

Contents

Revision History

Introduction

Purpose of Report

Accessibility Benchmarks

Exemptions

Accessibility Strategy

Compliance Statement

Green Square Stage 3 BtR

Project Number: AA04074

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Revision History

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Introduction

This report supports one of the detailed State Significant Development Applications (SSDA) (SSD-83899206) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the construction of three mixed-use Build-to-Rent buildings at 960A Bourke Street (the site). The site is also known collectively as Sites 7, 17 and 18 of the Green Square Town Centre (GSTC) and is legally described as Lot 6, DP 1199427. The proponent for the SSDA is Mirvac Green Square Pty Limited.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location;
- Demonstrate the strategic and site-specific merit of accommodating the proposed height and FSR of development on the site;
- Contribute to the establishment of Green Square as a town centre through a mixed-use approach and use urban design principles to integrate residential and non-residential land uses;
- Improve the pedestrian connectivity throughout the site, while encouraging the direct connections to public transport and the existing street network; and
- Appropriately respond to neighbouring development and public domain within the GSTC through podium and tower forms with appropriate massing, which protect solar access and minimise environmental impacts.

Background – Housing Delivery Authority

On 19 December 2024, the Housing Development Authority (HDA) was established by DPHI to accelerate the delivery of housing across NSW, under the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken through.

The site was declared State Significant Development (SSD) pursuant to State Significant Declaration Order 2025 (No 2) issued on 26 February 2025. The order specifies development in EOI application 232525 dated 17 January 2025, including development for the purposes of mixed use development comprising commercial premises and residential accommodation with the provision for affordable housing and Build to Rent (BTR) at 960A Bourke Street, 6 Geddes Ave and 411 Botany Road, Zetland as identified in Schedule 18, is declared to be SSD.

The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs). Current SEARs for the project were issued for Early Works on 15 April 2025 (SSD-82328958) (SSDA 1), Sites 7, 17 and 18 on 15 May 2025 (SSD-83899206) (SSDA 2) and for Sites 8 and 19 on 15 May 2025 (SSD- 84322496) (SSDA 3).

The key features of the Mirvac Green Square HDA proposal are:

- Detailed development consent for the purposes of a mixed use development, with significant residential components comprising build to sell and build to rent dwelling stock and ground floor non-residential uses.
- Delivery of between 1,000 to 1,200 dwellings across 9 buildings in low rise and high rise tower formats.
- Delivery of Affordable Housing dwellings.
- Delivery of the components in two-stage detailed SSDA process.
- In conjunction with the SSDA, a State-assessed rezoning process is intended to facilitate the proposed development.
- This SSDA forms the second application as part of broader HDA declared development and forms the main works to develop sites 7, 17 and 18 of the GSTC.

Site Description

The site is located at 960A Bourke Street, Zetland and is located within the GSTC. It is situated within the Sydney Local Government Area (LGA) and is located approximately 3.5km south of the Sydney CBD and within immediate proximity of the Green Square Railway Station. The site forms the northern component of the Mirvac HDA proposal, consisting of one lot which is legally described as Lot 6, DP 1199427. An aerial photo of the site is shown at **Figure 1** below.



Figure 1 Sites 7, 17 and 18 Site Aerial
Source: Nearmap, Colliers Urban Planning edits.

Overview of the Proposed Development

The proposed development seeks to deliver the construction of three BTR buildings which will integrate residential, retail, resident amenity and public domain uses. Specifically, the proposal seeks approval for:

- Excavation and enabling works.
- Construction of 3 mixed use BTR buildings up to 21 storeys in height, comprising:
 - 511 BTR dwellings including a variety of dwelling types including Studio, 1, 2 and 3-bedroom apartments, a portion of which will be affordable housing.
 - Shared internal and external residential amenity space.
 - Non-residential floor space including retail, BTR staff offices and BTR resident lobbies
 - A shared basement level, incorporating loading zones, waste collection and servicing.
 - Car parking and bike parking to service the proposed development.
- Public domain and landscaping improvements, including:
 - External pedestrian laneways, pathways and through-site links.
 - Tree removal, protection, new plantings and landscaping works
- Utility and stormwater connections to support the new development.
- Concurrent amendments to the Sydney Local Environmental Plan (Green Square Town Centre) 2013 to facilitate the SSSA.

Brief Development Summary

Table 1 below provides summary of the relevant development figures Buildings 7, 17 & 18.

Site	Sole Occupancy Units			Residential car parking spaces	
	Total	Adaptable & Livable Housing 'Silver' Level	Livable Housing 'Silver' Level only	Total	Accessible
7	208	44	26	80	4
17	177	12	-	-	-
18	126	26	-	-	-
Total	511	82	26	80	4

Table 1: Site statistics for provided apartment and residential car parking types

Project Summary

Architecture & Access has been commissioned to provide access consulting services for Green Square Stage 3 BtR at 960A Bourke St, Zetland. The development consists of Sites 7, 17 and 18, comprised of:

- Shared basement:
 - Car/truck loading spaces
 - Bicycle parking
 - Garbage rooms
 - Plant and service areas
- Site 7 Build to Rent (BtR) - 20 levels:
 - 208 Class 2 Apartments, including 44 Adaptable Apartments (Levels 2-19)
 - Retail spaces to Level 1 & 2
 - Residential communal spaces to Levels 2-6
 - Car parking spaces to Levels 2-5, including 4 accessible bays
 - Communal space to Level 20
 - Resident storage spaces throughout
 - Services spaces throughout
 - Lifts and stairs between all levels.
- Site 17 Build to Rent (BtR) - 21 levels:
 - 177 Class 2 Apartments, including 12 Adaptable Apartments (Levels 2-20)
 - Retail spaces to Level 1
 - Leasing office, with associated staff office, meeting room and amenities to Level 1
 - Resident storage spaces throughout
 - Services spaces throughout
 - Lifts and stairs between all levels.
- Site 18 Build to Rent (BtR) - 20 levels:
 - 126 Class 2 Apartments, including 26 Adaptable Apartments (Levels 3-20)
 - Retail space to Level 1
 - Retail sanitary compartments to Level 1
 - Residential communal area to Level 20
 - Services spaces throughout
 - Lifts and stairs between all levels.

The building classifications are noted to be Class 2 (residential), 5 (office), 6 (retail), 7a (car parking) and 7b (storage) in the mark up issued by McKenzie Group via Aconex MGC-RTRFI-000001 on 18.11.2025.

Purpose of Report

The purpose of this report is to provide access advice in relation to the State Significant Development Application (SSDA).

This advice shall not be considered as relieving any other party of their responsibilities, liabilities or contractual obligations, inclusive of and client acceptances.

It is essential the objectives of safe, dignified and equitable access are met for all users of the development.

Accessibility Benchmarks

Legislative Requirements

The legislation for this project is as follows:

The Disability Discrimination Act. (DDA) 1992

The DDA is Commonwealth legislation which was enacted in 1993. It aims to eliminate discrimination against people on the grounds of disability in many areas, including the following:

- Work;
- Accommodation;
- Education;
- The provision of goods and services; and
- Access to premises.

Whilst Section 23 of the DDA stipulates that it is unlawful to discriminate, it does not provide information on how to design, construct or manage buildings in a way that is not discriminatory.

The Disability (Access to Premises - Buildings) Standard. (DAPS) 2010

The DAPS purpose is to define how to provide dignified and equitable access for people with disabilities which meets the intent of the DDA. This provides greater access for people with disabilities as well as greater certainty for building owners and developers that their obligations under the DDA have been met.

Access is required to be provided to all levels of buildings and all facilities and services operating from them, unless to do so would impose an unjustifiable hardship or the purpose of an area is unsuitable for a person with a disability or poses a health and safety risk for that person.

National Construction Code/Building Code of Australia (NCC/BCA)

The requirements of the DAPS were included in the National Construction Code/Building Code of Australia (NCC/BCA) in 2011 and apply to all new buildings and those undergoing building works which require a building permit.

Australian Standards for Disability Access

The Australian Standards referenced by the NCC/BCA provide many of the technical details on the construction of accessible buildings.

- Australian AS 1428.1: 2021 - Design for access and mobility - General Requirements for Access - New Building Work
- Australian/New Zealand Standard AS/NZS 1428.4.1: 2009 - Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators (AS/NZS 1428.4.1)
- Australian/New Zealand Standard AS/NZS 2890.6 - 2009 Parking facilities, Part 6: Off-street parking for people with disabilities (AS 2890.6 2009)

- Australian Standard AS 1735.12: 1999 - Lifts, Escalators and moving walks, Part 12: Facilities for person with disabilities (AS 1735.12)
- Australian Standard AS4299:1995 - Adaptable Housing

Reference Documentation

Architecture & Access believes the following are relevant guidelines/benchmarks for this project:

- Sydney Local Environmental Plan (Green Square) 2013 (Green Square LEP 2013)
- Green Square Town Centre Development Control Plan 2012 (Green Square DCP 2012)
- NSW Apartment Design Guide
- Livable Housing Design Guidelines Fourth Edition
- Australian Bureau of Statistics 'Disability, Ageing and Carers, Australia: Summary of Findings' published July 2024 <https://www.abs.gov.au/statistics/health/disability/disability-ageing-and-carers-australia-summary-findings/2022>

NCC/BCA Requirements

Class 2 - Residential

Access from a pedestrian entrance to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level is required.

Where a ramp complying with AS 1428.1 or a passenger lift is installed, access is required to the following areas located on those levels:

- (a) to the entrance doorway of each sole-occupancy unit; and
- (b) to and within rooms or spaces for use in common by the residents.

Access is required 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, shop, eating area, or the like. If sanitary facilities are provided in common areas, not less than one unisex accessible facility is required, including showering facility if provided.

Class 6 - Retail, 7b - Storage & 9b - Communal

Access from a pedestrian entrance to and within all areas normally used by occupants is required.

Class 7a - Carpark

Access from a pedestrian entrance to and within any level containing accessible carparking spaces.

Apartment Design Guide for New South Wales

The Apartment Design Guide (ADG) for New South Wales provides design criteria and guidance on how development proposals can achieve the 9 design quality principles identified in Schedule 9 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) for apartments. The following criteria are related to accessible and universal design.

Clause 3D - Communal and public open spaces

Objective 3D-2

- Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:
 - seating for individuals or groups
 - barbecue areas
 - play equipment or play areas
 - swimming pools, gyms, tennis courts or common rooms

Objective 3D-3

- Communal open spaces should be well lit.

Objective 3D-4

- Opportunities for a range of recreational activities should be provided for people of all ages.

Clause 3G Pedestrian access and entries

Objective 3G-1

- Building entries should be clearly identified and communal entries should be clearly distinguishable from private entries.

Objective 3G-2

- For large developments 'way finding' maps should be provided to assist visitor and residents.
- For large developments electronic access and audio/video intercom should be provided to manage access

Objective 3G-3

- Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport.
- Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces or dwellings, be well lit and contain active uses, where appropriate.

Clause 3H Vehicle access

Objective 3H-1

- Adequate separation distances should be provided between vehicle entries and street intersections.
- Clear sight lines should be provided at pedestrian and vehicle crossings.
- Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include:
 - changes in surface materials
 - level changes
 - the use for landscaping for separation

Clause 3J Bicycle and car parking

Objective 3J-3

- Directly and clearly visible and well lit access should be provided into common circulation areas.
- A clearly defined and visible lobby or waiting area should be provided to lifts and stairs.
- For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards

Clause 4F Common circulation and spaces

Objective 4F-2

- Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines.
- Circulation spaces should be well lit at night.

Clause 4G Storage

Objective 4G-2

- If communal storage rooms are provided they should be accessible from common circulation areas of the building.

Clause 4m Facades

Objective 4M-2

- Building entries should be clearly defined.

Objective 4Q Universal Design

Objective 4Q-1

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

Objective 4Q-2

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

Objective 4Q-3

- Apartment layouts are flexible and accommodate a range of lifestyle needs.

Local Municipal Requirements

The Green Square Town Centre (GSTC) has been envisioned as a high-density hub of employment, retail diversity, community entertainment and residential land uses. In 2012, a Planning Proposal was endorsed by the City of Sydney to rezone the Green Square Town Centre (GSTC) to mixed use to achieve the vibrant town centre envisioned for the area. The planning proposal subsequently introduced the following planning frameworks that dictate the Green Square masterplan including detailed planning controls:

- Sydney Local Environmental Plan (Green Square) 2013 (Green Square LEP 2013)
- Green Square Town Centre Development Control Plan 2012 (Green Square DCP 2012)

The Development Control Plan (DCP) is made in accordance with Section 74C of the Environmental Planning and Assessment Act 1979, and compliments the provisions of Sydney Local Environmental Plan (Green Square Town Centre) 2013. The Green Square Town Centre will be the residential, commercial, retail and cultural centre for the Green Square Urban Renewal Area. Some of the principles in relation to new buildings will be to:

1. Locate the retail and other active uses at the ground level to create interest and activity.
2. Provide a high quality public domain that is highly accessible, safe, encourages diverse social interaction, accommodates active and passive activities, and is enhanced with public art.
3. Develop, through the design, layout and management of buildings and the public domain, an area that is safe and pleasant to walk and cycle.
4. Encourage adaptable building designs that can accommodate changes in land use over time.
5. Provide for development that creates appropriate, adaptable and affordable housing.

In accordance with the Green Square DCP Clause 6.9 'Adaptable Dwelling Mix':

Adaptable housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with a current disability or people who will acquire disabilities gradually as they age. Design criteria for adaptable housing are to be found in relevant Australian Standards.

1. *Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.*
2. *Adaptable dwellings are to be provided in all new development at the rates of 20% of total dwellings for development with a lift and including 5 or more dwellings.*

An adaptable home is designed to be easily converted into an accessible residence in the future with minimal financial cost, work or time. Adaptable accommodation includes an accessible entrance, provision of sufficient space to manoeuvre a wheelchair in the living area, bedroom and bathroom after adaptation.

To obtain certification, drawings showing the housing unit in its pre-adaptation and post-adaptation stages are commonly required.

Exemptions

Exemptions

Access for people with disabilities is not required to be provided to areas which are exempt under Section D4D5 of the NCC/BCA, including:

- An area where access would be inappropriate because of the particular purpose of that area;
- An area which would pose a health and safety risk for people with a disability, or
- Any path of travel to those areas.

Subject to the acceptance of the Building Certifier, areas which may be considered suitable for an exemption from the requirements of access for people with disabilities are:

- Plant rooms.
- Services areas (eg Comms rooms)
- Cleaner's rooms
- Storage areas containing heavy/large storage items.

Accessibility Strategy

To determine an approach to the provision of adaptable dwellings and associated car parking within this development, Architecture & Access have used:

- data from the Australian Bureau of Statistics (ABS) regarding the total population, the numbers of Australians living with a disability, and the number of Australians who use a mobility aid; and
- comparable requirements from the Sydney DCP; and
- the residential car parking numbers provided throughout the development; and
- comparable accessible apartment and car parking requirements from the NCC
- consultation with the developer, design team and and town planner.

Disability Statistics

The total numbers of Australians who reported living with a disability in 2022 was 5.5 million, which equates to 21.4% of the total population. This figure covers all disabilities, including (but not limited to) mobility, hearing, vision, cognitive and communication. Of this population, 18.4% reported using aids for mobility tasks.

Therefore, under 4% (18.4% of 21.4% = 3.9%) of the total population of Australia are reported to have disabilities requiring mobility aids. These would be the individuals requiring the full circulation requirements for

- adaptable apartments in post-adaption mode; and
- an accessible car parking space.

Sole-Occupancy Units (SOUs)

Requirements

Class 2 sole-occupancy units (SOUs) are required to meet the following benchmarks:

- A minimum of 20% of the total apartments are to incorporate Livable Housing Guideline's 'Silver' level design features, in accordance with Objective 4Q-1 of the NSW Apartment Design Guide. A total of 108 (21%) apartments have been provided, meeting the requirements for this benchmark.
- A minimum of 20% of the total apartments are to achieve the design criteria under the Adaptable Housing Standard AS4299:1995, in accordance with GSTC 6.9 of the Green Square Town Centre Development Control Plan. This is the subject of the following SOU strategy.

Provided Adaptable SOUs

511 dwellings have been provided as part of the development; 208 to Site 7, 177 to Site 17, and 126 to Site 18. For this project, the following apartments have been nominated to achieve the adaptable housing requirements:

Site 7

- Type 1 (1B1Ba) x 5 SOUs (Levels 02-06)
- Type 2 (1B1Ba) x 13 SOUs (Levels 07-19)
- Type 3 (2B2Ba) x 13 SOUs (Levels 07-19)
- Type 4 (3B2Ba) x 13 SOUs (Levels 07-19)

Site 17

- Type 5 (1B1Ba) x 4 SOUs (Levels 02-05)
- Type 6 (2B2Ba) x 4 SOUs (Levels 02-05)
- Type 8 (1B1Ba) x 4 SOUs (Levels 02-05)

Site 18

- Type 1 (2B2Ba) x 9 SOUs (Levels 03-11)
- Type 2 (3B2Ba) x 6 SOUs (Levels 14-19)
- Type 3 (2B1Ba) x 11 SOUs (Levels 03-13)

A total of 82 the combined apartments for Sites 7, 17 & 8 are intended to meet the adaptable housing benchmark, out of a total of 511 apartments, therefore amounting to 16% adaptable apartments within the development. This figure far exceeds the 3.9% of the general population that would utilise a mobility aid necessitating the full circulation requirements of an adaptable apartment in post-adaptation mode.

NCC Accessible SOU Rates

While accessible SOUs are not mandated for Class 2 developments, guidance can be drawn from the comparable provisions for Class 3 accommodation for disabled persons, which would serve a similar user group to those occupying a fully adapted apartment.

For a development of 511 apartments, the NCC would require 20 accessible apartments in a Class 3 development, equating to approximately 3.9% of the total dwellings. While these numbers are not required for this development, it provides a useful comparison as an accessible SOU for Class 3 has similar circulation requirements to that of an adaptable apartment in post adaptation mode.

Within the development, 16% adaptable apartments have been provided, which far exceeds the 3.9% required accessible apartments for Class 3 developments.

Adaptable Housing Standard

The Adaptable Housing Standard AS4299:1995 specifically states that it is intended to cater for:

'The widest possible range of lifetime needs. This will include the needs of people with physical disabilities (including people who use wheelchairs, people with disabilities who are ambulant, and people with manipulatory disabilities); people with sensory disability (vision, hearing) and people with intellectual disability.'

This is an important approach within public or communal areas, as it's difficult to anticipate who will be utilising the space at any given time. However, it does not consider the needs of specific individuals living long term within their own space, which would result in spaces or features that are unsuitable for the resident.

For example, the Adaptable Housing Standard focuses largely on providing circulation spaces for a person with a mobility disability, which would not necessarily be required by those who have a vision, hearing, or cognitive disability.

As noted above, the circulation requirements required by the adaptable housing standard are only necessary for less than 4% of the total population in Australia utilising mobility devices. Therefore, the space required for door or corridor circulation under the adaptable standard may be better utilised within living or bedroom spaces for the remaining 96%.

Sydney DCP Adaptable Housing Rates

The Sydney DCP requires 15% of dwellings be adaptable, and although this overlay does not apply to the Green Square development, it provides precedence for comparable developments in the area. The provided number of apartments in the Green Square Stage 3 development aligns with this figure.

Conclusion

Based on the above analysis, Architecture & Access believe that:

- a total of 16% of all apartments being designed as adaptable is appropriate, based on the statistical data of people with mobility disabilities and comparable NCC accessible apartment rates; and
- the allocation of adaptable apartment types is consistent with the Sydney DCP; and

the provided apartments will meet the needs of the Green Square broader community where adaptable living is required.

Car Parking Requirements

Within the Adaptable Housing Standard AS4299:1995, Clause 3.7 Car Parking requires a private car parking space be provided for each dwelling, 'large enough to enable a person with a wheelchair to get in and out of both the car and the parking space', which is nominated in the standard to be a minimum 3800mm wide x 5400mm long. It further specifies that car parking must comply with the requirements of AS2890.1 for parking provisions for people with disabilities, and that multi-storey car parks must meet the clearance standards outlined in AS1428.2.

These standards have since become superseded by AS2890.6:2009 Off-Street parking for people with disabilities, which has the following spatial requirements:

- A space of minimum 2400mm wide x 5400mm long
- An adjacent space of minimum 2400mm wide x 5400mm long, which is permitted to be shared with another accessible car space and/or walkway
- Vertical clearance of minimum 2500mm over the entire space.

The accessible car spaces provided within the development have been designed to comply with this updated standard.

Provided Residential Car Parking

Residential car parking is being provided to be leased on a on-demand basis within the development, available to all tenants. This parking approach been provided consistently for both standard and adaptable apartment typologies, and is therefore considered equitable for all residents, including those with disabilities.

NCC Accessible Car Parking Rates

While accessible parking spaces are not mandated for Class 2 developments, guidance can be drawn from the comparable provisions for Class 3 accommodation for disabled persons, which would serve a similar user group to those occupying a fully adapted apartment. This category of building would require 1 accessible parking space be provided for every 100 spaces or part thereof, which would result in a total of 1 accessible parking spaces for a total of 80 residential spaces.

The proposed 4 accessible car spaces within the development is therefore four times the number legislated for use with accommodation specifically designed for people with disabilities.

Conclusion

Based on the above analysis, Architecture & Access believe that:

- a total of 5% of all car parking being designed as accessible is appropriate, based on the statistical data of people with mobility disabilities and comparable NCC car parking rates; and
- the allocation of car parking to be leased on a on-demand basis is consistent for all apartment types and therefore considered equitable;

the provided car parking will meet the needs of the Green Square broader community where adaptable living is required.

Compliance Statement

After review of the Town Planning documentation, Architecture & Access hereby state in principle that, to the best of knowledge and the information provided, the documentation indicates that compliance with the intent of the Disability Discrimination Act, the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code, including its referenced Australian Standards for disability access, can be achieved within areas of the site and buildings required to be accessible.

This advice shall not be considered as relieving any other party of their responsibilities, liabilities or contractual obligations, inclusive of and client acceptances.

The development is required to be designed and built in accordance with the drawings, notes on the drawings, and to achieve compliance with the requirements of the Disability (Access to Premises – Buildings) Standards and the National Construction Code and its referenced Australian Standards for disability access. Any amendments to the drawings or the notes on the reviewed drawing set may lead to non-compliances and this report may no longer be valid.

Kind regards,



Felicity Mills

Access Consultant