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Disability Access Report for Development Application: Proposed Residential Development

Prepared for

Capital One Pty Ltd

Premises Address

1803/1803a Pittwater Road Mona Vale NSW 2103

Date

20 October 2025

Project No.

P000947

Document Control

Filename	Revision	Date
250930_Inc Pla_1803 Pittwater Rd Mona Vale_Access Report_DA_947_v1	1	30 September 2025
251010_Inc Pla_1803 Pittwater Rd Mona Vale_Access Report_DA_947_v2	2	10 October 2025
251020_Inc Pla_1803 Pittwater Rd Mona Vale_Access Report_DA_947_v3	3	20 October 2025

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1 Introduction

1.1 Report Background

Inclusive Places has been engaged by Capital One Pty Ltd to provide professional access consulting services for the proposed Multi-residential building at 1803-1803A Pittwater Rd, Mona Vale.

Project Description

Construction of a Multi-residential building proposed to comprise:

- Basement Level 1 - 26 car spaces including 2 Livable car spaces, Lift lobby
- Basement Level 2 - 23 car spaces including 2 Livable car spaces, Bicycle parking, Lift lobby
- Ground level
 - Pedestrian entry from Pittwater Road
 - The vehicular entry for underground parking is from Pittware Road
 - Communal space in the western aspect of the site
 - 4 units (2x 3 bedroom, 2 x 2 bedroom silver livable)
- Level 1
 - 4 units (2x 3 bedroom, 2 x 2 bedroom silver livable)
- Level 2
 - 4 units (2x 3 bedroom, 2 x 2 bedroom)
- Level 3
 - 4 units (2x 3 bedroom, 2 x 2 bedroom)
- Level 4
 - 2 units (2x 3 bedroom)

For the 20 residential units there are;

- 4 (20%) of the units designed to incorporate Silver Level of the Livable Housing Guidelines

Accessible paths of travel are provided on the ground level from Pittwater Road. This leads to lifts within the entry lobby of the building, which provides access to all levels of the development.

This report assesses the accessibility requirements of the proposed development and identifies strategies to minimise the risk of disability discrimination.

It has been prepared to support the lodgement of a Development Application (DA) with Pittwater Council. Our scope of work has included a desktop review of the architectural plans against the accessibility provisions of:

- National Construction Code (NCC) / Building Code of Australia 2022 Amendment 2 (BCA 2022 Amdt 2

- Relevant Development Control Plan (DCP)
- Relevant State Environmental Planning Policies
- Applicable Australian Standards

Feedback has been provided on draft iterations of the final plans, and this final report is based on the drawings listed in **Appendix A**.

1.2 Report Purpose

The primary objectives of this report are to:

Assess the proposed development against the relevant accessibility provisions, including:

National Construction Code (NCC) / Building Code of Australia 2022 Amendment 2 (BCA 2022 Amdt 2), Volume 1:

- Part D4 – Access for people with a disability
- Part E3D7 – Passenger lift types and their limitations
- Part E3D8 - Accessible features required for passenger lifts

Relevant Australian Standards referenced in BCA 2022 Amdt 2:

- AS 1428.1:2021 – Design for Access and Mobility: General Requirements for Access – New Building Work
- AS 1428.4.1:2009 – Design for Access and Mobility: Orientation Assistance for People with Vision Impairment – Tactile Ground Surface Indicators
- AS 2890.6:2009 – Off-Street Parking for People with Disabilities
- AS 1735.12:1999 – Lifts, Escalators, and Moving Walks – Facilities for Persons with Disabilities
- AS 4586:2013 – Slip Resistance Classification of New Pedestrian Surface Materials

The Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

Review local planning and accessibility requirements, including:

- Pittwater 21 Development Control Plan 2004 Amdt No. 27 Section C.19 Adaptable Housing and Accessibility
- Other relevant references:
 - State Environmental Planning Policy (SEPP) 65 – Apartment Design Guide (ADG) 2015: Part 4Q-1 Universal Design
 - Livable Housing Design Guidelines (LHDG)
- Identify and address any compliance departures that require resolution through design modifications or Performance Solutions before the submission of a Construction Certificate (CC).
- Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant, ensuring that compliance with the BCA and Premises Standards is achievable.

1.3 Report Limitations & Exclusions

The limitations and exclusions of this report are as follows:

- ❑ This report is based on a review of the referenced documentation in Appendix A.
- ❑ This report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- ❑ This assessment does not incorporate the detailed requirements of the BCA-referenced Australian Standards. Further assessment is required at the Construction Certificate stage and it is the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this report does not relieve the Principal Designer, Principal Building Contractor or the Certifying Authority from their statutory obligations under the EP&A Act, Work Health Safety Act, Building and Development Certifiers Regulation 2020 and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❑ It is important to note that without the written permission from Inclusive Places, no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Inclusive Places.
- ❑ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❑ Inclusive Places accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.
- ❑ If there is further design development by an interior architect, then any proposed changes to the architectural drawings and other documents must ensure that the same level of accessibility within the building is maintained.

Exclusions to the access report:

- ❑ Inclusive Places has not reviewed the public domain (external footpaths and the like) which are located outside the site boundary.

1.4 Disability Discrimination Act 1992

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards establish requirements for access to buildings that are incorporated into the BCA 2022 Amdt 2.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2022 Amdt 2 New building work must comply with the Access Code in the same manner as complying with the BCA 2022 Amdt 2 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the BCA and Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

2 Proposed Development

2.1 Building Overview

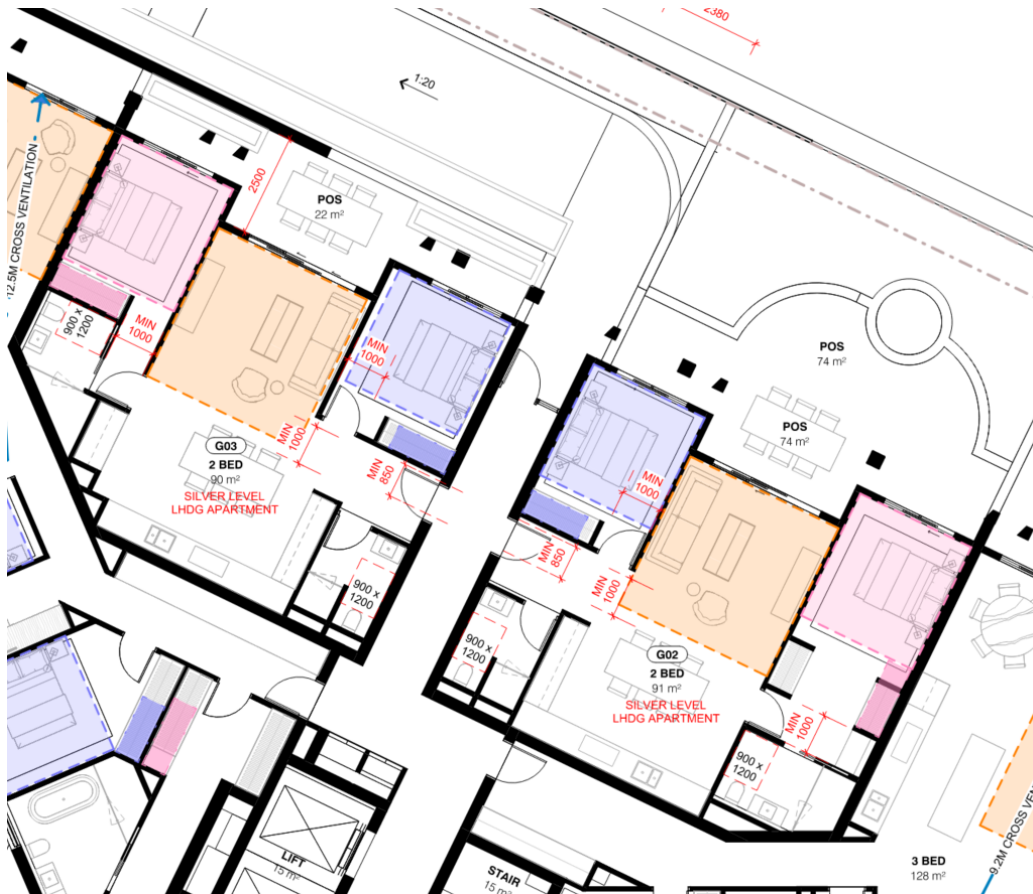
Construction of a Multi-residential building proposed to comprise:

- Basement Level 1 - 26 car spaces including 2 Livable car spaces, Lift lobby
- Basement Level 2 - 23 car spaces including 2 Livable car spaces, Bicycle parking, Lift lobby
- Ground level
 - Pedestrian entry from Pittwater Road
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- Level 2
 - 4 units (2x 3 bedroom, 2 x 2 bedroom)
- Level 3
 - 4 units (2x 3 bedroom, 2 x 2 bedroom)
- Level 4
 - 2 units (2x 3 bedroom)

2.2 Silver Level Livable Housing Guidelines Design

Silver Level Livable Units

There is one unit type which is livable which is also mirror imaged:



Screenshot of livable units G03 and G02 from Drawing ADG Compliance Diagrams - Ground Level, Dwg No. DA-701 by Studio McCue architects Rev D

Livable units are provided on the Ground floor and Level 1. 3200mm width car spaces are also provided for each livable unit on the basement levels 1 and 2. The car spaces are located in close proximity to the correlating building's lift core.

Livable units are located as follows:

1. Ground (G02)
2. Ground (G03) (mirror image)
3. Level 1 (102)
4. Level 2 (103) (mirror image)

These units are designed to achieve compliance with the Silver Level from the Livable Housing Design Guidelines.



Core requirements are applied to each Livable unit include:

- A step-free path of travel from the site boundary/carpark to the dwelling entrance.
- A step-free, flush entry.
- Internal doors and corridors wide enough for wheelchair access (min. 820mm clear opening to doors, 1000mm corridors).
- One visitable toilet on entry level.
- Reinforced shower and toilet walls to allow grab rail installation later.
- Step-free (hobless) shower in at least one bathroom.
- Continuous circulation spaces in living areas, bedroom, and kitchen.

Further detail is provided in Section 3.4 - 'Compliance with Silver Level, Livable Housing Design Guidelines'. A checklist is also contained in Section 3.4 confirming that all 4 units are capable of compliance with Livable housing design Guidelines.

Recommended Action:

- The design and documentation process leading up to and including CC should incorporate all Silver Level Livable housing design features in the plans and design details for units and communal spaces
- Detailed design and construction should ensure that key inclusions and requirements are addressed and noted on the 1:50 detailed plans.

2.4 Selected Floor Plans [some with Inclusive Places markups]

The following figures are sourced from Studio McCue Architectural plans



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Figure 1 - Ground Level Plan - Accessible Pedestrian Entry from Pittwater Road Drawing General Arrangement Plan - Ground Dwg DA-103, Rev E

Reference: P000947

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2.5 BCA Classification (Assumed for the purpose of Access assessment)

Class	Level / location	Description
7a	Basement	Car park
2	Ground, 1, 2, 3, 4	- Ground floor lobbies - Residential units (sole occupancy units - SOUs) - Common areas

2.6 BCA Areas required to be Accessible

Area	Level	Areas required to be accessible
Car parking	Basement	- Access must be provided to and within any level containing accessible car parking spaces. - Every walkway, ramp and stairway - Passenger lifts - To and within waste disposal and storage facilities normally used by the occupants - To and within bike store, sanitary and end of trip facilities provided for use of occupants
Entrances	Ground	- Accessway must be provided to the building from the main points of a pedestrian entry at the allotment boundary. - Accessway through not less than 50% of all pedestrian entrances including the principal pedestrian entrance. - In addition, in a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance - Accessway to other buildings on the allotment that are required to be accessible and which are connected by a pedestrian pathway. - Accessway from any required accessible parking space - Every walkway, ramp and stairway
Residential	Levels Ground, 1, 2, 3 and 4	- Accessway to the entrance doorway of every sole occupancy unit - Access to and within <i>not less than 1 of each type of room or space for use in common by the residents</i>, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, <i>or the like</i>.

3 Disability Access Statement

3.1 BCA Compliance Summary and Key matters requiring further refinement

The proposed development **has the capacity to satisfy the prescriptive deemed to satisfy (DTS) provisions** of Part D4 and E3D7-8 of BCA2022 Amdt 2, subject to further refinement at the detailed design, prior to the issue of a Construction Certificate (CC).

DTS access provisions are included in the reviewed documentation as follows:

- Accessible paths of travel from the allotment boundary, to and through the principal pedestrian entries
- Access to and within all parts of the building that are required to be accessible
- Access to all levels via a lift, access to common areas and facilities
- Access to the entrance doorway of each units
- Accessible walkways, ramps and stairs
- Access to at least one type of external communal space

Additional accessibility requirements that have been identified:

- Provision of 20% Silver level Livable housing designed units (required by the DCP).

Items requiring further refinement:

Any outstanding details not specified at the Development Application (DA) stage can be conditioned at the Construction Certificate (CC) stage. The following matters are noted for attention and refinement at CC stage:

1. Livable Unit Detailing at CC Stage

To ensure compliance at occupation, the design and documentation process leading up to and including CC should:

- Incorporate Silver level Livable Housing design features within plans, elevations, specifications, and FF&E schedules.
- Ensure detailed design and construction align with key inclusions and requirements noted in the 1:50 DA plans.

Commentary: Performance Solutions

Where deemed-to-satisfy (DTS) provisions cannot be met at the Construction Certificate (CC) stage, a Performance Solution will be necessary to comply with the relevant Performance Requirements outlined in the BCA.

Based on our review of the Development Application (DA) plans, we believe that DTS compliance can be achieved through careful design refinements and thorough documentation. Therefore, at this stage, no Performance Solutions are anticipated as being necessary. This will be confirmed prior to the CC, and any deviations from DTS provisions will require a Performance Solution or will be addressed as directed by the Certifier.

3.2 BCA Part D4 and E3D7 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against BCA2022 Part D4 – Access For People with a Disability, as well as Parts E3D7-8. Section 2.6 of this report lists key areas which are required to be accessible.

Deemed to Satisfy Provision	Able to comply	Comments
D4D2 General building access requirements: • Class 7a (Car park) • Class 2 (Residential)	✓	The drawings illustrate that access can be provided to the maximum extent possible for all areas of the buildings that are required to be accessible. Proposed accessible pathways include: • Street/ Ground Level Pedestrian Access Paths • Common Areas: Connecting the building entrance to the doorway of each sole-occupancy unit (SOU). • Communal Facilities: Accessible paths to communal facilities: ○ Waste storage areas for residents on the ground level ○ Residential communal spaces



Deemed to Satisfy Provision	Able to comply	Comments
	Design refinement required at CC	Additionally, accessible circulation spaces, paths of travel, and passing spaces have been incorporated throughout the building, including at the ends of corridors, doorways. The plans demonstrate the capacity to comply with AS 1428.1-2021. <u>Recommended Action</u> Ensure during ongoing design development: 1. Areas required to be accessible are to be located on an accessible path of travel with appropriate width, gradient, circulation and turning areas 2. External and internal pathways are to comply with AS1428.1-2021. 3. Doors that are required to be accessible have compliance with AS1428.1-2021 with respect to min 850mm clear opening widths, luminance contrast on doors, accessible door hardware, and door force is no more than 20N where a door closer is fitted. 4. Slip resistance certification for common area paving, walkway surfaces and stairs including tactile indicators, is provided. 5. Location of mailboxes to be on an accessible landing (1:40 gradient and 1:40 crossfall)

Deemed to Satisfy Provision	Able to comply	Comments
D4D3 Access to buildings Class 2 (Residential)	Design refinements required prior to CC	The drawings demonstrate that access is generally provided to the degree necessary to and within all areas of the buildings that are required to be accessible. There is an accessible pathway from allotment boundaries through to the main pedestrian residential entry. <u>Recommended Action</u> Ensure during ongoing design development:: 1. External accessible pathways to comply with AS1428.1-2021. 2. External entrance doors comply with AS1428.1-2021 with respect to clear openings, circulation space and luminance contrast on doorways, door opening force no greater than 20N.
D4D4 Parts of building to be accessible	✓ Detailed design required at CC	Accessible walkways within the site boundary From the street level to the residential entry, the drawings show a level door threshold. <u>Recommended Action</u> Ensure during ongoing design and construction accessible pathways comply with AS1428.1-2021: ☐ Section 3 - Continuous accessible paths of travel ☐ Section 4 Floor or ground surfaces on continuous accessible paths of travel and ☐ Section 7 Walkways, ramps and landings Internal walkways and turning spaces Internal paths of travel have been designed in accordance with the requirements of AS1428.1-2021 for width, gradient and turning spaces at the end of corridors required to be accessible of at least 1540mm x 2070mm. <u>Recommended Action</u>

Deemed to Satisfy Provision	Able to comply	Comments
		Ensure during ongoing design and construction internal paths of travel comply with AS1428.1-2021: ☐ Section 3 - Continuous accessible paths of travel ☐ Section 4 Floor or ground surfaces on continuous accessible paths of travel and ☐ Section 7 Walkways, ramps and landings Stairs • There is a set of external stairs proposed within the external communal area Non-fire isolated stairs require compliance with all relevant design requirements of AS1428.1-2021. <u>Recommended Action</u> All non-fire-isolated stairs are to comply with AS1428.1-2021 Section 8 Stairways with regards to ☐ Minimum width of 1000mm between handrails ☐ Compliant landing dimensions at change of direction ☐ Handrails on both sides ☐ Handrail heights to be 865mm to 1000mm above step nosing ☐ No vertical section of handrail ☐ Opaque risers ☐ Handrail extensions at top and base ☐ Tactile indicators on top and bottom landing of steps ☐ Non-slip contrast strip to edge on stair nosings 50-75mm deep (30% contrast) Stairs - fire-isolated There are fire-egress stairs providing egress within the development <u>Recommended Action</u> All fire-isolated stairs are to comply with AS1428.1-2021 Section 8 Stairways with regards to

- ☐ Minimum width of 1000mm between handrails
- ☐ Handrails on on one side only
- ☐ Handrail heights to be 865mm to 1000mm above step nosing
- ☐ No vertical section of handrail
- ☐ Opaque risers
- ☐ Handrail extensions at top and base
- ☐ Non-slip contrast strip to edge on stair nosings 50-75mm deep (30% contrast)

Doors

Doorways have the capacity to comply with AS1428.1-2021 subject to detailed design at CC stage. All doorways on an accessible path of travel must have a minimum clear opening width of 850mm for the active leaf, and any door on path of travel to a lift lobby. Front entry doors to SOUs are measured to have 850 clear opening width.

Recommended Action

Ensure during ongoing design and construction that doors on all internal accessible paths of travel have compliance with AS1428.1-2021 with respect to:

- ☐ Minimum clear openings of 850mm for the active leaf
- ☐ Level circulation space (gradient no greater than 1:40)
- ☐ Luminance contrast on doorway elements
- ☐ Opening and closing force is no greater than 20N including where a door or gate closer is fitted
- ☐ Level threshold
- ☐ Door circulation

Flooring

The flooring schedule and other flooring details for both internal and external applications will need to be developed prior to the issue of

Deemed to Satisfy Provision	Able to comply	Comments
		the CC <u>Recommended Action</u> Ensure during ongoing design and construction ☐ Flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded ☐ Flooring to have compliant slip resistance as per Table 3B, SA HB 198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance ☐ Carpet flooring to meet requirements of BCA Part D4D4(g)-(h)
D4D5 Exemptions	✓	The following areas may be exempt from access, being: (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). ☐ The following types of rooms and areas are exempt ☐ Mechanical and Electrical Service areas ☐ Comms room ☐ Fire control rooms ☐ Plant areas ☐ Rooftops (non-trafficable) ☐ Maintenance and cleaner stores
D4D6 Car parking spaces for people with a disability	✓	The BCA does not mandate accessible parking for Class 2 dwellings or visitors, as these requirements fall under Pittwater 21 DCP. However, the basement levels include Silver level livable car parking

Deemed to Satisfy Provision	Able to comply	Comments
		spaces for 4 units, designed to comply with the dimensions specified in Livable Housing Design Guidelines as 3200mm width x 5400mm,
D4D7 Signage	Provide detail at CC	At this stage of the design signage is not required to be developed however the following actions are noted for CC. <u>Recommended Action</u> Accessible signage in accordance with BCA2022 Amdt 2 D4D7, BCA Specification 15, and AS1428.1-2021, will be required. ☐ Required exit doors stating 'Exit' and 'Level' followed by floor number.
D4D8 Hearing augmentation	Not applicable to this DA	Not applicable to this DA
D4D9 Tactile indicators	Provide detail at CC	Stairs will be constructed within the development. For all non-fire isolated stairs tactile indicators will be required. At this stage of the design it is not required to be detailed, however the following actions are noted for CC. <u>Recommended Action</u> Tactile indicators to be specified at CC and installed by CC on the top and bottom of any non-fire isolated stairs and ramps to comply with AS1428.4.1.
D4D11 Swimming pools	Not applicable to this DA	Not applicable to this DA
D4D13 Glazing on an accessway	Provide detail at CC	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

Deemed to Satisfy Provision	Able to comply	Comments
		accordance with AS1428.1. <u>Recommended Action</u> Ensure during ongoing design and construction all glazed doors and glazed panels that form part of an accessible path of travel, provide a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side
E3D7 and E3D8 Passenger lifts	Provide detail at CC	Two passenger lifts are proposed to provide access to all levels of the development. <u>Recommended Action</u> Ensure during ongoing design development and construction that the lifts have accessible features in accordance BCA2022 Amdt 2 Part E3D8
F4D5 Accessible sanitary facilities	Not applicable to this DA	Unisex Accessible Toilets (USAT) Not applicable to this DA Ambulant Cubicles Not applicable to this DA

3.3 Compliance with Pittwater 21 Development Control Plan 2003 Amdt No 27 Section C1.9 Adaptable Housing and Accessibility

DCP 2003 Controls	Complies	Comments
Residential Flat Buildings, Shop Top housing and Mixed Use developments	Complies at DA	The proposed development includes compliance with silver level of the Livable Housing Guidelines, ensuring

DCP 2003 Controls	Complies	Comments
comprising residential accommodation. 20% of adaptable units Silver level of the Liveable Housing Guideline.		that a total of 4 residential units meet the requirements for adaptable housing as per Pittwater 21 DCP. The adaptable designed dwellings are clearly identifiable on the submitted Development Application (DA) plans. Recommended Action: • The design and documentation process leading up to and including CC should include a review and incorporation of silver level design features in the plans and design details for apartments • Detailed design and construction should have regard to the key inclusions and requirements noted on the 1:50 plans.

3.4 Compliance with Silver Level, Livable Housing Design Guidelines

Four sole occupancy units (G02, G03, 102 and 103) have been nominated and designed to achieve Silver Level compliance. This ensures the inclusion of core universal design features—such as step-free entries, widened internal circulation, reinforced bathroom walls, and hobless showers—that support residents with diverse mobility needs across their lifespan.

The checklist below confirms that all relevant elements are incorporated into the design.

Livable Housing Design Guidelines (2017, 4th edition)– Compliance Checklist

Element	Clause	Requirement Met	Notes / Comments
---------	--------	-----------------	------------------

1	Dwelling Access	1.1	Yes	Step-free access from boundary or parking
		1.2	N/A	Not applicable for a Class 2 development
2	Dwelling Entrance	2.1	Yes	Clear doorway opening width (min 820 mm)
		2.2	Yes	Step-free threshold
		2.3	Yes	Level landing at entry
		2.4	N/A	Weather protection not applicable in internal corridors
3	Internal Doors and Corridors	3.1	Yes	Clear door widths (min 820 mm)
		3.2	Yes	Threshold treatment at internal doors
		3.3	Yes	Minimum corridor width (min 1000 mm)
4	Toilet (Sanitary Compartment)	4.1	Yes	Toilet provided on ground/entry level
		4.2	Yes	Sufficient circulation space
5	Shower	5.1	Yes	One shower complies
		5.2	Yes	Hobless and step-free shower

6	Wall Reinforcement – Toilet & Shower Areas	6.1	Yes	Reinforcement in walls for future grab rail installation to be detailed at CC
		6.2	Yes	Construction method supports grab rail installation to be detailed at CC

4 Conclusion and Summary

Based on our assessment, we confirm that the DA plans for the proposed Multi- Residential Building at 1803-1803A Pittwater Rd, Mona Vale NSW 2103 has the capacity to achieve the following:

- Performance requirements of the Disability (Access to Premises—Buildings) Standards 2010.
- Performance requirements of NCC 2022 Amdt 2 Volume 1 – BCA Parts D4, E3D7, E3D8, and E4D5 through Deemed-to-Satisfy provisions.
- Relevant provisions of Pittwater 21 DCP 2003 Amdt 27 - 20% Silver Level Livable units (4 units)

Further Considerations

Some design refinements are required during the detailed design stage (prior to CC) to ensure full access compliance, as outlined in Sections 3.1, 3.2, and 3.3 of this report. A detailed design review at the CC stage will also be necessary to confirm compliance throughout the development.

Statement of Qualifications

	Prepared and Issued by
Full Name	Christine Boesenberg née Cheung
Company	Cheung Access Pty Ltd Trading as Inclusive Places
Qualifications and Accreditations	• B. App Sc (Occupational Therapy), Masters of Environmental



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	Studies • Registered Occupational Therapist (Occupational Therapy Board/ AHPRA) • Accredited with the Association of Consultants in Access Australia 
Signature	 Declaration: I declare that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies.
Date	20 October 2025

Appendix A: Report Documentation Relied Upon

The following **documentation** has been reviewed: **prepared by Studio McCue Architects,**

DRAWING LIST

DA-000 COVER AND REGISTER Rev E
DA-011 SITE PLAN - DEMOLITION Rev D
DA-012 SITE PLAN - PROPOSED Rev E
DA-101 GENERAL ARRANGEMENT PLAN - BASEMENT LEVEL 2 Rev E
DA-102 GENERAL ARRANGEMENT PLAN - BASEMENT LEVEL 1 Rev E
DA-103 GENERAL ARRANGEMENT PLAN - GROUND Rev E
DA-104 GENERAL ARRANGEMENT PLAN - LEVEL 1 Rev E
DA-105 GENERAL ARRANGEMENT PLAN - LEVEL 2 Rev E
DA-106 GENERAL ARRANGEMENT PLAN - LEVEL 3 Rev E
DA-107 GENERAL ARRANGEMENT PLAN - LEVEL 4 Rev E
DA-108 GENERAL ARRANGEMENT PLAN - LEVEL 5 Rev E
DA-109 GENERAL ARRANGEMENT PLAN - ROOF Rev E
DA-201 EAST ELEVATION - PITTWATER ROAD Rev C
DA-202 NORTH ELEVATION Rev C
DA-203 WEST ELEVATION Rev C
DA-204 SOUTH EAST ELEVATION Rev C
DA-301 BUILDING SECTION Rev C
DA-302 BUILDING SECTION Rev C
DA-303 BUILDING SECTION Rev B
DA-701 ADG COMPLIANCE DIAGRAMS - GROUND LEVEL Rev D
DA-702 ADG COMPLIANCE DIAGRAMS - LEVEL 1 Rev A
DA-703 ADG COMPLIANCE DIAGRAMS - LEVEL 2-3 Rev A
DA-704 ADG COMPLIANCE DIAGRAMS - LEVEL 4 Rev A
DA-705 ADG COMPLIANCE DIAGRAMS - LEVEL 5 Rev A
DA-901 SHADOW DIAGRAMS Rev C
DA-902 SHADOW DIAGRAMS Rev C
DA-903 SHADOW DIAGRAMS Rev C
DA-904 SHADOW DIAGRAMS Rev C