

The background of the entire page is an abstract, grayscale image. It features numerous long, thin wooden planks or beams that are arranged in a radial pattern, fanning out from the center towards the edges. The planks are slightly curved and overlap each other, creating a sense of depth and movement. The lighting is soft, highlighting the texture of the wood.

STATE SIGNIFICANT DEVELOPMENT ASSESSMENT

ACCESSIBILITY REPORT

AMOEBA ACCESS PTY LTD

Project: 15-21 Cottonwood Crescent, Macquarie Park
Document Type: State Significant Development Assessment
Our Reference: P2025_0402-2 (SSDA) YW & DC

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

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

Revision History—

OUR REFERENCE	REMARKS	ISSUE DATE
P2025_1712-1 (SSDA) YW & DC	Draft report issued to client	17 December 2025
P2025_0402-2 (SSDA) YW & DC	Final report issued to client	4 February 2026

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EXECUTIVE SUMMARY

This Accessibility Assessment Report has been prepared by **Amoeba Access** to accompany a detailed State Significant Development Assessment (SSDA) and concurrent Rezoning Proposal – SSD-94006708 for a mixed-use development identified at 15-21 Cottonwood Crescent, Macquarie Park (the **site**).

The proposal includes provision for the demolition of existing buildings and construction of a residential development comprising two residential flat buildings above a common basement car park / sleaved podium incorporating residential, car parking, and a retail component within the Waterloo Road frontage and provision of 10% affordable housing to SSDA uplift.

Table 1 - Legal Description of the Site

Property Address	Title Description
15 Cottonwood Crescent, Macquarie Park	SP8144
17 Cottonwood Crescent, Macquarie Park	SP7630
19 Cottonwood Crescent, Macquarie Park	SP7892
21 Cottonwood Crescent, Macquarie Park	SP7984

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (**SSD-94006708**).

It concludes that the proposed development is suitable and warrants approval, satisfies and complies with accessibility provisions outlined in the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards), the National Construction Code – Building Code of Australia Volume 1, Edition 2022 Amendment 2 (referred to as NCC 2022), the State Environment Planning Policy (Housing) 2021 (Housing SEPP), and the Apartment Design Guide (ADG). The report also recommends implementation of the following mitigation measures.

Table 2 - Mitigation Measures

In addition to a detailed assessment of the design against the NCC requirements, a preliminary performance-based assessment has been conducted. The adoption of a performance-based approach instead of compliance with the deemed-to-satisfy (DtS) provisions of the NCC will be communicated to relevant stakeholders and is subject to approval by the certifying authority.

The table below outlines scenarios where the implementation of a performance design may enhance the development, as an alternative to complying with prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	NCC & HOUSING SEPP DtS CLAUSE
1	NCC D4D3(1)(a) requires that, for Class 2 buildings, an accessible accessway be provided from the main pedestrian entry point at the allotment boundary to the building where access is required. At the SSDA stage, a non-compliance was identified due to the omission of a compliant pedestrian accessway from the allotment boundary at ground level to the Class 2 townhouses fronting Elouera Reserve. A Performance Solution is required to permit a dedicated pedestrian accessway through the Level 1 parking facility.	D4D3
2	A Performance Solution is required to justify departures at nominated locations within the shared areas of the accessible parking bays arising from the placement of structural columns.	D4D6
3	The provision of accessible parking bays and associated shared areas for the residential component of the development has been assessed against City of Ryde Development Control Plan 2014, Part 9.2 – Access for People with Disabilities, in lieu of the parking provisions under AS 2890.6:2009.	D4D6
4	Where spatial limitations are a concern, a Performance Solution may be considered by installing domed buttons on the handrail extension in lieu of tactile ground surface indicators. This approach may be appropriate given the provision of 70% Livable Housing, where tactile indicators could pose a trip hazard for the ageing population and, in some cases, may also be considered an aesthetic concern.	D4D9

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

ITEM	DESCRIPTION	RESPONSIBILITY
1	As the design progresses, additional details are required to demonstrate compliance with NCC 2022 and AS 1428.1:2021, including but not limited to: 1. Details of the ramp fronting Cottonwood Crescent with a maximum gradient of 1:14. 2. Compliance of common area doorway clearances, including main entrance doorways to residential units. 3. Provision of accessible sliding doors at residential lobby areas, or alternatively automation of sliding doors supported by a Performance Solution. 4. Accessible provision to common facilities, including mailbox areas. 5. Details and specifications of the proposed commercial passenger lift. 6. Details of communication stairways and fire-isolated stairways.	Project Architect / Civil / Landscape Architect

	7. Integration of the existing public Council footpath with the proposed on-site pedestrian footpath, including compliant level transitions. At Building Approval stage, compliance with a maximum gradient of 1:20 and maximum crossfall of 1:40 is required. 8. Provision of an accessible means of entry to the swimming pool located at Level 4 (perimeter of 50 m), with details to be developed as design progresses. 9. Consideration of a stairway platform lift to provide universal access to the pool level, subject to detailed design. 10. Details of accessible and ambulant sanitary facilities.	
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1.0 INTRODUCTION

1.1 SSDA Submission

This report has been prepared in support of a State Significant Development Application (SSDA) and a concurrent Rezoning Proposal ([SSD-94006708](#)) for the site at 15–21 Cottonwood Crescent, Macquarie Park (also known as 88 Waterloo Road).

The proposed SSDA seeks development consent for the demolition of existing buildings and the construction of a residential development comprising two residential flat buildings above a common basement car park and sleeved podium, incorporating residential uses, car parking, and a retail component along the Waterloo Road frontage.

Specifically, this application seeks approval for the following:

Construction of two mixed-use buildings comprising a 60 and 52 storey building respectively, which will accommodate:

- 858 Residential apartments inclusion 10% affordable housing of the uplift being sought
- Six (6) levels of basement with 825 car parking spaces, bicycle parking, services.
- A two-level commercial podium containing:
 - o Retail spaces
 - o Four townhouses
 - o Residential lobbies
 - o Waste Storages
 - o Residential and visitor Parking spaces
 - o Bicycle Parking spaces
- Communal Open Space and residential amenities on level four (4).
- Rooftop Terrace on Level 52 of Cottonwood Crescent Tower and level 60 of Waterloo Road Tower.

The proposal includes amendments to Clauses 4.3 and 4.4 of the Ryde Local Environmental Plan 2014 (RLEP 2014) as part of the concurrent rezoning process. The proposed amendments include the following:

- Clause 4.3 – Height of Buildings:
 - o Amend the current 65 metres maximum building height to 205.5 metres;
- Clause 4.4 – Floor Space Ratio (FSR):
 - o Amend the current FSR of 4.5:1 to 17:8:1

This report has been prepared in response to the requirements of the Secretary's Environmental Assessment Requirements (SEARs), dated 8 October 2025, issued for the State Significant Development Application ([SSD-94006708](#)). Specifically, this report addresses the relevant SEARs requirements and the comments provided by government agencies, as outlined below.

1.2 Site Location and Context

The subject site is located at 15–21 Cottonwood Crescent, Macquarie Park, also known as 88 Waterloo Road, within the City of Ryde local government area. The site occupies a prominent position within the

Macquarie Park Strategic Centre, with frontage to Waterloo Road and proximity to key transport, employment, education, and retail infrastructure.

The site currently contains several existing buildings proposed to be demolished as part of the State Significant Development Application. It has a regular configuration and forms part of a larger urban block characterised by large-scale development parcels. The surrounding area comprises a mix of commercial, residential, retail, and institutional land uses, reflecting the ongoing transition of Macquarie Park into a higher-density mixed-use precinct.

The site is surrounded by mid- to high-rise developments, including recently completed and approved State Significant Developments. Waterloo Road functions as a major east-west arterial road, providing strong vehicular, public transport, and pedestrian connectivity and supporting high-density residential development with active ground-floor uses.

The site is well serviced by public transport, with frequent bus services along Waterloo Road and proximity to Macquarie Park Metro Station, providing direct connections across the Sydney metropolitan area. The surrounding area includes major social and physical infrastructure such as Macquarie University, Macquarie Centre, local parks, and community facilities.

The site is also subject to a concurrent rezoning process to facilitate increased height and density consistent with strategic planning objectives for Macquarie Park. The proposed development responds to the site's strategic context, surrounding built form, and infrastructure capacity, and seeks to deliver high-density residential outcomes, including affordable housing, in accordance with State and local planning priorities.

Figure 1 – Aerial Photograph



Source: Urbis (Nearmap)

1.3 Development Particulars

This State Significant Development Assessment (SSDA) Report has been prepared by Amoeba Access at the request of the applicant Cottonwood Development Pty Ltd, and relates to the proposed residential mixed-use development described in [Section 1.1](#).

For the proposed development:

- 70% of residential apartments are designed to achieve the Livable Housing Silver Category, exceeding the 20% benchmark set by the Apartment Design Guide; and
- 10% of apartments are allocated as adaptable housing, in accordance with the Ryde DCP 2014 and the Housing SEPP 2021.

The classification and use of the building(s) under the National Construction Code – Building Code of Australia Volume 1, Edition 2022 Amendment 2 (hereinafter referred to as the NCC 2022) can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 6	Retail & Dining premises
Class 7a	Parking
Class 7b	Storage

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Sixty (60) – storey and 6 basement levels (retail and BOH inclusive)	Multi-unit residential development
Fifty-two (52) – storey and 6 basement levels (retail and BOH inclusive)	Multi-unit residential development

1.4 Purpose of Report

The purpose of this report is to identify the extent to which the architectural SSDA documentation complies with the accessibility provisions of the NCC 2022 Amendment 2. These provisions are principally contained within Parts D4, E3D8, F4D5, State Environment Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide, the City of Ryde Development Control Plan 2014, and relevant Australian Standards.

1.5 Limitations

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

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

1.6 Report Exclusions

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

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

1.7 Disability Discrimination Act 1992 (DDA)

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

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

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

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

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

It is important to note that the Premises Standards have a limited scope, focusing on aspects of building compliance governed by the NCC. While they address certain accessibility issues, such as building

design and construction, they do not cover all aspects, such as interior fit-out and fixtures. Consequently, features beyond the scope of the Standards may be subject to the general complaint's provisions of the DDA.

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

1.8 Report Structure

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

It is the responsibility of all design consultants to ensure compliance with relevant NCC access requirements, the [City of Ryde Development Control Plan 2014](#), Australian Standards, and Manufacturers Specifications. This report does not absolve the design consultants of their obligations to achieve compliance with the NCC. Furthermore, it does not relieve the certification authority of their statutory obligations to thoroughly assess the drawings before issuing Building Approval.

1.9 Documentation Provided for Assessment

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

1.10 Assessment Overview and Interpretation

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

- (i) The following rooms / areas and associated accessways have been afforded the concession under D4D5 and access for people with disabilities need not be provided to these areas—
 - a. Plant and equipment rooms;
 - b. Fire control room;
 - c. Fire pump room
 - d. Services meters;
 - e. AC Condensers
- (ii) The building is a new development, therefore this report applies to new works only, as defined by the Disability (Access to Premises – Buildings) Standards 2010, hereinafter referred to as the Premises Standards;

- (iii) Loose furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;
- (iv) The internal fit out of the retail tenancy has not been included in this assessment;
- (v) For an assessment of the Specialist Housing (Housing SEPP) provisions, refer to the report prepared by Amoeba Access [[reference P2025_0402-2 \(SHR\) YW & DC](#)].

2.0 NCC COMPLIANCE SUMMARY (METHODOLOGY)

2.1 NCC Overview and Interpretation

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

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

2.2 Part D4 – Access for People with a Disability

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

2.3 Part E3 – Lifts Installations

	NCC CLAUSE	SATISFACTORY	DOES NOT COMPLY	DESIGN DETAIL
E3D7	Passenger lift types and their limitation			✓
E3D8	Accessible feature required for passenger lifts			✓

2.4 Part F4 – Sanitary and Other Facilities

NCC CLAUSE		SATISFACTORY	DOES NOT COMPLY	DESIGN DETAIL
F4D5	Accessible sanitary facilities			✓
	Sanitary facilities for people with ambulant disabilities			✓
F4D12	Accessible adult change facilities		N/A	

2.5 Part G7 – Livable Housing Design

NCC CLAUSE		SATISFACTORY	DOES NOT COMPLY	DESIGN DETAIL
G7D2	Livable housing design	100%		
	Each sole-occupancy unit in a Class 2 building must comply with the ABCB Standard for Livable Housing Design, except for Part 1	70% (ADG)		

3.0 NCC ASSESSMENT AND FINDINGS

3.1 General

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

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

3.2 Part D4 – Access for People with a Disability

3.2.1 Clause D4D2 – General building access requirements

BUILDING CLASS	ACCESSIBILITY REQUIREMENTS
Class 2	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 AS 1428.1 or a passenger lift is installed— to the entrance doorway of each sole-occupancy unit; and to and within rooms or spaces for use in common by the residents. d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.
Class 6	Access is required to and within all areas normally used by the occupants.
Class 7a	Access must be provided to and within any level containing accessible carparking spaces.
Class 7b	Access is required to and within all areas normally used by the occupants.

3.2.2 Clause D4D2 – Access to buildings

The proposed development provides principal pedestrian and vehicular access from Cottonwood Crescent, with a secondary pedestrian access from Waterloo Road. The Cottonwood Crescent entrance serves as the main point of entry for residents, visitors, and service vehicles, while the

Waterloo Road access facilitates convenient connectivity to public transport and retail frontage. Both entrances are designed to comply with relevant accessibility standards, ensuring safe and equitable access for all users.

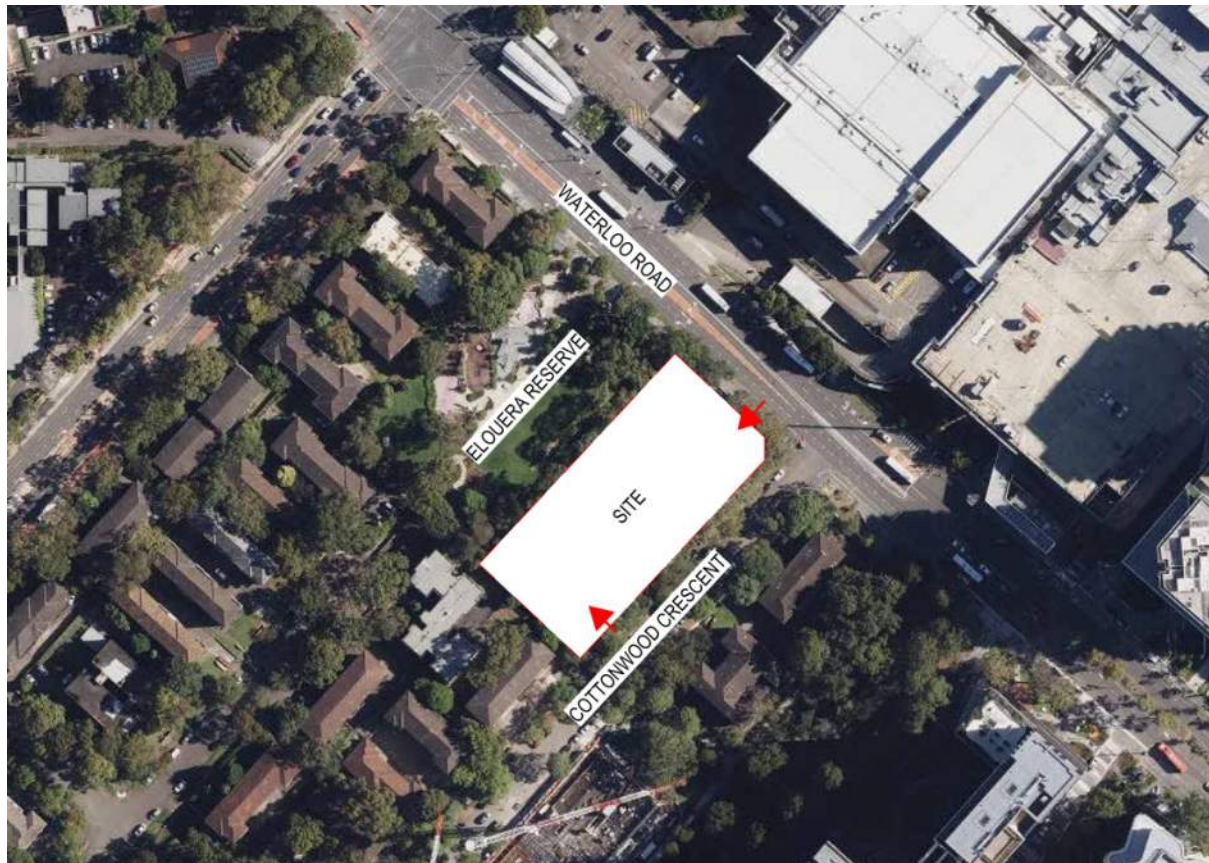


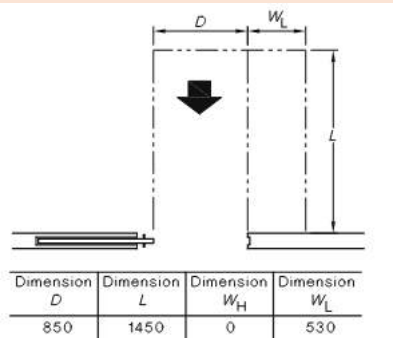
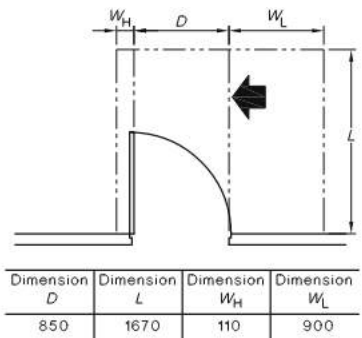
Figure 4 – Principal and secondary pedestrian and vehicular access

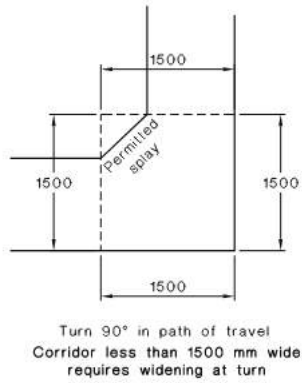
The overall provision is capable of meeting the code requirements. The following comments are provided in regards the requirements of Clause D4D2 of the NCC—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Upper Ground Townhouses	Direct pedestrian access from the allotment boundary to the main entrance of the Class 2 townhouses is required under NCC D4D2(4)(a). 	At the time of review, pedestrian access to the Class 2 townhouses located at Upper Ground is not provided. This departure is required to be addressed by a Performance Solution.

3.2.3 Clause D4D4 – Parts of the building to be accessible

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

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Lift Lobby	Sliding doors to the following communal lobbies do not provide the required latch - side clearance: 1) Communal lobby at Lower Ground. 2) Communal lobby at Upper Ground.	Adequate latch-side clearance is required in accordance with AS 1428.1:2021.  Alternatively, this matter may be addressed by a Performance Solution, such as automating the doors.
Mail Room	The mailbox area, as a common facility, is required to be fully accessible. The current latch-side clearance to the swing door leading to the lift lobby does not provide adequate access for residents using mobility aids.	A minimum 900 mm latch-side clearance is required for the swing door. 
Main entrance doorway (residential)	A small number of main entrance doorways within the residential development do not currently meet the required latch-side clearance provisions.	As advised, AJC will address these matters as the design progresses.
Common corridor (parcel room)	Where common corridors are less than 1500 mm in width, the following is required:	Adequate corridor clearance of 1240 mm is required to be demonstrated on the plans.

	- A 1500 mm × 1500 mm circulation space at 90-degree turns; and - A minimum clear corridor width of 1240 mm.  	As advised, AJC will address these matters as the design progresses.
Access stairway	The access stairway fronting Cottonwood Crescent is marginally non-compliant in relation to: - Provision of 300 mm handrail extensions at both the top and bottom landings; and - The proposal to use domed buttons in lieu of ground surface tactile indicators, which is to be addressed via a Performance Solution.	Further information is required to confirm compliance with the handrail extension details. A performance solution report will be required at the Construction Certificate stage to address the proposed use of domed buttons.

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

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

3.2.4 Clause D4D5 – Exemptions

Refer to [Section 1.10](#) above for areas afforded the concession under D4D5.

3.2.5 Clause D4D6 – Accessible carparking

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

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

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Headroom height of the accessible parking bays	Information provided is adequate for SSDA submission.	As design progresses to BA stage, review is required for the headroom height provision, details are as below: - A head height clearance of a minimum 2500mm is required to accessible car spaces and shared areas. This may be reduced to 2200mm within 1000mm of the front of the space, and to 1800mm within 500 mm of the front of the space.
Residential accessible parking (Option 1)	For the residential component, the provision of accessible parking bays and associated shared areas is proposed in accordance with City of Ryde DCP 2014, Part 9.2 – Access for People with Disabilities, in lieu of AS 2890.6:2009.	A performance solution is required to justify this departure.
Residential accessible parking (Option 2)	A Performance Solution is required to justify departures at nominated locations within the shared areas of the residential accessible parking bays due to the placement of structural columns.	A performance solution is required to justify this departure.

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

3.2.6 Clause D4D7 – Signage

Signage details have not yet been provided for assessment.

Wayfinding signage, including directional signage, is to be incorporated as the design progresses to the Building Approval (BA) stage, to ensure compliance with the signage requirements of the City of Ryde Development Control Plan 2014 prior to BA lodgement.

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

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

		must be provided to identify the following: - Each sanitary facility; - Accessible unisex facilities and indicate whether the facility is suitable for left or right-handed use; - Each door required by NCC Clause E4D5 to be provided with an exit sign and state "EXIT" and the floor level number.
Wayfinding signage	Information in relation to wayfinding signage is required and shall be provided prior to the Building Approval.	From a Disability Discrimination Act (DDA) perspective, developments should contribute to improved access by providing: • Publicly accessible through-site pedestrian links; and • Appropriate wayfinding signage.

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

3.2.7 Clause D4D8 – Hearing augmentation

Not applicable to the subject development.

3.2.8 Clause D4D9 – Tactile indicators

Please confirm whether all fire-isolated stairways are intended for egress only, and not for inter-floor communication. Where stairways are used for inter-floor access, tactile ground surface indicators and dual handrails would be required.

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

Not applicable to the subject development.

3.2.10 Clause D4D11 – Swimming pools

A swimming pool is proposed at Level 4 with a perimeter of 50 metres. In accordance with the NCC and Premises Standards, at least one accessible means of entry to the pool is required.

The overall provision is capable of meeting the code requirements. The following comments are provided in regards the requirements of Clause D4D11 of the NCC—

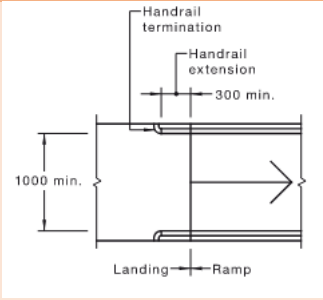
DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
Swimming pool (Level 4)	A swimming pool is proposed at Level 4 with a perimeter of 50 metres. In accordance with the NCC and Premises Standards, at least one accessible means of entry to the pool is required. Given the vertical travel distance to the pool level exceeds 1000 mm, the following options may be considered: • Provision of a veridical stairway platform lift to facilitate universal access to the pool level (Performance Solution); or • Provision of a stairway platform lift: and • Provision of a zero-depth entry at a maximum gradient of 1:14, together with an aquatic wheelchair.	Further details are required to demonstrate compliance or to support a Performance Solution. These matters will be addressed as the design progresses.

3.2.11 Clause D4D12 – Ramps

A 1:14 gradient ramp is proposed fronting Cottonwood Crescent.

The overall provision is capable of meeting the code requirements. The following comments are provided in regards the requirements of Clause D4D12 of the NCC—

DESCRIPTION	COMPLIANCE DEPARTURE	RESOLUTION
1:14 Ramp (Cottonwood Crescent)	The ramp fronting Cottonwood Crescent is marginally non-compliant in relation to: 1. Provision of 300 mm handrail extensions at both the top and bottom landings 2. A minimum 1540 mm landing depth at the intermediate landing	Further details are required to demonstrate compliance or justify a Performance Solution.

	(measured between handrails)	 As advised, AJC will address these matters as the design progresses.
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3.2.12 Clause D4D13 – Glazing on an accessway

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

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

3.3 Part E3 – Lift Installations

3.3.1 Clause E3D7 – Lift access for people with a disability

Fourteen (14) passenger lifts are proposed to serve both the commercial and the residential component of the development.

All proposed lifts will be commercial-grade passenger lifts with a minimum internal car size of 1400 mm (W) x 1600 mm (L). These lifts will form part of a continuous accessible path of travel from the basement parking areas throughout the development site, supporting accessibility in accordance with NCC 2022 and the City of Ryde Development Control Plan 2014.

Details regarding stretcher accommodation within lift cars are addressed in the accompanying BCA report.

All lifts are required to comply with NCC Clause E3D8 and AS 1735.12–1999, as applicable to the specific lift type.

As the design progresses to the Construction Certificate stage, lift shop drawings must be submitted for review prior to the final Building Approval. Please refer to Appendix 2 for further design guidance and lift specifications.

3.4 Part F4 – Sanitary and Other Facilities

3.4.1 Clause F4D5 Accessible sanitary facilities

Accessible sanitary facilities are proposed within the communal spaces, including the retail dining area. The information provided is considered adequate for SSDA purposes.

3.4.2 Sanitary compartment for people with ambulant disabilities

Ambulant sanitary facilities are proposed within the communal areas or the Lower Ground and Upper Ground retail premises. The information provided is considered adequate for SSDA purposes.

3.4.3 Clause D4D12 – Accessible adult change facilities

Not applicable to the subject development.

3.5 Part G7 – Livable Housing Design

3.5.1 Clause G7D2 – Livable housing design

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

However, the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide contain a state wide mandatory provision requiring 70% of units to meet the silver level of the Livable Housing Design Guide, which is essentially equivalent to or above the G7D2 provisions under the NCC that came into effect on October 1, 2023.

For assessment details related to the Livable Housing provisions, please refer to [P2025_0402-2 \(SHR\) YW & DC](#).

4.0 CONCLUSION

4.1 General

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2022 Amendment 2 and the City of Ryde Development Control Plan 2014, subject to the comments provided in Section 3.0 and the design detail contained in Appendix 2.

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

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

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

Report By



Yolanda Wang

M Arch | Grad Dip Bld Envt (Bldg Surv)

AMOEBAC ACCESS Pty Ltd

ACA Australia, Accredited Member: 600

APPENDIX 1 – Documentation Provided for Assessment

This accessibility assessment was based upon the architectural documentation prepared by **AJC Architects** namely—

DRAWING	REV	TITLE	DATE
DA-2001	11	BASEMENT 1	30/01/26
DA-2002	11	BASEMENT 2	30/01/26
DA-2003	11	BASEMENT 3	30/01/26
DA-2004	11	BASEMENT 4	30/01/26
DA-2005	11	BASEMENT 5	30/01/26
DA-2006	11	BASEMENT 6	30/01/26
DA-2007	11	LOWER GROUND	30/01/26
DA-2008	11	UPPER GROUND	30/01/26
DA-2009	11	LEVEL 1	30/01/26
DA-2010	11	LEVEL 2	30/01/26
DA-2011	11	LEVEL 3	30/01/26
DA-2012	15	LEVEL 4	30/01/26
DA-2013	15	LEVELS 5 - 9	30/01/26
DA-2014	14	LEVEL 10	30/01/26
DA-2015	14	LEVELS 11 - 19	30/01/26
DA-2016	13	LEVEL 20 – 22 _OUTRIGGER	30/01/26
DA-2017	13	LEVEL 23 _OUTRIGGER + PLANT	30/01/26
DA-2018	13	LEVELS 24	30/01/26
DA-2019	4	LEVELS 25 - 26	30/01/26
DA-2020	4	LEVEL 27	30/01/26
DA-2021	4	LEVEL 28	30/01/26
DA-2022	4	LEVEL 29 - 30	30/01/26
DA-2023	4	LEVEL 31	30/01/26
DA-2024	4	LEVEL 32 - 33	30/01/26
DA-2025	4	LEVEL 34	30/01/26
DA-2026	12	LEVEL 35 - 40	30/01/26
DA-2027	12	LEVEL 41 - 44	30/01/26
DA-2028	12	LEVEL 45 - 50	30/01/26
DA-2029	12	LEVEL 51	30/01/26
DA-2030	12	LEVEL 52	30/01/26
DA-2031	12	LEVEL 53 - 57	30/01/26
DA-2032	12	LEVEL 58 - 59	30/01/26
DA-2033	12	LEVEL 60	30/01/26

APPENDIX 2 – Design Checklist – Prescriptive Requirements

The following design guidance checklist is provided for implementation and coordination during construction in order to achieve compliance with the prescriptive requirements of the NCC 2022, AS1428.1-2009, AS1428.1-2021, AS/NZS1428.4.1:2009, AS1735.12-1999 and AS/NZS2890.6:2009.

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

ACCESS TO BUILDINGS	
1	Ensure a non-accessible entry is not more than 50 metres from an accessible entry (buildings >500m ²).
2	Provide level landing areas (1:40 max. gradient and crossfall) at doorway circulation areas and landings for changes in direction.
3	A doorway on an accessway shall achieve a minimum 850mm clear opening width and be provided with circulation spaces in accordance with Section 10 of AS1428.1-2021.
4	Any doorways on an accessway shall comply with Section 10 of AS1428.1-2021.
5	Any stairways at the building entry shall comply with Section 8 of AS1428.1-2021.
6	Any ramps at the building entry shall comply with Section 7.3 of AS1428.1-2021.

PATHS OF TRAVEL	
1	Provide 1000mm min. width of path of travel compliant with AS1428.1-2021.
2	An accessway shall be provided with turning spaces in accordance with AS1428.1-2021 where required.
3	Floor finishes shall be in accordance with AS1428.1-2021. Reference is also made to NCC Clause D3D15 in regards slip resistance.
4	Any doorways on an accessway shall comply with Section 10 of AS1428.1-2021.
5	Any stairways (except a fire-isolated stairway) shall comply with Section 8 of AS1428.1-2021.
6	A fire-isolated stairway shall comply with Section 8.1 (f) and (g) of AS1428.1-2021, relating to the provision of luminance contrasting strip at each tread.
7	Any ramps (except a fire-isolated ramp) shall comply with Section 7.3 of AS1428.1-2021.
8	Any stairways or ramps in an area required to be accessible shall be provided with handrails compliant with Section 8.2 of AS1428.1-2021.

FIRE-ISOLATED STAIRWAYS	
1	Provide contrasting step nosing strips on all stair treads compliant with AS1428.1 as follows:

	(i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface. (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
2	Handrails compliant with Section 8.2 of AS1428.1-2021 shall be provided to at least one side of stairs. Refer to handrail section below for handrail requirements.
3	In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2021.
4	Minimum 1m clearance required between handrail and opposite wall. Note: subject to NCC Part D2 relating to minimum requirements for exits.

ACCESSIBLE PARKING

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

SIGNAGE

1	Braille and tactile signage will be required to: - Identify each sanitary facility, including an accessible sanitary facility and a sanitary compartment suitable for people with ambulant disabilities; - Identify each space provided with hearing augmentation; - Identify each door required by NCC Clause E4D5 to be provided with an exit sign; - Identify a sanitary compartment suitable for people with ambulant disabilities.
2	Braille and tactile directional signage will be required at: - A non-accessible pedestrian entrance to direct a person to the nearest accessible entrance; - A sanitary bank which is not provided with an accessible sanitary facility to direct a person to the nearest accessible sanitary facility.
3	Signage required to comply with Clause D4D7 of the NCC shall be in accordance with NCC Spec.15 and Section 5 of AS1428.1-2021.

TACTILE INDICATORS

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

GLAZING ON AN ACCESSWAY

1	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.
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SWIMMING POOLS

1	Access is required to and into swimming pools with a total perimeter greater than 40m, associated with a Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of 1b building or a sole-occupancy unit in a Class 2 or Class 3 building. Accessible entry/exit in accordance with Part D5 of the NCC is required.
2	An accessible entry/exit must be by means of: a) a fixed or movable ramp and an aquatic wheelchair; or b) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or c) a platform swimming pool lift and an aquatic wheelchair; or d) a sling-style swimming pool lift.
3	Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified above (a), (b) or (c).
4	Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2021.

PASSENGER LIFTS

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

ACCESSIBLE SANITARY FACILITIES

1	The internal dimensions and locations of fixtures and fittings shall comply with Section 12.4 of AS1428.1-2021.
2	The circulation spaces within the accessible sanitary facility shall be in accordance with the requirements of AS1428.1-2021.
3	The washbasin may encroach into the circulation space associated with the door, subject to a minimum 300mm from the swing of the door being achieved (hinged door).

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