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ACCESS & ADAPTABILITY ASSESSMENT REPORT

RESIDENTIAL FLAT BUILDINGS + CHILD CARE CENTRE

15a&15b Moseley Street &
25-31 Donald Street CARLINGFORD

STATE SIGNIFICATION DEVELOPMENT (SSD)

Captag Investment Pty Ltd

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CONTENTS

1	INTRODUCTION	Page 4
2	SUBJECT DEVELOPMENT IN BRIEF	Page 4
3	DISABILITY DISCRIMINATION ACT 1992 (DDA)	Page 5
4	LIMITATIONS AND EXCLUSIONS	Page 5
5	ARCHITECTURAL ASSESSMENT DOCUMENT	Page 6
6	SITE PLAN	Page 7
7	STAGE PLAN	Page 8
8	GROUND LEVEL PLAN	Page 9
9	RELEVANT LEGISLATION & REGULATION ASSESSMENT MATERIAL	Page 10
10	PARRAMATTA DEVELOPMENT CONTROL PLAN 2023	Page 11-16
11	4Q UNIVERSAL DESIGN – APARTMENT DESIGN GUIDE	Page 17
12	LIVABLE HOUSING DESIGN GUIDELINES	Page 18
13	BUILDING CODE OF AUSTRALIA (BCA) 2022	Page 196
14	BUILDING CODE OF AUSTRALIA 2022 (BCA) VOLUME ONE	Page 20
14.1	D4D2 General building access requirements	Page 20
14.2	D4D3 Access to buildings	Page 21
14.3	D4D4 Parts of building to be accessible	Page 22
14.4	D4D4 Exemptions	Page 23
14.5	D4D6 Accessible carparking	Page 23
14.6	D4D7 Signage	Page 24
14.7	D4D8 Hearing augmentation	Page 24
14.8	D4D9 Tactile indicators	Page 25
14.9	D4D10 Wheelchair seating spaces in Class 9b assembly buildings	Page 25
14.10	D4D11 Swimming pools	Page 25
14.11	D4D12 Ramps	Page 25
14.12	D4D13 Glazing on an accessway	Page 25



15	E3D2	Lift installations	Page 26
15.1	E3D3	Stretcher facility in lifts	Page 26
15.2	E3D6	Landings	Page 26
15.3	E3D7	Passenger lift types and their limitations	Page 26
15.4	E3D8	Accessible features required for passenger lifts	Page 27
16		ADAPTABLE HOUSING PROVISIONS	Page 28-29
17		PRE-ADAPTABLE & LIVABLE APARTMENT 1	Page 30
18		POST-ADAPTABLE APARTMENT 1	Page 30
19		PRE-ADAPTABLE & LIVABLE APARTMENT 2	Page 31
20		POST-ADAPTABLE APARTMENT 2	Page 31
21		PRE-ADAPTABLE & LIVABLE APARTMENT 3	Page 32
22		POST-ADAPTABLE APARTMENT 3	Page 32
23		ACCESS & ADAPTABILITY ASSESSMENT	Page 33-36
24		CONCLUSION	Page 37
		DISCLAIMER	Page 37



1. INTRODUCTION

This Access and Adaptability Assessment Report has been prepared by **Access Mobility Solutions Pty Ltd** to accompany the State Signification Development Application (SSD) submission with the City of Parramatta council for the approved Residential Flat Buildings + Child Care Centre at N°15a&15b Moseley Street & 25-31 Donald Street Carlingford NSW 2118.

2. SUBJECT DEVELOPMENT IN BRIEF

The architectural documents used in this access assessment review are prepared by **CAPIO**.

The approved Land & Environmental Court Case Number 2024/00238881 Residential Flat Buildings + Child Care Centre Development incorporating ninety-one (91) residential apartments and one hundred & twelve (112) car parking spaces along with thirty-one (31) car parking spaces for the Child Care Centre.

This application seeks State Signification Development Application (SSD) consent for the development of an in-fill affordable housing at N°15A-15B Moseley Street and 25-31 Donald Street Carlingford NSW 2118.

The proposed State Signification Development Application (SSD) consists of:

The demolition of all existing buildings and structures and provide an overall total one hundred & thirty -six (136) residential apartments, incorporating one hundred & one (106) market residential apartments and thirty (30) affordable housing apartments.

Vehicular access is from Donald Street for the Residential Apartments, and vehicular access from Moseley Street is for the Child Care Centre. The basement car park will provide a total of two hundred & nine (209) car parking spaces consisting of one hundred & eighty-six (186) SSD residential parking spaces including twenty-three (23) car parking spaces for the Child Care Centre, twenty-two (22) visitor spaces including one wash bay, twenty-three (23) designated accessible parking bays as well as motorcycle and bicycle parking spaces.

The development will be Staged Construction of Two (2) Residential Buildings (Building A & A2 and Building B) and the Child Care Centre.

Stage 1 – Buildings A1 and A2 consist of a total of sixty (60) residential apartments.

Stage 2 – Building B consists of a seventy-six (76) children Child Care Centre and seventy-six (76) residential apartments.

Associated civil works (including earthworks and stormwater management works), landscaping, and the extension and augmentation of physical infrastructure and utilities as required

This Access Assessment Report is also for the Child Care Centre tenancy located on Level 2 in Building 'B'. Disability access compliance can be achieved at Construction Certificate stage where more detail is required to comply with AS1428.1:2021.

The State Signification Development Application (SSD) will provide a total of one hundred & thirty-six (136) residential apartments including twenty-one (21), 15% adaptable apartment and twenty-eight (28), 20% LHA silver level livable apartments and thirty (30) affordable apartments.

The thirty (30) affordable apartments are located in Building A2 – 107, 207, 307, 407, 507, 607, 707, & Building B – 308, 309, 310, 311, 312, 314, 315, 316, 408, 409, 410, 411, 412, 508, 509, 510, 511, 512, 608, 609, 610, 611 & 612.

The twenty (21) adaptable apartments are 15% of the total apartment in accordance with Parramatta DCP 2023 and will comply with AS4299-1995 are in Building A1 – G04, 104, 204, 304, 404, 504, 604, & Building B – 309, 310, 409, 410, 509, 510, 609, 610, 709, 710, 807, 808, 902 & 903.

A further twenty (28) apartments will meet the silver level requirements set out in the Livable Housing Australia guideline located in Building A1 - G03, 103, 104, 203, 204, 303, 304, 403, 404, 503, 504, 603, 604, 703, 704, 802, 803 & Building B – 309, 310, 409, 410, 509, 510, 609, 610, 709, 710 & 809.



3. DISABILITY DISCRIMINATION ACT 1992 (DDA)

The objectives of the Discrimination Act 1992 (DDA) are:

1. to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:
 - a. work, accommodation, education, access to premises, clubs and sport; and
 - b. the provision of goods, facilities, services and land; and
 - c. existing laws; and
 - d. the administration of Commonwealth laws and programs; and
2. to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
3. to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA protects persons with disability from both "direct discrimination", where the person is treated less favorably because of their disability, and "indirect discrimination", where all people are treated equally but persons with disability are thereby disadvantaged.

If providing access for people with disabilities will cause "unjustifiable hardship", the Human Rights and Equal Opportunity Commission can rule that the building owner / occupier is not unlawfully discriminating. It should be noted that unjustifiable hardship takes account of more than the cost to the owner. Also considered are the benefits to the community of the premises being accessible.

4. LIMITATIONS AND EXCLUSIONS

This Access Assessment Report is limited to the accessibility provisions of the approved Residential Flat Buildings + Child Care Centre ONLY. Detailed design such as the doorway dimensions, circulation, corridors/walkways, furniture fit outs, passenger lift requirement, slip resistant floor finishes, door schedules, door hardware and controls, glazing, luminance contrast, stair nosing's, tactile ground surface indicators (TGSI's), handrails, signage, accessible bathroom circulation and any other provisions under AS1428.1 series shall be assessed at construction stage.

Details in regards to access for people with disabilities have been assessed against the provisions of the Building Code of Australia. Where assessment against AS1428.1 where not directly referenced in the BCA is outside the Scope of this Report.

The Report also does not address issues in relation to the following:

Local Government Act and Regulations.

Occupational Health and Safety Act and Regulations.

WorkCover Authority requirements

Requirements of any standards that are not identified within this report

Any parts of the BCA not directly referenced within this report

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5. ARCHITECTURAL ASSESSMENT DOCUMENTS

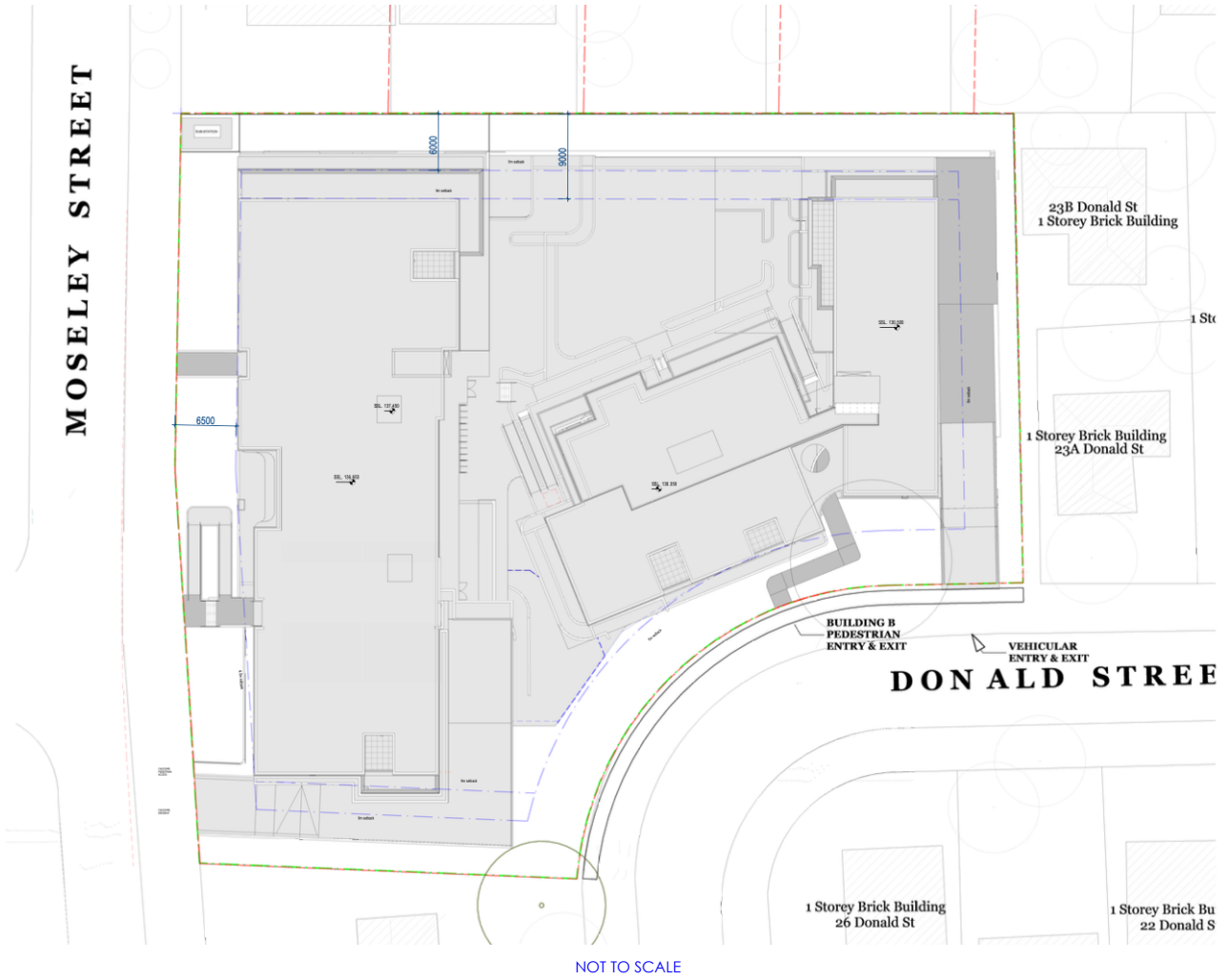
CAPIO

PROJECT NO: 23002

DRAWING NO	DRAWING DESCRIPTION	ISSUE	DATE
SSD 001	COVER PAGE	1	02.04.25
SSD 011	DEVELOPMENT SUMMARY	1	02.04.25
SSD 103	SITE PLAN	1	02.04.25
SSD 104	STAGE PLAN	1	02.04.25
SSD 105	SITE PLAN EXISTING	1	02.04.25
SSD 106	SITE PLAN PROPOSED	1	02.04.25
SSD 107	SITE PLAN ANALYSIS	1	02.04.25
SSD 108	SITE DEMOLITION PLAN	1	02.04.25
SSD 200	LOWER BASEMENT PLAN	1	02.04.25
SSD 201	UPPER BASEMENT PLAN	1	02.04.25
SSD 202	GROUND LEVEL PLAN	1	02.04.25
SSD 203	LEVEL 1 PLAN	1	02.04.25
SSD 204	LEVEL 2 PLAN	1	02.04.25
SSD 205	LEVEL 3 PLAN	1	02.04.25
SSD 206	LEVEL 4 PLAN	1	02.04.25
SSD 207	LEVEL 5 PLAN	1	02.04.25
SSD 208	LEVEL 6 PLAN	1	02.04.25
SSD 209	LEVEL 7 PLAN	1	02.04.25
SSD 210	LEVEL 8 PLAN	1	02.04.25
SSD 211	LEVEL 9 PLAN	1	02.04.25
SSD 212	LEVEL 10 PLAN	1	02.04.25
SSD 213	ROOF PLAN	1	02.04.25
SSD 503	ADAPTABLE UNITS 1	1	02.04.25
SSD 504	ADAPTABLE UNITS 2	1	02.04.25

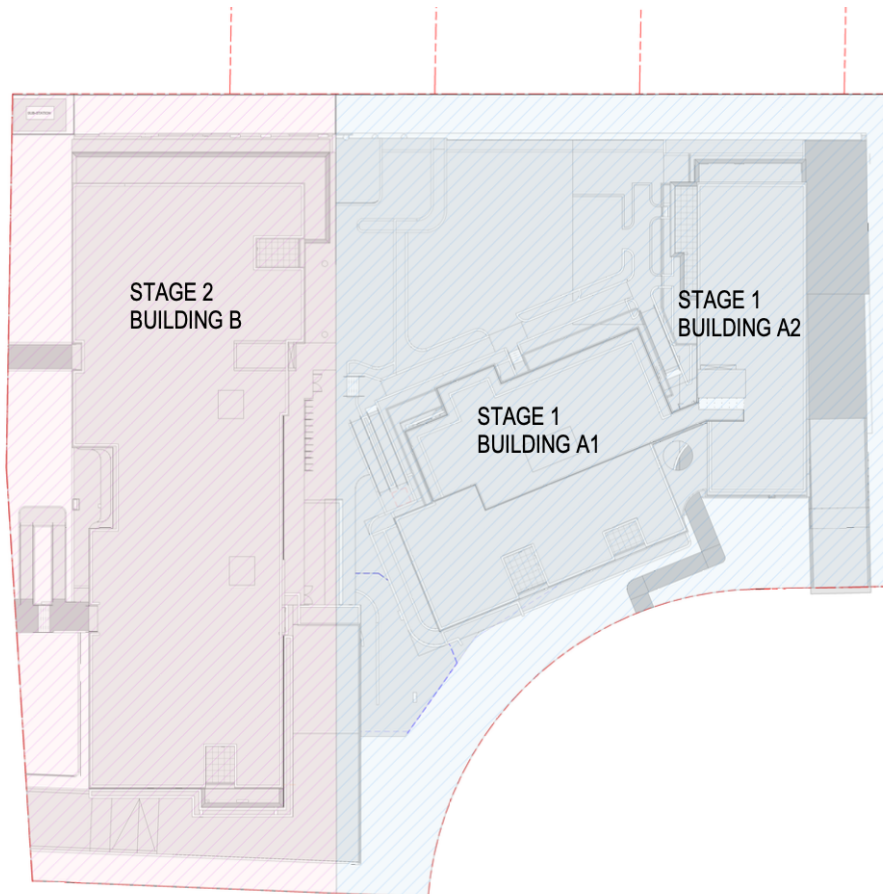


6. SITE PLAN





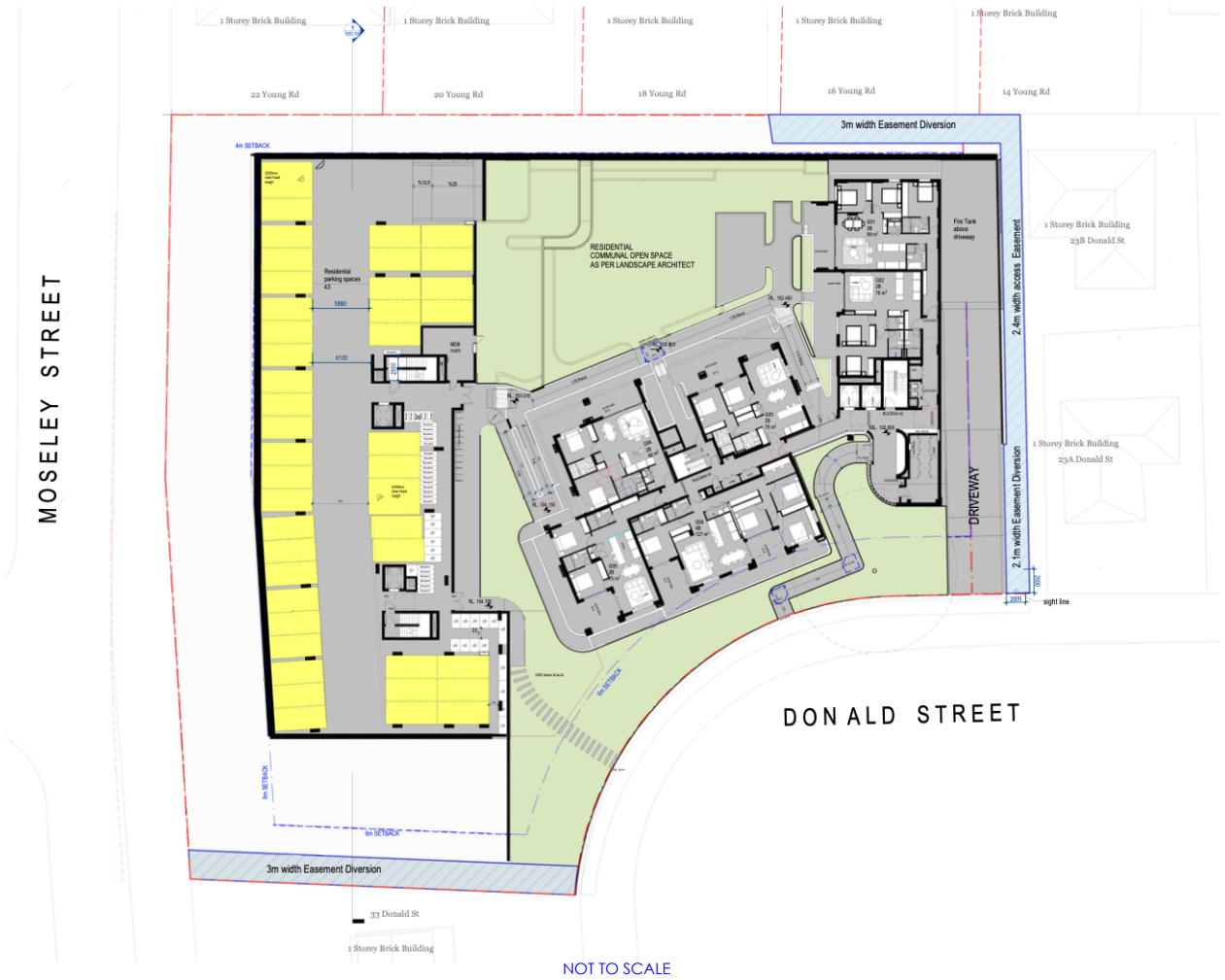
7. STAGE PLAN



NOT TO SCALE



8. GROUND LEVEL PLAN





9. RELEVANT LEGISLATION & REGULATION ASSESSMENT MATERIAL

The following are Standards and disability legislation that has been used as part of the access review process.

Disability Discrimination Act 1992

Disability Standards 2010 (Access to Premises) - Premises Standards

Building Code of Australia (NCC 2022) Volume One Amendment 2

Australian Standards AS1428.1 2001-2021 Design for access and mobility
Part 1: General requirements for access – New Building work

Australian Standards AS 1428.2 – 1992 Design for access and mobility
Part 2: Enhanced and additional requirements – Buildings and facilities

Australian Standard AS1428.4.1 Design for access and mobility
Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

Australian Standards AS/NZS2890.6:2009 Parking facilities
Part 6: Off-street parking for people with disabilities

Australian Standard 1735.12-1999 Lifts, escalators and moving walks
Part 12: Facilities for persons with disabilities

Australian Standards AS4299 - 1995 Adaptable Housing

State Environmental Planning Policy (SEPP) No 65 - Design Quality of Residential Flat Development

Apartment Design Guide

Paramatta Development Control Plan 2023

Part 3 – Residential Development

3.1 Housing Diversity and Choice

3.1.2 Dwelling Mix

3.1.3 Accessible & Adaptable Housing

3.5 Apartment Buildings

Part 4 Non-Residential Development

4.6 Centre-based Child Care Facilities

Part 6 Traffic & Transport

6.2 Parking & Vehicular Access

DECEMBER 2023 AMENDED SEPP & REGULATION

New SEPP provisions for affordable housing (December 2023)

New Regulations for affordable housing (December 2023)

New Practice Note for Affordable Housing (December 2023)

New Planning Circular for Affordable Housing (December 2023)



10. PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

PART 3 RESIDENTIAL DEVELOPMENT

3.1 HOUSING DIVERSITY AND CHOICE

Housing diversity refers to the range of housing types in a development or neighborhood. Housing diversity is intended to accommodate for people at differing stages of life, circumstance, and socio-economic status. Where diverse communities involve single and/or coupled persons, families, people with disability, older people, and other household variations, diverse housing acts to facilitate the capacity of a fulfilling life for those with changing needs and living with diverse circumstances in the community.

Housing diversity encourages a positive culture and prosperity in the local community by offering a wide range of dwelling types where space, bedrooms, and layout vary to cater for individual needs. It also promotes social sustainability and strengthens the cohesion of our diverse communities to ensure that we can continue to work towards common goals including quality of life, democracy, resilience to climate change, institutional failure, pandemics and chronic illnesses, and other stresses, no matter what challenges we face.

Recognising the importance and benefits of diverse housing development across the City of Parramatta (the City), Council is committed to achieving housing diversity through setting goals and actions in various local council strategies, such as:

- Socially Sustainable Parramatta Framework 2019
- Local Strategic Planning Statement 2036
- Local Housing Strategy 2020

Objectives

- O.01 Ensure a range of housing options are available in terms of dwelling type and size.
- O.02 Maximise housing choice to meet the needs of diverse household types.
- O.03 Maintain equitable access to new housing by culturally and socio-economically diverse groups.
- O.04 Minimise the social impacts of gentrification of existing housing areas.
- O.05 Promote the design of buildings that are adaptable and flexible in design to suit the changing lifecycle housing needs of residents over time.
- O.06 Minimise the future cost and disruption of adapting homes to meet changing needs.

3.1.2 DWELLING MIX

Controls

- C.01 Multi dwelling housing developments containing 10 or more dwellings is to provide a mix of dwelling sizes. A minimum 20% of dwellings must have 3 or more bedrooms.
- C.02 The following dwelling mix is required for residential flat buildings, shop top housing, and the residential component of mixed-use developments containing 10 or more dwellings:
 - a) 10% - 20% of dwellings to have 3 or more bedrooms.
 - b) 60% - 75% of dwellings to have 2 bedrooms.
 - c) 10% - 20% of dwellings to have 1 bedroom/studio.
- C.03 The above requirements may be refined having regard to:
 - a) The location of the development in relation to public transport, public facilities, employment areas, schools, universities, and retail centres;
 - b) population trends; and,
 - c) whether the development is for the purpose of public housing, or the applicant is a community housing or non-profit organisation.



- C.04 Developments containing less than 10 dwellings may vary this mix provided a range of dwelling sizes are represented.
- C.05 In residential apartment buildings and mixed-use schemes, a mix of one-bedroom apartments and three-or-more-bedroom apartments are to be located on the ground level or on the podium, where accessibility to communal open space is more easily achieved for disabled, elderly people, or families with children.
- C.06 The majority of all three-or-more-bedroom apartments in a residential apartment building should be provided on the ground and lower levels to support family-living in higher density housing.

3.1.3 ACCESSIBLE AND ADAPTABLE HOUSING

Controls

- C.01 Multi-dwelling housing, residential flat buildings, and the residential component of mixed-use developments are to provide adaptable housing in accordance with Table 3.1.3.1 below:

Table 3.1.3.1 - Adaptable Dwelling Requirement

Total no. of dwellings in development	No. of adaptable dwellings required
Less than 10	1 dwelling
more than 20	15% of total dwellings (to be rounded up)

- C.02 All adaptable housing must meet Class C adaptability under Australian Standard 4299 - Adaptable Housing.
- C.03 Dwellings should be designed and configured so that adaptation does not require:
- the moving of walls and plumbing,
 - additional water proofing, and
 - widening of door openings (i.e., these measures should be incorporated into the pre-adaptation dwelling).
- C.04 Adaptable dwellings are to provide flush (recessed) sliding door tracks to all balconies and private open space.
- C.05 All ground floor dwellings in buildings with no lift and all dwellings in buildings with lift access must be 'visitable' by people with a disability. Buildings must provide a continuous accessible path of travel (per Australian Standard 1428.1:2001 – Design for access and mobility) from the street and any visitor parking to and through the entrance door of affected dwellings.



3.5 APARTMENT BUILDINGS

Within the planned high growth for the City of Parramatta (the City), apartment and mixed-use buildings are an important housing choice and will be home for many residents. These buildings are located within centres, adjoining urban neighbourhoods or renewal precincts with easy access to transport, employment, and services.

This Section addresses apartments, shop top housing and mixed-use buildings, which are generally located in centres and urban neighbourhoods, where street wall and infill types between 3- and 8- storeys shape the evolving context. In major centres and renewal precincts, site specific building envelopes and controls define the emerging future context with a range of building forms including podium tower types. Places specific controls for these areas are addressed in Part 8 – Centres, Precincts, Special Character Areas and Specific Sites or Part 9 – Parramatta City Centre.

The following controls complement and should be read in conjunction with the *Apartment Design Guide* published by NSW Department of Planning and Environment (*Apartment Design Guide*). They are specific to Parramatta's context and include guidance for lot sizes, the relationship of buildings to the street, local character, patterns of open space and tree planting outcomes.

Refer to the Parramatta LEP 2023 for the maximum permissible building height and floor space ratio.

Objectives

- O.01 Provide a variety of housing types to address the housing needs of the community within a higher-density residential environment.
- O.02 Enable proximity to other land uses that provide facilities or services to meet the day to day needs of residents.
- O.03 Provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.
- O.04 Allow for a range of community facilities to be provided to serve the needs of residents, workers, and visitors in residential neighbourhoods.
- O.05 Increase housing accessibility, diversity, and choice.

3.5.1 KEY DEVELOPMENT STANDARDS FOR APARTMENT BUILDINGS

Apartment buildings are permitted in R4 High Density Residential and MU1 Mixed Use zones. These buildings enable higher density living in an urban environment with good residential amenity, including privacy, sunlight access and natural ventilation. As apartment buildings are typical in areas undergoing change or where new urban neighbourhoods are being established, their relationship to neighbouring buildings, the street, and open space patterns guide the site layout and building design. Adequate lot sizes ensure privacy and separation between buildings and support sufficient areas for landscape and tree planting. Buildings address the street and reinforce the desired street character with appropriate setbacks and landscape design.

All controls contained in Section 3.5.1 – Key Development Standards for Apartment Buildings must be read in conjunction with Part 3 – Residential Development, Section 3.2 – General Residential Controls, Part 2 – Design in Context, Part 5 – Environmental Management and Part 6 – Traffic and Transport of this DCP



PART 4 NON-RESIDENTIAL DEVELOPMENT

4.6 PARKING AND VEHICULAR ACCESS

Formal child care facilities, such as pre-schools and long day care, have a significant role to play in a child's development. The quality of the environment provided in early childhood education facilities, together with the quality of teaching programs, are critical factors in a young child's development. The environment must be rich, attractive, and inviting to the child and parent. It must also be flexible enough to constantly adapt to meet children's ongoing needs, and the needs of the family unit.

The physical environment plays a critical role in keeping children safe; reducing the risk of unintentional injuries; contributing to their wellbeing, happiness, creativity and developing independence; and determining the quality of children's learning and experiences. "To maximise children's engagement and level of positive experience and inclusive relationships, an approved service needs to carefully consider physical layout and resources in the environment..." (Australian Children's Education & Care Quality Authority (2017), Guide to the National Quality Standard, page 81).

Because children are critical to our future, Council will encourage excellence and best practice in the design of centre-based child care services. Council will also encourage the provision of child care services that meet identified unmet demands.

This Section applies to Development Applications for new centre-based child care facilities and to proposals to alter or enlarge an existing facilities.

Alterations to an existing facility may include demolition or extension of a building or outdoor structures, an increase in the approved number and age group of child care places, or alterations to the hours of operation.

This Section should be read in conjunction with Chapter 3 – Education and childcare facilities of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and the associated Child Care Planning Guideline, which contain additional matters that need to be considered in the determination of Development Applications for centre-based child care facilities.

All controls in Section 4.6 – Centre-Based Child Care Facilities must be read in conjunction with Part 4 – Residential Development, Section 4.1 – General Non-Residential Controls, Part 2 – Design in Context, Part 5 – Environmental Management, Part 6 – Traffic and Transport, and Part 7 – Heritage and Archaeology of this DCP.

Objectives

- O.01 Promote excellence and best practice in the location and physical design of child care facilities.
- O.02 Ensure the quality of environment provided in early childhood education services, together with the quality of teaching programs, are rich, attractive and beneficial to the child and parent. They must also be flexible enough to constantly adapt to meet children's ongoing needs, and the needs of the family unit.
- O.03 Ensure that child care facilities are located on sites that are suitable for the purpose of providing high quality care for young children.
- O.04 Ensure that proposals for new and enlarged child care facilities respond positively to their context and setting, and minimise impacts on the amenity of the surrounding neighbourhood.
- O.05 Ensure child care facility building forms are compatible with the character of existing surrounding residential development.
- O.06 Encourage the development of child care facilities that maximise the safety and well-being of children in care and that facilities are fit for purpose.
- O.07 Ensure that safe and convenient car parking arrangements for child care facilities are provided and avoid adverse traffic and on-street parking impacts on the surrounding neighbourhood.
- O.08 Encourage the development of child care facilities that maximise the safety and well-being of children in care and that facilities are fit for purpose.



PART 6 TRAFFIC & TRANSPORT

6.2 PARKING AND VEHICULAR ACCESS

Parking facilities include underground, surface, above ground parking and car parking stations. The benefit of a reduction in above ground parking includes a reduction in visual impact from the public domain. Surface-level parking is most appropriate in residential and industrial areas. Above ground parking can be considered in areas which are prone to flooding and/or heritage and archaeological sites.

This Section of this DCP contains general parking requirements and specific parking rates for various types of development. This includes design of driveways, parking spaces and associated finishes i.e., kerbs and ramps to improve accessibility and reduce impacts on or off the site. Where there is an inconsistency between the provisions below and an area with a specified parking rate required by another section of this DCP, that Section will prevail.

Objectives

- O.01 Ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenient and are integrated into the design of the development to minimise their visual impact.
- O.02 Ensure that adequate off-street parking is provided to serve the needs of development to minimise adverse impacts on surrounding streets.
- O.03 Ensure that off-street parking facilities do not interfere with traffic flow and safety in adjacent streets or endanger pedestrian traffic on or off the site.
- O.04 Ensure traffic generation of proposed development is compatible with the surrounding road network.
- O.05 Minimise potential conflicts between vehicular movements and pedestrians.
- O.06 Encourage the integration of on-site parking and related structures with the landscaping of the site and the design of buildings.
- O.07 Limit traffic generation associated with private vehicle use to reduce traffic impacts on surrounding streets.
- O.08 Ensure that parking areas are readily accessible and usable and adequately provide for circulation and manoeuvring of vehicles.
- O.09 Have equitable provision of parking for motorcyclists.

Controls

General parking requirements

- C.01 The minimum dimensions of parking spaces for dwellings should be in accordance with Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking:
 - Unenclosed parking space (such as a hard-stand space): minimum of 2.4 metres (width) x 5.4 metres (length).
 - Single enclosed garage: minimum of 3.0 metres (width) x 5.4 metres (length).
- C.02 Disabled parking space must be in accordance with AS 2890.6 Parking Facilities Off Street Parking for People with Disabilities.
- C.03 Clearance above the general parking surface must be in accordance with AS2890 – Parking Facilities.
- C.04 Driveways are to be sufficiently setback from the side boundary in order to accommodate splays within property boundary line at access points in accordance with AS2890.1.
- C.05 Car stackers and car lifts are only permitted within the Parramatta, Epping, Westmead, Granville and Harris Park town centres. Car stackers and car lifts are not permitted in boarding houses and childcare centres
- C.06 In restricted manoeuvring areas where standard turning templates cannot be used, a swept path analysis using the largest design vehicle in accordance with Austroads shall be provided.
- C.07 A maximum of one kerb crossing, width must be in accordance with the requirements of the Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking, is permissible per two dwellings, or alternately two crossings every 18 metres.
- C.08 Driveways shall be located and designed to avoid restricted sight distances and on-street queuing.
- C.09 Vehicular access to arterial roads shall not be permitted where alternative access is available or can be acquired.



- C.10 Ensure the location of entry gates allow the largest vehicle to enter the site without blocking the footway when the gate is closed.
- C.11 All pedestrian paths and ramps shall have a minimum width of 1000mm, have a non-slip finish, not be steep (ramp grades between 1:20 - 1:14 preferred), comply with AS 1428.1 and AS 1428.2).
- C.12 Below ground structures shall comply with a side setback of 1.2 metres to provide for deep soil planting and an adequate area for construction. Where possible, basement walls shall be located under building walls.
- C.13 Access driveway (vehicle crossing) shall have a minimum width in accordance with the requirements of the Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking and be located a minimum 1.2 metres clear from power poles and drainage pits.
- C.14 Driveways (vehicle crossings) shall be located 6m away from a tangent point (of the kerb and gutter line).
- C.15 Vehicle access points and parking areas are to be:
- easily accessible and recognisable to motorists,
 - undistruptive to pedestrian flow and safety,
 - located to minimise traffic hazards and the potential for vehicles to queue on public roads, and
 - located to minimise the loss of on-street car parking, and to minimise the number of access points.
- C.16 Parking and service/delivery areas and vehicular access points are to be located to minimize conflict between pedestrians and vehicles and to minimize impact on residential amenity.
- C.17 Development on arterial roads is to seek access via a secondary street where possible.
- C.18 Where properties have access to a rear lane or secondary street frontage (including desired lanes) parking and servicing access should be provided from the secondary street/lane.
- C.19 Car parking spaces, ramps and driveways are to be designed to ensure ease of access, egress and manoeuvring on-site. The standards of Australian Standard AS2890 - Parking Facilities are to be complied with.
- C.20 The area between property boundaries and driveways, access ways and parking spaces is to be of sufficient width to enable adequate sight distance to pedestrians in accordance with the requirements of the Australian Standard AS2890.1 - Parking Facilities – Off-Street Car Parking.
- C.21 Reasonable provision is to be made for the parking needs of people with disabilities.
- C.22 Basement car parking is to be:
- adequately ventilated,
 - designed for safe and convenient pedestrian movement and to include separate pedestrian access points to the building that are clearly defined and easily negotiated, and
 - predominantly located within the building footprint located predominantly below existing ground level. Where slope conditions mean that this is unachievable, the basement projection of the floor level of the storey immediately above is less than 1m above ground level (existing).
- C.23 Visitor parking is to be marked or signposted to enable easy recognition.
- C.24 The design and layout of car parking areas must provide for suitable and safe pedestrian movements, including separate pedestrian access to buildings which are clearly defined and easily negotiated.
- C.25 Car parking is not to be used as storage space.
- C.26 Development must provide safe vehicle access and adequate sight distances. Development on arterial roads or development that is not a dwelling house or dual occupancy must make provision for vehicles to leave the site in a forward direction.
- C.27 Driveways are to be sited and designed to minimise loss of on-street parking.
- C.28 The number of accessible car parking spaces to be provided as prescribed in Table D3.5 of the Building Code of Australia.

SUMMARY:

*The SSD Application Documentation prepared by **CAPIO** will demonstrate how the objectives and controls have been addressed, as outlined in the Parramatta Development Control Plan 2023.*



11. 4Q UNIVERSAL DESIGN – APARTMENT DESIGN GUIDE

Universal design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of the occupants. Universally designed apartments are safer and easier to enter, move around and live in. They benefit all members of the community, from young families to older people, their visitors, as well as those with permanent or temporary disabilities.

Incorporating universal design principles in apartment design is a step towards producing a robust, flexible housing stock. It ensures that simple and practical design features are incorporated into new buildings that would be difficult and costly to retrofit at a later date.

Universal design is different to adaptable housing which is governed by *Australian Standard AS4299-1995 Adaptable Housing* and is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's needs.

In addition flexible apartment design is also desirable to allow buildings to accommodate a diverse range of lifestyle needs such as different household structures, live/work housing arrangements and future changes in use.

Objective 4Q-1

Universal design features are included in apartment design to promote flexible housing for all community members

Design guidance

Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features

Objective 4Q-2

A variety of apartments with adaptable designs are provided

Design guidance

Adaptable housing should be provided in accordance with the relevant council policy

Design solutions for adaptable apartments include:

- convenient access to communal and public areas
- high level of solar access
- minimal structural change and residential amenity loss when adapted
- larger car parking spaces for accessibility
- parking titled separately from apartments or shared car parking arrangements

Objective 4Q-3

Apartment layouts are flexible and accommodate a range of lifestyle needs

Design guidance

Apartment design incorporates flexible design solutions which may include:

- rooms with multiple functions
- dual master bedroom apartments with separate bathrooms
- larger apartments with various living space options
- open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom

SUMMARY:

*The SSD Application Documentation prepared by **CAPIO** will demonstrate how the objectives and controls have been addressed, as outlined in the State Environmental Planning Policy (SEPP) No 65 - Design Quality of Residential Flat Development & Apartment Design Guide.*



12. LIVABLE HOUSING DESIGN GUIDELINES

Performance level - Silver Level

Seven core livable housing design elements

Focuses on the key structural and spatial elements that are critical to ensure future flexibility and adaptability of the home. Incorporating these features will avoid more costly home modification if required at a later date.

Livable Housing Australia is committed to championing the adoption of the silver level design elements into all new dwellings.

Livable Housing Australia acknowledges that the core design elements do not necessarily accommodate the needs and abilities of all home occupants. However, they are considered to be of most widespread benefit and use in the majority of circumstances.

Importantly, by including the core livable housing design elements, home occupants are provided with the opportunity to reduce or avoid costs associated with retrofitting a home to improve access in future, should it be required.

The seven core design features elements in the silver level they are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.

SUMMARY:

The Apartment Design Guide - Universal Design states that developments achieve a benchmark of 20% of the total apartments incorporate the Livable Housing Silver Level.

*The SSD Application documentation prepared by **CAPIO** indicates that the overall development will have 20% of the apartments that will meet the objectives in the seven core design features, as outlined in the Livable Housing Australia.*

Further detail at construction certificate stage will need to be provided in accordance with Livable Housing Australia Silver Level guidelines



13. BUILDING CODE OF AUSTRALIA (BCA) 2022

The Building Code of Australia, in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the BCA require compliance with a range of access provisions. The BCA outlines a variety of building classifications and the requirements for access to buildings within each classification.

Amendments were made to the BCA in 2011 to ensure that it was consistent with the Access Code of the Premises Standards. While legally the two sets of requirements must remain separate documents, the intention is that compliance with the amended BCA and state and territory building laws and regulations will also ensure compliance with the Premises Standards.

The BCA provides Performance Based and Deemed-to-Satisfy provisions and criteria. The BCA performance requirements are based on the provision, of a reasonable level of, Safe, Equitable and Dignified access to services and facilities.

The BCA details minimum construction requirements, however any construction in excess of these requirements is encouraged and considered good practice.

The Deemed-to-Satisfy provisions of BCA that are accessibility related are primarily located in:

- Part D4 Access for People with Disabilities
- Part E3 Lift Installations
- Part F4 Sanitary and Other Facilities

The Performance Requirements of the BCA that are accessibility related are primarily located in:

- Performance Requirement D1P1, D1P2 and D1P8
- Performance Requirement E3P4
- Performance Requirement F2P1

Australian Standard AS1428.1 is called up into the BCA. These access provisions require compliance with the relevant parts of AS1428.2, in addition to the listed Australian Standards.



14. BUILDING CODE OF AUSTRALIA 2022 (BCA) VOLUME ONE AMENDMENT 2

PART D4 ACCESS FOR PEOPLE WITH A DISABILITY

14.1 D4D2 General building access requirements

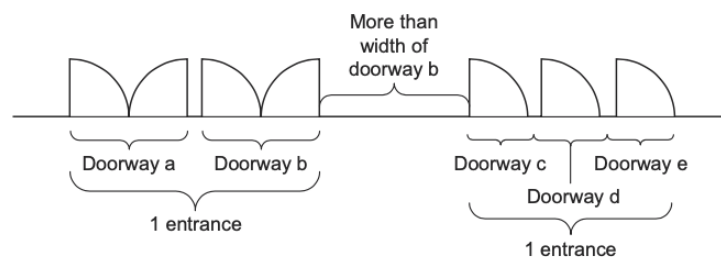
- (4) For a **Class 2** building, common areas are to be *accessible* as follows:
- (a) From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.
 - (b) To and within 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 AS1428.1 or a passenger lift is installed—
 - (i) to the entrance doorway of each *sole-occupancy unit*; and
 - (ii) 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.
- (7) For a **Class 7a** building, access must be provided to and within any level containing *accessible* carparking spaces.
- (8) For a **Class 9b** building, access requirements are as follows:
- (a) *Schools and early childhood centres* — to and within all areas normally used by the occupants.



14.2 D4D3 Access to buildings

- 1) An accessway must be provided to a building *required to be accessible*—
 - (a) from the main points of a pedestrian entry at the allotment boundary; and
 - (b) from another *accessible* building connected by a pedestrian link; and
 - (c) from any *required accessible* carparking space on the allotment.
- (2) In a building *required to be accessible*, an accessway must be provided through the principal pedestrian entrance, and—
 - (a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
 - (b) in a building with a total *floor area* more than 500m², a pedestrian entrance which is not *accessible* must not be located more than 50m from an *accessible* pedestrian entrance, except for pedestrian entrances serving only areas exempted by **D4D5**.
- (3) Where a pedestrian entrance *required to be accessible* has multiple doorways—
 - (a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be *accessible*; and
 - (b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be *accessible*.
- (4) For the purposes of (3)—
 - (a) an *accessible* pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
 - (i) all doorways serve the same part or parts of the building; and
 - (ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and
 - (b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).
- (5) Where a doorway on an accessway has multiple leaves (except an automatic opening door), one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS1428.1.

Figure D4D3: Doorways and pedestrian entrances for access purposes



SUMMARY

The approved residential flat buildings A, and A1 will provide the principal accessible pedestrian path of travel from the allotment boundary at Donald Street to the entry lobby doors of the building, Building B can also be accessed via this accessible pedestrian path of travel, however both entry lobbies to Building B + the Child Care Centre will have the principal accessible pedestrian path of travel will be from the allotment boundary at Moseley Street.

All doors and sliding doors throughout the development will need to provide a min. 850mm clear opening through a single active door with lever handles and a min. 110mm hinge side and min. 530mm latch side clearance to comply with AS1428.1, the floor levels between the internal and external parts of the buildings will need to be level or provide a 35mm threshold ramp to comply with AS1428.1.

Details will need to show the correct levels, gradient and widths to allow for the appropriate passing and turning areas and have the required access to provide the appropriate doorway circulation space in accordance with AS1428.1 and comply with Table D3.1 as well as satisfy Part D4D3 of the Building Code of Australia.



14.3 D4D4 Parts of building to be accessible (IN PART)

In a building required to be accessible—

- (a) every ramp and stairway, except for ramps and stairways in areas exempted by **D4D5**, must comply with—
 - (i) for a ramp, except a *fire-isolated ramp*, clause 7 of AS1428.1; and
 - (ii) for a stairway, except a *fire-isolated stairway*, clause 8 of AS1428.1; and
 - (iii) for a *fire-isolated stairway*, clause 8.1(f) and (g) of AS1428.1; and
- (b) every passenger lift must comply with **E3D7** and **E3D8**; and
- (c) accessways must have—
 - (i) passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and
 - (ii) turning spaces complying with AS1428.1—
 - (A) within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - (B) at maximum 20m intervals along the accessway; and
- (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and
- (e) a passing space may serve as a turning space; and
- (f) a ramp complying with AS1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—
 - (i) containing not more than 3 storeys; and
 - (ii) with a *floor area* for each storey, excluding the entrance storey, of not more than 200m²; and

SUMMARY

Details of the door dimensions, circulation and door approach dimensions in accordance with Clause 13 of AS1428.1 are to comply with AS1428.1:2021. Details of floor surface materials will also be required in accordance with Clause 7 of AS1428.1

Further detail at construction certificate stage will need to door dimensions, circulation, and door approach dimensions in accordance with Clause 13 of AS1428.1 are to comply with AS1428.1:2021.



14.4 D4D4 Exemptions

The following areas are not required to be accessible:

- (a) An area where access would be inappropriate because of the particular purpose for which the area is used.
- (b) An area that would pose a health or safety risk for people with a disability.
- (c) Any path of travel providing access only to an area exempted by **(a)** or **(b)**.

SUMMARY

The pump room & MDB rooms are exempt under D4.5 (a) of the Building Code of Australia, an area where access would be inappropriate because of the particular purpose for which the area is used.

14.5 D4D6 Accessible carparking (IN PART)

- (1) Accessible carparking spaces—
 - (a) subject to **(b)**, must be provided in accordance with (2) in—
 - (i) a Class 7a building required to be accessible; and
 - (ii) a carparking area on the same allotment as a building required to be accessible; and
 - (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and
 - (c) subject to **(d)**, must comply with AS/NZS2890.6; and
 - (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

SUMMARY

The basement car parking to the residential buildings will be accessible from Donald Street while and vehicular access from Moseley Street is for the Child Care Centre. The basement car park will provide a total of two hundred & nine (209) car parking spaces consisting of one hundred & eighty-six (186) SSD residential parking spaces including twenty-three (23) car parking spaces for the Child Care Centre, twenty-two (22) visitor spaces including one wash bay, twenty-three (23) designated accessible parking bays as well as motorcycle and bicycle parking spaces

All twenty-one (21) accessible apartments will have one (1) designated accessible parking space each, with eighteen (18) accessible apartments to have parking at a min 2400mm + min 2400mm shared area to comply with AS2890.6, while three (3) accessible apartments to have a 3800mm wide parking space to comply with AS4299-1995.

The two (2) residential designated accessible visitor parking bays have been provided to comply with AS2890.6 at a min 2400mm + min 2400mm shared area.

Access for the car parking to the Child Care Centre is from Mosley Street and will provide a total of twenty-three car parking spaces comprising of ten (10) visitor spaces, thirteen (13) staff parking spaces and one (1) designated accessible parking spaces to comply with AS2890.6 at a min 2400mm + min 2400mm shared area.



14.6 D4D7 Signage (IN PART)

- 1) In a building *required* to be accessible—
 - (a) braille and tactile signage complying with **Specification 15** must—
 - (i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each—
 - (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a *sole- occupancy unit* in a Class 3 or Class 9c building; and
 - (B) space with a hearing augmentation system; and
 - (ii) identify each door *required* by **E4D5** to be provided with an *exit* sign and state—
 - (A) "**Exit**"; and
 - (B) "**Level**"; and
 - (C) the floor level number or floor level descriptor, or a combination of the two.
 - (c) signage in accordance with AS1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and
 - (d) signage to identify an *ambulant accessible* sanitary facility in accordance with AS1428.1 must be located on the door of the facility; and
 - (e) where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS1428.1, must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance;

SUMMARY

General signage, and unisex accessible toilet signage shall provide Tactile and Braille in accordance with Part D4D7 of the BCA.

14.7 D4D8 Hearing augmentation (NOT APPLICABLE)



14.8 D4D9 Tactile indicators (IN PART)

- (1) For a building *required* to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—
- (a) a stairway, other than a *fire-isolated stairway*; and
 - (d) a ramp other than a *fire-isolated ramp*, step ramp, kerb ramp or *swimming pool ramp*; and
 - (e) in the absence of a suitable barrier—
 - (i) an overhead obstruction less than 2m above floor level, other than a doorway; and
 - (ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in **D4D5**, if there is no kerb or kerb ramp at that point,
- except for areas exempted by **D4D5**.
- (2) Tactile ground surface indicators *required* by (1) must comply with sections 1 and 2 of AS/NZS1428.4.1.

SUMMARY

Tactile Ground Surface Indicators will need to be incorporated for general public and occupants use in stairways and ramps in accordance with AS1428.4 to satisfy Part D4D9 of the BCA.

14.9 D4D10 Wheelchair seating spaces in Class 9b assembly buildings (NOT APPLICABLE)

14.10 D4D11 Swimming pools (NOT APPLICABLE)

14.11 D4D12 Ramps (NOT APPLICABLE)

14.12 D4D13 Glazing on an accessway

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 AS1428.1.

SUMMARY

Any contrasting strip on the glazing panel shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side to comply with AS 1428.1 Clause 6.6.



15. E3D2 Lift installations

An *electric passenger lift* installation and an *electrohydraulic passenger lift* installation must comply with **Specification 24**.

15.1 E3D3 Stretcher facility in lifts

- (1) A stretcher facility in accordance with (2) must be provided—
 - (a) in at least one emergency lift *required* by **E3D5**; or
 - (b) where an emergency lift is not *required*, if passenger lifts are installed to serve any storey above an *effective height* of 12m, in at least one of those lifts to serve each floor served by the lifts.
- (2) A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level.

15.2 E3D6 Landings

Access and egress to and from lift well landings must comply with **Parts D2, D3 and D4**.

15.3 E3D7 Passenger lift types and their limitations

- 1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:
 - (a) There are no limitations on the use of *electric passenger lifts, electrohydraulic passenger lifts or inclined lifts*.
 - (b) *Stairway platform lifts* must not—
 - (i) be used to serve a space in a building accommodating more than 100 persons calculated according to **D2D18**; or
 - (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
 - (iii) be used where it is possible to install another type of passenger lift; or
 - (iv) connect more than 2 storeys; or
 - (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
 - (vi) when in the folded position, encroach on the minimum width of a stairway *required* by **D2D8** to **D2D11**.
 - (c) A *low-rise platform lift* must not travel more than 1000mm.
 - (d) A *low-rise, low-speed constant pressure lift* must not—
 - (i) for an enclosed type, travel more than 4m; or
 - (ii) for an unenclosed type, travel more than 2m; or
 - (iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.
 - (e) A *small-sized, low-speed automatic lift* must not travel more than 12m.
- (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.



15.4 E3D8 Accessible features required for passenger lifts

In an accessible building, every passenger lift must have the following features where applicable:

- (a) A handrail complying with the provisions for a mandatory handrail in AS1735.12 for all lifts except—
 - (i) a *stairway platform lift*; and
 - (ii) a *low-rise platform lift*.
- (b) Lift floor dimensions of not less than 1400mm wide x 1600mm deep for all lifts which travel more than 12m.
- (c) Lift floor dimensions of not less than 1100mm wide x 1400mm deep for all lifts which travel not more than 12m, except a *stairway platform lift*.
- (d) Lift floor dimensions of not less than 810mm wide x 1200mm deep for a *stairway platform lift*.
- (e) Minimum clear door opening complying with AS1735.12 for all lifts except a *stairway platform lift*.
- (f) Passenger protection system complying with AS1735.12 for all lifts with power-operated doors.
- (g) Lift landing doors at the upper landing for all lifts except a *stairway platform lift*.
- (h) Lift car and landing control buttons complying with AS1735.12 for all lifts except—
 - (i) a *stairway platform lift*; and
 - (ii) a *low-rise platform lift*.
- (i) Lighting in accordance with AS1735.12 for all enclosed lift cars.
- (j) For all lifts serving more than 2 levels—
 - (i) automatic audible information within the lift car to identify the level each time the car stops; and
 - (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and
 - (iii) audible information and audible indication *required* by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.
- (k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a *stairway platform lift*.

SUMMARY

The SSD application plans indicate that approved Residential Flat Buildings A & A1 & B will provide two (2) passenger lift in the lobby which will also be used as a stretcher/emergency lift.

These passenger lifts will access all levels of the residential flat buildings including the basement carpark levels.

The lifts will need to be detailed with requirements and features in the construction certificate stage to comply with Part E3.6 and AS1735.12 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.



16. ADAPTABLE HOUSING PROVISIONS

What is adaptable housing and why should it be provided?

Adaptable Housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with disabilities or progressive frailties. It is designed in accordance with the minimum standards for accessibility but is not specially built for special purpose housing such as institutional care. Adaptable housing therefore can suit the needs of many different people, including people with a current disability and people who will acquire disabilities gradually as they age. Adaptable housing is also often attractive to people who prefer open plan type living, or those with children.

The ABS disability survey conducted in 1998 showed that there has been a consistent increase in the rates of people living in households rather than institutional style accommodation. In order to accommodate this trend, adaptable housing needs to be more prevalent in our society. By requiring adaptable housing to be provided in new residential complexes, the Liverpool City council hopes to create greater opportunities for people with disabilities to live in Australian cities and towns with close access to all the facilities and services provided.

Typically, the provision of adaptable housing has been perceived to be onerous on developers. However, it has been demonstrated that the additional cost of incorporating adaptable features is in most cases not more than 5% - in fact nil in many cases. This initial cost is more than outweighed by the benefits of providing adaptable housing which include:

- reduced costs of future modifications, which are often costly, to suit people with disabilities or increasing frailties;
- a wider range of people are able to access adaptable homes, thereby making them more visitable;
- residents are able to stay in their homes and use the same services as well as maintain the same support networks despite their changing needs; and
- many adaptable features make homes safer for people of all ages and abilities.

Australian Standard 4299 – Adaptable Housing

Australian Standard AS4299 – Adaptable Housing provides guidelines for the design of adaptable dwellings. 119 design features are listed in AS4299 Adaptable Housing which are sorted into 3 different categories – essential, first priority desirable and desirable.

All adaptable housing units constructed should meet the essential design criterion as listed in AS4299 which includes the following:

- provision of plans showing the housing unit in its pre-adaptation and post-adaptation stages;
- a continuous accessible path of travel;
- provision of accessible parking spaces;
- manoeuvrability both internally and externally;
- adjustable bathroom facilities; and
- adjustable laundry facilities

Where adaptable housing units are required, access to and within all of the public areas (ie. common facilities such as a laundry, bbq, garden etc) should be provided in accordance with the AS1428 standard.

Issues to be considered in the provision of adaptable housing

Compliance with AS1428.1 and AS1428.2

Access to and within the adaptable housing unit complies with the requirements of the relevant provisions of the Australian Standards. This includes access to at least one type of each common facility or service provided in the development eg. BBQ areas, swimming pools, common laundry facilities etc.



Location

Adaptable housing units should be provided in convenient locations that are close to facilities such as public transport, community facilities and public services. Within the development they should be located along the accessible path of travel, preferably close to the main entrance of the building.

Bathroom facilities

Bathrooms should be large allowing for wheelchair access and manoeuvring. A bath need not be provided, but the shower should allow for chair access. The hand wash basin and any shelving should be provided at a height that is accessible at both a standing or seated position.

Laundry facilities

The laundry should also be large to allow for wheelchair access and circulation around the appliances. Washing machines and dryers should be front loading, a wall mounted dryer is also preferable.

Circulation spaces

Bedrooms and living areas should be an adequate size to allow for ease of movement around furniture. Doorways and entrances are wide enough to facilitate wheelchair access and circulation.

Kitchen facilities

The kitchen should be of a flexible design so that modifications can be made if required in the future. Cupboard and pantry shelf heights should be adjustable to make them easy to reach.

Flooring

Tiles or timber flooring is preferable to carpet. However, if carpet is to be provided it should be low pile with no underlay. Non-slip tiling should be provided in wet areas.

Walls

Walls located along main travel paths and in bedrooms and bathrooms should be reinforced to allow for installation of grab rails if necessary.

Windows

Windows should be operatable with one hand (preferably sliding) and located no higher than 700mm from the floor.

Landscaping

Outdoor areas should be designed to be low maintenance, with no lawns and a drip irrigation system. All paving should be even and be wheelchair accessible.

Assessment of adaptable housing units

As a minimum requirement, all Adaptable Housing Units should provide the design elements listed as 'essential' in AS4299. The plans submitted for assessment should provide detail of the housing unit/ dwelling in its pre-adaptation stage and post-adaptation stage. In order to grant development consent, Council will need to be satisfied that the proposal can comply with the design requirements of AS4299 without major structural or design changes. As part of the development consent, a condition will be imposed requiring the checklist of AS4299 to be completed and submitted with the subsequent construction certificate application. The principal certifying authority will then be required to check that the proposal complies with the technical components of AS4299.



17. PRE-ADAPTABLE & LIVABLE APARTMENT 1

BUILDING B

LEVEL 3

309

LEVEL 4

409

LEVEL 5

509

LEVEL 6

609

LEVEL 7

709

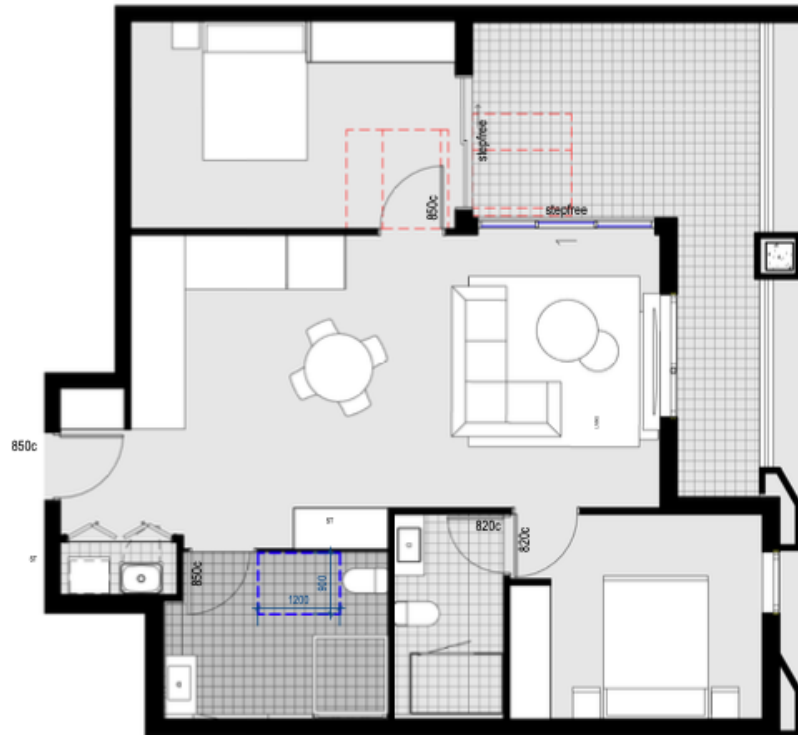
LEVEL 8

807

LEVEL 9

902

TOTAL 7



NOT TO SCALE

18. POST-ADAPTABLE APARTMENT 1

BUILDING B

LEVEL 3

309

LEVEL 4

409

LEVEL 5

509

LEVEL 6

609

LEVEL 7

709

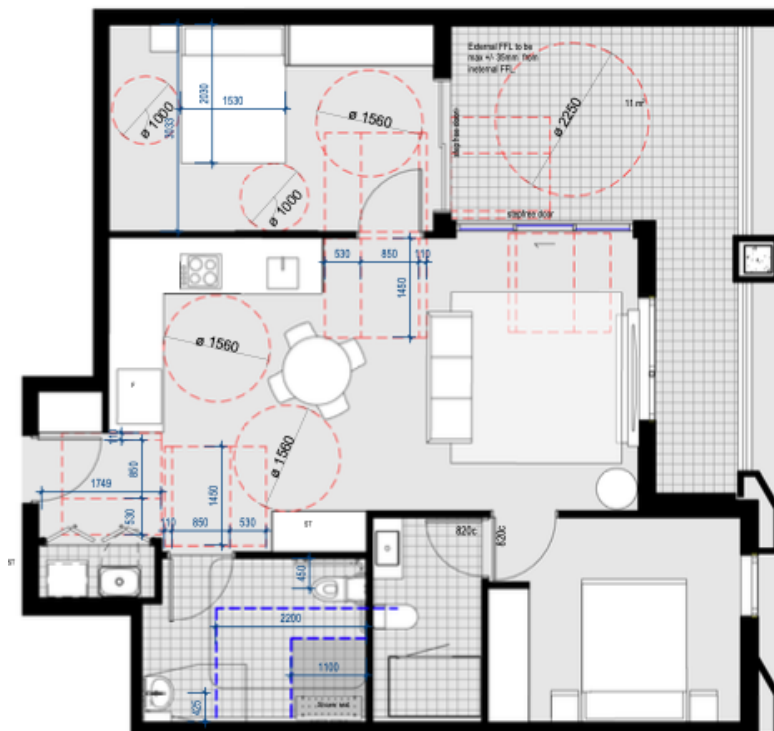
LEVEL 8

807

LEVEL 9

902

TOTAL 7



NOT TO SCALE



19. PRE-ADAPTABLE & LIVABLE APARTMENT 2

BUILDING B

LEVEL 3

310

LEVEL 4

410

LEVEL 5

510

LEVEL 6

610

LEVEL 7

710

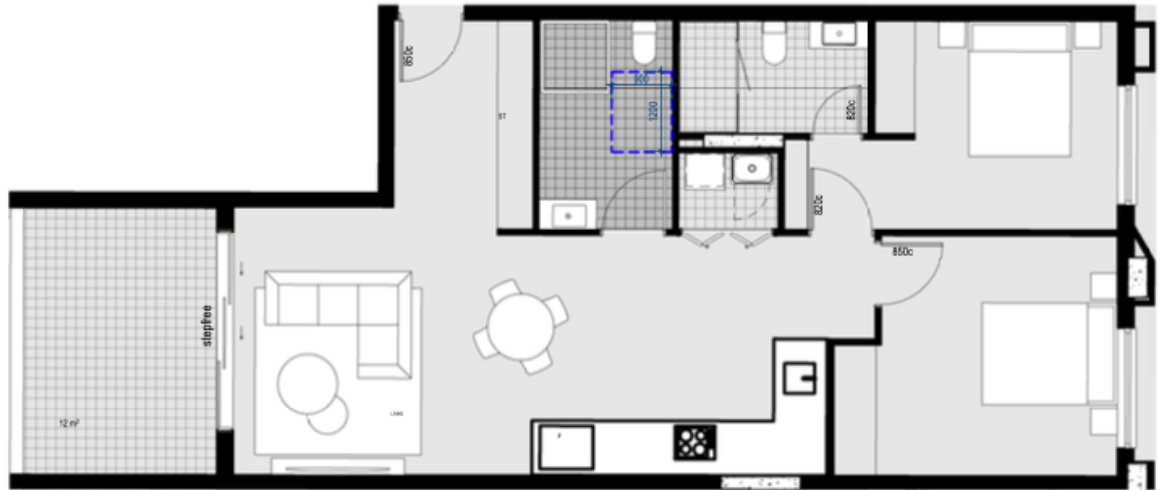
LEVEL 8

808

LEVEL 9

903

TOTAL 7



NOT TO SCALE

20. POST-ADAPTABLE APARTMENT 2

BUILDING B

LEVEL 3

310

LEVEL 4

410

LEVEL 5

510

LEVEL 6

610

LEVEL 7

710

LEVEL 8

808

LEVEL 9

903

TOTAL 7



NOT TO SCALE



21. PRE-ADAPTABLE & LIVABLE APARTMENT 3

BUILDING A1

GROUND

G04

LEVEL 1

104

LEVEL 2

204

LEVEL 3

304

LEVEL 4

404

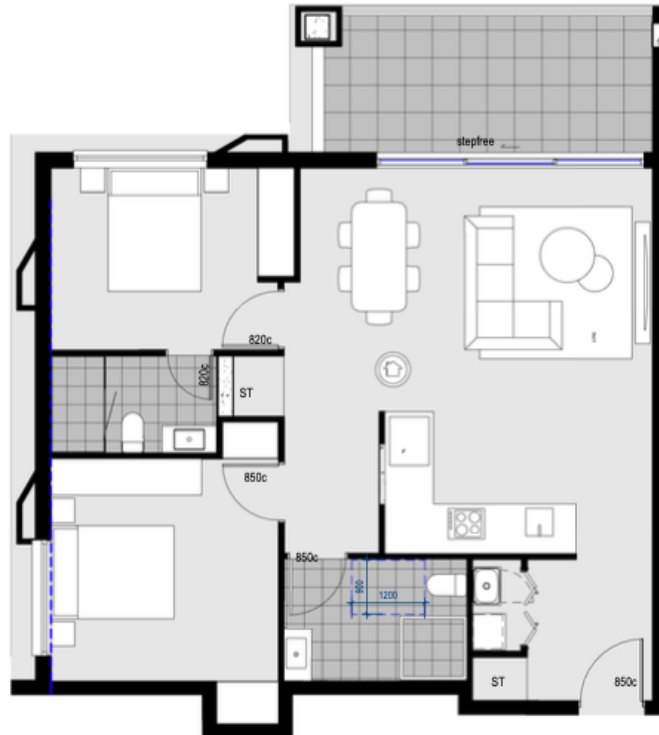
LEVEL 5

504

LEVEL 6

604

TOTAL 7



NOT TO SCALE

22. POST-ADAPTABLE APARTMENT 3

BUILDING A1

GROUND

G04

LEVEL 1

104

LEVEL 2

204

LEVEL 3

304

LEVEL 4

404

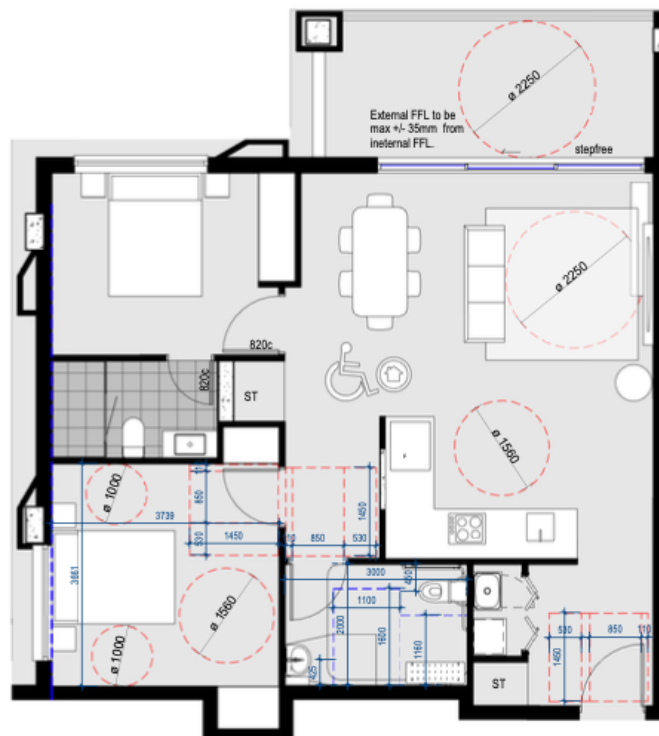
LEVEL 5

504

LEVEL 6

604

TOTAL 7



NOT TO SCALE



23. ACCESS & ADAPTABILITY ASSESSMENT

Clause No

AS4299
Clause 3.3

SITE ACCESS & ACCESS WITHIN THE SITE

The approved residential flat buildings A, and A1 will provide the principal accessible pedestrian path of travel from the allotment boundary at Donald Street to the entry lobby doors of the building, Building B can also be accessed via this accessible pedestrian path of travel, however both entry lobbies to Building B + the Child Care Centre will have the principal accessible pedestrian path of travel will be from the allotment boundary at Moseley Street.

BCA
Table D4D2

The main entry door to the lobby of the building will need to provide a min. 850mm clear opening through a single active door with lever handles and a min. 530mm latch side & min. 110mm hinge side clearance to comply with AS1428.1 and AS4299, the floor levels between the internal and external parts of the entry into the building will be the same.

SEPP 65 -
Residential
Flat Design
Code

An accessible path of travel has been provided from the street, letterboxes, and accessible car spaces and also to all common facilities.

Detailed plans at construction certificate stage will need to show all corridors have the appropriate passing and turning areas and have the required access to all unit entry doors to provide the appropriate doorway circulation space in accordance with AS1428.1 and comply with Table D4D2 as well as satisfy Part D4D3 of the Building Code of Australia.

AS4299
Clause 3.5

COMMUNAL OUTDOOR OPEN SPACE

The approved development shows the communal open space on the ground floor level and on the rooftop of building A1.

AS1428.1-
2009

The communal open space will have the required access from the front door of all the adaptable apartments and building entry lobby doors via accessible walkways and lifts to comply with AS1428.1.

BCA
Table D4D3

Any doorways leading to the common open space will need to provide a min. 850mm clear opening through a single active door with lever handles and a min. 530mm latch side & min. 110mm hinge side clearance to comply with AS1428.1

A maximum fall of 1:40 to floor wastes will also apply to the roof terrace to comply with AS1428.1 this will be detailed at construction certificate or working drawing stage.

AS1735.12

LIFT ACCESS

The entry lobby to the Buildings A & A1 and B will incorporate two (2) passenger lifts that will be accessible to all levels of the development including the car park levels.

BCA 2022
Part E3, E3D7
& E3D8

The lift will be detailed in the construction certificate stage to comply with Part E3.6 and AS1735.12 Lifts for people with disabilities that travel more than 12 metres.

AS1428.1
Clause 11

COMMON EGRESS/FIRE STAIRS

The fire-isolated stairs to the development will need to be detailed at construction certificate stage in accordance with Part D4.3(a)(iii) of the Building Code of Australia Volume 1 and also in accordance with AS1428.1 - Clause 11 i.e., continuous handrails, handrail extensions, stair setback at mid-landing, luminous contrast and strip nosing.

BCA 2022
Part
D4D4(a)(iii)

All ramps and stairs which are not fire-isolated must comply with AS1428.1.



AS/NZS
2890.6:2009

CARPARKING

The basement car parking to the residential buildings will be accessible from Donald Street while and vehicular access from Moseley Street is for the Child Care Centre. The basement car park will provide a total of two hundred & nine (209) car parking spaces consisting of one hundred & eighty-six (186) SSD residential parking spaces including twenty-three (23) car parking spaces for the Child Care Centre, twenty-two (22) visitor spaces including one wash bay, twenty-three (23) designated accessible parking bays as well as motorcycle and bicycle parking spaces

AS4299-1995

All twenty-one (21) accessible apartments will have one (1) designated accessible parking space each, with eighteen (18) accessible apartments to have parking at a min 2400mm + min 2400mm shared area to comply with AS2890.6, while three (3) accessible apartments to have a 3800mm wide parking space to comply with AS4299-1995.

The two (2) residential designated accessible visitor parking bays have been provided to comply with AS2890.6 at a min 2400mm + min 2400mm shared area.

Access for the car parking to the Child Care Centre is from Mosley Street and will provide a total of twenty-three car parking spaces comprising of ten (10) visitor spaces, thirteen (13) staff parking spaces and one (1) designated accessible parking spaces to comply with AS2890.6 at a min 2400mm + min 2400mm shared area.

This Access Assessment Report is also for the Child Care Centre tenancy located on Level 2 in Building 'B'. Disability access compliance can be achieved at Construction Certificate stage where more detail is required to comply with AS1428.1:2021.

The designated accessible parking bays shall have a 2500mm clearance over the parking space while the finished floor level will not exceed 2.5% or 1:40 gradient.

There will also need to be a min. 2200mm ceiling clearance from the entry of the car park to the designated accessible parking bays in accordance with AS4299-1995.

AS4299
Clause 3.8

LETTERBOXES

The letterboxes for the adaptable apartments are located in the lobby on the ground floor level and shall provide at least 1550mmX1550mm circulation area and access to comply with AS4299.

Details of the letterboxes are to be confirmed during construction certificate stage.

AS4299
Clause 4.3.3
and 4.3.4

DOORS AND DOOR HARDWARE

The SSD application plans do not show door dimensions and lever type handles, these details should be provided at construction certificate stage to confirm compliance.

All door openings to the adaptable units will have a min. 850mm clearance, while lever door handles are to be provided and located at 900-1100mm above finished floor level.

AS4299
Clause 4.3.1
and 4.3.2

ACCESSIBLE ENTRANCE TO ADAPTABLE APARTMENTS

The adaptable apartments will show an entry area in the common corridor that will deliver the required 1550mmX1550mm minimum circulation to the entrance of these units and will also provide for a 950mm door (or 850mm clearance) with a 520mm minimum latch side clearance and lever door handles to comply with AS1428.1 and AS4299.

Internal circulation space at the entry doors to these units complies with AS1428.1 having the required 1550mmX1550mm minimum circulation area.



AS4299
Clause 4.3.7

INTERNAL: GENERAL

The post adaptable apartments are open plan design and have the appropriate circulation space of 1550mmX1550mm and minimum door width requirements outlined in AS1428.1 to the adaptable bedroom, bathroom, laundry cupboard and balconies.

AS4299
Clause 4.4
and 4.4.4

BATHROOM

The accessible bathrooms in all the adaptable apartments comply with AS1428.1:2021 in terms of fixtures, fixture clearances and circulation while the positions of the sanitary amenities being the WC, washbasin and shower shall comply with AS1428.1 and AS4299.

Masonry or reinforced wall shall allow for easy installation of any future grabrails.

A detailed layout and specification of materials will be required at construction certificate or working drawing stage however the positions of the sanitary amenities being the WC, Washbasin and Shower comply with AS1428.1 and AS4299

AS4299
Clause 4.5

KITCHEN

The kitchen in the adaptable apartments is located in the open plan living/dining area.

The kitchens achieve the required accessibility with the 'L' shape design style providing the 1550mmX1550mm minimum circulation space in front of the bench space to comply with the requirements outlined in AS4299 & AS1428.2.

All kitchen appliances, adjustable shelves heights and workbench details etc. shall be specified at construction certificate or working drawing stage and comply with AS4299 and AS1428.2

AS4299
Clause 4.6

ADAPTABLE BEDROOM

The proposal indicates an accessible bedroom in the adaptable apartments will be capable of accommodating a queen size bed and a built-in wardrobe and the required circulation space clear of wardrobe fixtures.

The position of the queen size bed will provide the adequate 1540mmX2070mm circulation space adjacent to the bed as well as minimum 1000mm clearance at the side and foot of the bed to comply with AS4299 and AS1428.2.

There is also adequate circulation space in front of the robe, drawers and hanging space to all adaptable bedrooms.

AS4299
Clause 4.7
and 4.7.1

LIVING AND DINING

The SSD application plans show a combined living/dining area to the adaptable apartments with adequate area to provide a 2250mm diameter turning area according with AS4299.

Detailed layout of living/dining room, windows, power outlets as well as telephone and television outlets etc. are to comply with AS4299.

AS4299
Clause 4.8

LAUNDRY

The laundry to adaptable apartments is in the form of laundry cupboard and are located off the main entry hallway.

The laundries will contain a washing machine, dryer, double GPO and tub.

The bi-fold doors to these laundry cupboards will provide the necessary circulation space required of 1550mmX1550mm minimum to comply with AS4299.



AS4299
Clause 3.5
(b)

OUTDOOR PRIVATE OPEN SPACE

The adaptable apartments will provide their own private open space areas in the form of a balcony and will have easy access via sliding doors from the apartments living /open area. The balconies to the adaptable apartments 1 & 2 will allow for adequate accessible private open space which will provide 2250mm diameter circulation space.

Balconies to adaptable apartment 3 will allow for adequate accessible private open space with 2070mmX1540mm circulation space will allow for a wheelchair user to make a 90° and 180° turn.

The change in floor levels between the adaptable apartments and outdoor private space/balconies will need to be either level or a max. step down of 35mm and provide a threshold ramp or provide paving tiles on proprietary paving chairs that will be installed on top of the pre-tiling at post adaptation.

All Adaptable Apartments internal floor and balcony levels are to be confirmed at construction certificate stage.

AS4299
Clause 4.9

FLOOR SURFACES

Floor surfaces including bathroom, kitchen, laundry and external paved surfaces shall be slip-resistant to comply with AS/NZS 3661.1

All common ground and floor surfaces shall comply with the requirements for floor surface in AS1428.1.

AS4299
Clause 4.10

LIGHTING

An even degree of lighting particularly along paths of travel shall be available throughout the buildings. Lighting shall comply and provide a level of maintenance illuminance to comply with AS1680.1 and the requirements set out in AS4299 Table 4.1

AS4299
Clause 3.9

SIGNAGE

Signage to the adaptable units, designated accessible parking bays, letterboxes and garbage bays etc. are to be detailed at construction certificate stage and to comply with AS4299.

AS4299
Clause 4.11.6

STORAGE/WASTE STORE/BULKY STORE

A bin store / recycle cupboard has been provided on all apartment levels including a garbage chute that will have the required circulation space for wheelchair access according to AS1428.1 and Part D3 of the Building Code of Australia.

A residential garbage rooms and bulky waste is located on the lower ground floor level.

The pump room & MDB rooms will not be accessed by the general public or be accessible to people with a disability (PWD) under D4D5 Exemptions of the BCA.

D4D13
Glazing on
an
accessway

GLAZING

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 AS1428.1:2021 Clause 6.6.



24. CONCLUSION

It has been determined by this Access and Adaptability Assessment of the State Signification Development Application (SSD) drawings, that the approved Residential Flat Buildings + Child Care Centre at N°15a&15b Moseley Street & 25-31 Donald Street Carlingford NSW 2118 will meet compliance with the access provisions and all Access and Adaptability requirements in accordance with the Relevant Buildings Codes, Premises Standards (PS), Australian Standards (AS) and City of Parramatta Council documents relating to the accessibility in housing and common areas, adaptable and manageable housing for people with disabilities and the New SEPP provisions for affordable housing (December 2023), New Regulations for affordable housing (December 2023), New Practice Note for Affordable Housing (December 2023).

However more details are required at Construction Certificate Stage outlining the requirements under the relevant Australian Standards for general requirements for disability access as well as Part D4 Access for People with Disabilities, Part E3 Lift Installations, Part F4 Sanitary and other facilities of the Building Code of Australia 2022.

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Changing Places Assessor – Registration N°CP043

'I cannot control the fact I have multiple sclerosis but what I can control is my attitude' George Saliba

DISCLAIMER

This Access & Adaptability Assessment Report has been prepared at the request of Fatemah Taghvaei from Capio Property Group on behalf of the Owner(s) of N°15a&15b Moseley Street & 25-31 Donald Street Carlingford NSW 2118 and does not absolve the client(s) of the requirements pursuant of the Disability Discrimination Act 1992 Cth.

*While care has been taken by **Access Mobility Solutions Pty Ltd** in preparing this report, **Access Mobility Solutions Pty Ltd** does not accept responsibility or liability for the results of specific action taken on the basis of this information nor for any errors or omissions.*

This report is based on a desktop audit of the Development Application documentation ONLY.

Legal issues in the area of anti-discrimination law are in the process of change. In addition, constant change is occurring in relation to Australian Standards and Building Codes. Due reference should be given to these. All actions taken by a public authority, organisation or individual in reliance on an Access Report remain the responsibility of that public authority, organisation or individual. This access report is copyright © and must not be reproduced or forwarded to any other organisation other than the client for which it was prepared.