



Access Report – Concept Design NCC/BCA 2022 – Volume 1, Amendment 2

Garden Suburb


Lot 67 & Lot 68 Myall Road, Hillsborough NSW 2289

Prepared for: Landcom
Our Ref: 25000313 | Issue date: 17 October 2025

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Authorisation

Revision	Reason for Issue	Date	Prepared by	Reviewed by
01	Access Report – Concept Design	17 Oct 25		
			Ngoc Au tran Access Consultant	Joel Lewis Director

Revision History

Revision	Comment / Reason for Issue	Date	Prepared by
01	Access Report – Concept Design	17 Oct 25	Ngoc Au tran

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Report Limitations

This Report does not assess drawings not referenced in Appendix A and makes no assumptions regarding design intent.

This Report does not make reference to detailed design issues such as, but not limited to, luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications. This assessment will be done at Construction Certificate stage.

This Report does not include or imply compliance with:

- Work Health and Safety Act 2011 and Regulation 2017
- WorkCover NSW requirements
- Structural and services design documentation
- Any parts of the BCA or standards other than those directly referenced in this Report
- Drawings that are not referenced in Appendix A
- Fittings and fixtures, crossfalls and floor levels drawings not referenced in Appendix A

1 Executive Summary

Modern Building Consultants (MBC Group) has been appointed as the Accessibility Consultant for the proposed development and has undertaken a review of the Garden Suburb Affording Housing at Lot 67 & Lot 68 Myall Road, Hillsborough NSW 2289 by Hill Thalys as referenced in Appendix A.

MBC Group's markups, located in Appendix B, identify areas of non-compliance assessed against the National Construction Code (NCC)/Building Code of Australia (BCA) 2022, Volume 1, Amendment 2 (BCA), the Disability (Access to Premises - Buildings) Amendment Standards 2024 (DAPBS), relevant Accessibility Australian Standards (AS) and the intent of the Disability Discrimination Act, 1992 (DDA).

1.1 Summary of Main Accessibility issues

The accessibility assessment of the **Capsule Hotel at Dixon House** has identified multiple areas of non-compliance with the relevant Accessibility Standards (Refer Section 3). This summary is to be reviewed in conjunction with the MBC Access mark-ups (Refer Appendix B) and Sections 5, 6, and 7 of this report for a comprehensive understanding of the required rectifications.

Elements of the design that do not meet the prescriptive requirements for people with disabilities are identified below:

- Turning Space Circulation Clearances.
- Door Circulation Clearances.
- Landing Depth Clearances.
- Stair Clearances.

1.2 Performance Solutions

The assessment of the documentation has revealed that the following areas need to be assessed against the relevant Performance Requirements of the NCC/BCA Access provisions.

The submission for a Construction Certificate will need to include verification from an Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Accessibility Departure	Performance Requirement
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The Performance Solution noted above will be subject to consultation and approval by relevant stakeholders as part of the Construction Certificate process via the performance-based design process (PBDB).

1.3 NCC/BCA Exempt Areas

The documentation review has identified that the areas or rooms highlighted in purple require further clarification to demonstrate exemption under NCC/BCA D4D5. These areas are not required to be accessible due to their specific use and user group, as they meet one or more of the following criteria:

- (a) The area serves a particular purpose where access would be inappropriate.
- (b) The area presents a health or safety risk for people with disabilities.
- (c) Any path of travel that provides access solely to an area exempt under (a) or (b).

The below areas are not subject to the prescriptive accessibility provisions of the NCC/BCA:

BCA DTS Clause	Exempt Areas
D4D5	Substation Fire Pump Elec. Switch Room Bulk Waste Comms Room Comms Services

Where applicable, the client must provide a letter or statement specifying the user, user group, and intended use of the area (e.g. storage of heavy equipment, furniture, hazardous substances). The statement must clearly identify the locations and extent of these areas and will form part of the Construction Certificate assessment.

Any exemptions will be subject to consultation and approval by the Relevant Building Surveyor (RBS) during the Construction Certificate process.



Ngoc Au Tran
Access Consultant
MBC Group

2 Introduction

This Report is based upon a desktop review of design details, as identified in Appendix A. The drawings are currently at Concept Design and are assessed against the applicable provisions of the National Construction Code (NCC)/Building Code of Australia (BCA).

2.1 Overview

This report has been prepared on behalf of Landcom. The purpose of this Report is to assess the design documentation for the proposed Garden Suburb Affordable Housing Development located at Lot 67 & Lot 68 Myall Road, Hillsborough NSW 2289.

2.1 Project Scope

This development consists of:

- External Paths of Travel.
- Building Entrances/Gates.
- Stairs, Ramps and Walkways.
- Car Parking.
- Courtyards.
- Lifts.
- Bin Room.
- 36 Dwellings in Lot 67:
 - Including 4 x Adaptable Units.
- 33 Dwellings in Lot 68:
 - Including 4 x Adaptable Units.

3 Legislation

3.1 Current Legislative Provisions

The Report is based upon the following legislation and Standards pertaining to access for people with disabilities:

- The Commonwealth Disability Discrimination Act 1992 (DDA).
- National Construction Code/Building Code of Australia 2022 Volume 1, Amendment 2.
- Disability (Access to Premises – Buildings) Amendment (Measures No.1) Standards 2024.
- NSW Government - Environmental Planning and Assessment Act 1979.
- NSW Government - Environmental Planning and Assessment Regulation 2021.
- National Construction Code/Building Code of Australia Volume 1, Amendment 2:
 - Part D4 – Access for People with Disability.
 - Part E7 – Lift Installation.
 - Part F4 – Sanitary and other facilities.
- AS 14281 Series:
 - AS 1428.1:2021 – Part 1 – General requirements for Access.
 - AS 1428.2:1992 – Part 2 – Enhance additional requirements.
 - AS 1428.4.1:2009 – Part 4.1 – Means to assist the orientation of people with vision impairment – TGSI.
 - AS 1428.5:2021 – Part 5 – communication for people who are deaf or hearing impaired.
- AS 1735.12:2020 – Lifts, escalators and moving walks.
- AS 2890.6:2022 – Off-street parking for people with disabilities.
- AS 4299: 1995 – Adaptable Housing

3.2 Disability Discrimination Act 1992 (Cth) – DDA

The Disability Discrimination Act 1992 (Cth) (DDA) prohibits discrimination against individuals with disabilities and their associates, ensuring equal access to premises, services, education, employment, and public programs. The Act defines disability broadly, covering physical, sensory, intellectual, psychiatric, and other conditions, and mandates equitable and dignified access to buildings, facilities, and spaces.

Enforced through a complaints process via the Australian Human Rights Commission, the DDA allows unresolved cases to proceed to the Federal Magistrates Court or Federal Court. The DDA overrides State legislation and standards on access matters, affirming its authority in safeguarding the rights of people with disabilities across Australia.

3.3 Disability (Access to Premises – Buildings) 2024 - DAPBS

The Disability (Access to Premises – Buildings) Standards 2024 (Premises Standards) are made under the Disability Discrimination Act 1992 (DDA) and operate in conjunction with the National Construction Code (NCC/BCA) to ensure equitable access to buildings for people with disabilities.

Purpose and Legal Effect

- Clause 1.3 Objects:
 - (a) Ensure dignified, equitable, cost-effective, and reasonably achievable access to buildings and their facilities for people with disabilities.
 - (b) Provide certainty to designers, certifiers, developers, and managers that compliance with these Standards satisfies the DDA for the matters they cover.
- Compliance with the Premises Standards protects building owners and managers from claims of unlawful discrimination under the DDA to the extent that the Standards apply.
- The DDA retains a broader scope, capturing accessibility issues not addressed by the Standards, including public spaces, transport, and internal fit-outs.

Scope and Application

- The Premises Standards apply to:
 - New buildings.
 - Existing buildings undergoing works requiring building approval (new work areas only).
- They align with the NCC/BCA and reference relevant Australian Standards to provide both Performance Requirements and Deemed-to-Satisfy Provisions for accessible design.
- Matters outside the Standards (e.g., furniture, certain fixtures, playgrounds, parklands) may still be actionable under the DDA's general provisions.

Compliance and Enforcement

- Enforcement of the DDA occurs through a complaints process administered by the Australian Human Rights Commission.
- Unresolved complaints may proceed to the Federal Court or Federal Circuit and Family Court of Australia.

Relationship Summary

- DDA: Prohibits disability discrimination and provides the overarching legal framework.
- Premises Standards (DAPBS): Specify technical requirements for building access that, if followed, provide DDA compliance certainty for covered matters.
- NCC/BCA: Incorporates the Access Code of the Premises Standards into enforceable building law.

3.4 DAPBS – Affected Parts

The Premises Standards classify building work as a new building, new part, or affected part, which determines accessibility compliance obligations.

Definitions under the Premises Standards

The Premises Standards states:

- (3) A building is a new building if:
- (a) it is not a part of a building; and
 - (b) either:
 - (i) an application for approval for its construction is submitted, on or after 1 May 2025, to the competent authority in the State or Territory where the building is located, or
 - (ii) all of the following apply:
 - (A) it is constructed for or on behalf of the Crown.
 - (B) the construction commences on or after 1 May 2025.
 - (C) no application for approval for the construction is submitted, before 1 May 2025, to the competent authority in the State or Territory where the building is located.
- (4) A part of a building is a new part of the building if it is an extension to the building or a modified part of the building about which:
- (a) an application for approval for the building work is submitted, on or after 1 May 2025, to the competent authority in the State or Territory where the building is located: or
 - (b) all of the following apply:
 - (i) the building work is carried out for or on behalf of the Crown.
 - (ii) the building work commences on or after 1 May 2025.
 - (iii) no application for approval for the building work is submitted, before 1 May 2025, to the competent authority in the State or Territory where the building is located.
- (5) An affected part is:
- (a) the principal pedestrian entrance of an existing building that contains a new part; and
 - (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

If a building owner or the only lessee of a building applies for a building or construction approval, the new part and affected part must comply with the Premises Standards.

However, if one of a number of lessees in a building applies for a building or construction approval, the new part must comply with the Premises Standards. There is no onus on the lessee applying for the approval to upgrade the affected part. Refer to the Premises Standards and the Guidelines on the Application of the Premises Standards for more details.

4 Use and Building Class

The following table identifies the uses and building classes of the proposed development:

Class	Description	Access Requirements
2	Apartments	Access is required to and within all communal/common use areas.

5 Mandatory Requirements - Access for People with Disabilities (NCC/BCA Part D4)

Accessibility is required to be provided to and within all areas normally used by the occupants, excluding areas subject to NCC/BCA D4D5 exemption (refer to Part 1.2 of this Report (above)).

Assessment of documentation has revealed areas of non-compliance, or that insufficient detail has been provided at this time to determine compliance, with the prescriptive requirements of the NCC/BCA, DDA Premises Standards and Australian Standards. These items are identified below.

The colour-coded legend is to assist the design team in identifying matters that require attention and at what stage in the design process they will be required. Recommendations are also made for enhancement of the design to achieve access inclusion, best practice and Universal Design Principles.

Colour-coded Legend
Further Information Required
Item to be Addressed at Subsequent Stage
Recommendations - Universal Design - Best Practice
Item Closed

5.1 General Building Access Requirements (NCC/BCA Clause D4D2)

Item	Description of Non-compliance	Accessibility Comments
5.1.1	Details of gradients, kerb ramps and pedestrian crossing not expected at this stage.	Provide details as design develops.

NOTE: Although public domain and play spaces are not required to be accessible under BCA and Premises Standards' requirements, access to these areas is still required under the Disability Discrimination Act (DDA), where equitable, safe and dignified access to services is required to be available to the community.

5.2 Access to Buildings (NCC/BCA Clause D4D3)

Item	Description of Non-compliance	Accessibility Comments
5.2.1	Lot 67 An Accessible Path of Travel is provided via Permier Circuit located on Ground Floor accessed via a 1:20 Walkway followed by a Lift. This is appropriate.	Refer to Section 5.9 & 6.1 of this Report for Walkway and Lift requirements.
5.2.2	Lot 68 An Accessible Path of Travel is provided via Trophy Avenue located on Level 1 via a Ramp followed by a Lift. This is appropriate.	Refer to Section 5.9 & 6.1 of this Report for Walkway and Lift requirements.

5.3 Car Parking (NCC/BCA Clause D4D6)

Item	Description of Non-compliance	Accessibility Comments
5.3.1	Lot 67 4 x Accessible Car Spaces are provided in alignment with 4 x Adaptable Units. Sufficient clearances are provided to achieve compliance as design develops.	No further action required.
5.3.2	Lot 68 4 x Accessible Car Spaces are provided in alignment with 4 x Adaptable Units. Sufficient clearances are provided to achieve compliance as design develops.	No further action required.
5.3.3	Details not expected at this stage.	Provide details as design develops.

5.4 Parts of Buildings to be Accessible (NCC/BCA Clause D4D4)

Item	Description of Non-compliance	Accessibility Comments
5.4.1	Lot 67 Several locations lack adequate 90-degree turning space clearance for wheelchairs.	Where there is a 90-degree turn, provide a minimum 1500x1500mm clearance. Refer marked up plans
5.4.2	Lot 67 – GF – 3 Bed Adpatable Unit Entrance Gate latchside clearance not provided.	Provide a minimum 530mm latchside clearance.
5.4.3	Lot 68 – GF – Entrance Gate Entrance gate landing depth undersized.	Provide a minimum 1450mm landing depth.
Adaptable Units		
5.4.4	Lot 67 – GF – 3 Bed Terrace Door clear opening width undersized.	Provide a minimum 850mm door clear opening width.
5.4.5	Lot 67 – GF – 3 Bed Terrace Door landing depth undersized.	Provide a minimum 1450mm landing depth.
5.4.6	Lot 67 – GF – 2 Bed Apartment Bathroom Door landing depth undersized.	Provide a minimum 1240mm landing depth.

5.5 Vertical Circulations – Stairs (NCC/BCA Clause D4D4)

Item	Description of Non-compliance	Accessibility Comments
5.5.1	Details are not expected at this stage.	Provide details as design develops.
5.5.2	Lot 67 Stair clear width is undersized.	Provide a minimum 1200mm clear width to allow compliant handrails to be fixed.

5.6 Statutory Signage (NCC/BCA Clause D4D7)

Item	Description of Non-compliance	Accessibility Comments
5.6.1	Details are not expected at this stage.	Provide details as design develops.

5.7 Hearing Augmentation (NCC/BCA Clauses D4D8)

Item	Description of Non-compliance	Accessibility Comments
5.7.1	Details are not expected at this stage.	Provide details as design develops.

5.8 Tactile Ground Surface Indicators (TGSIs) (NCC/BCA Clause D4D9)

Item	Description of Non-compliance	Accessibility Comments
5.8.1	Details are not expected at this stage.	Provide details as design develops.

5.9 Ramps and Walkways (NCC/BCA Clause D4D12)

Item	Description of Non-compliance	Accessibility Comments
5.9.1	Lot 67 – Premier Circuit entrance – 1:20 Walkway Sufficient setouts and clearances are provided to achieve compliance as design develops.	No further action required. Provide details as design develops.
5.9.2	Lot 67 – Trophy Avenue – 1:10 Step Ramp Step Ramp landing clearance is insufficient.	Provide a minimum 1500x1500mm turning circulation clearance.
5.9.3	Lot 67 – 1:14 Ramp Landing is undersized.	Provide a minimum 1200mm landing depth between ramps.
5.9.4	Lot 68 – 1:20 Walkway Landing depth undersized.	Provide a minimum 1200mm landing at the base of 1:20 Walkwa

5.10 Glazing on an Accessway (NCC/BCA Clause D4D13)

Item	Description of Non-compliance	Accessibility Comments
5.10.1	Details are not expected at this stage.	Provide details as design develops.

6 Mandatory Requirements - Lift Installations (BCA Part E3)

6.1 Passenger Lifts (NCC/BCA Clause E3D8)

Item	Description of Non-compliance	Recommendations for Compliance
6.1.1	Details are not expected at this stage.	Provide details as design develops.

10 Appendix A - Design Documentation

The following documentation, prepared by Hill Thalys was used in the assessment and preparation of this report:

Drawing No.	Title	Date	Drawn By	Rev
A1.01	GARDEN SUBURB AERIAL	10.09.25	BS	PC
A1.02	CONTECT PLAN & CALCULATIONS	10.09.25	BS	PC
A2.01	TERRACES GROUND & APARTMENT BASEMENT	10.09.25	BS	PC
A2.02	TERRACE L1 & APARTMENT GROUND	10.09.25	BS	PC
A2.03	TERRACE ROOF & APARTMENT L1	10.09.25	BS	PC
A2.04	TERRACE ROOF & APARTMENT L2	10.09.25	BS	PC
A2.10	APARTMENT UNIT LAYOUTS	10.09.25	BS	PC
A2.11	APARTMENT UNIT LAYOUTS	10.09.25	BS	PC

11 Appendix B - Access Markups



MBC Group - Access Mark ups
Concept Design
 Date:
17 Oct 25
 Reviewed by:
Ngoc Autran



LEGEND:



- ← Statutory Requirement Comment BCA/AS
 - ← Best Practice Comment (advice)
- Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Lands Level 4, 16 Foster Street Surry Hills NSW 2010 Australia p 02 9011 6276 e admin@hillthalys.com.au www.hillthalys.com.au Notwithstanding to whomsoever these documents and drawings shall remain the property of Hill Thalys or an creation vest in Hill Thalys.</small>		REV	DATE	AMENDMENT	PROJECT	DRAWING TITLE			
		PA	12/8/2025	PA	Garden Suburb Affordable Housing	Garden Suburb Aerial			
PB	29/8/2025	PB	Lot 67 & Lot 68 Myall Road Hillsborough	JOB NO	SHEET	SCALE	DRAWING NO.		
PC	10/9/2025	Preliminary issue for coordination	Landcom	25.16	ISO A3	1:2500	A 1.01		
				DRAWN	CHECKED	PLOT DATE	REVISION		
				BS	PT		PC		



Site Statistics

Site Area	7,617.1 m ²
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LEP Controls

Zoned	DM (Deferred Matter)
Height of Building	N/A
FSR	N/A

Metrics

Residential Development	Affordable housing component = 100%
GFA	4,939.2 m ²
FSR	0.648:1 SEPP Control = 0.65:1 (4,951.1 m ²)
Maximum HOB	12m
Parking rates*	1 Bed = 0.4 2 Bed = 0.5 3 Bed = 1 Lot 67 = 18(0.4) + 14(0.5) + 4(1) = 19 (2 Accessible, +2 MC) Lot 68 = 15(0.4) + 12(0.5) + 6(1) = 18 (2 Accessible, +2 MC)

*Accessible Area: Within 400m walking distance of a bus stop used by a regular bus (i.e. 6am-9pm M-F, 8am-6pm S-S).

Site Controls

Front setback	6m Apartments, 3.5m Terraces
Side & Rear setback	3m Apartments, 3.5m Terraces
Deep Soil	46.1% (3,510.1 m ²) ADG Control = 7% (533.2 m ² min)
Communal Open Space	42.5% (3,240.6 m ²) ADG Control = 25% of site area (1,904.3m ² min) + (2hrs direct sun to 50% of area 9am-3pm mid winter)
Private Open Space at Grade	17.5% (1,332.2m ²)

MBC Group - Access Mark ups
Concept Design
 Date:
17 Oct 25
 Reviewed by:
Ngoc Au Tran

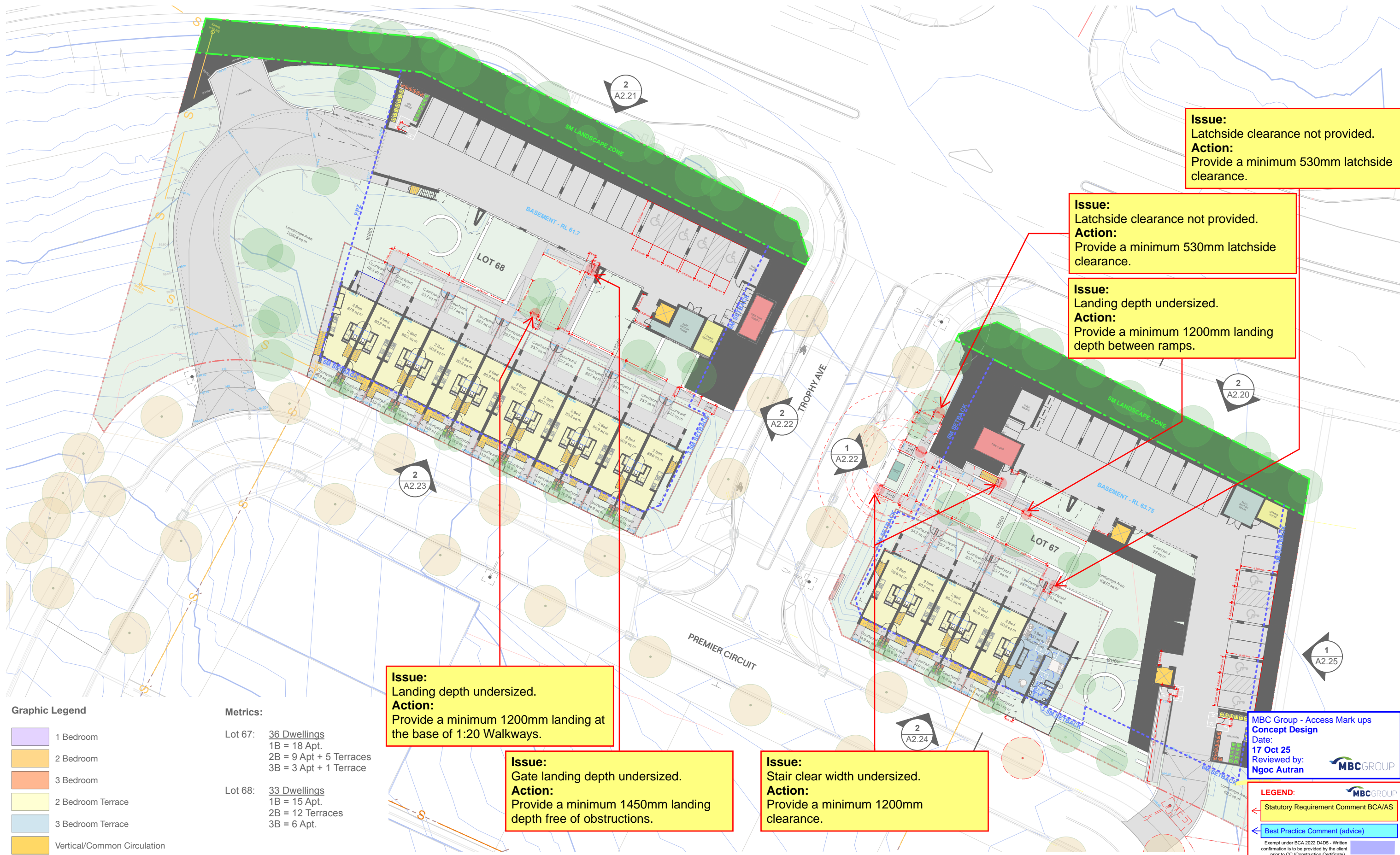
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ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Landa Level 4, 15 Foster Street Surry Hills NSW 2010 Australia P 02 9211 6276 E 0211@hillthalys.com.au www.hillthalys.com.au Nominated Architects Phyllis Thalys #6780 Sarah Hill #5285</small>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>AMENDMENT</th> </tr> <tr> <td>PA</td> <td>12/8/2025</td> <td>PA</td> </tr> <tr> <td>PB</td> <td>29/8/2025</td> <td>PB</td> </tr> <tr> <td>PC</td> <td>10/9/2025</td> <td>Preliminary issue for coordination</td> </tr> </table>	REV	DATE	AMENDMENT	PA	12/8/2025	PA	PB	29/8/2025	PB	PC	10/9/2025	Preliminary issue for coordination	<table border="1"> <tr> <th>PROJECT</th> <th>DRAWING TITLE</th> </tr> <tr> <td>Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough</td> <td>Context Plan & Site Calculations</td> </tr> </table>	PROJECT	DRAWING TITLE	Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	Context Plan & Site Calculations	<table border="1"> <tr> <th>JOB NO</th> <th>SHEET</th> <th>SCALE</th> <th>DRAWING NO.</th> </tr> <tr> <td>25.16</td> <td>ISO A3</td> <td>1:2000</td> <td>A 1.02</td> </tr> </table>	JOB NO	SHEET	SCALE	DRAWING NO.	25.16	ISO A3	1:2000	A 1.02
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Landcom	BS	PT		PC																							



Issue:
Latcheside clearance not provided.
Action:
Provide a minimum 530mm latcheside clearance.

Issue:
Latcheside clearance not provided.
Action:
Provide a minimum 530mm latcheside clearance.

Issue:
Landing depth undersized.
Action:
Provide a minimum 1200mm landing depth between ramps.

Issue:
Landing depth undersized.
Action:
Provide a minimum 1200mm landing at the base of 1:20 Walkways.

Issue:
Gate landing depth undersized.
Action:
Provide a minimum 1450mm landing depth free of obstructions.

Issue:
Stair clear width undersized.
Action:
Provide a minimum 1200mm clearance.

Graphic Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 2 Bedroom Terrace
- 3 Bedroom Terrace
- Vertical/Common Circulation

Metrics:

Lot 67: 36 Dwellings
1B = 18 Apt.
2B = 9 Apt + 5 Terraces
3B = 3 Apt + 1 Terrace

Lot 68: 33 Dwellings
1B = 15 Apt.
2B = 12 Terraces
3B = 6 Apt.

MBC Group - Access Mark ups
Concept Design
Date: 17 Oct 25
Reviewed by: Ngoc Au Tran

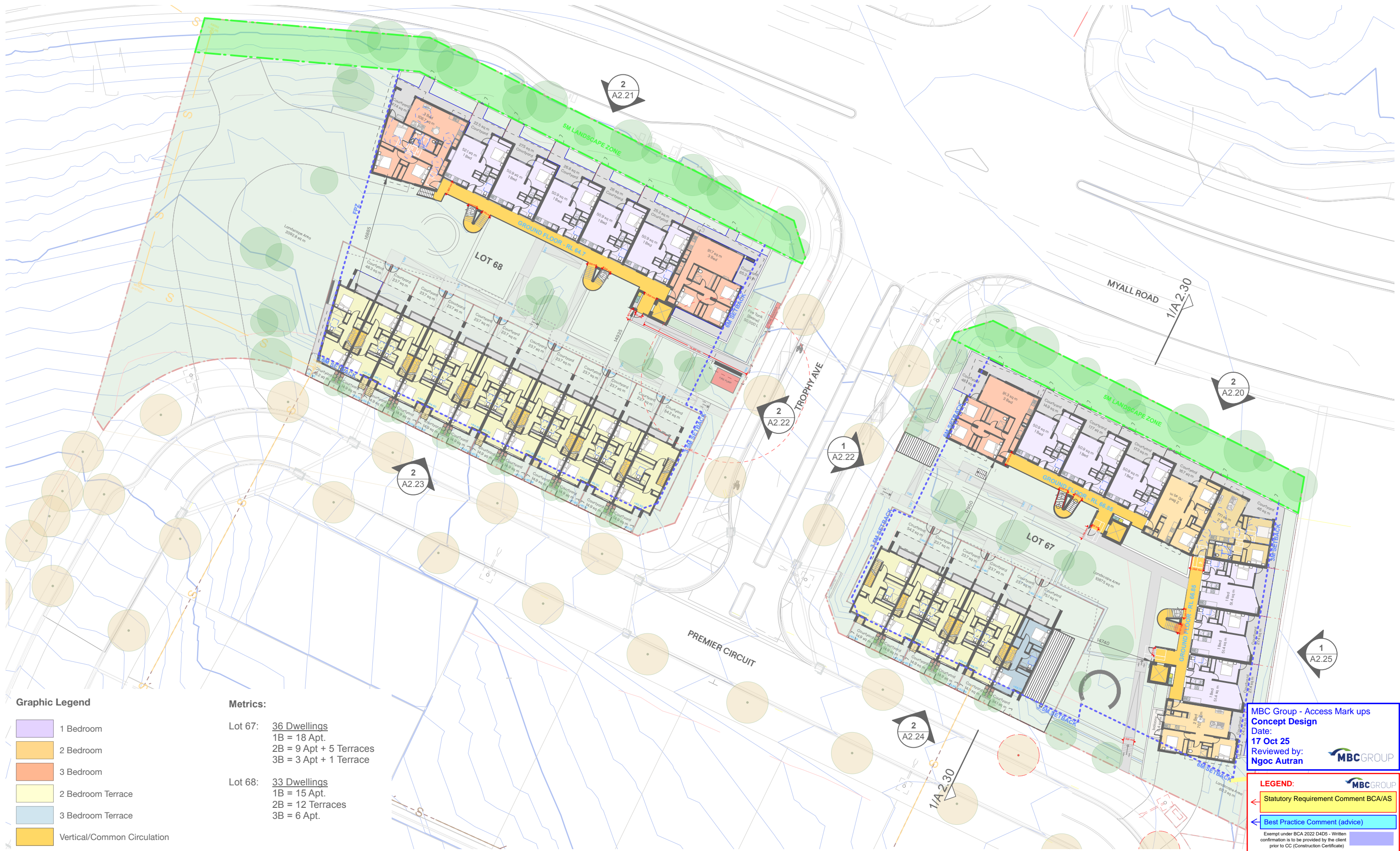
LEGEND:

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- Best Practice Comment (advice)

Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT Hill Thalys Architecture + Urban Projects <small>Goddigal Lands Level 4, 15 Foster Street Sunny Hills NSW 2010 Australia P 02 9271 6276 © 2025 Hill Thalys www.hillthalys.com.au</small>		REV	DATE	AMENDMENT	PROJECT	DRAWING TITLE		
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PB	29/8/2025	PB	Lot 67 & Lot 68 Myall Road Hillsborough	JOB NO	SHEET	SCALE	DRAWING NO.	
PC	10/9/2025	Preliminary issue for coordination	Landcom	25.16	ISO A3	1:500	A 2.01	
				DRAWN	CHECKED	PLOT DATE	REVISION	
				BS	PT		PC	



Graphic Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 2 Bedroom Terrace
- 3 Bedroom Terrace
- Vertical/Common Circulation

Metrics:

- Lot 67: 36 Dwellings
 1B = 18 Apt.
 2B = 9 Apt + 5 Terraces
 3B = 3 Apt + 1 Terrace
- Lot 68: 33 Dwellings
 1B = 15 Apt.
 2B = 12 Terraces
 3B = 6 Apt.

MBC Group - Access Mark ups
Concept Design
 Date: 17 Oct 25
 Reviewed by: Ngoc Autran

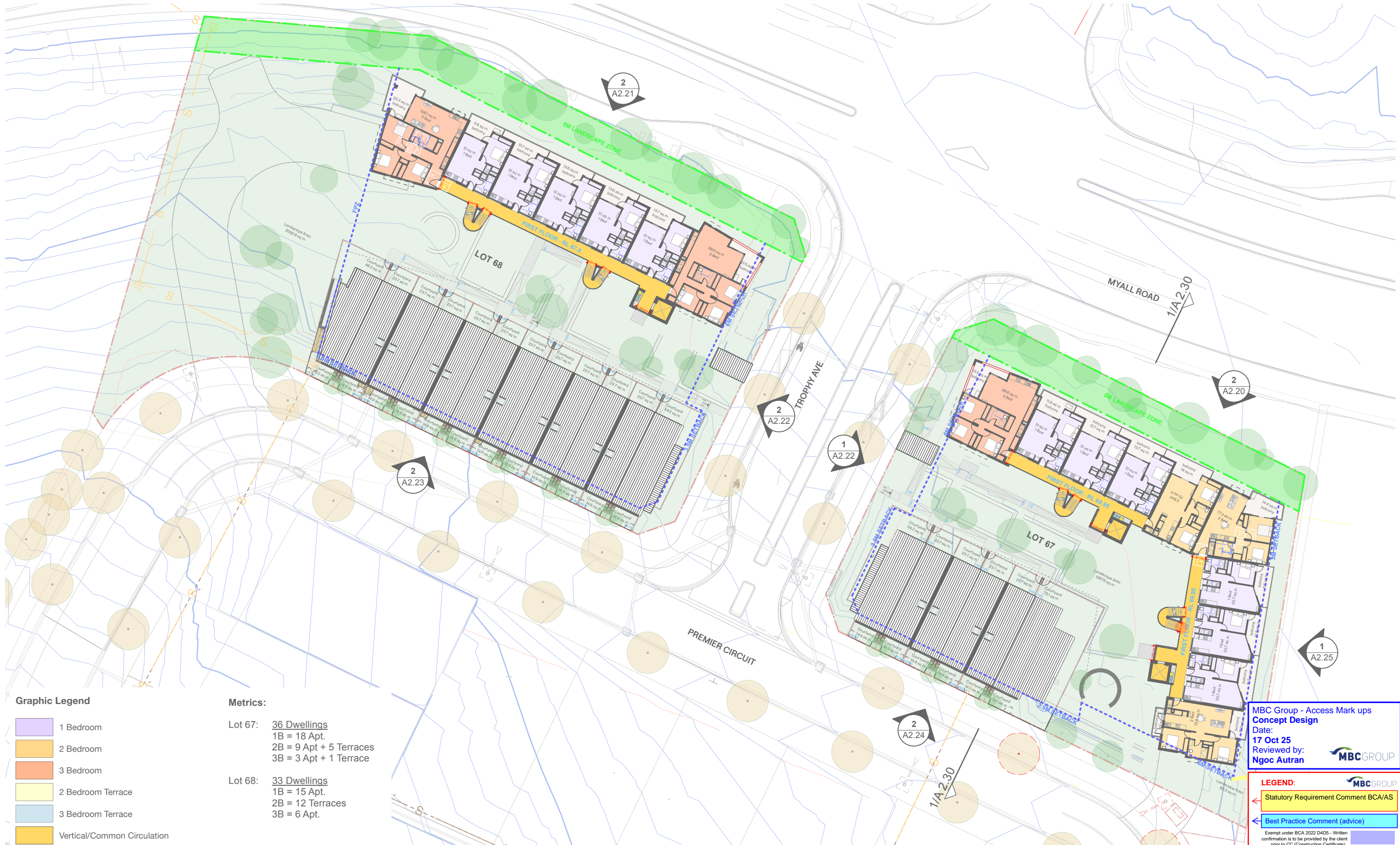
LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Lands Level 4, 16 Foster Street Surry Hills, NSW 2000 Australia T 02 9211 6276 E admin@hillthalys.com.au www.hillthalys.com.au Nominated Architects Philip Thalys #6780 Sarah Hill #5285</small>		REV	DATE	AMENDMENT		PROJECT	DRAWING TITLE			
		PA PB PC	12/8/2025 29/8/2025 10/9/2025	PA PB Preliminary issue for coordination		Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	Terraces L1 & Apartment Ground			
						CLIENT	JOB NO	SHEET	SCALE	DRAWING NO.
						Landcom	25.16	ISO A3	1:500	A 2.02
							DRAWN	CHECKED	PLOT DATE	REVISION
							BS	PT		PC



Graphic Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 2 Bedroom Terrace
- 3 Bedroom Terrace
- Vertical/Common Circulation

Metrics:

Lot 67: **36 Dwellings**
 1B = 18 Apt.
 2B = 9 Apt + 5 Terraces
 3B = 3 Apt + 1 Terrace

Lot 68: **33 Dwellings**
 1B = 15 Apt.
 2B = 12 Terraces
 3B = 6 Apt.

MBC Group - Access Mark ups
Concept Design
 Date: **17 Oct 25**
 Reviewed by: **Ngoc Au Tran**

LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

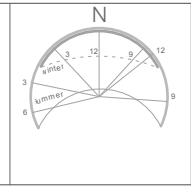
Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT
Hill Thalix
 Architecture + Urban Projects

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 Level 4, 15 Foster Street
 Sunny Hills NSW 2010 Australia
 P 02 9071 6276
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REV	DATE	AMENDMENT
PA	12/8/2025	PA
PB	29/8/2025	PB
PC	10/9/2025	Preliminary issue for coordination

PROJECT
Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough
CLIENT
Landcom

DRAWING TITLE			
Terrace Roof & Apartment L1			
JOB NO	SHEET	SCALE	DRAWING NO.
25.16	ISO A3	1:500	A 2.03
DRAWN	CHECKED	PLOT DATE	REVISION
BS	PT		PC



Graphic Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 2 Bedroom Terrace
- 3 Bedroom Terrace
- Vertical/Common Circulation

Metrics:

Lot 67: **36 Dwellings**
 1B = 18 Apt.
 2B = 9 Apt + 5 Terraces
 3B = 3 Apt + 1 Terrace

Lot 68: **33 Dwellings**
 1B = 15 Apt.
 2B = 12 Terraces
 3B = 6 Apt.

MBC Group - Access Mark ups
Concept Design
 Date: **17 Oct 25**
 Reviewed by: **Ngoc Au Tran**

LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

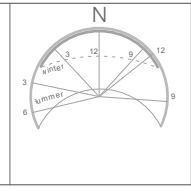
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REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT
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REV	DATE	AMENDMENT
PA	12/8/2025	Issue for DRP
PB	29/8/2025	Consultant Update
PC	10/9/2025	Consultant Update

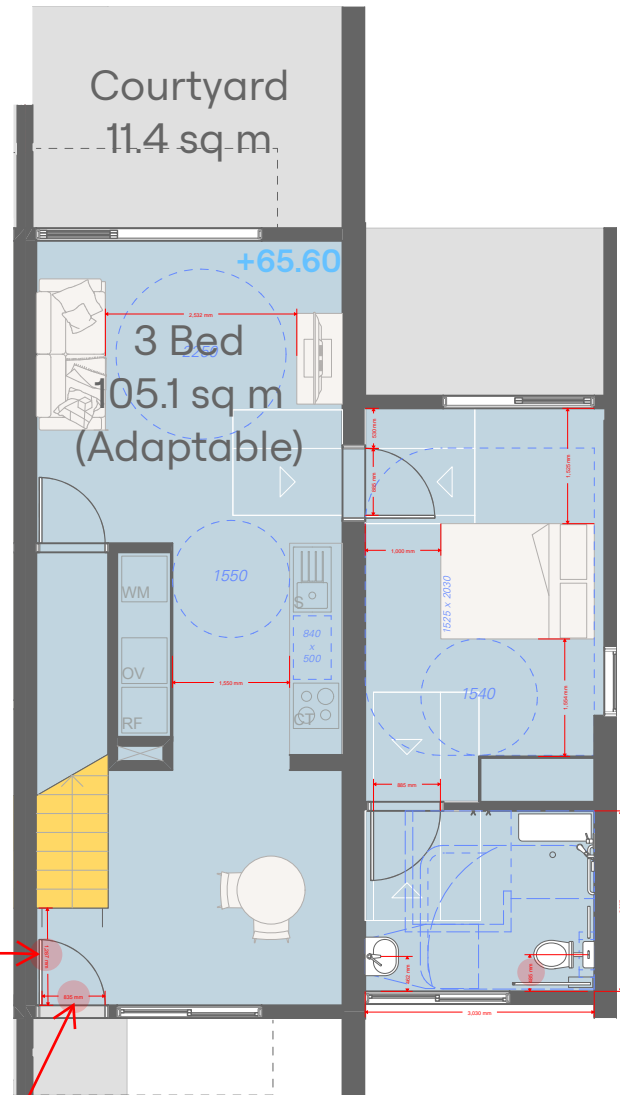
PROJECT	DRAWING TITLE
Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	Terrace Roof & Apartment L2

CLIENT	JOB NO	SHEET	SCALE	DRAWING NO.
Landcom	25.16	ISO A3	1:500	A 2.04

DRAWN	CHECKED	PLOT DATE	REVISION
BS	PT		PC

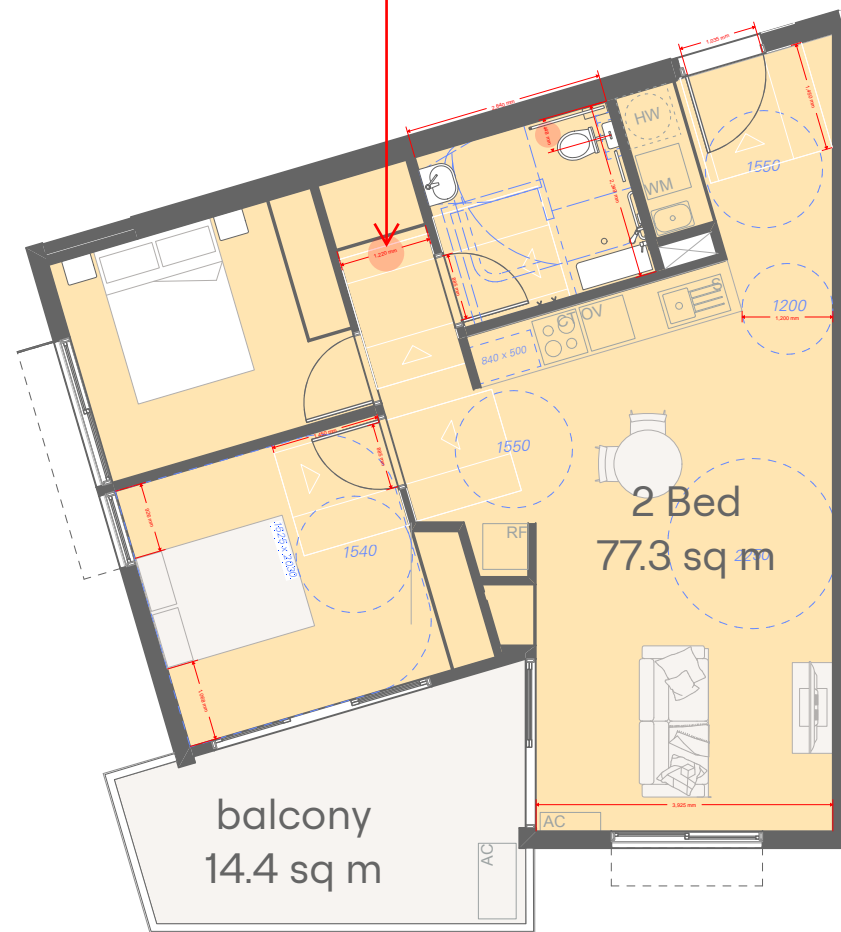
Issue:
Door landing depth undersized.
Action:
Provide a minimum 1450mm landing depth.

Issue:
Door clear opening undersized.
Action:
Provide a minimum 850mm door clear opening width.



2 3 Bedroom Terrace - Lot 67; Ground Floor
Scale: 1:100

Issue:
Door landing depth undersized.
Action:
Provide a minimum 1240mm landing depth.



1 2 Bedroom Apartment- Lot 67; Ground Floor & Level 1 & 2
Scale: 1:100

MBC Group - Access Mark ups
Concept Design
Date:
17 Oct 25
Reviewed by:
Ngoc Autran



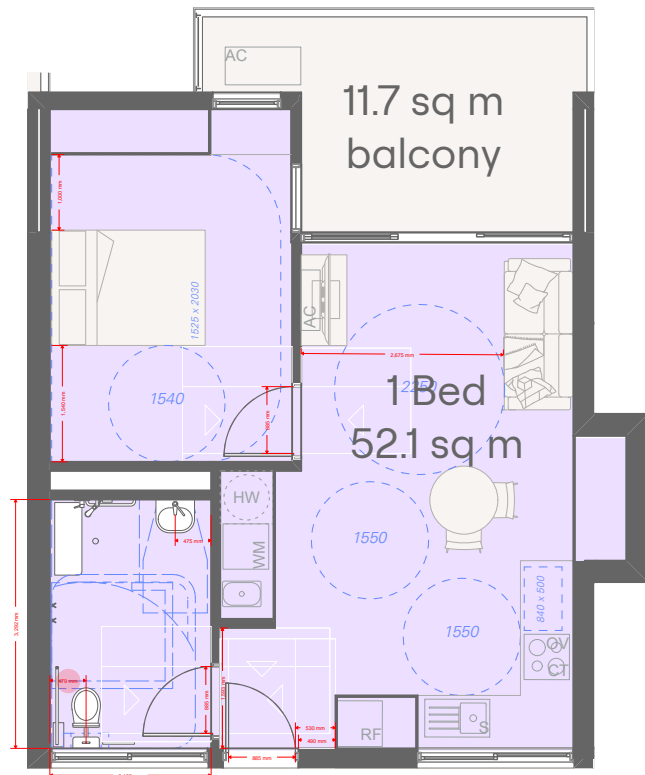
LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

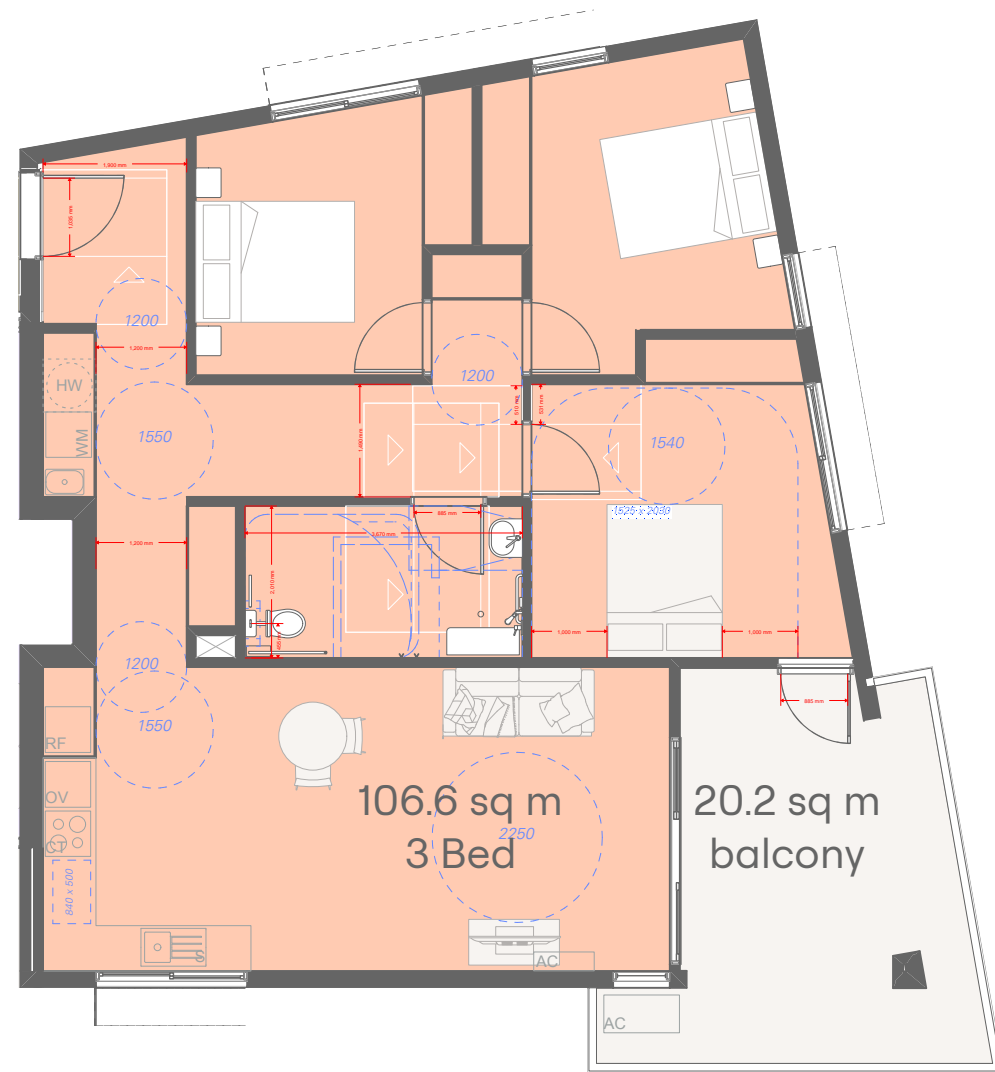
Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

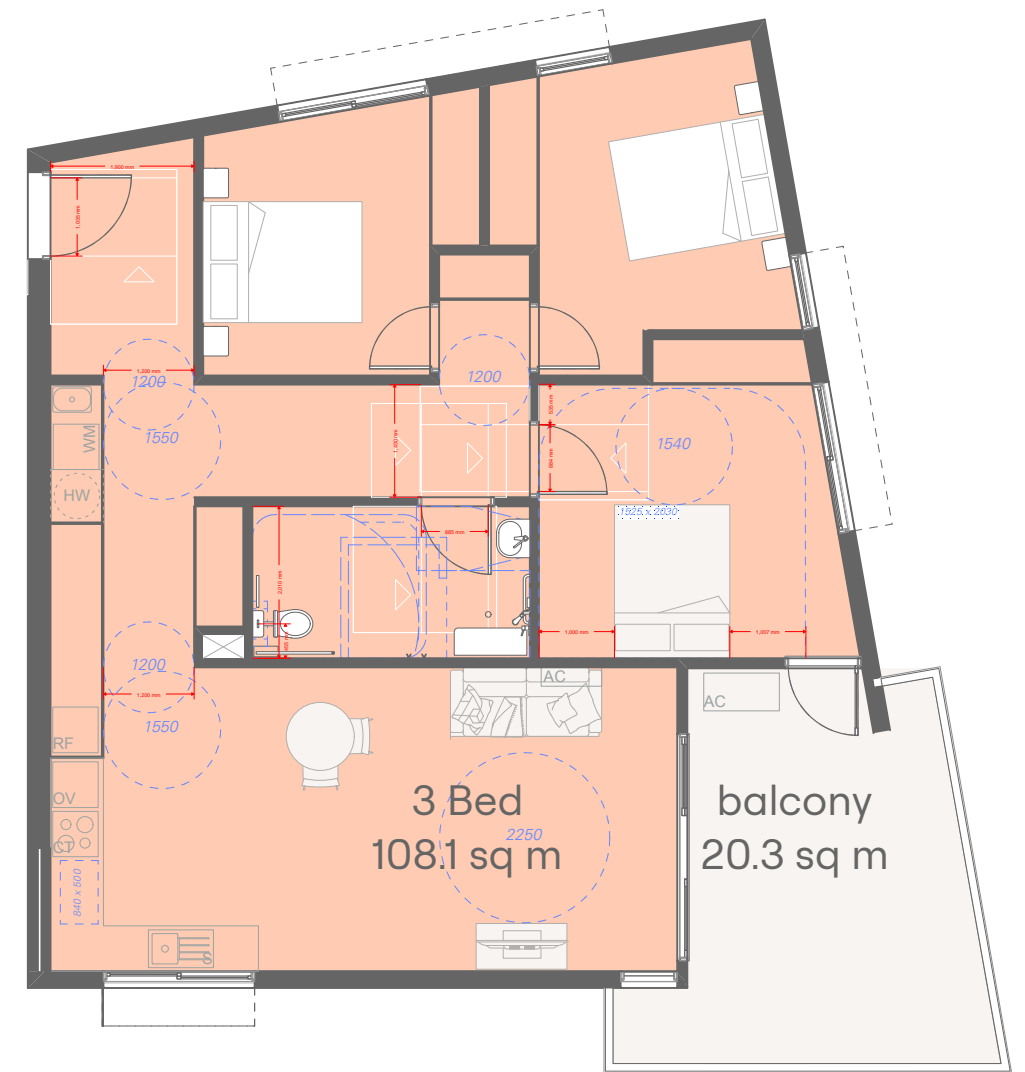
ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Landa Level 4, 15 Foster Street Surry Hills NSW 2010 Australia t 02 9211 6276 e admin@hillthalys.com.au www.hillthalys.com.au</small> <small>Unpublished Architect Philly Thalys #6780 Sarah Hill #5285</small>	REV	DATE	AMENDMENT	PROJECT	DRAWING TITLE			
	PA PB PC	12/8/2025 29/8/2025 10/9/2025	PA PB Preliminary issue for coordination	Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	Adaptable Unit Layouts			
				CLIENT	JOB NO	SHEET	SCALE	DRAWING NO.
				Landcom	25.16	ISO A3	1:100	A 2.10
					DRAWN	CHECKED	PLOT DATE	REVISION
					BS	PT		PC



3 1 Bedroom Apartment - Lot 68; Level 2
Scale: 1:100



2 3 Bedroom - Lot 68; Level 2
Scale: 1:100



1 3 Bedroom - Lot 68; Ground Floor & Level 1
Scale: 1:100

MBC Group - Access Mark ups
Concept Design
 Date: 17 Oct 25
 Reviewed by: Ngoc Autran

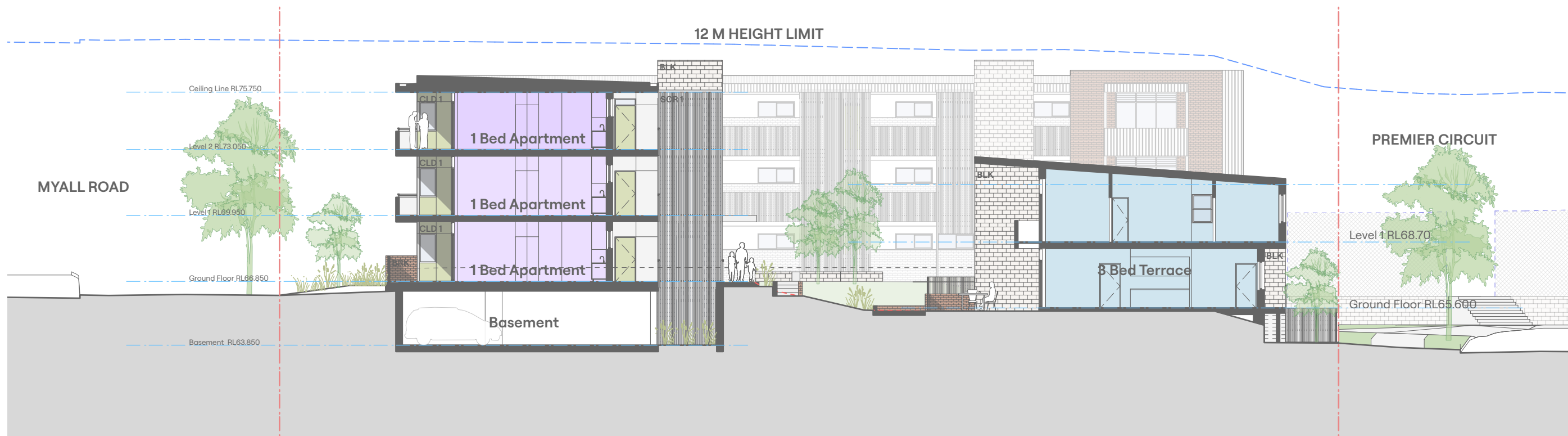
LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Landa Level 4, 15 Foster Street Surry Hills NSW 2010 Australia P 02 9211 6278 E admin@hillthalys.com.au www.hillthalys.com.au Notified Architects Phyllis Thalys #16780 Sarah Hill #1285</small>	REV PA PB PC	DATE 12/8/2025 29/8/2025 10/9/2025	AMENDMENT PA PB Preliminary issue for coordination		PROJECT Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	DRAWING TITLE Adaptable Unit Layouts			
					CLIENT Landcom	JOB NO 25.16	SHEET ISO A3	SCALE 1:100	DRAWING NO. A 2.11
					DRAWN BS	CHECKED PT	PLOT DATE	REVISION PC	



1 Section Through Lot 67 Looking East
Scale: 1:200



2 Section/Elevation Through Lot 67 Looking West
Scale: 1:200

MBC Group - Access Mark ups
Concept Design
 Date: 17 Oct 25
 Reviewed by: Ngoc Au Tran

LEGEND:

- Statutory Requirement Comment BCA/AS
- Best Practice Comment (advice)

Exempt under BCA 2022 D4D5 - Written confirmation is to be provided by the client prior to CC (Construction Certificate)

REF DESIGN DEVELOPMENT [10/09/2025]

ARCHITECT Hill Thalys Architecture + Urban Projects <small>Godigal Lenda Level 4, 15 Foster Street Surry Hills NSW 2010 Australia P 02 9211 6276 E admin@hillthalys.com.au www.hillthalys.com.au Hill Thalys #9780 Sarah Hill #5285</small>	REV	DATE	AMENDMENT	Materials Symbol Legend AFW Aluminium Framed Glazing. BAL Metal balustrade. BLK Designer concrete block. BRK Face brick. CLD 1 Panelled cladding (NCC Type A constr.). CLD 2 Corrugated Metal Cladding, Profile 1. CLD 3 Corrugated Metal Cladding, Profile 2. H Metal Hood. LA Landscape to Landscape Architect details. MG Metal Entry Gate. MF Metal Fence. RD Metal Roller door. SCR 1 Vertical metal blade screen. SCR 2 Ember proof metal mesh.	PROJECT	DRAWING TITLE			
	PA	12/8/2025	Issue for DRP		Garden Suburb Affordable Housing Lot 67 & Lot 68 Myall Road Hillsborough	Sections JOB NO: 25.16 SHEET: ISO A3 SCALE: 1:1 DRAWING NO: A2.30			
	PA	29/8/2025	Consultant Update		CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION
	PC	10/9/2025	Consultant Update		Landcom	BS	BS	10/9/2025	PC



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