



STATE SIGNIFICANT DEVELOPMENT ASSESSMENT

ACCESSIBILITY REPORT

AMOEBA ACCESS PTY LTD

Project: 849-859 Pacific Highway, Chatswood NSW 2057
Document Type: State Significant Development Assessment
Our Reference: P2024_0811-2 (SSDA) YW & DC

The following report reflects the review of the SSDA architectural documentation of the proposed development and issue(s) of report(s) undertaken by [Amoeba Access Pty Ltd](#).

The technical and intellectual content contained herein remain the property of Amoeba Access Pty Ltd and have been prepared for, and may only be used for the design proposal referenced as being the subject of this report.

Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P2024_2810 -1 (SSDA) YW & DC	Draft report issued to client	28 OCTOBER 2024
P2024_0811-2 (SSDA) YW & DC	Final report issued to client	8 NOVEMBER 2024

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EXECUTIVE SUMMARY

This Accessibility Assessment Report has been prepared by **Amoeba Access** to accompany a comprehensive State Significant Development Assessment (SSDA) for a mixed-use residential development located at 849-859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. The site and its legal description are detailed in Table 1.

Table 1 - Legal Description

Site Description	Site Details
849, 853 and 859 Pacific Highway	SP 1496 (849 Pacific Highway) SP 60178 (853 Pacific Highway) SP 10110 (859 Pacific Highway) SP2 land fronting Pacific Highway
2-8 Wilson Street	Lot 1 in DP1189541 (8 Wilson Street (Lot 1 O'Brien Street)) SP 52947 (2 Wilson Street)
Site Area	4,294 sqm
Land Configuration	The site has an irregular shape, covering an area of 4,294 sqm (excluding the parcel of land zoned SP2 Infrastructure). It is bounded by Wilson Street to the north, O'Brien Street to the south, the Pacific Highway to the west, and the T1 North Shore and Western Line, T9 Northern Line, and Metro North-West Line to the east.
Existing Development	The site is currently occupied by a mix of 3- to 5-storey multi-residential buildings and a commercial building at 8 Wilson Street.
Local Context	The site is located within the suburb of Chatswood in the Willoughby Local Government Area, 6 km north of the Sydney CBD, on Sydney's Lower North Shore. It is highly accessible to the commercial centres of North Sydney and Macquarie Park. The site is at the north-western edge of the Chatswood CBD, within walking distance of local amenities, facilities, and services. The area is undergoing a transformation from an older commercial precinct to a thriving mixed-use district, characterised by both commercial and residential developments.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-74319707). It concludes that the proposed development is suitable for approval, satisfies **SEARs Item 4 – Built Form and Urban Design**, and complies with accessibility provisions outlined in the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards), the National Construction Code – Building Code of Australia Volume 1, Edition 2022

(referred to as NCC 2022), the State Environment Planning Policy (Housing) 2021 (Housing SEPP), and the Apartment Design Guild (ADG).

The report was prepared in consultation with Willoughby Council and Project Town Planning Consultant, URBIS. It was developed in response to the SEARs dated 09/08/2024 issued for the SSDA (SSD-74319707), specifically addressing the requirements outlined below.

Table 2 – SEARs Requirements

Item	Description of Requirement	Reference
4. Built Form and Urban Design	<ol style="list-style-type: none"> 1. Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP. 2. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setback, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. 3. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. 4. Access how the development complies with the relevant accessibility requirements. 5. Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing. 	Section 2.0

Table 3 - Mitigation Measures

In addition to a detailed assessment of the design against the NCC requirements, a preliminary performance-based assessment has been conducted. The adoption of a performance-based approach instead of compliance with the deemed-to-satisfy (DtS) provisions of the NCC will be communicated to relevant stakeholders and is subject to approval by the certifying authority. The table below outlines scenarios where the implementation of a performance design may enhance the development, as an alternative to complying with prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	NCC DtS CLAUSE
1	Omission of the latch side clearance for a small number of doorways can be compensated by a wider corridor width as a performance-based solution.	D4D2

2	A percentage of the commercial "Live Work" premises on the ground floor do not have AS1428.1:2009 compliant stairway access within the two storey premises, but lift access is available from the street level with restricted access.	D4D4
3	All commercial "Live Work" premises that have two storeys connecting level 3 and level 4 do not have AS1428.1:2009 compliant stairway access within the premises but communal lift access is available between two levels.	D4D4

With respect to the assessment undertaken, the following items shall be reviewed further as the project advances to Building Approval stage.

ITEM	DESCRIPTION	RESPONSIBILITY
1	<p>As design progresses, further details shall be provided to ensure compliance with the requirements of the NCC 2022 / AS1428.1-2009 is achieved, includes (but not limited to):</p> <ul style="list-style-type: none"> a. Accessible sanitary facilities detail b. Commercial passenger lifts details and specifications c. Communication stairways/fire-isolated stairways detail d. Slip-resistance rating details in the public / common areas within the development e. Review as to how the existing public council footpath merges with the new pedestrian footpath of the development in regards to levels. Details are to be addressed as the development progresses to Building Approval stage noting that 1:20 gradient and crossfall of 1:40 shall be achieved. 	Project Architect / Civil / Principal Contractor

1.0 INTRODUCTION

1.1 Site Characteristic

The development is situated within a well-defined urban road grid, bordered by paved sidewalks that separate it from adjacent roadways. A railway corridor runs along the entire eastern boundary of the site. The Pacific Highway runs north-south, connecting with Wilson Street to the north of the development, while O'Brien Street intersects the Pacific Highway at the southern boundary. This strategic location ensures excellent visibility and accessibility from multiple directions within the city grid.

The proposed development comprises 332 units, including 308 residential apartments and 24 live-work units. Commercial retail spaces are located on the podium levels, and six levels of basement parking are provided. A split mezzanine level is included to accommodate the steep topography between Wilson St and O'Brien St, providing parking, storage, and services for building occupants. Level 2 features a communal open space with amenities, including a swimming pool and BBQ area. Access to the communal space is restricted to residential and 'live-work' occupants, with entry via commercial-grade passenger lifts.

Direct access to all residential units is available from both the Basement Levels and Ground Level through commercial-grade passenger lifts leading to the entrance of each unit.

At the current stage of design development, it is unclear how the existing public council footpath merges with the new pedestrian entries of the development regarding levels. Details will be reviewed and addressed as the development progresses to the Building Approval stage, noting that a 1:20 gradient and a crossfall of 1:40 shall be achieved where a pedestrian link is provided to facilitate the connection.

Figure 1 - Location Plan



Source: Urbis, 2024

Figure 2 – Aerial Photograph



Source: Urbis, 2024

1.2 Development Particulars

The proposed mixed-use development comprises 332 residential units with commercial premises situated on the podium levels and six (6) levels of basement parking serving the entire development. Additionally, 20% (66 units) of the residential units are designed to achieve the Livable Housing Silver Category as per Housing SEPP (Apartment Design Guide).

The classification and use of the building under the National Construction Code – Building Code of Australia Volume 1, Edition 2022 (hereinafter referred to as the NCC 2022) can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 5/6	Commercial / retail
Class 7a	Parking
Class 7b	Storage
Class 9b	Childcare
Class 10b	Swimming pool

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Forty-one (41)	Mixed use multi-unit residential development

1.3 Purpose of Report

The purpose of this report is to identify the extent to which the architectural SSDA documentation complies with the accessibility provisions of the NCC 2022. These provisions are principally contained within Parts D4, E3D8, F4D5, State Environment Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide, the Willoughby Development Control Plan 2023, [the Secretary's Environmental Assessment Requirements \(SEARs\) dated 9 August 2024 and issued for the SSDA \(SSD- 74319707\)](#), and relevant Australian Standards.

1.4 Limitations

This report is based on, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intentions or the like.

Furthermore, this assessment does not include comments on detailed design issues such as (but not limited to) luminance contrast, slip resistance, handrail design, door schedule and door hardware specification, location of fittings within sanitary compartments, and lift specification.

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (i) Work Health & Safety Act and Regulations; and
- (ii) Work Cover Authority requirements; and
- (iii) Structural and Services Design Documentation; and
- (iv) Livable Housing Assessment (State Environment Planning Policy (Housing) 2021 (Housing SEPP) and Apartment Design Guide
- (v) Any parts of the NCC or any standards other than those directly referenced in this report.

1.6 Disability Discrimination Act 1992 (DDA)

The accessibility assessment process encompasses all aspects of the infrastructure (premises) necessary to meet the objectives of the Disability Discrimination Act 1992 (Cth). This includes, but is not limited to, Section 23, which pertains to access to premises and facilities that the public may enter or use.

The Act is primarily enforced through a complaint's mechanism, which enables individuals who have experienced unlawful discrimination, whether directly or indirectly, to seek a conciliated resolution through the Australian Human Rights Commission. In cases where conciliation is unsuccessful, individuals have the option to pursue legal action in the Federal Magistrates Court or the Federal Court of Australia.

In contrast to building regulations, the DDA is not prescriptive, and historically, there was a lack of uniformity between the building regulations in each State and Territory and the DDA. It became apparent that compliance with the National Construction Code – Building Code of Australia was insufficient to meet the objectives of the DDA.

However, subsection 31(1) of the DDA permits for the development of Disability Standards. This led to the implementation of the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) and Disability Standards for Accessible Public Transport 2002 (DSAPT). It is unlawful to contravene the Disability Standards. However, if the Disability Standards are met, those responsible for the building cannot be subject to a successful complaint for the matters covered by the Standards.

The implementation of the Premises Standards, along with corresponding changes to the NCC, represents a significant step toward achieving equal access to premises and is crucial for promoting justice and social inclusion for people with disabilities. These standards will contribute to the creation of a more sustainable built environment that responds to the evolving needs of the broader Australian community.

It is important to note that the Premises Standards have a limited scope, focusing on aspects of building compliance governed by the NCC. While they address certain accessibility issues, such as building design and construction, they do not cover all aspects, such as interior fit-out and fixtures. Consequently, features beyond the scope of the Standards may be subject to the general complaint's provisions of the DDA.

In this assessment, Amoeba Access will refer not only to the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) but also to additional Accessibility Standards, both in draft and current Australian Standards. This approach aims to align with the spirit and intent of the DDA and ensure that best practice principles are applied for this project. A full list of references for this report is available upon request.

1.7 Report Structure

The report includes a Summary of Compliance Departures provided in the table under Section 2 below, for the reader's ease of reference and immediate attention. The issues summarized in Section 2 should be reviewed alongside the detailed assessment provided in Section 3 of the report, which further elaborates on compliance matters requiring consideration in design development and construction.

It is the responsibility of all design consultants to ensure compliance with relevant NCC access requirements, the [the Willoughby Development Control Plan 2023](#), Australian Standards, and Manufacturers Specifications. This report does not absolve the design consultants of their obligations to achieve compliance with the NCC. Furthermore, it does not relieve the certification authority of their statutory obligations to thoroughly assess the drawings before issuing Building Approval.

1.8 Documentation Provided for Assessment

This assessment is based upon the architectural SSDA documentation prepared by pbd architects and listed within [Appendix 1](#).

1.9 Assessment Overview and Interpretation

To provide the reader with additional context the following information regarding assessment methodology used in this report is provided below—

- (i) The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas—
 - a. Plant and equipment rooms;
 - b. Fire control room;
 - c. Fire pump room
 - d. Services meters;
 - e. AC Condensers
- (ii) The building is a new development, therefore this report applies to new works only, as defined by the Disability (Access to Premises – Buildings) Standards 2010, hereinafter referred to as the Premises Standards;

- (iii) Loose furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (iv) The internal fit out of the retail tenancy has not been included in this assessment;
- (v) For an assessment of the Livable Housing (Housing SEPP) provisions, refer to the report prepared by Amoeba Access [[reference P2024_0811-2 \(LHA\) YW & DC](#)].

2.0 NCC COMPLIANCE SUMMARY (METHODOLOGY)

2.1 NCC Overview and Interpretation

The following tables summaries the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the NCC and indicates a **capability for compliance** ('COMPLIES') with the accessibility provisions of the NCC.

A detailed analysis and commentary are provided in **Section 3.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required. Such instances should not necessarily be considered NCC deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

2.2 Part D4 – Access for People with a Disability

	NCC CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D4D2	General building access requirements	✓		
D4D3	Access to buildings	✓		
D4D4	Parts of buildings to be accessible		Performance Solution	
D4D6	Accessible carparking	✓		
D4D7	Signage			✓
D4D8	Hearing augmentation		N/A	
D4D9	Tactile indicators	✓		
D4D10	Wheelchair seating spaces in Class 9b assembly buildings		N/A	
D4D11	Swimming pools	✓		
D4D12	Ramps		N/A	
D4D13	Glazing on an accessway			✓

2.3 Part E3 – Lifts Installations

	NCC CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3D8	Accessible feature required for passenger lifts			✓

2.4 Part F4 – Sanitary and Other Facilities

	NCC CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D5	Accessible sanitary facilities			✓

	Sanitary facilities for people with ambulant disabilities		N/A	
F4D12	Accessible adult change facilities		N/A	

2.5 Part G7 – Livable Housing Design

NCC CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
G7D2	Livable housing design	20%		
	Each sole-occupancy unit in a Class 2 building must comply with the ABCB Standard for Livable Housing Design, except for Part 1	20% (ADG)		

3.0 NCC ASSESSMENT AND FINDINGS

3.1 General

With reference to the Design Assessment Summary contained in [Section 2.0](#) above, the following analysis and commentary is provided.

In all instances, reference is also made to [Appendix 2](#), which contains design guidance and other items which shall be coordinated by the relevant stakeholders as design progresses to Building Approval stage to ensure compliance with the deemed-to-satisfy (DtS) accessibility provisions of the NCC is achieved.

3.2 Part D4 – Access for People with a Disability

3.2.1 Clause D4D2 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 2	<p>For a Class 2 building, common areas are to be accessible as follows:</p> <ul style="list-style-type: none"> a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. c) Where a ramp complying with AS 1428.1 or a passenger lift is installed— to the entrance doorway of each sole-occupancy unit; and to and within rooms or spaces for use in common by the residents. d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.
Class 5/6	Access must be provided to and within all areas normally used by the occupants.
Class 7a	Access must be provided to and within any level containing accessible carparking spaces.
Class 7b	Access is required to and within all areas normally used by the occupants.
Class 9b	Access is required to and within all areas normally used by the occupants.

<p>Class 10b</p>	<p>Access is required to and into swimming pools with a total perimeter greater than 40 m, associated with a Class 2, 5, 6, 7a or 9b building that is required to be accessible.</p> <p>Access to and into swimming pools for the exclusive use of occupants of a sole-occupancy unit in a Class 2 building is not required to be provided.</p>
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3.2.2 Clause D4D2 – Access to buildings

The development is situated within a well-defined urban road grid, bordered by paved sidewalks that separate it from adjacent roadways. A railway corridor runs along the entire eastern boundary of the site. The Pacific Highway runs north-south, connecting with Wilson Street to the north of the development, while O'Brien Street intersects the Pacific Highway at the southern boundary. This strategic location ensures excellent visibility and accessibility from multiple directions within the city grid.

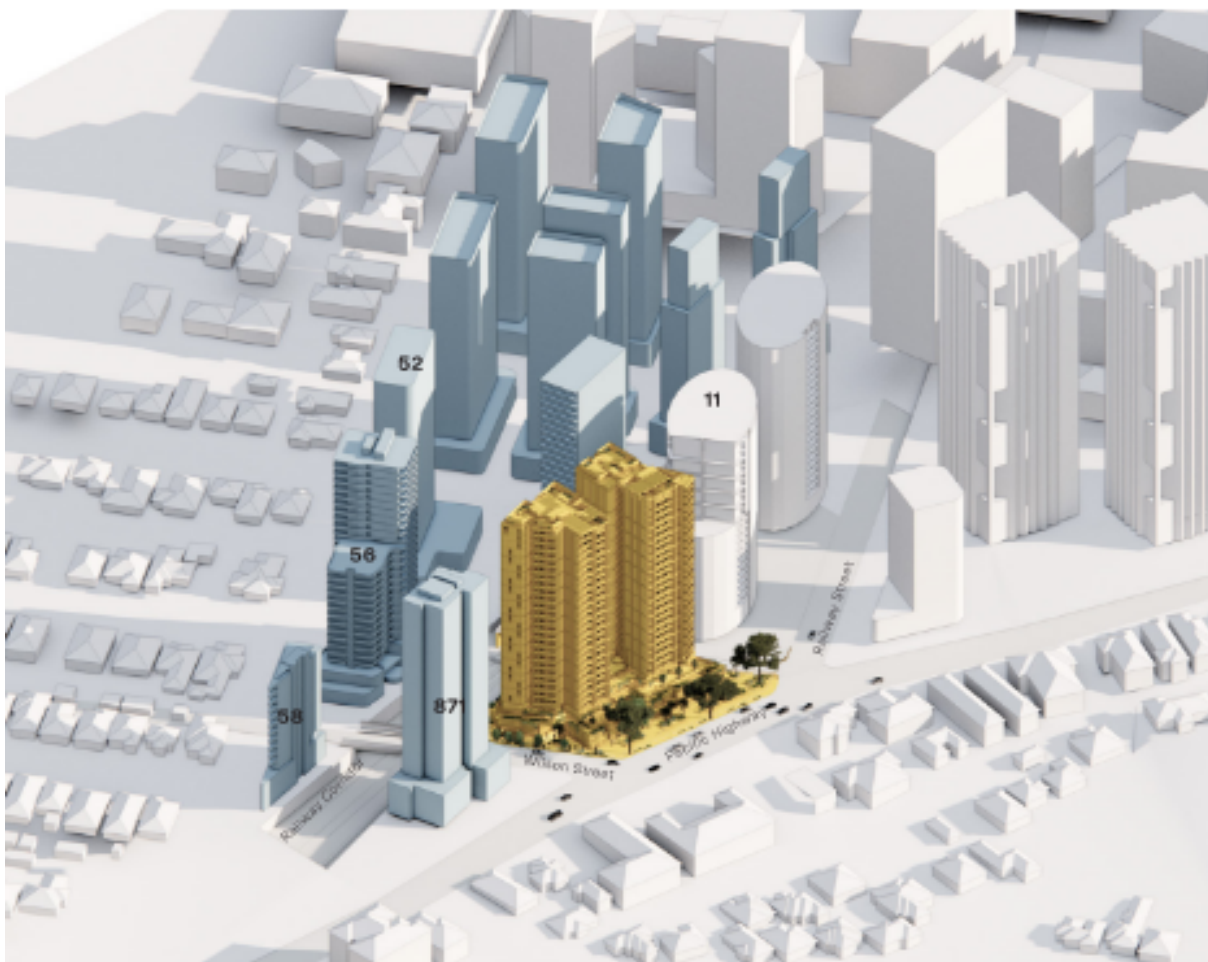


Figure 4 – Proposed principal pedestrian access routes

The proposed development comprises 332 units, including 308 residential apartments and 24 live-work units. Commercial retail spaces are located on the podium levels, and six levels of basement parking are provided. A split mezzanine level is included to accommodate the steep topography between Wilson St and O'Brien St, providing parking, storage, and services for building occupants. Level 2 features a communal open space with amenities, including a swimming pool and BBQ area. Access to the communal space is restricted to residential and 'live-work' occupants, with entry via commercial-grade passenger lifts.

Direct access to all residential units is available from both the Basement Levels and Ground Level through commercial-grade passenger lifts leading to the entrance of each unit.

Due to the substantial size of the development site, the travel distance among all pedestrian site entries exceeds 50m and therefore must be made fully accessible. The information provided is adequate for the SSDA.

3.2.3 Clause D4D4 – Parts of the building to be accessible

The overall provision is capable of meeting the code requirements. The following comments are provided in regards the requirements of Clause D4D4 of the NCC—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Main entrance doorway (residential units)	Several doorways of the units do not appear to have adequate latch side clearance from the corridor side approach.	Omission of the latch side clearance for a small number of doorways can be compensated by a wider corridor width as a performance-based solution.
Communication stairway within Live Work premises located on the ground floor	A number of the communication stairways located within the ground floor "Live Work" commercial premises do not have AS1428.1:2009 compliant stairway.	A performance solution is to be provided to justify the departure at CC stage.
Communication stairway within "Live Work" premises provide access from Level 3 to Level 4	All commercial "Live Work" premises do not have AS1428.1:2009 compliant stairways where lift access is available for all occupants of the building.	A performance solution is to be provided to justify the departure at CC stage.

Refer to [Appendix 2](#) below for further design guidance

The subject development shall satisfy the provision as specified above as the project progresses.

3.2.4 Clause D4D5 – Exemptions

Refer to [Section 1.8](#) above for areas afforded the concession under D4D5.

3.2.5 Clause D4D6 – Accessible carparking

All Classifications of the premises, particularly the commercial component relevant to the development, shall be provided with accessible parking bays and shared areas in accordance with the ratio mandated under NCC D4D6.

The following comments are provided in regards the requirements of Clause D4D6 of the NCC—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Headroom height of the accessible parking bays	Information provided is adequate for SSDA submission.	As design progresses to BA stage, review is required for the headroom height provision, details are as below: <ul style="list-style-type: none"> - A head height clearance of a minimum 2500mm is required to accessible car spaces and shared areas. This may be reduced to 2200mm within 1000mm of the front of the space, and to 1800mm within 500 mm of the front of the space.

Refer to [Appendix 2](#) below for further design guidance

3.2.6 Clause D4D7 – Signage

Signage details have not yet been provided for assessment.

Way-finding signage, such as directional signage, is to be provided as design development progresses to BA stage to ensure the signage element of the Willoughby DCP can be achieved prior to BA lodgment.

The following comments are provided in regards the requirements of Clause D4D7 of the NCC—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Signage	Information in relation to signage is required and shall be provided prior to the Building Approval.	Braille and tactile signage complying with NCC Specification D4D7 and incorporating the international symbol for access or deafness as appropriate, must be provided to identify the following:

		<ul style="list-style-type: none">- Each sanitary facility;- Accessible unisex facilities and indicate whether the facility is suitable for left or right-handed use;- Each door required by NCC Clause E4D5 to be provided with an exit sign and state "EXIT" and the floor level number.
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Refer to [Appendix 2](#) below for further design guidance

3.2.7 Clause D4D8 – Hearing augmentation

Not applicable to the subject development.

3.2.8 Clause D4D9 – Tactile indicators

The provision of tactile indicators has been documented on the SSDA plans, and further details can be finalised as the design progresses to the Building Approval stage.

Warning tactile indicators are also required where a pedestrian accessway meets vehicular access, such as the accessway for waste collection vehicles, where the pedestrian path and carriageway appear to be at the same level.

Additional information will be required as the design progresses to the BA stage.

3.2.9 Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

Not applicable to the subject development.

3.2.10 Clause D4D11 – Swimming pools

A communal swimming pool is located on podium Level 2, with a perimeter of approximately 39m. Access for people with disabilities is not required.

Information provided is adequate for the SSDA submission.

3.2.11 Clause D4D12 – Ramps

Not applicable to the subject development.

3.2.12 Clause D4D13 – Glazing on an accessway

Visual indicators have not yet been detailed within the design documentation.

Details such as the glazing schedule can be provided as the project develops and be reviewed to establish whether compliance can be established prior to Building Approval.

3.3 Part E3 – Lift Installations

3.3.1 Clause E3P4 – Lift access for people with a disability

Six passenger lifts are proposed to serve the residential component of the development. Two lifts are located in the northeast and southeast quadrants, traveling up to Level 3 to serve the commercial 'Live Work' premises and the childcare facility.

All proposed lifts are commercial-grade passenger lifts with a minimum car space of 1400mm (W) x 1600mm (L), forming a continuous accessible path of travel from the basement parking to and through the development site. This supports accessibility and visitability as outlined in the NCC 2022 and Willoughby Council DCP. Please refer to the BCA report for details on the accommodation of the stretcher facility.

The two lifts located within the two large showrooms appear to travel less than 12m, and the lift cars shall be no less than 1100mm (W) x 1400mm (L).

All proposed commercial passenger lifts must comply with NCC Clause E3D8 and AS1735.12-1999 as applicable to the specific lift type.

As the design progresses to the BA stage, lift shop drawings will be required for review prior to the Building Approval submission. Refer to [Appendix 2](#) below for further design guidance.

3.4 Part F4 – Sanitary and Other Facilities

3.4.1 Clause F4D5 Accessible sanitary facilities

Communal accessible sanitary facilities are proposed in certain locations within the commercial "Live Work" area, the childcare facility and showroom spaces as a performance-based solution.

Information provided is adequate for SSDA submission.

3.4.2 Sanitary compartment for people with ambulant disabilities

No ambulant facility is proposed within the common area of the development.

3.4.3 Clause D4D12 – Accessible adult change facilities

Not applicable to the subject development.

3.5 Part G7 – Livable Housing Design

3.5.1 Clause G7D2 – Livable housing design

This is not applicable to the subject development, as it is located within the NSW jurisdiction.

However, the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide contain a state wide mandatory provision requiring 20% of units to meet the silver level of the Livable Housing Design Guide, which is essentially equivalent to or above the G7 provisions under the NCC that came into effect on October 1, 2023.

For assessment details related to the Livable Housing provisions, please refer to [P2024_0811-2 \(LHA\) YW & DC](#).

4.0 CONCLUSION

4.1 General

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022, the Willoughby Development Control Plan 2023 and [the Secretary's Environmental Assessment Requirements \(SEARs\)](#) dated 9 August 2024 and issued for the SSDA (SSD- 74319707), subject to the comments provided in Section 3.0 and the design detail contained in Appendix 2.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the NCC, as are principally contained within Parts D4, E3D8 and F4D5 or via a performance-based approach.

We trust that the above information is sufficient for the consent authority in assessing the merit of the architectural design from a planning perspective.

If there are any queries regarding this report, please do not hesitate to contact the undersigned.

Report By



Yolanda Wang
[AMOEBA ACCESS Pty Ltd](#)

ACA Australia, Accredited Member: 600

APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by Pbd architects namely—

DRAWING	REV	TITLE	DATE
DA 100	01	Basement 07	1/11/ 2024
DA 101	01	Basement 06	1/11/ 2024
DA 102	01	Typical (Basement 03-05)	1/11/ 2024
DA 103	01	Basement 02	1/11/ 2024
DA 104	01	Basement 01	1/11/ 2024
DA 105	01	Basement 01 Mezzanine	1/11/ 2024
DA 106	01	Ground Floor	1/11/ 2024
DA 107	01	Level 1	1/11/ 2024
DA 108	01	Level 2	1/11/ 2024
DA 109	01	Level 3	1/11/ 2024
DA 110	01	Level 4	1/11/ 2024
DA 111	01	Low Rise Type A (Level 5-10)	1/11/ 2024
DA 112	01	Low Rise Type B (Level 11, 13)	1/11/ 2024
DA 113	01	Low Rise Type C Level 12	1/11/ 2024
DA 114	01	Mid Rise Type A (Level 14, 15, 30, 32, 33)	1/11/ 2024
DA 115	01	Mid Rise Type B (Level 16-28)	1/11/ 2024
DA 116	01	Mid Rise Type C (Level 29, 31)	1/11/ 2024
DA 117	01	Level 34	1/11/ 2024
DA 118	01	Level 35	1/11/ 2024
DA 119	01	Roof Plan	1/11/ 2024
DA 200	01	West Elevation & South Elevation	1/11/ 2024
DA 201	01	North Elevation & East Elevation	1/11/ 2024
DA 202	01	North & South Internal Elevation	1/11/ 2024
DA 300	01	Section A & B	1/11/ 2024

APPENDIX 2 – Design Checklist – Prescriptive Requirements

The following design guidance checklist is provided for implementation and coordination during construction in order to achieve compliance with the prescriptive requirements of the NCC 2022, AS1428.1-2009, AS/NZS1428.4.1:2009, AS1735.12-1999 and AS/NZS2890.6:2009.

EXTERNAL ACCESSWAYS	
1	Provide an accessible path of travel compliant with AS1428.1 from all main pedestrian entry points at the site boundary to the principal pedestrian entrance/s of the building.
2	For multiple building entries, ensure an accessible path of travel, compliant with AS1428.1 to and through 50% of entrances. Irrespective of the above, the principal pedestrian entrance shall be in accordance with AS1428.1.
3	Ensure any direct pedestrian accessways (i.e. not public footpath) from associated accessible buildings are compliant with AS1428.1.
4	Provide an accessible path of travel, compliant with AS1428.1 from accessible car parking spaces on the site.

ACCESS TO BUILDINGS	
1	Ensure a non-accessible entry is not more than 50 metres from an accessible entry (buildings >500m ²).
2	Provide level landing areas (1:40 max. gradient and crossfall) at doorway circulation areas and landings for changes in direction.
3	A doorway on an accessway shall achieve a minimum 850mm clear opening width and be provided with circulation spaces in accordance with Clause 13 of AS1428.1-2009.
4	Any doorways on an accessway shall comply with Clause 13 of AS1428.1-2009.
5	Any stairways at the building entry shall comply with Clause 11 of AS1428.1-2009.
6	Any ramps at the building entry shall comply with Clause 10 of AS1428.1-2009.

PATHS OF TRAVEL	
1	Provide 1000mm min. width of path of travel compliant with AS1428.1-2009.
2	An accessway shall be provided with turning spaces in accordance with AS1428.1-2009 where required.
3	Floor finishes shall be in accordance with AS1428.1-2009. Reference is also made to NCC Clause D3D15 in regards slip resistance.
4	Any doorways on an accessway shall comply with Clause 13 of AS1428.1-2009.
5	Any stairways (except a fire-isolated stairway) shall comply with Clause 11 of AS1428.1-2009.
6	A fire-isolated stairway shall comply with Clause 11.1 (f) and (g) of AS1428.1-2009, relating to the provision of luminance contrasting strip at each tread.
7	Any ramps (except a fire-isolated ramp) shall comply with Clause 10 of AS1428.1-2009.

8	Any stairways or ramps in an area required to be accessible shall be provided with handrails compliant with Clause 12 of AS1428.1-2009.
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FIRE-ISOLATED STAIRWAYS

1	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows: <ul style="list-style-type: none"> (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface. (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
2	Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
3	In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
4	Minimum 1m clearance required between handrail and opposite wall. Note: subject to NCC Part D2 relating to minimum requirements for exits.

ACCESSIBLE PARKING

1	Residential accessible parking spaces are subject to the requirements of AS4299-1995 as applicable.
2	Commercial accessible parking spaces are subject to the requirements of AS/NZS2890.6:2009 as applicable.
3	Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
4	Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.

SIGNAGE

1	Braille and tactile signage will be required to: <ul style="list-style-type: none"> a. Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities; b. Identify each space provided with hearing augmentation; c. Identify each door required by NCC Clause E4D5 to be provided with an exit sign; d. Identify a sanitary compartment suitable for people with ambulant disabilities.
2	Braille and tactile directional signage will be required at: <ul style="list-style-type: none"> a. A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; b. A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.

3	Signage required to comply with Clause D4D7 of the NCC shall be in accordance with NCC Spec.15 and Clause 8 of AS1428.1-2009.
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TACTILE INDICATORS

1	Tactile indicators will be required to be provided at stairways and ramps for general circulation.
2	Tactile indicators are not required to be provided at fire-isolated stairway and ramps, at a step ramp, kerb ramp or swimming pool ramp.
3	Where provided, tactile indicators shall be in accordance with sections 1 and 2 of AS/NZS1428.4.1:2009.

GLAZING ON AN ACCESSWAY

1	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 accordance with AS 1428.1.
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SWIMMING POOLS

1	Access is required to and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of 1b building or a sole-occupancy unit in a Class 2 or Class 3 building. Accessible entry/exit in accordance with Part D5 of the NCC is required.
2	An accessible entry/exit must be by means of: (i) a fixed or movable ramp and an aquatic wheelchair; or (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or (iii) a platform swimming pool lift and an aquatic wheelchair; or (iv) a sling-style swimming pool lift.
3	Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified above (16.2) (a), (b) or (c).
4	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2009.

PASSENGER LIFTS

1	Any passenger lift proposed shall be in accordance with one of the types identified in NCC E3D7.
2	Any passenger lift proposed shall have accessible features in accordance with NCC E3D8.
3	Any passenger lift shall not rely on a constant pressure device for its operation if the lift car is fully enclosed.
4	The lift floor dimensions shall be not less than 1400mm wide x 1600mm deep (lift travels > 12m).

ACCESSIBLE SANITARY FACILITIES	
1	The internal dimensions and locations of fixtures and fittings shall comply with Clause 15 of AS1428.1-2009.
2	The circulation spaces within the accessible sanitary facility shall be in accordance with the requirements of AS1428.1-2009.
3	The washbasin may encroach into the circulation space associated with the door, subject to a minimum 300mm from the swing of the door being achieved (hinged door).

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