



DEVELOPMENT APPLICATION ACCESSIBILITY REPORT

Project Name	Rutledge Street – Shop Top Housing
Project Address	Rutledge St and Crawford St, Queanbeyan NSW 2620
Reference	10442
Revision	2
Date	22/11/2022
Attention	Village Building Co.

REVISION HISTORY

Revision	Date	Version	Prepared By	Reviewed By
1	21/11/2022	Initial Issue	Tom Clark	Nikki Jackson
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1.0 INTRODUCTION

Purely Access Pty Ltd has been engaged by Village Building Co. to provide access consultancy services for the proposed mixed-use development at Rutledge St and Crawford St, Queanbeyan NSW 2620.

1.1 Purpose of the Report

This report forms part of the Development Application submission documents. The aim of this report is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including

- Disability (Access to Premises-Buildings) Standards 2010
- National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA)
- AS 1428.1 2009 General requirements for access
- AS 1428.4.1 2009 Tactile Ground Surface Indicators
- AS1428.2 - 1992 – Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities
- AS 2890.6 2009 Parking Facilities for people with disabilities
- AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities
- AS 4299 – 1995 Adaptable Housing
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- Liveable Housing Design Guidelines

This document does not constitute a report for the purposes of obtaining a Building Approval. The compliance comments in this report are for the purpose of the Development Approval lodgement. The level of detail provided for Development Approval is consistent with the design intent for this stage. Further assessment will be required at the Building Approval stage.

1.2 Project Details

The proposal is for a shop-top housing development, consisting of two levels of basement car park, ground floor commercial tenancies and 178 apartments across two ten storey towers.

The building is considered to be Class 2 (Residential), Class 5 (Commercial), Class 6 (Retail) and Class 7a (Car parking) under the National Construction Code Building Code of Australia. The proposed development is shown in the below drawing extract:



2.0 LEGISLATIVE REQUIREMENTS

2.1 Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2 Disability (Access to Premises – Buildings) Standards 2010 & Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Disability (Access to Premises-Buildings) Standards (Premises Standards) those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The Building Code of Australia aligns with the requirements of the Premises Standards and therefore new building work that complies with the BCA will also comply with the Premises Standards. However, the Premises Standard places additional requirements on existing buildings where building work is being undertaken.

2.3 State Environmental Planning Policy (Housing) 2021 & State Environmental Planning Policy 65

The State Environmental Planning Policy (Housing) 2021 and State Environmental Planning Policy 65 Design Quality of Residential Apartment Development sets out the requirements with respect to the provisions of access to residential apartments within NSW. The Policy applies to development for the purpose of a residential flat building, shop top housing or mixed-use development with a residential accommodation component if:

- a) the development consists of any of the following:
 - i. the erection of a new building,
 - ii. the substantial redevelopment or the substantial refurbishment of an existing building,
 - iii. the conversion of an existing building, and
- b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and
- c) the building concerned contains at least 4 or more dwellings.

2.4 Queanbeyan-Palerang Council Development Control Plan

It is understood Part 3D Shop Top Housing of the Queanbeyan-Palerang Council Development Control Plan applies to this development. This Part does not include provisions for adaptable or accessible housing.

3.0 BCA TECHNICAL ASSESSMENT

The following review is an assessment against National Construction Code Building Code of Australia Volume One 2022 (BCA) and referenced Australian Standards.

3.1 General Building Access Requirements

In accordance with Clause D4D2 of the BCA buildings and parts of buildings must be accessible in accordance with the following:

Part of Building	Accessibility Requirements
Class 2 Residential	<ul style="list-style-type: none"> From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU). To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc.
Class 5 Commercial	<ul style="list-style-type: none"> To and within all areas normally used by the occupants
Class 6 Retail	<ul style="list-style-type: none"> To and within all areas normally used by the occupants
Class 7a Car parking	<ul style="list-style-type: none"> To and within any level containing accessible car parking spaces

3.2 Exemptions & Departures

Clause D4D5 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development the following areas have been considered as being exempt from access for people with disabilities.

- Plant rooms

In some cases, it may be necessary to provide a Performance Solution to meet the Performance Requirements of the BCA as opposed to following the Deemed to Satisfy Solutions set out in the National Construction Code Building Code of Australia. For this development there are no areas identified in the current design as considered necessary to provide a Performance Solution to address compliance. Reference should be made to the body of the report however as there are potential areas where performance-based solutions could be required depending on design outcomes at the detailed design stage.

3.3 Accessible Car Parking

BCA Requirement	Comments	Action Required
Accessible Car Parking BCA Clause D4D6		

<p>In accordance with Table D4D6 of the BCA, accessible carparking is required to be provided as follows:</p> <p>Class 2 No requirements</p> <p>Class 5, 7, 8, 9c 1 space for every 100 car parking spaces or part thereof</p> <p>Class 6 1 space for every 50 car parking spaces or part thereof (Up to 1000 car parking spaces) 1 space for each additional 100 car parking spaces (>1000)</p>	<p>While there are no requirements under the BCA to provide accessible car parking within a Class 2 development; accessible parking spaces will be required for the adaptable units under AS 4299.</p> <p>There are 18 accessible parking spaces proposed, associated with the adaptable units. These are proposed to be provided in accordance with AS 2890.6.</p> <p>Final structural column layouts will require further assessment at the detailed design stage to ensure they do not encroach or required circulation spaces.</p> <p>Two accessible visitor spaces are proposed one of which will be for the commercial/retail use. As there will be less than 50 parking spaces assigned to the commercial use this would be appropriate.</p> <p>A vertical clearance of 2.5m will need to be achieved over the accessible parking space. Section details indicate an approximate floor to ceiling height of 3000mm in the car park. It is understood there may be structural transfer beams located in the car park and this will require further assessment at the detailed design stage to establish if this interferes with the required</p>	<p>Capable compliance of</p>
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	<p>clearances to accessible parking spaces. If a floor to ceiling height of 2200mm is maintained to accessible parking spaces a performance solution could be considered.</p> <p>Consideration to be made at the Construction Certificate stage of services located at ceiling level to ensure required clearances are maintained.</p> <p>This will require further assessment at the Construction Certificate stage however there is scope in the design for compliance to be achieved.</p> <p>Refer to Section 4.0 of this report for further information.</p>	
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3.4 External Access to Entrances

BCA Requirement	Comments	Action Required
Access to buildings BCA Clause D4D3		
<p>An accessway must be provided-</p> <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary From another accessible building connected by a pedestrian link From any required accessible car parking space <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</p>	<p>Access to the site is off Rutledge Street, with the principal pedestrian entrance. A communal laneway intersects the development with adjacent laneways to the rear and west of the development. These provide access to the commercial units.</p> <p>Detailed landscape plans will require assessment at the Construction Certificate stage, however there is scope in the design for compliance to be achieved.</p>	<p>Capable compliance of</p>
Walkways, ramps and landings AS1428.1 2009 Clause 10		
<p>Walkways</p> <ul style="list-style-type: none"> Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available. Walkway gradient to be 1:20 (max) with landings every 15m. Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. If gradient of walkway is less than 1:33 no landings are required. TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. <p>Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximum rise of 190mm.</p> <p>Threshold ramps – max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf</p>	<p>Detailed landscape plans and ramp design will require assessment at the Construction Certificate stage, however there is scope in the design for compliance to be achieved.</p> <p>Note: ramps require landings every 9m where the grade is steeper than 1:20 i.e. 1:14.</p>	<p>Capable compliance of</p>

BCA Requirement	Comments	Action Required
<p>Step ramps – max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail.</p> <p>Ramps</p> <ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Ramps to be provided with handrails and kerb rails. TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m 		

3.5 Entry and Doorways

BCA Requirement	Comments	Action Required
<p>Entry and Doorways BCA Clauses D4D3 and D4D4</p>		
<p>Access must be provided via the main principal entrance and:</p> <ul style="list-style-type: none"> Not less than 50% of all pedestrian entrances including the principal entrance, and In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	<p>A door schedule will be required at Construction Certificate for assessment however there is scope in the design for compliance to be achieved.</p>	<p>Capable of compliance</p>
<p>Door Design AS 1428.1 2009 Clause 13</p>		
<ul style="list-style-type: none"> All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. Door circulations in accordance with Clause 13.3. Doors to achieve appropriate luminance contrast. 	<p>A door and door hardware schedule will be required at the Construction Certificate stage., however there is scope in the design for</p>	<p>Capable of compliance</p>

<ul style="list-style-type: none"> Doors to have compliant hardware and opening forces. All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. 	compliance to be achieved.	
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3.6 Circulation

3.6.1 Internal Circulation

BCA Requirement	Comments	Action Required
Internal Accessways BCA Clause D4D4 AS 1428.1 2009 Clause 6		
A continuous accessible path of travel minimum 1000mm wide is required. Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals. Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on. These are as follows: <ul style="list-style-type: none"> 60°- 90° turn 1500mm wide by 1500mm long 90°- 180° turn 1540mm wide by 2070mm in direction of travel 	-	Compliance Indicated
Surface finishes AS 1428.1 2009 Clause 7.4		
Finishes must be slip resistant. The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.	A finishes schedule will be required at the Construction Certificate stage., however there is scope in the design for compliance to be achieved.	Capable of compliance
Glazing on access ways BCA Clause D4D13 AS 1428.1 2009 Clause 6.6		
Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface.	A window and finishes schedule will be required at the Construction Certificate stage., however there is scope in the design for compliance to be achieved.	Capable of compliance

3.6.2 Lifts

BCA Requirement	Comments	Action Required
Lifts BCA Clause E3D2, E3D7, E3D8 & AS1735.12		
<ul style="list-style-type: none"> Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. Door width to be min 900mm clear opening Handrail in accordance with clause 5.3 Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. Have car control buttons complying with clause 7 including: Lift control buttons on each landing sited between 900-1200mm from floor level and a minimum of 500mm away from any internal corner of obstruction Control buttons within lift car between 700-1250mm above floor level and located where it is able to be tangentially touched by a horizontal disc with a radius of 300mm, where it is located adjacent to a door entrance and 400mm for all other locations. Have appropriate tactile and Braille symbols Have appropriate lighting levels Have automatic audible information within the lift car to identify the level each time the car stops Have audible and visual indication at each landing to indicate the arrival of the lift car. Note: Low rise, low speed constant pressure lifts cannot be used in high traffic public use areas. 	<p>Lift compartment size suitable for lift travelling >12m.</p> <p>A certificate from the lift manufacturer demonstrating compliance with AS 1735 will be required at the detailed design.</p> <p>Note: there may be additional requirements for a stretcher lift which would require a length of 2000mm.</p>	Capable of compliance

3.6.3 Stairs

BCA Requirement	Comments	Action Required
Stairs BCA Clause D4D4 AS1428.1 2009 Clause 11		
General Access Stairs <ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers 	Non-fire-isolated stairs will need to be provided in accordance with Clause 11 of AS 1428.1-2009.	Capable of compliance

BCA Requirement	Comments	Action Required
<ul style="list-style-type: none"> Stair nosing's shall not project beyond the face of the riser Stair nosings shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosings require minimum 30% luminance contrast between 50-75mm wide across the full width of the path of travel. It may be set back a max of 15mm Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. <p>Handrails shall be:</p> <ul style="list-style-type: none"> Circular or elliptical, not less than 30mm or greater than 50mm in height or width for not less than 270° around the upper most surface. Be positioned between 865-1000mm Have the ends turned through 180° or to the ground, or fully to a wall Have a minimum 50mm clearance between any walls or adjacent surfaces <p>Fire Isolated Stairs Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosings.</p>	<p>Note: stairs to be setback 400mm plus one tread width at intersection with internal accessways.</p> <p>This will require assessment at the detailed design stage however there is scope in the design for compliance to be achieved.</p>	

3.6.4 Ramps

BCA Requirement	Comments	Action Required
Ramps (excluding fire-isolated ramps) BCA Clause D4D4 AS1428.1 2009 Clause 10		
<ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Landing or circulation space shall be provided at every doorway, gate or similar opening Ramps to be provided with handrails and kerb rails. 	<p>Ramps will need to be provided in accordance with Clause 10 of AS 1428.1-2009.</p> <p>This will require assessment at the detailed design stage however there is scope in the design for compliance to be achieved.</p>	Capable of compliance

BCA Requirement	Comments	Action Required
<ul style="list-style-type: none"> TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m 		

3.7 Sanitary Facilities

BCA Requirement	Comments	Action Required
Unisex accessible sanitary facilities BCA Clause F2.4 AS1428.1 Clause 15		
Class 2 – Where sanitary facilities are provided to common areas, not less than 1. Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009. Class 5, 6, 7, 9 – Where F2.3 requires closet pans - <ol style="list-style-type: none"> 1 on every storey containing sanitary compartments; and Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009.	<p>There are no communal sanitary facilities associated with the Class 2 part of the development.</p> <p>There are two accessible sanitary facilities shown to the ground floor of Building W and E (one in each building). These would need to be a Left and Right-Hand transfer.</p> <p>Detailed layouts of accessible sanitary facilities in accordance with Clause 15 of AS 1428.1-2009 will require further assessment at the detailed design stage.</p>	Capable of compliance
Ambulant sanitary facilities AS1428.1 Clause 16		
To be in accordance with Clause 16 of AS1428.1 to male and female cubicles (in common areas)	A bank of sanitary facilities is also provided to the ground floor of Building W and E. These would need to include a male and female ambulant sanitary facility.	Capable of compliance

BCA Requirement	Comments	Action Required
	Detailed layouts of ambulant sanitary facilities in accordance with Clause 16 of AS 1428.1-2009 will require further assessment at the detailed design stage.	
Accessible shower facilities AS 1428.1 2009 Clause 15.5		
<p>Class 2 – Where showers are provided to common areas, not less than 1. Design to be in accordance with Clause 15.5 of AS1428.1 2009.</p> <p>Class 5, 6, 7, 9 – Where F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. Design to be in accordance with Clause 15.5 of AS1428.1 2009.</p>	<p>There are two accessible sanitary facilities shown to the ground floor of Building W and E (one in each building). These would need to be a Left and Right-Hand transfer.</p> <p>Detailed layouts of accessible sanitary facilities in accordance with Clause 15 of AS 1428.1-2009 will require further assessment at the detailed design stage.</p>	Capable of compliance

3.8 Signage

BCA Requirement	Comments	Action Required
Signage BCA Clause D4D7 & Specification 15		
<p>Signage in accordance with specification D15 of the BCA is required in the following locations:</p> <ul style="list-style-type: none"> To identify unisex and ambulant sanitary Facilities (excludes sanitary facility associated with a bedroom in a Class 1b building or sole occupancy unit in a Class 3 or Class 9c building). Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number To identify location of accessible entrances at non accessible entrances Areas containing hearing augmentation Buildings subject to F2.9, directional signage to be provided at each bank of sanitary facilities 	<p>A signage schedule will be required at the Construction Certificate stage, however there is scope in the design for compliance to be achieved.</p>	Capable of compliance

BCA Requirement	Comments	Action Required
and at accessible unisex sanitary facility to direct a person to the nearest accessible adult change facility		

3.9 Hearing Augmentation

BCA Requirement	Comments	Action Required
Hearing Augmentation BCA Clause D4D8		
Hearing Augmentation systems must be provided where an inbuilt amplification system is provided (other than for emergency warning) as follows: <ul style="list-style-type: none"> • Rooms in Class 9b building • Auditorium, conference room, meeting room or room for judicatory purposes • Ticket office, teller's booth, reception area or the like where the public is screened. If hearing augmentation is required it must be either: <ul style="list-style-type: none"> • An induction loop covering a minimum of 80% of the floor area of the room or space; or • Cover 95% of the floor area if a system which requires receivers, or the like is provided. Any screen or scoreboard associated with Class 9b and capable of displaying announcements must be capable of supplementing any public-address system (other than for emergency warning).	-	Not applicable

3.10 Tactile Ground Surface Indicators

BCA Requirement	Comments	Action Required
Location BCA Clause D4D9 AS 1428.4.1 Section 1 & 2		
<ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Ramps (other than a fire isolated, step or kerb or swimming pool ramp), • An escalator • A passenger conveyor or moving walkway • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided 	TGSI's will be required to non-fire isolated stairs and ramps. Detailed stair and ramp design will require assessment at the Construction Certificate stage, however there is scope	Capable of compliance

BCA Requirement	Comments	Action Required
<ul style="list-style-type: none"> Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. TGSI's are to be in accordance with AS1428.4.1. TGSI's need not be provided within aged care facilities if handrails incorporating raised dome buttons are provided. 	in the design for compliance to be achieved.	

4.0 ADAPTABLE HOUSING ASSESSMENT

The objective of adaptable housing is to be accessible by people who use wheelchairs, in that there must be at least one wheelchair accessible entry and path of travel to the living area and to a toilet that is either accessible or visitable. Providing the essential features from the outset outlined below will accommodate this. Whilst AS4299 allows adaptability it is essential that any modifications consider the extent of adaptation required, this would include installation of required drainage outlets, bathroom reinforcement and avoiding structural alterations.

This appraisal has been carried out against the 'essential required features' of AS 4299 (Adaptable house class C) and with reference to AS 1428.1 and AS 1428.2. It is understood Part 3D Shop Top Housing of the Queanbeyan-Palerang Council Development Control Plan applies to this development. This Part does not include provisions for adaptable or accessible housing. Despite that the development has been designed to allow for 10% of dwellings to capable of being adaptable to AS 4299 Class C.

For this scheme there are 178 units and therefore 18 have been provided as adaptable. The following units have been designed to be adaptable:

- Type B – One Bedroom + Study.
- Type C – Two Bedroom

TYPE B - ADAPTABLE SUMMARY

UNIT TYPE	UNIT NUMBER
ADAPTABLE	
TYPE B	E10-L1
TYPE B	E20-L2
TYPE B	E30-L3
TYPE B	W13-L1
TYPE B	W23-L2
TYPE B	W37-L3
	6

TYPE C - ADAPTABLE SUMMARY

UNIT TYPE	UNIT NUMBER
ADAPTABLE	
TYPE C	E06-L1
TYPE C	E16-L2
TYPE C	E26-L3
TYPE C	E36-L4
TYPE C	E46-L5
TYPE C	E56-L6
TYPE C	W03-L1
TYPE C	W17-L2
TYPE C	W27-L3
TYPE C	W41-L4
TYPE C	W51-L5
TYPE C	W65-L6
	12

Note: all required dimensions are net and shall not be reduced by projecting skirtings, kerbs, handrails or other fixtures.

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Drawings					
Provision of drawings showing the housing unit in its pre-adaptation and post adaptation stages.	2.3	✓			Provided
Siting					
A level or gently sloping site with up to 1:14 gradient	3.2.2	✓		Landscape plans with associated levels showing compliance will be required for assessment at the Building Approval stage.	Capable of compliance
A continuous accessible path of travel from street frontage to the entry in accordance with AS 1428.1.	3.3.2	✓		Landscape plans with associated levels showing compliance will be required for assessment at the Building Approval stage.	Capable of compliance
A continuous accessible path of travel from vehicle parking to entry complying with AS 1428.1.	3.3.2	✓		A lift is provided in the basement car park area, this will provide a continuous accessible path of travel from vehicle parking to each adaptable unit on the upper residential levels.	Compliance Indicated
Within a residential estate development, common use facilities to be accessible	3.3.3	✓		An outdoor communal area is shown to Ground Floor. An accessible path of travel will be required. Detailed landscape design will require assessment at the	Capable of compliance

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
				Construction Certificate stage.	
Letterboxes in Estate Developments					
Letterboxes to be on hard standing area connected to accessible pathway. Recommend: Adaptable unit letterboxes are positioned between 900-1200mm above finished floor level.	3.8	✓		It is understood letterboxes will be located in the main residential entry foyer. Detailed design will require assessment at the Construction Certificate stage.	Capable of compliance
Private Car Accommodation					
Carparking space in garage min area 6.0m x 3.8m. Note: Garage space may be reduced if hard surface level outside space of minimum dimensions 5.4m x 3.8m is provided as a sheltered car park or can be provided in the future.	3.7.2	✓		Adaptable parking spaces are proposed to be provided in accordance with AS 2890.6. Refer to comments below.	Note
Alternatively, the adaptable spaces can be in accordance with AS2890.6. (Minimum 2400mm wide with 2400mm wide shared zone. Space and shared zone to be 5400mm long)	3.7.2	✓		There are 18 accessible parking spaces proposed, associated with the adaptable units. These are proposed to be provided in accordance with AS 2890.6. Final structural column layouts will require further assessment at the detailed design stage to ensure they do not encroach or required circulation spaces.	Capable of compliance

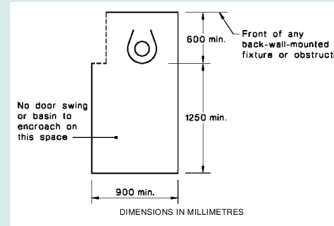
Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Internal clearance of garage or carport 2.5m min.	3.7.2	✓ BCA Requirement for multi-unit developments		A vertical clearance of 2.5m will need to be achieved over the accessible parking space. Section details indicate an approximate floor to ceiling height of 3000mm in the car park. It is understood there may be structural transfer beams located in the car park and this will require further assessment at the detailed design stage to establish if this interferes with the required clearances to accessible parking spaces. If a floor to ceiling height of 2200mm is maintained to accessible parking spaces a performance solution could be considered.	Capable of compliance
Accessible Entry					
Accessible entry – Door circulation to be in accordance with Clause 13 of AS1428.1 2009.	4.3.1	✓		A door schedule will be required for assessment at the Building Approval stage.	Capable of compliance
Accessible entry to be level (i.e. max. 1:40 slope) Threshold to be low-level	4.3.2	✓		Threshold details will be required for assessment at the Building Approval stage.	Capable of compliance

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Landing to enable wheelchair manoeuvrability	4.3.2	✓		-	Compliance Indicated
Accessible entry door to have 850mm min. clearance	4.3.1	✓		A door schedule will be required for assessment at the Building Approval stage.	Capable of compliance
Door level handles and hardware to AS 1428.1	4.3.4	✓		Door and door hardware schedule to be assessed at the Construction Certificate stage.	Capable of compliance
Interior: General					
All internal doors to have 820mm min. clearance. Note 1: Secondary bathrooms would not need to comply with this requirement. Recommendation: Internal doors should have a minimum clear opening width of 850mm to meet the latest accessibility standards.	4.3.3	✓		A door schedule will be required for assessment at the Building Approval stage. Note: doors in the pre-adapted layout to have 820mm clear opening width.	Capable of compliance
Internal corridors min. width of 1000mm.	4.3.7	✓		-	Compliance Indicated
Provision for compliance with AS 1428.1 for door approaches. Note 1: Secondary bathrooms would not need to comply with this requirement.	4.3.7		✓	A door schedule will be required for assessment at the Building Approval stage.	Capable of compliance
Living Room & Dining Room					
Provision for circulation space of min. 2250mm diameter. Note: This should be clear of furniture.	4.7.1		✓	-	Compliance Indicated

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Telephone adjacent to GPO	4.7.4	✓		To be assessed at Construction Certificate stage.	Capable of compliance
Potential illumination level min. 300 lux	4.10	✓			
Kitchen					
Minimum width 2.7m (1550 mm clear between benches)	4.5.2		✓	-	Compliance Indicated
Provision for circulation at doors to comply with AS 1428.1	4.5.1		✓	-	Compliance Indicated
Refrigerator adjacent to work surface	4.5.5	✓		-	Compliance Indicated
Provision for benches planned to include at least one worksurface of 800 mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to figure 4.8	4.5.5	✓		To be assessed at Construction Certificate stage.	Capable of compliance
Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	✓			
Kitchen sink bowl max. 150mm deep	4.5.6		✓		
Tap set capstan or level handles or level mixer	4.5.6(e)	✓			
Tap set located within 300mm of front sink	4.5.6(e)		✓		
Cooktops to include either front or side controls with raised cross bars	4.5.7	✓			
Cooktops to include isolating switch	4.5.7	✓			

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Worksurface min. 800mm length adjacent to cooktop at same height	4.5.7	✓			
Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	✓			
GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front worksurface.	4.5.11		✓		
GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11		✓		
Slip-resistant floor surface	4.5.4	✓			
Main Bedroom					
At least one bedroom of area sufficient to accommodate queen size bed (1530mm wide by 2030mm long) and wardrobe and circulation space requirements of AS 1428.2. 1000mm to 2 edges and 1540mm to one edge of the bed.	4.6.1	✓		-	Compliance Indicated
Bathroom					
Provision for bathroom area to comply with AS 1428.1.	4.4.1		✓	Spatially accessible the bathrooms are capable of complying with this requirement.	Capable of compliance
Slip-resistant floor surface	4.4.2	✓		Detailed bathroom design in accordance with AS 1428.1 will require assessment at the	Capable of compliance
Shower recess-no hob. Minimum size 1160 x	4.4.4(f)		✓		

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
1100mm to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)				Construction Certificate stage. -	
Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	✓			
Recessed soap holder	4.4.4(f)		✓		
Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)		✓		
Provision for adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	✓			
Reinforcement of walls. Provision for grabrail in shower (refer to figure 4.7 AS4299) to comply with AS 1428.1.	4.4.4(h)	✓ Reinforce ment required please document on drawing			
Taps set to be capstan or level handles with single outlet	4.4.4(c)		✓		
Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	✓			
Double GPO beside mirror	4.4.4(d)		✓		
Toilet					
Provision of either 'visitable toilet' or accessible toilet	4.4.3	✓		-	Compliance Indicated

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
 <p>DIMENSIONS IN MILLIMETRES FIGURE 1.1 VISITABLE TOILET</p>					
Provision to comply with AS 1428.1	4.4.1		✓	To be assessed at Construction Certificate stage.	Capable of compliance
Location of WC pan at correct distance from fixed walls	4.4.3		✓		
Reinforcement of walls. Provision for grab rail zone (Refer Figure 4.6 AS4299)	4.4.4(h)	✓ Reinforce ment to be installed			
Slip resistant floor surface. (Vitreous tiles or similar)	4.4.2	✓			
Laundry					
Circulation at doors to comply with AS 1428.1	4.8		✓	-	Compliance Indicated
Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8		✓	-	Compliance Indicated
Provision for automatic washing machine	4.8(e)	✓		-	Compliance Indicated
Where clothesline is provided, an accessible path of travel to this	4.8(a)	✓		To be assessed at Construction Certificate stage	Capable of compliance
Double GPO	4.8(g)		✓		
Slip-resistant floor surface	4.9.1	✓			
Door Hardware					

Requirement	AS4299 Clause	Essential Required at Outset	Essential Can be Post adapted	Comments	Compliance Status
Door hardware operable with one hand, located 900-1100 mm above floor. Recommend lever handles.	4.3.4		✓	Door and door hardware schedule to be assessed at the Construction Certificate stage.	Capable of compliance
Floor Coverings					
Slip resistant surfaces – balconies and external paved areas. (Vitreous tile or similar)	4.9.1	✓		A finishes schedule will be required for assessment at the Building Approval stage.	Capable of compliance
Garbage					
Provision for bin in an accessible location	4.11.6	✓ BCA Requirement		-	Compliance Indicated
Post Adaptable lifts					
Where the dwelling contains storey's other than entry level and the post adaptable layout requires access to the upper levels the lift and circulation should be indicated on the drawings.	N/A		✓	-	Not applicable
Threshold to Balcony & Private Outdoor Spaces					
Step free access is required to doorways leading to private outdoor spaces associated with adaptable units. Any threshold ramps must be in accordance with Clause 10.5 of AS1428.1 2009.	N/A		✓	Threshold details to be assessed at the Building Approval stage.	Capable of compliance

5.0 SEPP 65 - LIVABLE HOUSING ASSESSMENT

State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development requires that a minimum of 20% of the apartments are to incorporate the Livable Housing Guidelines silver level design features from the preadapted state.

For this development, there are a total of 178 residential apartments, a total of 36 units will be required to be designed to Livable Housing Silver Level Standards.

The following Units are proposed as Liveable:

- Type B – One Bedroom + Study.
- Type C – Two Bedroom

TYPE B - ADAPTABLE/LIVABLE SUMMARY

UNIT TYPE	UNIT NUMBER	UNIT TYPE	UNIT NUMBER
LIVABLE, -		LIVABLE, ADAPTABLE	
TYPE B	E01-L1	TYPE B	E10-L1
TYPE B	E11-L2	TYPE B	E20-L2
TYPE B	E21-L3	TYPE B	E30-L3
TYPE B	W10-L1	TYPE B	W13-L1
TYPE B	W22-L2	TYPE B	W23-L2
TYPE B	W34-L3	TYPE B	W37-L3
6		6	

TYPE C - ADAPTABLE/LIVABLE SUMMARY

UNIT TYPE	UNIT NUMBER	UNIT TYPE	UNIT NUMBER
LIVABLE, -		LIVABLE, ADAPTABLE	
TYPE C	E05-L1	TYPE C	E06-L1
TYPE C	E15-L2	TYPE C	E16-L2
TYPE C	E25-L3	TYPE C	E26-L3
TYPE C	E35-L4	TYPE C	E36-L4
TYPE C	E45-L5	TYPE C	E46-L5
TYPE C	E55-L6	TYPE C	E56-L6
TYPE C	W06-L1	TYPE C	W03-L1
TYPE C	W18-L2	TYPE C	W17-L2
TYPE C	W30-L3	TYPE C	W27-L3
TYPE C	W42-L4	TYPE C	W41-L4
TYPE C	W54-L5	TYPE C	W51-L5
TYPE C	W66-L6	TYPE C	W65-L6
12		12	

5.1 Element 1 – Dwelling Access

Performance Statement

There is a safe, continuous, step-free pathway from the street entrance and / or parking area to a dwelling entrance that is level.

Silver Level Requirement		Comments
a.	Provide a safe and continuous pathway from the front boundary of the property to an entry door to the dwelling.	A continuous path of travel is available from the allotment boundary available to each respective dwelling.
b.	The path of travel referred to in (a) should have a minimum clear width of 1000mm and have: <ul style="list-style-type: none"> i. No steps; ii. An even, firm, slip resistant surface; 	The current design indicates that compliance with this requirement can be achieved.

Silver Level Requirement		Comments
	iii. A crossfall of not more than 1:40; iv. A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.	Landscape plans will be required for assessment at the Construction Certificate stage.
c.	The path of travel as referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: <ul style="list-style-type: none"> i. Minimum dimensions of at least 3200mm (Width) X 5400mm (Length); ii. An even, firm, slip resistant surface; iii. A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 	A path of travel is available from the allotment boundary and therefore it is not considered that parking spaces in accordance with this requirement are required.
d.	A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: <ul style="list-style-type: none"> i. A maximum gradient of 1:10 ii. A minimum clear width of 1000mm (please note: width should reflect pathway width) iii. A maximum length of 1900mm 	-
e.	Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.	-
Note	The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for the dimensional requirements.	

5.2 Element 2 – Dwelling Entrance

Performance Statement

There is at least one level (step free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.

Silver Level Requirement		Comments
a.	The dwelling should provide an entrance door with – <ul style="list-style-type: none"> i. A minimum clear opening width of 820mm (see Figure 2 (a)); ii. A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and iii. Reasonable shelter from weather. 	The current design indicates compliance with this requirement can be achieved. Door schedule and threshold details will be required for assessment at the Construction Certificate stage.

Silver Level Requirement		Comments
b.	A level landing area of at least 1200mm x 1200mm should be provided at the level (step-free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.	The current design indicates compliance with this requirement can be achieved.
c.	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)).	Threshold details to be assessed at the Construction Certificate stage.
d.	The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	<p>The current design indicates compliance with this requirement can be achieved.</p> <p>A ramp is provided to the principal pedestrian entrance. This will need to be provided in accordance with AS 1428.1-2009 Clause 10</p> <p>Landscape plans and ramp design will be required for assessment at the Construction Certificate stage.</p>
Note	The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.	

5.3 Element 3 – Internal Doors & Corridors

Performance Statement

Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.

Silver Level Requirement		Comments
a.	<p>Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. A minimum clear opening width of 820mm (see Figure 2(a)); and ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). 	<p>The current design indicates compliance with this requirement can be achieved.</p> <p>Door schedule and threshold details will be required for assessment at the Construction Certificate stage.</p>
b.	<p>Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009.</p>	

5.4 Element 4 – Toilet

Performance Statement

The ground (or entry) level has a toilet to support easy access for home occupants and visitors.

Silver Level Requirement		Comments
a.	<p>Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is a combined toilet/bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. 	The current design indicates compliance with this requirement can be achieved.

5.5 Element 5 – Shower

Performance Statement

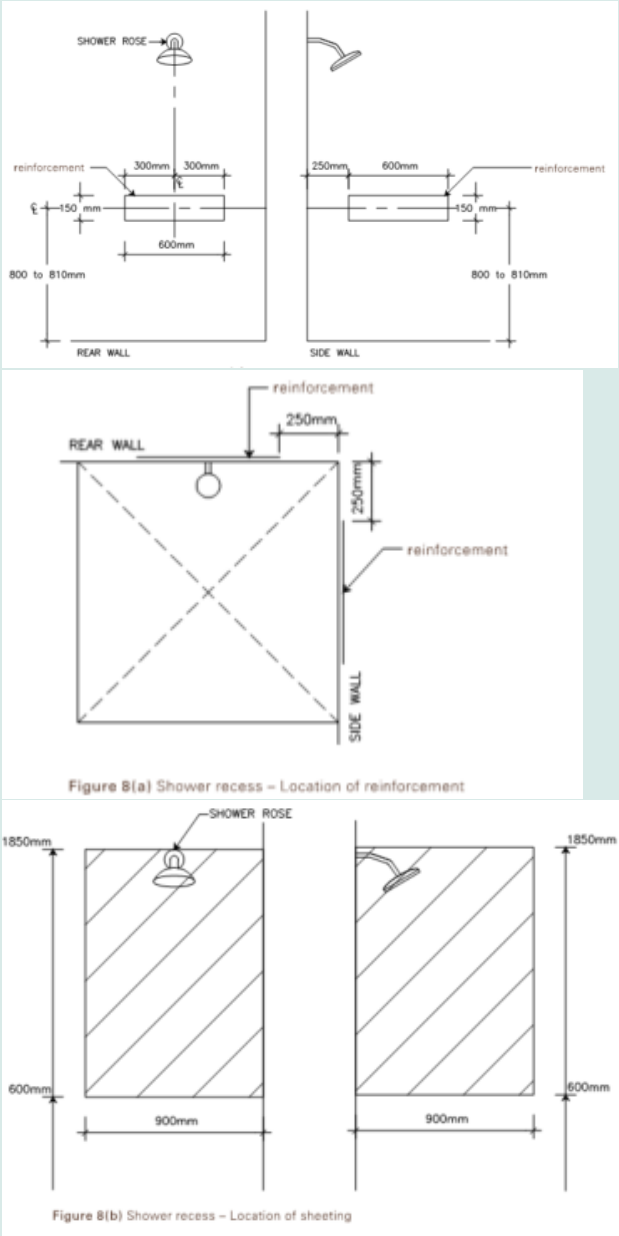
The bathroom and shower is designed for easy and independent access for all home occupants.

Silver Level Requirement		Comments
a.	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	<p>The current design is capable of compliance with this requirement.</p> <p>Detailed design to be assessed at the Construction Certificate stage.</p>
b.	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	<p>The current design is capable of compliance with this requirement.</p> <p>Detailed design to be assessed at the Construction Certificate stage.</p>
Note	For hobless specification please see AS3740-3.6.	

5.6 Element 6 – Reinforcement of Bathroom and Toilet Walls

Performance Statement

The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.

Silver Level Requirement	Comments
<p>a. Reinforcement to be located as follows:</p>  <p>Figure 8(a) Shower recess – Location of reinforcement</p> <p>Figure 8(b) Shower recess – Location of sheeting</p>	<p>Provision for reinforcement of walls to be shown on plan at the Construction Certificate stage.</p>

5.7 Element 7 – Internal Stairways

Performance Statement

Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Silver Level Requirement	Comments
a. Stairways in dwellings must feature:	-

Silver Level Requirement		Comments
	A continuous handrail on one side of the stairway where there is a rise of more than 1m.	
Note	This is a requirement for all new homes under the NCC Homes built prior to 2014 may benefit from this element.	

5.8 Element 8 – Kitchen Space

Performance Statement

The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.

Silver Level Requirement		Comments
a.	No requirements.	-

5.9 Element 9 – Laundry Space

Performance Statement

The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.

Silver Level Requirement		Comments
a.	No requirements.	-

5.10 Element 10 – Ground (or entry level) Bedroom Space

Performance Statement

There is a space on the ground (or entry) level that can be used as a bedroom.

Silver Level Requirement		Comments
a.	No requirements.	-

5.11 Element 11 – Switches and Powerpoints

Performance Statement

Light switches and power points are located at heights that are easy to reach for all home occupants.

Silver Level Requirement		Comments
a.	No requirements.	-

5.12 Element 12 – Door and Tap Hardware

Performance Statement

Home occupants are able to easily and independently open and close doors and safely use tap hardware.

Silver Level Requirement		Comments
a.	No requirements.	-

5.13 Element 13 – Family/Living Room Space

Performance Statement

The family / living room features clear space to enable the home occupant to move in and around the room with ease.

Silver Level Requirement		Comments
a.	No requirements.	-

5.14 Element 14 – Window Sills

Performance Statement

Window sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.

Silver Level Requirement		Comments
a.	No requirements.	-

5.15 Element 15 – Flooring

Performance Statement

Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.

Silver Level Requirement		Comments
a.	No requirements.	-

6.0 DRAWINGS REVIEWED

The following drawings/ documents have been considered in the formulation of this report:

DRAWING SCHEDULE - DA ISSUE

No	DRAWING TITLE	ISSUE	REVISIONS
00	COVER SHEET - DRAWING SCHEDULE	C	
01	EXISTING CONDITIONS PLAN	C	
02	SITE ANALYSIS - LOCAL & WIDER CONTEXT	C	
03	SITE ANALYSIS - PRECINCT CONTEXT	C	
04	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	C	
05	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	C	
06	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	C	
07	PLANNING CONTROLS - BUILDING ENVELOPE SECTIONS	C	
08	PLANNING CONTROLS - BUILDING ENVELOPE PERSPECTIVES	C	
09	SITE PLAN - GROUND	C	
10	SITE PLAN - LEVEL 1	C	
11	SITE PLAN - LEVEL 2	C	
12	SITE PLAN - LEVEL 3	C	
13	SITE PLAN - LEVEL 4	C	
14	SITE PLAN - LEVEL 5	C	
15	SITE PLAN - LEVEL 6	C	
16	SITE PLAN - LEVEL 7	C	
17	SITE PLAN - LEVEL 8	C	
18	SITE PLAN - LEVEL 9	C	
19	SITE PLAN - ROOF	C	
20	STREET ELEVATIONS	C	
21	SITE SECTIONS	C	
22	PROJECT STATISTICS	C	
23	FLOOR PLAN - BASEMENT LEVEL -2	C	
24	FLOOR PLAN - BASEMENT LEVEL -1	C	
25	FLOOR PLAN - BUILDING W - GROUND		
26	FLOOR PLAN - BUILDING W - LEVEL 1	C	
27	FLOOR PLAN - BUILDING W - LEVEL 2	C	
28	FLOOR PLAN - BUILDING W - LEVEL 3	C	
29	FLOOR PLAN - BUILDING W - LEVEL 4	C	
30	FLOOR PLAN - BUILDING W - LEVEL 5	C	
31	FLOOR PLAN - BUILDING W - LEVEL 6	C	
32	FLOOR PLAN - BUILDING W - LEVEL 7	C	
33	FLOOR PLAN - BUILDING W - LEVEL 8	C	
34	FLOOR PLAN - BUILDING W - LEVEL 9	C	
35	FLOOR PLAN - BUILDING W - ROOF	C	
36	FLOOR PLAN - BUILDING E - GROUND		
37	FLOOR PLAN - BUILDING E - LEVEL 1	C	
38	FLOOR PLAN - BUILDING E - LEVEL 2	C	
39	FLOOR PLAN - BUILDING E - LEVEL 3	C	
40	FLOOR PLAN - BUILDING E - LEVEL 4	C	
41	FLOOR PLAN - BUILDING E - LEVEL 5	C	
42	FLOOR PLAN - BUILDING E - LEVEL 6	C	
43	FLOOR PLAN - BUILDING E - LEVEL 7	C	
44	FLOOR PLAN - BUILDING E - LEVEL 8	C	
45	FLOOR PLAN - BUILDING E - LEVEL 9	C	
46	FLOOR PLAN - BUILDING E - ROOF	C	
47	FLOOR PLANS - ADAPTABLE UNITS	C	
48	FLOOR PLANS - ADAPTABLE UNITS		
49	ELEVATION - A. NORTH-EAST	C	
50	ELEVATION - B. SOUTH-EAST	C	
51	ELEVATION - C. SOUTH-WEST	C	
52	ELEVATION - D. NORTH-WEST	C	
53	SECTION 1-1	C	
54	SECTION 2-2	C	
55	SECTION 3-3	C	
56	SECTION 4-4	C	
57	SECTION 5-5	C	
58	SECTION 6-6	C	
59	SCHEDULE - EXTERNAL FINISHES	C	
60	SCHEDULE - WINDOW	C	

61	SCHEDULE - DOOR	C
62	SHADOW DIAGRAMS - JUNE	C
63	SHADOW DIAGRAMS - SEPTEMBER	C
64	COMMUNAL OPEN SPACE CALCULATION PLANS	C
65	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	C
66	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	C
67	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	C
68	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	C
69	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	C
70	PERSPECTIVE VIEWS	C
71	PERSPECTIVE VIEWS	C

7.0 CONCLUSION

In the professional opinion of Purely Access Pty Ltd the proposals are capable of meeting the requirements of the SEPP 65, DCP and the Performance Requirements set out in the National Construction Code Building Code of Australia Volume One 2022 (BCA) and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

If you have any further queries in relation to the report please contact the undersigned.

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