



ACCESS RIGHT

INCLUSIVE ACCESSIBILITY SOLUTIONS

ACCESSIBILITY REPORT

SSDA REVIEW – MIXED USE

**241-245 PENNANT HILLS RD
CARLINGFORD, NSW**

TRIPLE EIGHT CORPORATION

21 MAY 2026

REFERENCE No: AR2526_097_SSDA4





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Report Version

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Reviewed Plans

Package 1

Plan No.	Revision	Title	Plan No.	Revision	Title
1804-SD 0000	P4	Cover Page	1804-SD 0109	P4	Level 16
1804-SD 0013	P4	Development Data	1804-SD 0110	P4	Level 17
1804-SD 0021	P4	Land Acquisition – Planning Proposal	1804-SD 0111	P4	Roof Plan
1804-SD 0023	P4	Site Analysis	1804-SD 0201	P5	Elevation – North
1804-SD 0050	P4	Survey	1804-SD 0202	P5	Elevation – South East
1804-SD 0091	P4	Site Plan	1804-SD 0203	P5	Elevation – South
1804-SD 0097	P4	Basement Plan 03	1804-SD 0204	P5	Elevation – West
1804-SD 0098	P4	Basement Plan 02	1804-SD 0301	P5	Sections 01
1804-SD 0099	P4	Basement Plan 01	1804-SD 0302	P5	Sections 02
1804-SD 0101	P4	Level 00	1804-SD 0303	P5	Sections 03
1804-SD 0102	P5	Level 01	1804-SD 0351	P4	Building Height Plan Study
1804-SD 0103	P5	Level 02	1804-SD 0401	P4	GFA
1804-SD 0104	P5	Level 03	1804-SD 0402	P4	Affordable Housing
1804-SD 0105	P4	Level 04	1804-SD 0405	P4	Deep Soil
1804-SD 0106	P4	Level 05-13	1804-SD 0406	P4	Landscape Area
1804-SD 0107	P4	Level 14	1804-SD 0407	P4	Communal Open Space
1804-SD 0108	P4	Level 15	1804-SD 0410	P4	Accommodation Summary

Prepared by Kennedy Associates Architects

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Package 2

Plan No.	Revision	Title	Plan No.	Revision	Title
1804 - DA0000	P2	Cover Page	1804 - DA0108	P2	Level 15
1804 - DA0091	P2	Site Plan	1804 - DA0109	P2	Level 16
1804 - DA0097	P2	Basement Plan 03	1804 - DA0110	P2	Level 17
1804 - DA0098	P2	Basement Plan 02	1804 - DA0201	P2	Elevation – North
1804 - DA0099	P3	Basement Plan 01	1804 - DA0203	P2	Elevation – South East
1804 - DA0101	P3	Level 00	1804 - DA0204	P2	Elevation – West
1804 - DA0102	P2	Level 01	1804 - DA0301	P2	Sections 01
1804 - DA0103	P2	Level 02	1804 - DA0302	P2	Sections 02
1804 - DA0104	P2	Level 03	1804 - DA0303	P2	Sections 03
1804 - DA0105	P2	Level 04	1804 - DA0501	P2	Adaptable Unit – Layouts 01
1804 - DA0106	P2	Level 05	1804 - DA0511	P2	Unit Layout Type – 1 Bed & 2 Bed
1804 - DA0107	P2	Level 06-14			

Prepared by Kennedy Associates Architects

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Package 3					
Plan No.	Revision	Title	Plan No.	Revision	Title
1804 - DA0099	P3	Basement Plan 01	1804 - DA0106	P2	Level 05
1804 - DA0101	P3	Level 00	1804 - DA0107	P2	Level 06-14
1804 - DA0102	P2	Level 01	1804 - DA0108	P2	Level 15
1804 - DA0103	P2	Level 02	1804 - DA0109	P2	Level 16
1804 - DA0104	P2	Level 03	1804 - DA0301	P2	Sections 01
1804 - DA0105	P2	Level 04			
Prepared by Kennedy Associates Architects • Provided to Access Right for review on the 20/05/2026					



1. INTRODUCTION

This SSDA Access Review Report has been prepared by Access Right on behalf of Triple Eight Corporation at the Carlingford Unit for the construction and operation of a mixed-use development including infill affordable housing (the **proposal**) on land at 241-245 Pennant Hills Road, Carlingford (the **site**).

This report has been prepared to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The development has been reviewed to ensure that site access, ingress and egress, common area access, circulation areas, adaptable and livable unit layouts, accessible car parking, accessible sanitary facilities, and other amenities comply with relevant statutory standards, guidelines and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

This report accompanies a State Significant Development Application that seeks approval for the demolition and construction of a mixed-use residential and commercial development including infill affordable housing, which involves the following:

- Site preparation works, including demolition of existing structures, vegetation removal as necessary, and bulk excavation.
- Construction and operation of a mixed-use development comprising commercial premises, gymnasium, childcare centre and shop top housing as follows:
 - One 18-storey building (Building A) in the Northeast corner of the site; and two 4-5 storey buildings (Building B & C) along the western edge of the site.
 - A publicly accessible through site link between Pennant Hills Road and Felton Road.
 - 6 commercial tenancies at ground floor
 - A three-storey gymnasium within the southern portion of Building C
 - A 90 place childcare centre located on level 01 of Building A
 - 2472m² of communal open space in the following locations:
 - the roof of Building A, B and C,
 - the two-storey podium of Building A
 - the publicly accessible through site link
 - A total of 139 residential apartments across the three buildings, including 26 infill affordable apartments,
- Provision of three levels of basement parking with a total of 233 car parking spaces comprising:
 - 136 residential car parking spaces (including 22 accessible spaces);
 - 28 commercial car parking spaces (including 4 accessible spaces);
 - 23 childcare parking spaces (including 4 accessible spaces);
 - 15 gymnasium parking spaces (including 4 accessible spaces);
 - 28 visitor car parking spaces (including 6 accessible spaces); and
 - 3 car share spaces.
- Street tree planting and landscaping, extension and augmentation of services and infrastructure as required. For a detailed project description, refer to the Environmental Impact Statement prepared by Planning Direction.



1.1. Site Description and Location

The site is identified as 241-245 Pennant Hills Road, Carlingford within the City of Parramatta Local Government Area (LGA). It is situated in the western portion of the Carlingford Local Centre and is located approximately 18km northwest of the Sydney Central Business District (CBD).

The site is an irregular triangular shape and comprises approximate frontages of 140m to Pennant Hills Road to the southeast, 100m to Felton Road to the north and 135m to the adjoining properties to the west. The site comprises a total area of 6331m², with the entirety of the site under single ownership. Site calculations have been based on a total area of 5848m² that excludes the SP2 zoned portions of the site in the north-eastern and southern corners of the site.

The site is described in **Table 1** below and illustrated in the Site Aerial Map in **Figure 1** following.

Table 1 Site Description

Reference	Street address	Legal description	Area
1	241-245 Pennant Hills Road	Lot 1 DP805059	-
2	241-245 Pennant Hills Road	Lot 2 DP805059	-
3	241-245 Pennant Hills Road	Lot 5 DP805059	-
4	241-245 Pennant Hills Road	Lot 6 DP805059	-
total			6331m ²



Figure 1 Site Aerial Map

Source: Nearmap, edits by Kennedy Associates Architects



1.2. Background

Access Right has been engaged to provide an accessibility design review of the proposed mixed-use development under the State Significant Development Application (SSDA) process.

The proposed development falls under BCA classification of:

- Class 2 & 7a (with smaller non-residential floor space of Class 6 & 9)

The requirements of the investigation are to:

- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.
- Review supplied drawings of the proposed development

1.3. Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents, staff, visitors and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

1.4. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide commentary on detailed design issues, such as: internals of accessible/ambulant toilet, fit-out, lift specification, slip resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

1.5. Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS 1428.1. The developed design will consider all user groups, who include members of the public, visitors, and residents.

1.6. Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA)
- Disability (Access to Premises – Buildings) Standards – Amendment 2024
- Building Code of Australia (BCA) 2022 – Part D4, F4 (F4D5, F4D6 & F4D7), E3 (E3D6, E3D7 & E3D8)
- AS 1428.1 – 2021: General Requirements for Access – New Building Work
- AS 1428.2 – 1992: Enhanced and Additional Requirements – Buildings and Facilities
- AS 1735.12 – 1999: Facilities for Persons with Disabilities
- AS 2890.6 – 2009: Off-Street Parking for People with Disabilities
- AS 4299 – 1995: Adaptable Housing
- Livable Housing Design Guidelines 4th Edition – 2017
- City of Parramatta Council - Development Control Plan (DCP)
- State Environmental Planning Policy (Housing) 2021 - Apartment Design Guide 4Q

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS 1428.2:1992 Enhanced and Additional requirements;
- AS 1428.3 – Children/Adolescents
- AS 3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)



2. GENERAL ACCESS PLANNING CONSIDERATIONS

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS 1428.1 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting Performance Based Solutions that achieve the relevant performance requirements.

By utilising the AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

Access Right supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for clients, any businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAPS.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use



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- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use



3. BOUNDARY TO BUILDING

3.1. External Linkages

The BCA and DDA Premises Standards contain requirements for pathway connection between boundary to building entrances for the use of persons with disabilities. These requirements can be summarised as follows:

Path of Travel	It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS 1428.1.
	An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS 1428.1 is also required.
	An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS 1428.1 is required.
	An accessible path of travel e.g. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles
City of Parramatta Council DCP	Pedestrian pathways must be separated from vehicular access and allow for a minimum 1.2 metre wide clear path of travel.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. The accessible paths of travel from the front boundary to the building entries can readily achieve compliance with the above.

Additional detail during the detail design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

3.2. Principal Building Entries

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

Multiple Entries	Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings. Note: It is preferred that all entrances are accessible.
	A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m ²).
Doorways	All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS 1428.1. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if proposed an alternate accessible door is required adjacent.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the designed principal building entries can readily achieve compliance with the above.

Additional detail during the detail design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4. INTERNAL PATHS OF TRAVEL

4.1. Circulation Areas

The BCA and DDA Premises Standards contain requirements for the continuous accessible path of travel with circulation spaces for the use of persons with disabilities. These requirements can be summarised as follows:

Turning & Passing Spaces	Wheelchair passing bays (1800mm width x 2000mm length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
	Turning spaces (at least 1540mm width x 2070mm length) are required within 2.0m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS 1428.1.
Minimum Width	All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. Note: Increased clear width paths of travel required for doorway circulation, turning areas etc.
Height Clearance	The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

Additional detail during the detail design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.



4.2. Ramps & Graded Walkway

The BCA and DDA Premises Standards contain requirements for ramps and graded walkways for the use of persons with disabilities. These requirements can be summarised as follows:

Ramps	Ramps are to have maximum 1:14 gradient with landings at no more than 9.0m intervals
	Ramps are to have handrails on both sides with minimum 1m clearance in accordance with AS 1428.1
	Landings are to have 1200mm length with 1500mm length at 90 degree turns
Graded Walkway	1:20 graded walkways have suitable landings at 15m max. intervals, compliant with AS 1428.1.
	Landings are to have 1200mm min. length, (no change in direction) or 1500mm x 1500mm min. length (internal splay permitted), for 90-degree turn, compliant with AS 1428.1.
	Without walls or kerbing, walkways (1:20 - 1:33 gradients) need to extend at least 600mm min. width at same grade in firm and level surface of different material compliant with AS 1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the detail design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.



4.3. Doorways

The BCA and DDA Premises Standards contain requirements for doorways within common areas for the use of persons with disabilities. These requirements can be summarised as follows:

Doorways	All common-use doors (i.e. not excluded under Part D3.4) to have 850mm min. clear opening width (each active door leaf) and suitable door circulation area, compliant with AS 1428.1.
	External latch side to have a minimum clearance to ensure 510mm, for a frontal approach on door leaves opening away from the user, compliant with AS 1428.1.
	Internal latch side to have a minimum clearance of 530mm on frontal approach on door leaves opening towards the user, compliant with AS 1428.1.
	Slider door to have an internal and external latch side clearance of 530mm for frontal approach, compliant with AS 1428.1.
Height Clearance	The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.4. Common Stairways

The BCA and DDA Premises Standards contain requirements for stairway within common areas for the use of persons with disabilities. These requirements can be summarised as follows:

Fixtures & Dimensions	Stairways are to have a minimum of 1.0m widths, clear of any handrails and walls in accordance with AS 1428.1.
	Stairs are to have handrails on both sides in accordance with AS 1428.1
	Stairs are to be offset from doorway circulation spaces to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair
	All stairs have closed risers to assist people with ambulant and sensory disabilities, in accordance with AS 1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the detail design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.5. Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

Internal Dimensions	Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, for all lifts which travel more than 12m, compliant with BCA (E3D8) and DDA Access Code (Part E3.8) and AS 1735.12.
Lift Lobby	All lift lobbies on each level require widths to allow two wheelchairs to pass each other at lift landings and openings. Generally, 1800mm min. wide width lobbies allow for this.
Stretcher Facility	ADVISORY In line with the BCA, passenger lifts serving any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts to have stretcher facility of not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level. (Outside DDA Access Code Provisions)

Assessment

Access Right has reviewed the drawings and documentation in relation to the requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

Additional detail during the design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.6. Emergency Egress

BCA 2022 - Part D3D22 (Handrails) has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS 1428.1 Clause 9. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS 1428.1. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements could incorporate this without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS 1428.1.
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means e.g. emergency passenger lift/s could be provided instead of/or only in addition to 'waiting spaces' in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.



5. ACCESSIBLE UNIT DESIGN

For Mixed and Residential flat buildings, City of Parramatta Council Development Control Plan and SEPP Housing 2021 – Apartment Design Guide apply.

- City of Parramatta Council – For 10 or more units, 15% of total dwellings (to be rounded up) is required to be adaptable, as defined under AS 4299.
- Apartment Design Guide (ADG – 4Q) 20% of all units are to comply with the Livable Housing Design Guide – Silver Level.

5.1. Adaptable Units

The concept of adaptable housing is to design units with provisions in place from the outset (pre-adaption) so they can be easily adapted to meet changing needs of residents in the future (post-adaption) in accordance with AS4299. In accordance with the Adaptable Housing Standards, the following requirements for adaptable units can be summarised as follows:

Design Requirements	The entry door of the unit achieves 850mm clear width opening (920 door leaf). Latch side clearance of 530mm needs to be achieved at pre-adaptation, externally and internally of the door in accordance with AS 4299.
	The kitchen needs 1550mm circulation space outside of the kitchen work spaces.
	The bathroom needs to be of an adequate size to achieve an AS1428.1 compliant bathroom of shower, WC and basin with required circulation spaces. Capped off service can be provided for the relocation of basin at post adaptation. The shower recess will require review during design development.
	The living area needs to be large enough to achieve a circulation space of 2250mm min diameter after furniture placement, compliant with AS 4299.
	The bedroom needs to achieve 1 metre either side of queen size bed and 1550 x 2070mm at the base of bed or similar configuration.
	The laundry area requires 1500mm in front of laundry appliances in accordance with AS 4299.
	All doors need to achieve 850mm clear opening width from the outset and easily achievable latch side clearances at post adaptation, compliant with AS 1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the above-mentioned requirements. Of the 139 units, more than 21 adaptable units have been provided, amounting to over 15% of all units and satisfying the DCP volume of adaptable units. Based on the current level of detail, adaptable units appear capable of achieving compliance, the design can readily achieve compliance with the above.



Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

5.2. Livable Units – Silver Level

In accordance with the Livable Housing Design Guide. The Silver Level requirements can be summarised as follows:

Design Requirements	Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the unit that is 1.0m wide.
	The entry door into the unit is to be step-free and detailed to achieve suitable clear opening width of at least 820mm.
	From the unit entry, there needs to be appropriate 1.0m clearances throughout the unit to allow suitable accessible paths of travel within.
	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary have level and 820mm opening
	One visitable toilet on the entry level is required with circulation space in front of the leading edge of the pan of 900mm wide by 1200mm, clear of door. Additionally, 900mm wide by 1250mm for visitable under AS 4299.
	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. Shower should be located on the corner.
	The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grabrails in the future when required.

Assessment

Access Right has reviewed the drawings and documentation in relation to the above-mentioned requirements. Of the 139 units, 29 Livable Silver Level units have been provided, amounting to over 20% of all units and satisfying the ADG volume of Livable units. Based on the current level of detail, Livable units appear capable of achieving compliance, the design can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

6. FACILITIES & AMENITIES

6.1. Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

Circulation Space	Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.
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Assessment

Access Right has reviewed the drawings and documentation in relation to the requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

Additional detail during the design documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

6.2. Carparking Space

The BCA and DDA Premises Standards do not have requirements for Class 2 building carparking spaces however, the subject Development Control Plan has the following provisions:

Number of Spaces	At least one accessible parking space is required for each adaptable unit
	BCA (Vol 1) D4: Class 5 (office spaces): 1 accessible space for every 100 spaces Class 6 (Commercial Spaces): 1 accessible space for every 50 spaces. Class 9b (Childcare & Gym Spaces): 1 accessible space for every 50 spaces.
Height	Above accessible parking spaces and adjacent shared zones, a minimum height clearance of 2.5m is required between the finished floor level and any overhead fixtures.
Proximity	All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

7. CONCLUSION

Access Right has assessed the proposed scheme for the proposed use. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, Adaptable and Livable Units and parking compliance can be readily achieved. It is advised that Access Right will work with the project team as the scheme progresses to ensure the development achieves the appropriate outcomes in accessibility and inclusivity.

This report concludes that the proposed mixed-use development is suitable and warrants approval.