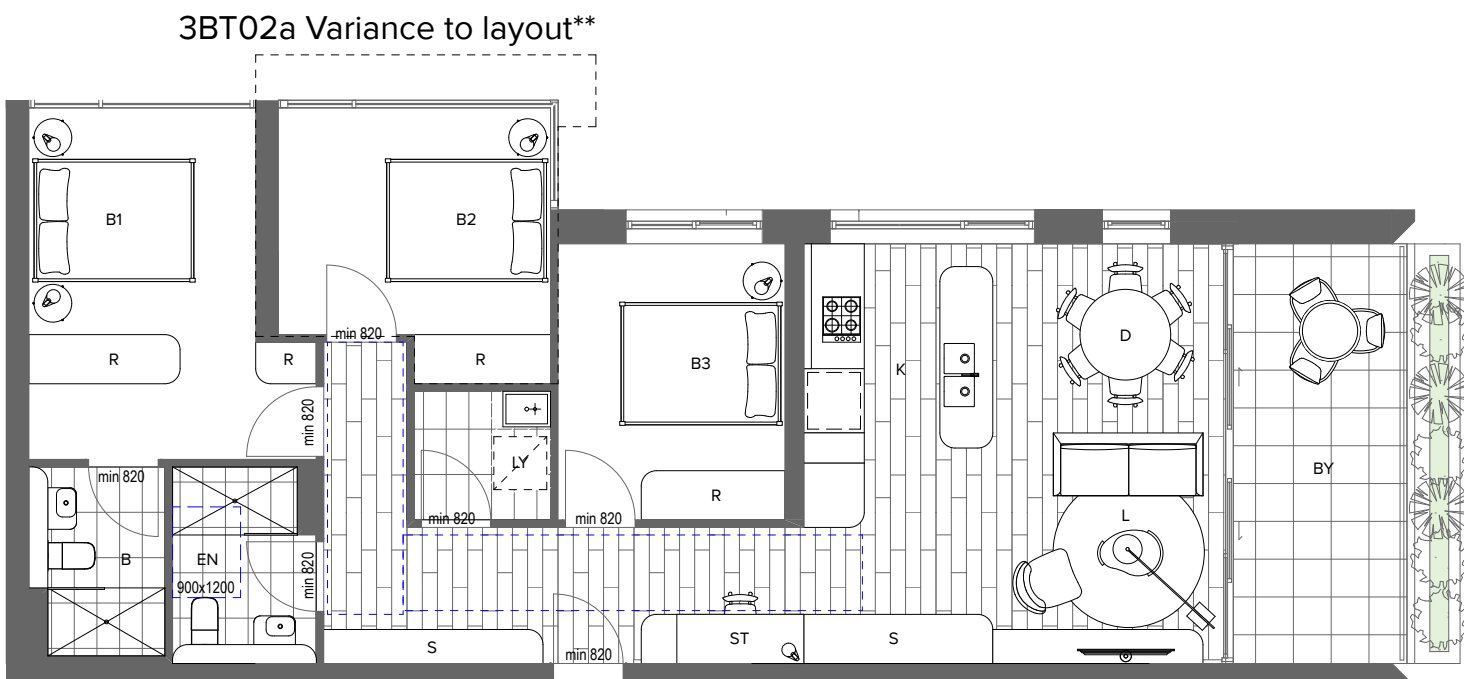
1B\_T01b Livable  
1:100  
(Total Units: x1)  
Apartment location:  
B2.01



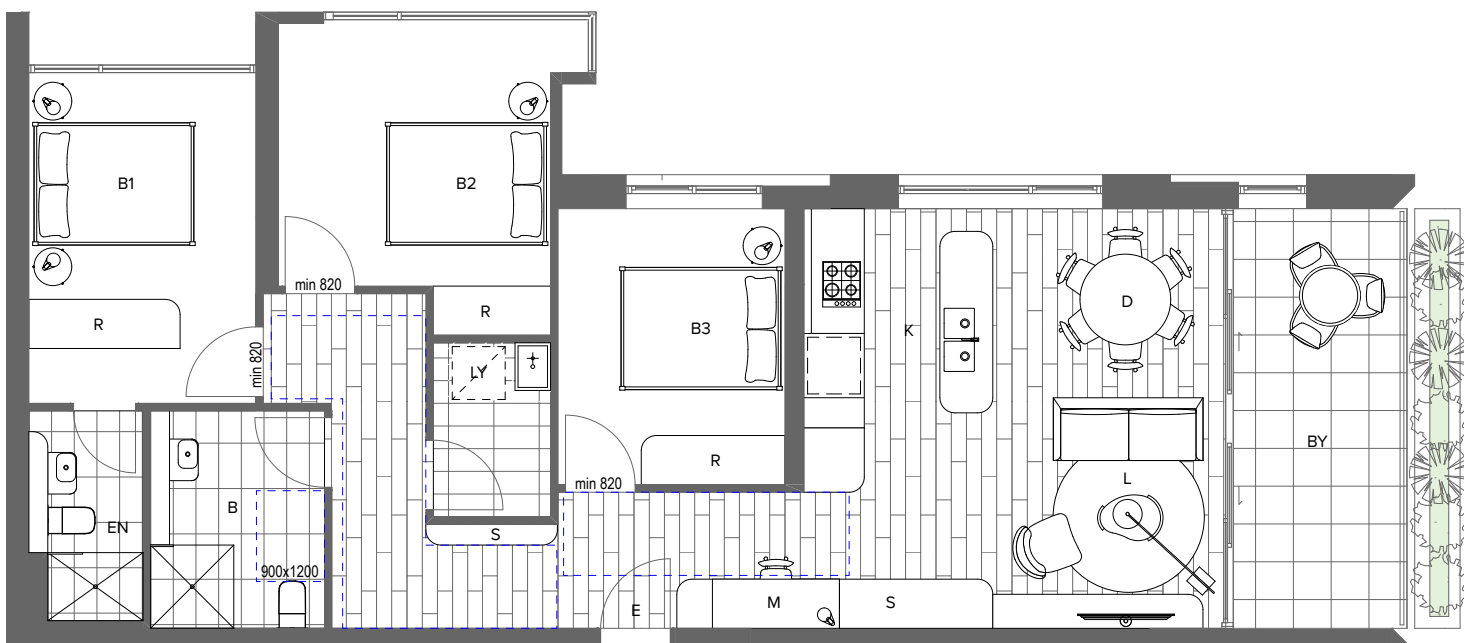
2B\_T03 Livable  
1:100  
(Total Units: x2)  
Apartment location:  
A5.04, A7.04



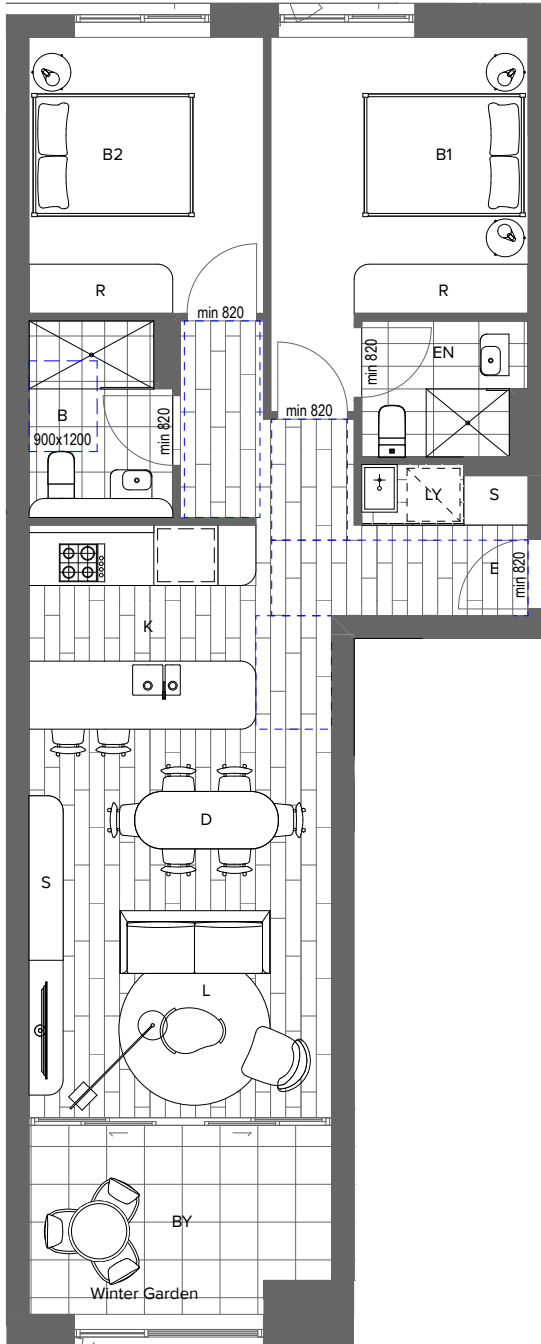
1B\_T01a Livable (Mirror)  
1:100  
(Total Units: x2)  
Apartment location:  
B3.02, B3.03



3B\_T02a\*\* & 3BT02b Livable  
1:100  
(Total Units: x5)  
Apartment location:  
A14.03, A16.02, A17.02\*, A18.02, A19.02\*\*



3B\_T02c Livable  
1:100  
(Total Units: x1)  
Apartment location:  
A15.02



2B\_T03 Livable  
1:100  
(Total Units: x8)  
Apartment location:  
B4.04, A4.02, B5.04, A5.02, B6.04, A6.02, B7.04, A7.02

NOTES  
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Notified Architect Nicholas Turner 6055, APN 98-594-094-911

Rev D401 Date 09.09.21 Approved by AC Revision Notes Council Issue

Project Title  
**Epping Central**  
59-77 Becroft Road & 72 Rawson Street Epping NSW 2121 Australia

Scale  
**1:100 @A1, 50% @A3**  
For Information  
Project No. **20053**  
Dwg No. **DA-810-002**  
Drawn by **AC/KIN/LO/MP**  
Rev. **DA01**

Drawing Title  
**Adaptable & Livable Plans Sheet 1**  
**Livable Layouts**

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