



**ACCESS
MOBILITY
SOLUTIONS**

ACCESS MOBILITY SOLUTIONS

PO Box 875

Pennant Hills NSW 1715

m: 0411 456 204

t: 02 9980 8910

e: info@accessmobilitysolutions.com.au

www.accessmobilitysolutions.com.au

ACCESS & ADAPTABILITY ASSESSMENT REPORT

PROPOSED COMMERCIAL, RETAIL, RESIDENTIAL PRECINCT DEVELOPMENT

LEPPINGTON TOWN CENTRE - SITE A, SSD - 99319962

Nº173-183 Rickard Road LEPPINGTON

STATE SIGNIFICATION DEVELOPMENT (SSDA)

Leppington (1) 88 Development Pty Ltd

May 2026

Issue: A Date Issued: 29th May 2026

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1. INTRODUCTION

This Access and Adaptability Assessment Report has been prepared by **Access Mobility Solutions Pty Ltd** to accompany the State Signification Development Application (SSDA) submission with Camden Council for the proposed Commercial, Retail, Residential Precinct Development at SITE A, N° 173 - 183 Rickard Road Leppington NSW 2179.

2. DETAILED STATE SIGNIFICANT DEVELOPMENT PROJECT DESCRIPTION

The Architectural documents used in this State Signification Development Application (SSDA) Access & Adaptability Assessment Report have been prepared by **DKO Architecture**.

The project seeks detailed development consent for the construction of a mixed-use development to deliver Leppington Civic Centre, comprising shop top housing to support residential development and commercial land uses at 173-183 Rickard Road, Leppington.

Specifically, the SSDA seeks consent for:

- *Demolition and earthworks to prepare the site for future development.*
- *Delivery of new roads and approximately 6,500 sqm of open space.*
- *Delivery of 8 residential buildings to accommodate a total of 1493 units, comprising of:*
 - *Build to Sell Apartments: 864*
 - *Build to Rent Apartments: 412*
 - *Affordable Apartments 217 (representing circa 15% of total residential yield)*
- *Delivery of a 156-key hotel (non-residential).*
- *Approximately 40,500 sqm of non-residential Gross Floor Area (GFA).*

Loading and car parking facilities on the lower ground and basement levels

The proposed development is supported by concurrent rezoning application to seek amendments to Appendix 5 Camden Growth Centres Precinct Plan within the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 pursuant to the concurrent rezoning process through the Housing Delivery Authority (HDA) planning pathway. This concurrent rezoning will provide the rezoning and variations to development standards required to facilitate the delivery of the Leppington Civic Centre and Leppington Town Centre, generally in accordance with the Leppington Town Centre State-Assessed Rezoning Proposal (SARP).

The proposal seeks consent for:

- **Approval of a Concurrent Rezoning Amendment:** To facilitate the built form proposed under SSD- 99319962, concurrent amendments are sought to the WPC SEPP pursuant to the concurrent rezoning process facilitated by the HDA planning pathway. This concurrent rezoning seeks to vary existing controls under the WPC, whilst also seeking broad alignment with the LTC SARP which is expected to be finalised by DPHI mid-2026. Specifically, the project seeks to amend the WPC SEPP as follows:
 - Amend the Land Zoning Map to rezone the site from B3 Commercial Centre to MU1 Mixed Use.
 - Amend Clause 4.3 to increase the height of buildings control from 24m to 138.5m.



- Introduce a floor space ratio control of 5.8:1 for the entire site, equates to approximately 188,000sqm of GFA.
- Incorporating a site-specific provision, requiring the provision of a minimum of 6,500sqm of public open space
- **State Significant Development consent for the proposed development:** The SSDA seeks detailed consent for the following works:
 - Demolition of existing structures, clearing of vegetation and site preparation works across the site.
 - *Subdivision of the site to create separate lots and road reserves.*
 - *Bulk earthworks and civil infrastructure works across the site.*
 - *Construction of an internal street (road) network.*
 - *Construction of 8 residential buildings to accommodate a total of 1493 units, comprising of:*
 - Build to Sell Apartments: 864
 - Build to Rent Apartments: 412
 - Affordable Apartments 217 (representing circa 15% of total residential yield)
 - *Delivery of approximately 40,500m² of non-residential floor space, including:*
 - Hotel (with ancillary function spaces)
 - Centre-based child care facility, accommodating approx. 70 children.
 - Pub (licensed)
 - Shop – neighbourhood supermarket, discount department store (DDS), other retail
 - Retail liquor store
 - Food and beverage premises
 - Vehicle repair station – Tyre and auto, carwash
 - Recreation facility (indoor) – Indoor swim school, Gym
 - *Delivery of retail and residential parking spaces across seven (7) basement levels*
 - *Delivery of an active and connected public domain, including:*
 - *Approximately 6,500sqm of public open space in the form of north-south and east-west linear parks that connect with the broader town centre.*
 - *communal open space for all residential occupants and visitors.*
 - *Street landscaping, tree planting and public domain works throughout the site.*
 - Installation of building signage to support wayfinding and building identification across the precinct.



3. SUBJECT DEVELOPMENT IN BRIEF

The subject site is SITE A, at N°173-183 Rickard Road Leppington NSW 2179.

The architectural documents used in this State Signification Development Application access review assessment are prepared by **DKO Architecture**.

The development application is for the demolition of existing structures and construction of eight (8) Buildings comprising of a commercial, retail, residential precinct + 156 room hotel with seven (7) levels of basement car parking.

A total of one thousand, four hundred & ninety-three (1493) residential apartments consisting of eight hundred & sixty-four (864) Build To Sell apartments, four hundred & twelve (412) Build To Rent Apartment, two hundred & seventeen (217) Affordable Apartments across eight (8) Buildings in the development.

Site preparation works across the subject site, construction of the internal roads and subdivision. Delivery of the open space network and the construction of Residential Apartment Buildings comprising Build To Rent, Build To Sell, Affordable Housing Apartments and Hotel. The non-residential portion of the development will comprise of swim school (indoor recreation), car wash, tyre and auto premises, supermarket and associated retail, discount department store, liquor store, pub, food and beverage (including licensed premises), fitness premises, entertainment facilities and a child care centre.

Building 1 + Podium consists of a total of one hundred & forty-four (144) Build To Sell (BTS) residential apartments over twenty-five (25) levels.

Building 2 + Podium consists of a total of two hundred & ten (210) Build To Sell (BTS) residential apartments over thirty-six (36) levels.

Building 3 + Podium consists of a total of two hundred & seventeen (217) affordable apartments over thirty-two (32) levels.

Building 4 + Podium + Hotel consists of a total of three hundred & twenty-four (324) comprising of one hundred & sixty-eight (168) Build To Sell (BTS) residential apartments and one hundred & fifty-six (156) hotel rooms over thirty-six (36) levels.

Building 5 + Podium consists of a total of two hundred & four (204) Build To Sell (BTS) residential apartments over thirty-six (36) levels.

Building 6 + Podium consists of a total of one hundred & thirty-eight (138) Build To Sell (BTS) residential apartments over twenty-five (25) levels.

Building 7 consists of a total of two hundred & thirty-eight (238) Build To Rent (BTR) residential apartments over thirty-six (36) levels.

Building 8 consists of a total of one hundred & seventy-four (174) Build To Rent (BTR) residential apartments over thirty-one (31) levels.

The State Signification Development Application (SSDA) will provide a total of minimum 10% adaptable apartments and minimum 20% LHA silver level livable apartments consisting of one hundred & fifty (150) adaptable apartments which will also meet the silver level requirements, and there are one hundred & forty-nine (149) silver level apartments, which is a total of two hundred & ninety-nine (299) LHA silver level apartments.

The proposal is a 156-Room Hotel will require eight (8) accessible rooms as specified in Part D4 of the 2022 BCA and to be detailed at Construction Certificate (CC) stage to comply with AS1428.1:2021 & AS1428.2:1992.

This Access & Adaptability Report does not include internal access to Retail, Commercial, Entertainment tenancies and the proposed Child Care Centre. These premises will require an Access Assessment through a Development Application (DA) or Complying Development Certificate (CDC) in the future.



4. 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.

5. DISABILITY (ACCESS TO PREMISES – BUILDINGS) AMENDMENT (2024 MEASURES NO.1) STANDARDS 2024 (IN PART)

The Disability (Access to Premises – Buildings) Standards 2010, were introduced on 1st May 2011 in line with an updated National Construction Code which incorporates the Building Code of Australia and the National Plumbers Code.

The aim of the Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Standards generally align with the BCA and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises – Buildings) Standards 2010 aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

A.3 PURPOSE OF THE PREMISES STANDARDS

The purpose of the Premises Standards is to both:

- provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that requires a building approval, and
- provide greater certainty to those involved in the design, construction, certification and management of buildings in relation to the level of access required in the buildings covered by the Premises Standards.



6. ARCHITECTURAL ASSESSMENT DOCUMENTS

DKO Architecture

PROJECT NO: 13053

SHEET NO:	DRAWING:	REVISION:	DATE:
DA002	DEVELOPMENT SUMMARY	A	29/05/2026
DA003	DEVELOPMENT SUMMARY	A	29/05/2026
DA100	SITE & LOCATION PLAN	A	29/05/2026
DA101	SITE ANALYSIS PLAN	A	29/05/2026
DA102	DEMOLITION PLAN	A	29/05/2026
DA103	SITE PLAN	A	29/05/2026
DA200	BASEMENT 07	A	29/05/2026
DA201	BASEMENT 06	A	29/05/2026
DA202	BASEMENT 05	A	29/05/2026
DA203	BASEMENT 04	A	29/05/2026
DA204	BASEMENT 03	A	29/05/2026
DA205	BASEMENT 02	A	29/05/2026
DA206	BASEMENT 01	A	29/05/2026
DA207	LOWER GROUND	A	29/05/2026
DA208	GROUND FLOOR	A	29/05/2026
DA209	UPPER GROUND	A	29/05/2026
DA210	LEVEL 1	A	29/05/2026
DA211	LEVEL 2	A	29/05/2026
DA212	LEVEL 3	A	29/05/2026
DA213	LEVEL 4	A	29/05/2026
DA214	LEVEL 5	A	29/05/2026
DA215	LEVEL 6	A	29/05/2026
DA216	LEVEL 7	A	29/05/2026
DA217	LEVEL 8	A	29/05/2026
DA217	LEVEL 8	A	29/05/2026



6. ARCHITECTURAL ASSESSMENT DOCUMENTS CONTINUE

DKO Architecture

PROJECT NO: 13053

DA218	LEVEL 9	A	29/05/2026
DA219	LEVEL 10	A	29/05/2026
DA220	LEVEL 11	A	29/05/2026
DA221	LEVEL 12	A	29/05/2026
DA222	LEVEL 13	A	29/05/2026
DA223	LEVEL 14	A	29/05/2026
DA224	LEVEL 15	A	29/05/2026
DA225	LEVEL 16	A	29/05/2026
DA226	LEVEL 17	A	29/05/2026
DA227	LEVEL 18	A	29/05/2026
DA228	LEVEL 19	A	29/05/2026
DA229	LEVEL 20	A	29/05/2026
DA230	LEVEL 21	A	29/05/2026
DA231	LEVEL 22	A	29/05/2026
DA232	LEVEL 23	A	29/05/2026
DA233	LEVEL 24	A	29/05/2026
DA234	LEVEL 25	A	29/05/2026
DA235	LEVEL 26	A	29/05/2026
DA236	LEVEL 27	A	29/05/2026
DA237	LEVEL 28	A	29/05/2026
DA238	LEVEL 29	A	29/05/2026
DA239	LEVEL 30	A	29/05/2026
DA240	LEVEL 31	A	29/05/2026
DA241	LEVEL 32	A	29/05/2026
DA242	LEVEL 33	A	29/05/2026
DA243	LEVEL 34	A	29/05/2026
DA244	LEVEL 35	A	29/05/2026



6. ARCHITECTURAL ASSESSMENT DOCUMENTS CONTINUE

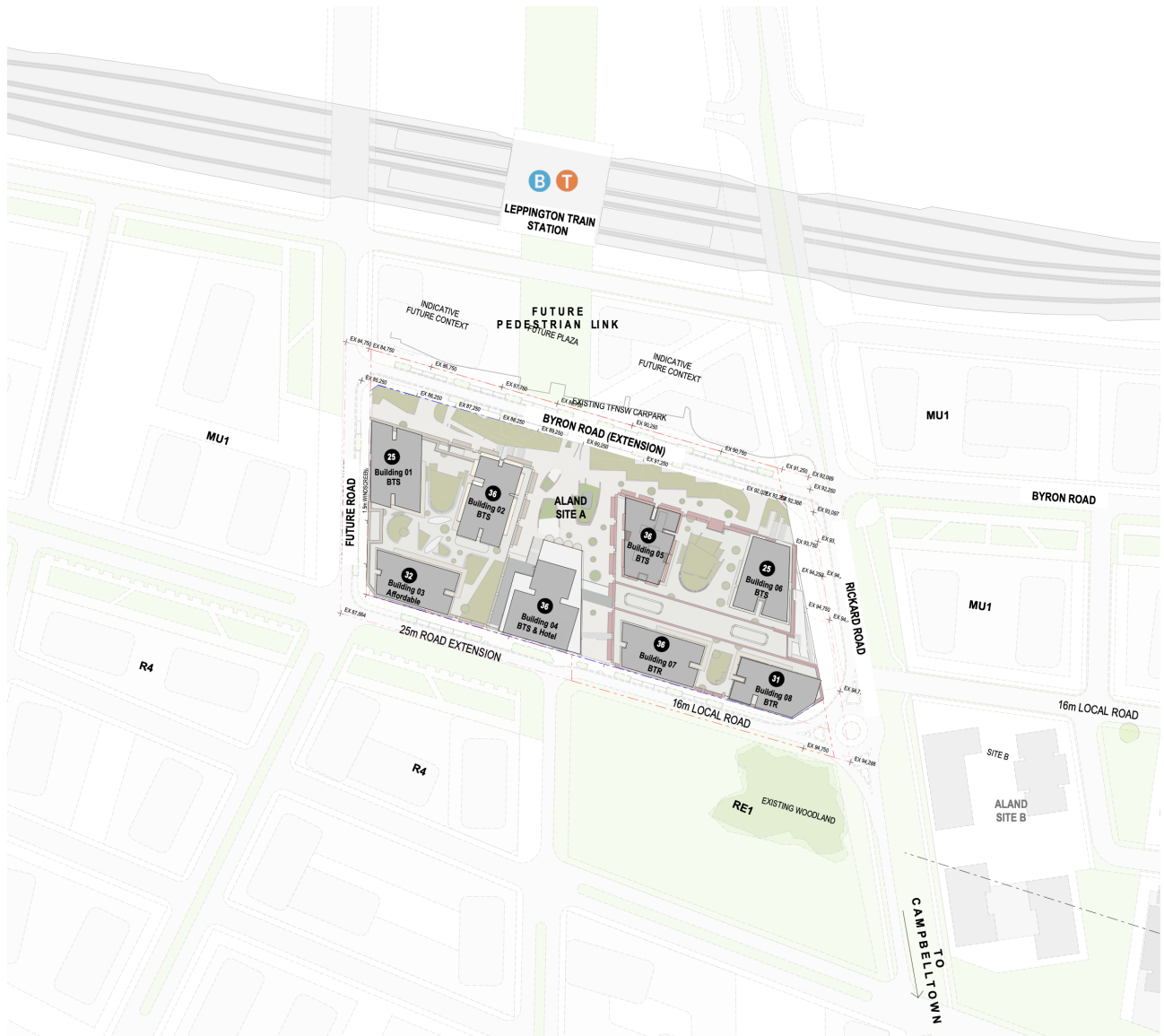
DKO Architecture

PROJECT NO: 13053

DA245	LEVEL 36	A	29/05/2026
DA246	ROOF	A	29/05/2026
DA511	AFFORDABLE APARTMENTS	A	29/05/2026
DA512	AFFORDABLE APARTMENTS	A	29/05/2026
DA513	AFFORDABLE APARTMENTS	A	29/05/2026
DA514	AFFORDABLE APARTMENTS	A	29/05/2026
DA515	AFFORDABLE APARTMENTS	A	29/05/2026
DA516	AFFORDABLE APARTMENTS	A	29/05/2026
DA517	AFFORDABLE APARTMENTS	A	29/05/2026
DA518	AFFORDABLE APARTMENTS	A	29/05/2026
DA532	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA533	ADAPTABLE & LIVABLE APARTMENTS	A	22/05/2026
DA534	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA535	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA536	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA537	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA538	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA539	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA540	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA541	ADAPTABLE & LIVABLE APARTMENTS	A	29/05/2026
DA542	SILVER LIVING ACCESSIBLE & ADAPTABLE TYPICAL PLANS	A	29/05/2026
DA543	ADAPTABLE PRE & POST	A	29/05/2026
DA544	ADAPTABLE PRE & POST	A	29/05/2026
DA545	ADAPTABLE PRE & POST	A	29/05/2026
DA546	LIVABLE APARTMENTS	A	29/05/2026
DA547	ACCESSIBLE HOTEL LAYOUT	A	29/05/2026



7. SITE & LOCATION PLAN





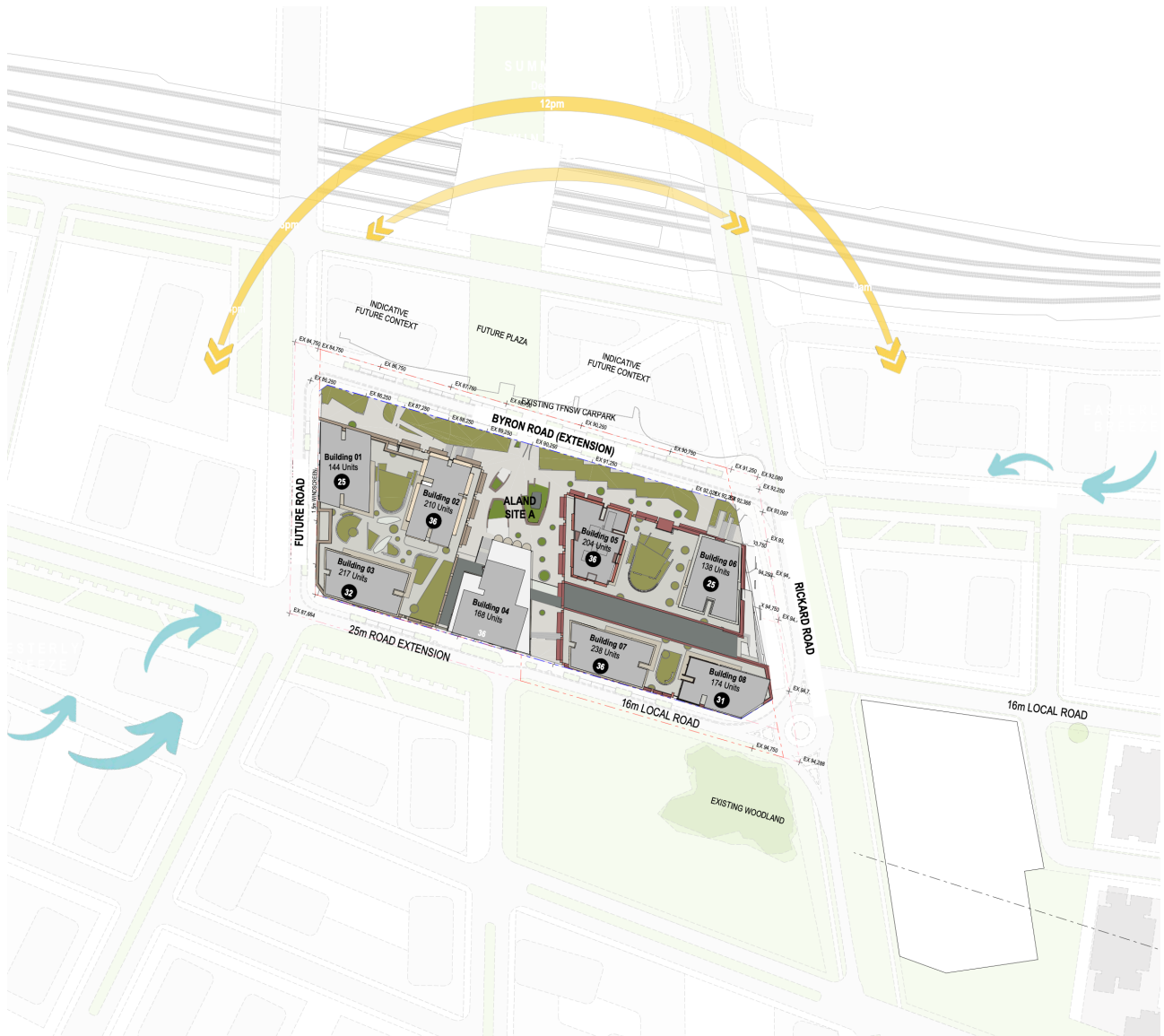
8. SITE PLAN



NOT TO SCALE



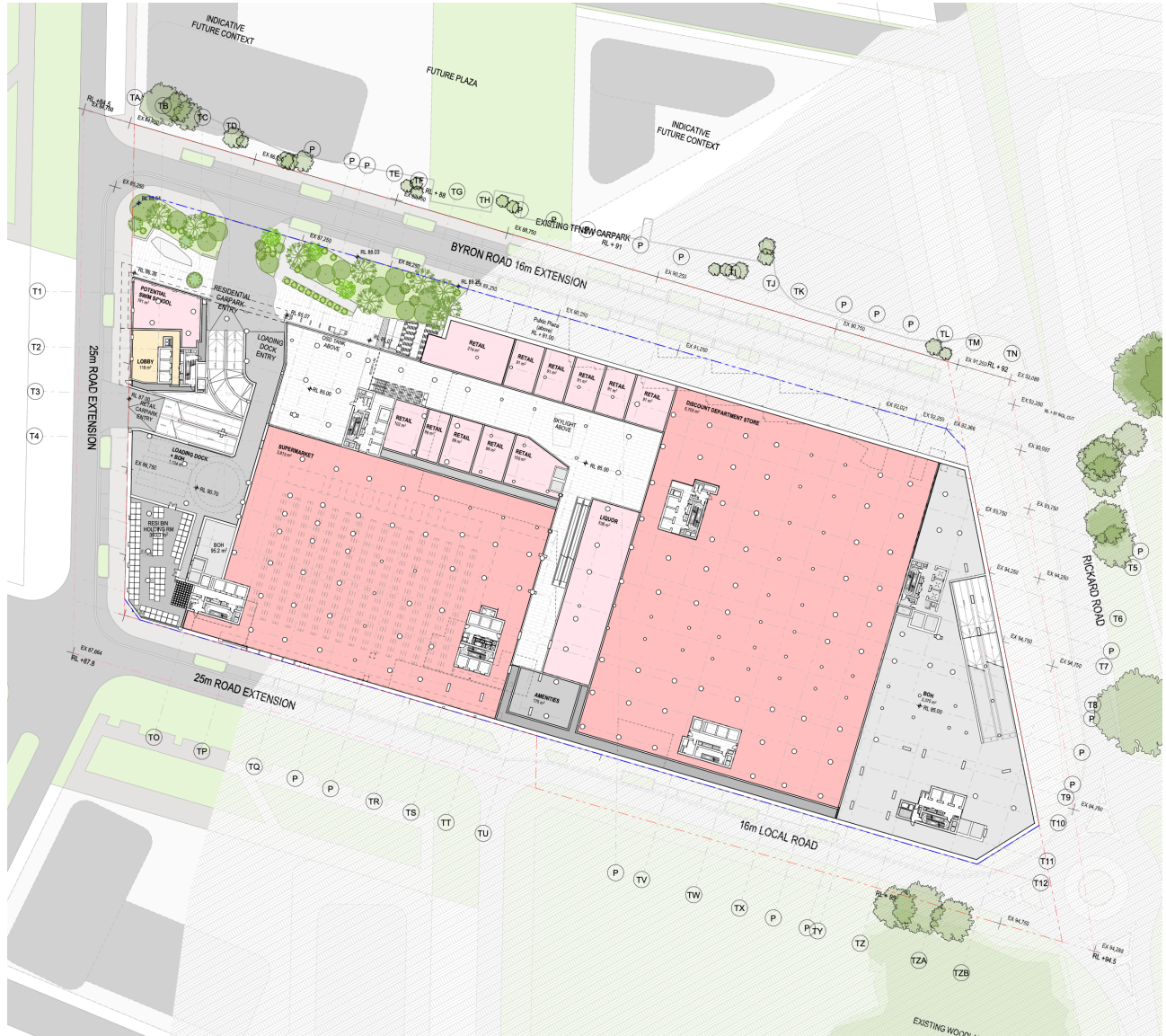
9. SITE ANALYSIS PLAN



NOT TO SCALE



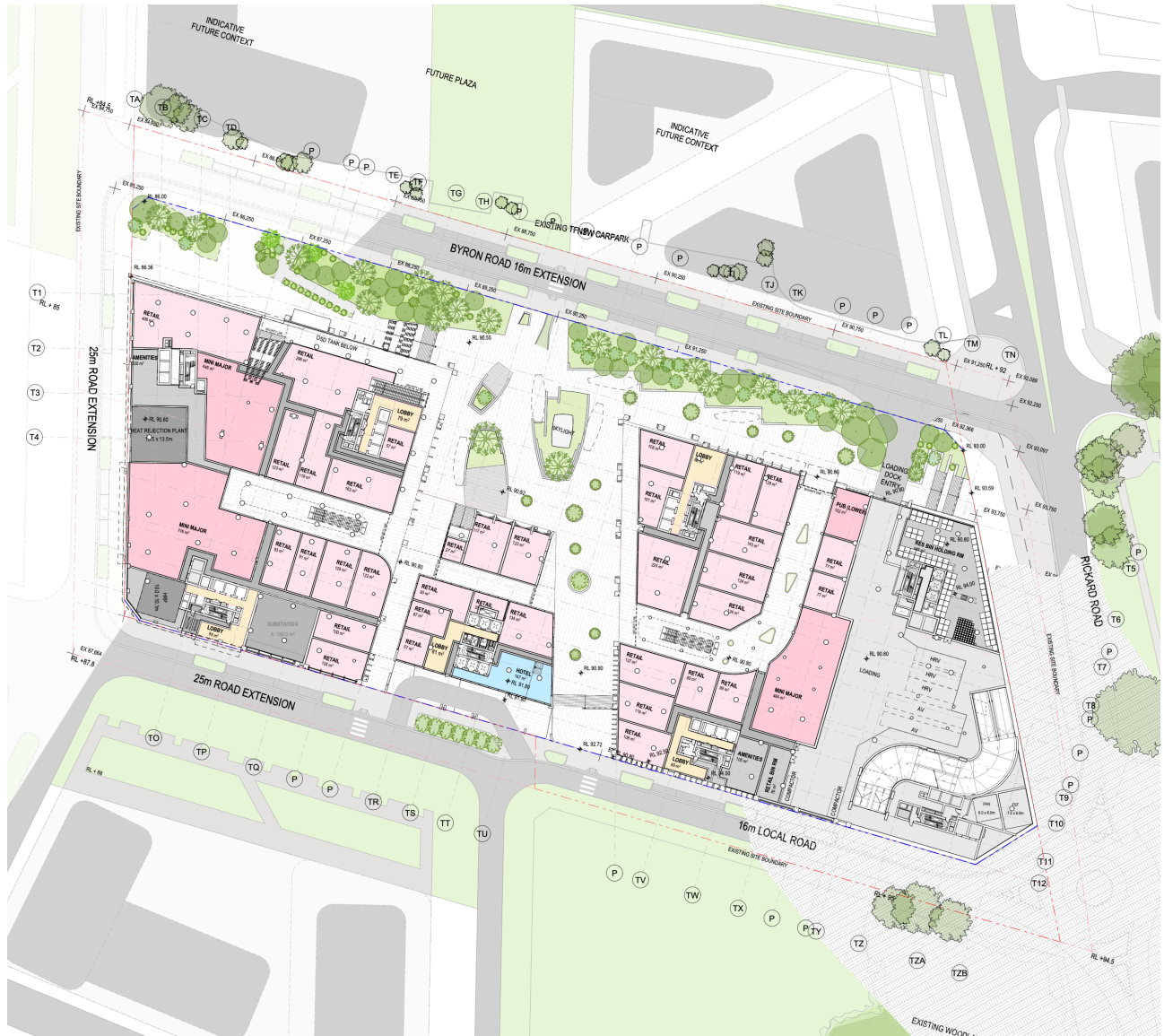
10. LOWER GROUND



NOT TO SCALE



11. GROUND FLOOR



NOT TO SCALE



12. UPPER GROUND



NOT TO SCALE



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The site plan illustrates a proposed development with several key features and boundaries:

- Boundaries and Extensions:**
 - 25m ROAD EXTENSION:** Located on the left side of the site.
 - 16m LOCAL ROAD:** Located at the bottom of the site.
 - BYRON ROAD 16m EXTENSION:** A diagonal road extension running from the top left towards the bottom right.
- Existing and Proposed Structures:**
 - EXISTING TOWN CARPARK:** Located near the top center of the site.
 - Proposed Buildings:** Several building footprints are shown, including residential units and amenity spaces. One building is labeled 'AMENITY 100 m²'.
 - Landscaping:** Various trees and green spaces are indicated, including a '15m WINDSCREEN' and a 'GLASS ROOF' area.
- Context and Surroundings:**
 - INDICATIVE FUTURE CONTEXT:** Shown at the top and bottom of the site.
 - EXISTING WOODS:** Located at the bottom right of the site.
- Grid and Reference:**
 - Letters (TA to TZ):** A grid of letters used for reference, running horizontally across the top and bottom of the site.
 - Numbers (T1 to T12):** A grid of numbers used for reference, running vertically along the left and right sides of the site.

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15. TYPICAL LEVEL PLAN





16. ROOF PLAN





17. RELEVANT DISABILITY STANDARDS & LEGISLATION 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 2022 (NCC) Volume One Amendment 2

Australian Standards AS1428.1: 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: 2009 Design for access and mobility
Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators

Australian Standards AS2890.6: 2009 Parking facilities
Part 6: Off-street parking for people with disabilities

Australian Standard AS1735.12: 1999 Lifts, escalators and moving walks.
Part 12: Facilities for persons with disabilities

Australian Standards AS4299: 1995 Adaptable Housing

State Environmental Planning Policy (Housing) 2021

Apartment Design Guide

Livable Housing Design Guidelines
Fourth Edition

Camden Growth Centre Precincts Development Control Plan
16 March 2023

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)



18. LIMITATIONS AND EXCLUSIONS

This Access Assessment Report is limited to the accessibility provisions of the proposed Commercial / Retail / Residential Precinct Developments common areas. 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.

Details in regard 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

Children's Service Legislation

National Quality Framework

National Quality Standard (NQS)

The Education and Care Services National Regulations

The Education and Care Services National Law

Food Act 2003 (incorporating food safety standards)

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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19. CAMDEN GROWTH CENTRE PRECINCTS DEVELOPMENT CONTROL PLAN 2023

PART 4.0 DEVELOPMENT IN RESIDENTIAL AREAS

4.3 ADDITIONAL CONTROLS FOR CERTAIN DWELLING TYPES

4.3.4 Multi dwelling housing (in part)

Objectives

- a. To ensure that the design of multi-dwelling housing is consistent with the character of residential areas within the Precinct.
- b. To ensure the quality of multi-dwelling housing is of a high quality and contributes to the amenity of residents.

Controls

1. Multi-dwelling housing sites are to have direct frontage to a public road (i.e. not on battle-axe lots).
2. Multi-dwelling housing is to comply with the controls in Table 4-9.
3. Controls for adaptable dwellings (requirement triggered by minimum number of dwellings in development, located elsewhere in DCP) also apply to multi-dwelling housing. Adaptable dwellings are preferably to be single level accommodation at ground level and be located on the street frontage.

4.3.5 Controls for residential flat buildings, manor homes and shop top housing (in part)

The controls in **clause 4.3.4** do not apply to residential flat buildings, manor homes and shop top housing, unless specifically referenced in the provisions that follow. The following clauses set out the controls for these types of housing. Additional controls for residential flat buildings and shop top housing may be contained in SEPP 65 – Design Quality of Residential Flat Development.

Objectives

- a. To establish a high quality residential environment where all dwellings have a good level of amenity.
- b. To encourage a variety of housing forms within residential areas.
- c. To ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant.

Controls

1. In areas with a minimum residential density of 20dw/Ha and 25dw/Ha, manor homes may only be located on corner lots.
2. Residential flat buildings are to:
 - be located on sites with a minimum street frontage of 30m, and
 - have direct frontage to an area of the public domain (including streets and public parks), and
 - not adversely impact upon the existing or future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact.
3. All residential flat buildings are to be consistent with:
 - the guidelines and principles outlined in SEPP No. 65 – Residential Flat Development; and
 - the primary controls set out in Table 4-10, which take precedence over the above where there is any inconsistency.



4. In all residential flat building developments containing 10 dwellings or more, a minimum of 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299- 1995), which includes 'pre-adaptation' design details to ensure visibility is achieved.]
5. Where possible, adaptable dwellings are to be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.
6. The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).
7. Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces.

SUMMARY:

*The SSDA Documentation prepared by **DKO Architecture** will demonstrate how the objectives and controls have been addressed, as outlined in the Camden Growth Centre precincts Development Control Plan.*



20. 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 SSDA documentation prepared by **DKO Architecture** 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.*

TOTAL ONE THOUSAND, FOUR HUNDRED & NINETY-THREE (1493) APARTMENTS

ONE HUNDRED & FIFTY (150) – ADAPTABLE / LHA SILVER LEVEL APARTMENTS

ONE HUNDRED & FORTY-NINE (149) - LHA SILVER LEVEL APARTMENTS

TOTAL – TWO HUNDRED & NINETY-EIGHT (299) LHA SILVER LEVEL APARTMENTS (20%)

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



TYPE 1 – FIFTY-SEVEN (57) SILVER LEVEL APARTMENTS

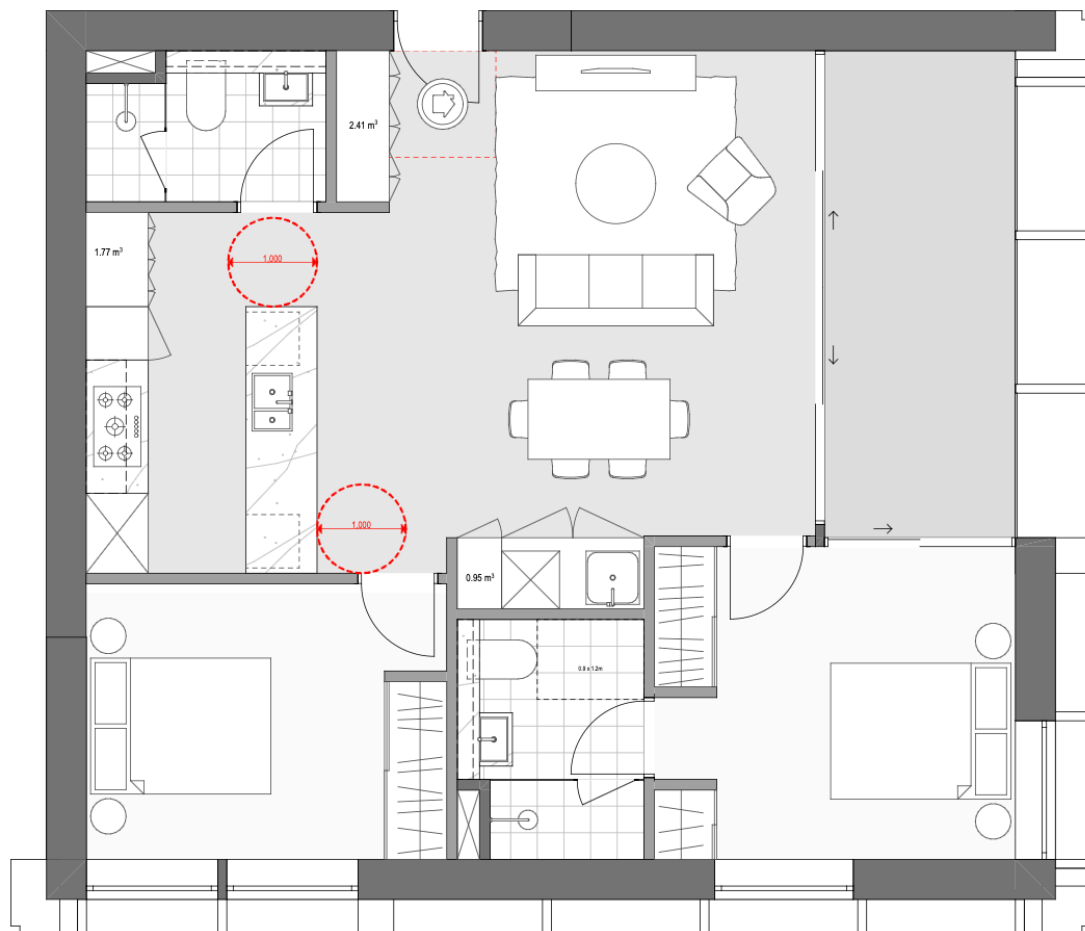




22. TYPE 2 – SILVER LEVEL APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 20% TWO HUNDRED & NINETY-NINE (299) TOTAL SILVER LEVEL APARTMENTS

TYPE 2 – FIFTY-SEVEN (57) SILVER LEVEL APARTMENTS



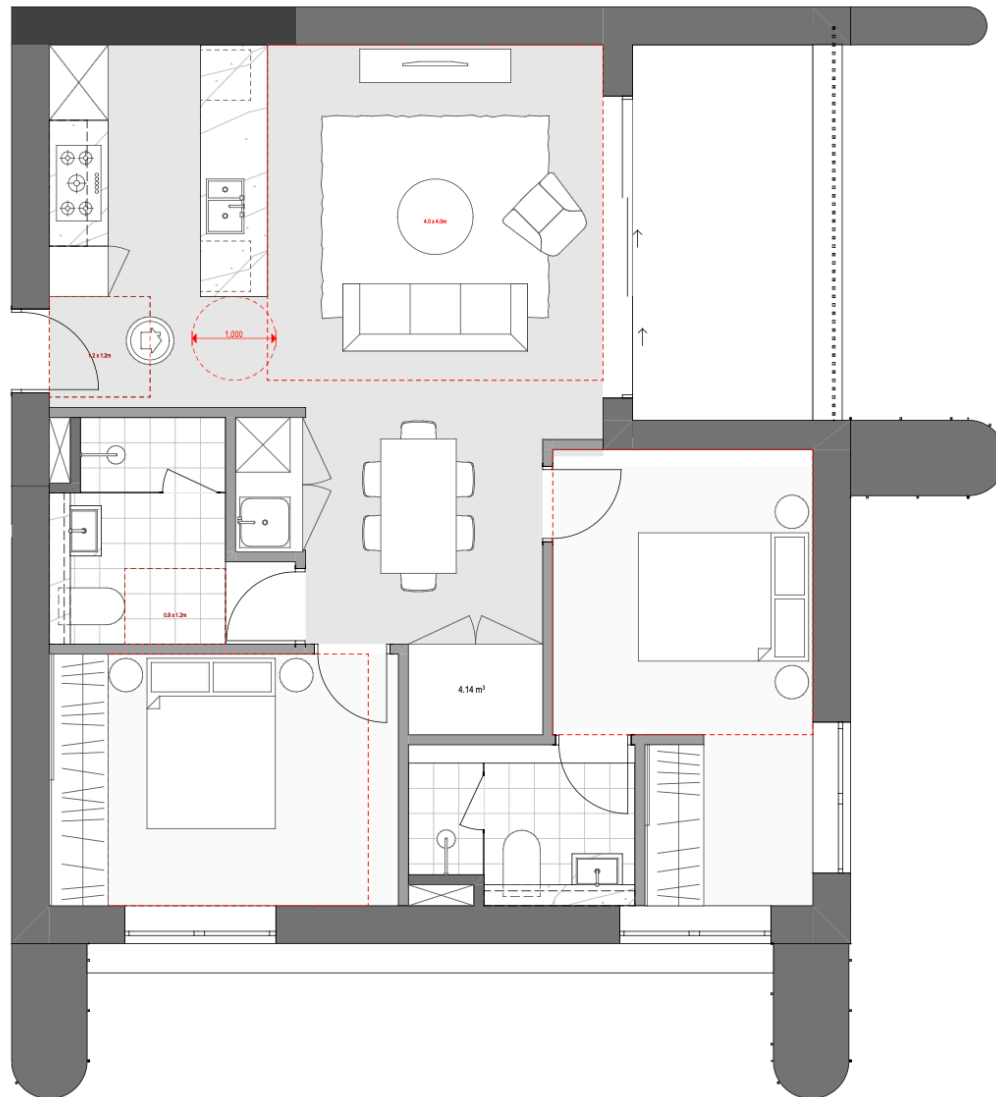
NOT TO SCALE



23. TYPE 3 – SILVER LEVEL APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 20% TWO HUNDRED & NINETY-NINE (299) TOTAL SILVER LEVEL APARTMENTS

TYPE 3 – THIRTY-FIVE (35) SILVER LEVEL APARTMENTS



NOT TO SCALE

24. 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 SSDA Documentation prepared by **DKO Architecture** 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.



25. BUILDING CODE OF AUSTRALIA 2022 (NCC) VOLUME ONE

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.

26. BUILDING CODE OF AUSTRALIA 2022 (NCC) VOLUME ONE AMENDMENT 2

**PART D4****ACCESS FOR PEOPLE WITH A DISABILITY****26.1 D4D2 General building access requirements**

(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by **D4D5**.

(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.

(5) For a **Class 3** building, access requirements are as follows:

- (a) Common areas:
 - (i) 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.
 - (ii) 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, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.
 - (iii) Where a ramp complying with AS1428.1 or a passenger lift is installed—
 - (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.
 - (iv) The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.
- (b) To and within *sole-occupancy units* — in accordance with Table **D4D2b**.

Table D4D2b: Requirements for access for people with a disability – sole-occupancy units in a Class 3 or 9c building

Total number of dwellings	Number required to be accessible
101 to 200	5 <i>sole-occupancy units</i> plus 1 additional <i>sole-occupancy unit</i> for each additional 25 units or part thereof in excess of 100.



PART D4

ACCESS FOR PEOPLE WITH A DISABILITY

15.1 D4D2 General building access requirements

- (5) For a **Class 3** building, access requirements are as follows:

Table Notes

- (1) In a Class 3 building, not more than 2 *required accessible sole-occupancy units* may be located adjacent to each other.
- (2) In a Class 3 or 9c building where more than 2 *accessible sole-occupancy units* are *required*, they must be representative of the range of rooms available.

SUMMARY:

The proposed 156 Room Hotel will need to provide eight (8) accessible rooms as outlined in Table D4D2b.

- (6) For **Class 5, 6** buildings, access must be provided to and within all areas normally used by the occupants.
- (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:
 - (b) An *assembly building*, not being a *school* or *early childhood centre* — to and within —
 - (i) wheelchair seating spaces provided in accordance with **D4D10**; and
 - (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

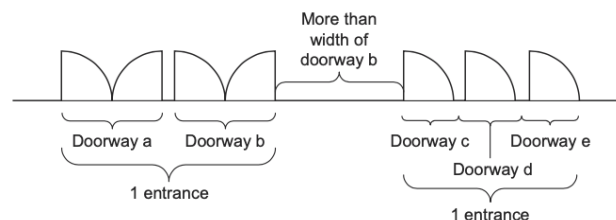
26.2 D4D3 Access to buildings

- (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;
 - (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;
 - (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 principle accessible pedestrian entry will be required from the allotment boundaries to the entry doors of the proposed Residential Buildings, Hotel, Retail and Commercial tenancies.

Main entry door to the proposed buildings will need to provide a min. 850mm clear opening through a single active door with min. 530mm latch side & min. 110mm hinge side for a forward approach to comply with AS1428.1:2021, 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 850mm in accordance with AS1428.1, the floor levels between the internal and external parts of the entry into the buildings will need to be the same.

All common entry stairs, walkways, ramps and landing will need to comply with AS1428.1:2021.

Further details at construction certificate stage will need to show the 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 D4D2 as well as satisfy Part D4D4 of the Building Code of Australia.

26.3 D4D4 Parts of buildings 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 10 of AS1428.1; and
 - (ii) for a stairway, except a *fire-isolated stairway*, clause 11 of AS1428.1; and
 - (iii) for a *fire-isolated stairway*, clause 11.1(f) and (g) of AS1428.1; 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 AS 1428.1 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
- (g) clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'; and
- (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.

SUMMARY

Details of the door dimensions, circulation and door approach dimensions in accordance with Clause 13 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.

26.4 D4D5 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).

26.5 D4D6 Accessible carparking (IN PART)



- (1) Accessible carparking spaces—
 - (a) subject to **(b)**, must be provided in accordance with **Table D3.5** 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*;
 - (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/NZS 2890.6;
 - (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.
- (2) For each class of building to which the *carpark* or carparking area is associated, the number of accessible carparking spaces *required* is as follows:
 - (a) **Class 3** buildings:
 - (i) For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of *accessible* carparking spaces *required* is to be calculated by multiplying the total number of carparking spaces by the percentage of —
 - (A) *accessible sole-occupancy units* to the total number of *sole-occupancy units*; or
 - (B) *accessible bedrooms* to the total number of bedrooms.
 - (ii) For the purposes of (i), the calculated number is taken to the next whole figure.
 - (b) **Class 5**, buildings — 1 *accessible* space for every 100 carparking spaces or part thereof.
 - (c) **Class 6** buildings—
 - (i) with up to 1000 carparking spaces — 1 *accessible* space for every 50 carparking spaces or part thereof; and
 - (ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 *accessible* space.
 - (e) **Class 9b** buildings:
 - (i) For a *school* — 1 *accessible* space for every 100 carparking spaces or part thereof.
 - (ii) For other *assembly buildings*—
 - (A) with up to 1000 carparking spaces — 1 *accessible* space for every 50 carparking spaces or part thereof; and
 - (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 *accessible* space.

SUMMARY

The proposed SSDA Development will propose a total of one thousand, nine hundred & forty-four (1944) car parking spaces over seven (7) levels of car parking.

Final accessible parking numbers and allocation to be determined at construction certificate stage.

Please refer to the Traffic & Parking Assessment Report prepared by Varga Traffic Planning for general car parking numbers for the proposed development.

All designated accessible car spaces are to be detailed at Construction Certificate stage to comply with AS2890.6 Parking facilities – Off street parking for people with disabilities and AS299-1955 adaptable housing.

Accessible rooms in the proposed Hotel in Building 04 will need to provide one (1) designated accessible parking space each at a min 2400mm + min 2400mm shared area to comply with AS2890.6

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.



- (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.
 - (b) signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying—
 - (i) the type of hearing augmentation; and
 - (ii) the area covered within the room; and
 - (iii) if receivers are being used and where the receivers can be obtained; and
 - (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;
 - (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; and
 - (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.
- (2) In a building that is subject to **F4D12** and is *required* to be accessible, directional signage complying with **Specification 15** to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each—
 - (a) bank of sanitary facilities; and
 - (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility.

SUMMARY

General signage and unisex accessible sanitary facilities shall provide Tactile and Braille in accordance with Part D4D7 of the BCA. Detailed documentation will be required at Construction Certificate Stage.



26.7 D4D8 Hearing augmentation

- (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—
 - (a) in a room in a Class 9b building; or
 - (b) in an auditorium, conference room, meeting room or room for judicatory purposes; or
 - (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- (2) If a hearing augmentation system *required* by (1) is—
 - (a) an induction loop, it must be provided to not less than 80% of the *floor area* of the room or space served by the inbuilt amplification system; or
 - (b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the *floor area* of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—
 - (i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and
 - (ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and
 - (iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and
 - (iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.
- (3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to **D2D18**.
- (4) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

SUMMARY

Where hearing augmentation system must be provided where an amplification system is installed. A hearing augmentation specialist needs to be consulted to provide compliance. Details are required at Construction Certificate (CC) stage.

26.8 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
 - (b) an escalator; and
 - (c) a passenger conveyor or moving walk; 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 2 m 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/NZS 1428.4.1.

SUMMARY

Detailed Tactile Ground Surface Indicators at Construction Certificate (CC) stage will need to be incorporated for general public and occupants use in stairways, escalators and ramps in accordance with AS1428.4 to satisfy Part D4D9 of the BCA.

26.9 D4D10 Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b *assembly building*, wheelchair seating spaces complying with AS1428.1 must be provided in accordance with the following:



- (a) The number and grouping of wheelchair seating spaces must be in accordance with Table D4D10.
- (b) In a cinema—
- (i) with not more than 300 seats — wheelchair seating spaces must not be located in the front row of seats; and
 - (ii) with more than 300 seats — not less than 75% of *required* wheelchair seating spaces must be located in rows other than the front row of seats.

Table D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Fixed seats in a room or space	Wheelchair spaces Note 1		Grouping and location			Spaces must represent range of seating provided Note 3
	Minimum spaces required	1 additional space required per Note 2	Min. single spaces	Min. group of 2 spaces	Max. spaces in any other group	
Up to 150	3	N/A Note 4	1	1	N/A Note 4	No
151 to 800	3	50 seats in excess of 150 seats	1	1	5	No
801 to 10 000	16	100 seats in excess of 800 seats	2	2	5	Yes
More than 10 000	108	200 seats in excess of 10000 seats	5	5	10	Yes

Table Notes

- (1) The total number of *required* wheelchair spaces is the sum of the minimum spaces *required* (left column) and the additional spaces *required* (right column).
- (2) The first number referred to includes any part of that number (e.g. 1 additional space *required* per 50 seats or part thereof).
- (3) This means that the location of *required* wheelchair spaces must be representative of the range of seating provided.
- (4) N/A means 'Not Applicable'

SUMMARY

Wheelchair seating numbers for the proposed mini major / entertainment facility may be require confirmation when future tenants apply for Development Application (DA) or Complying Development Certificate (CDC) as outlined in Table D4D10.

26.10 D4D11 Swimming pools

- (1) Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool *required* by **D4D2** to be accessible.



- (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 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 70m, at least one accessible water entry/exit must be provided by a means specified in (2)(a), (b) or (c).
- (4) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.

SUMMARY

The potential swim school in the proposed SSDA development on Basement Level 1 will need to be detailed at construction certificate stage to determine whether access is required into the swimming pool.

26.11 D4D12 Ramps

On an accessway—

- (a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

26.12 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 AS1428.1:2021 Clause 3.6.

27. PART E3 LIFT INSTALLATIONS

Introduction to this Part

This Part is intended to ensure that lifts are safe to use, including by people with a disability and emergency services personnel. This Part is also intended to ensure occupants know when lifts should not be used (e.g.



during a fire) and, in the event of lift malfunction, for conditions in a lift car to remain tenable and occupants to be able to call for assistance.

Objective

E3O1 Objective

The Objective of this Part is to—

- (a) facilitate the safe movement of occupants; and
- (b) facilitate access for emergency services personnel to carry out emergency procedures and assist in the evacuation of occupants.

Functional Statement

E3F1 Passenger lifts

Where a passenger lift is provided, it is to facilitate safe and easy—

- (a) movement for occupants with a disability; and
- (b) evacuation of occupants, who due to illness or injury need stretcher assistance.

E3F2 Emergency lifts

A building is to be provided with one or more passenger lifts to facilitate—

- (a) the safe access for emergency services personnel; and
- (b) safe and easy evacuation of occupants who due to illness, injury or disability cannot use stairways in the event of an emergency.

Applications

E3F2 only applies to—

- (a) a building with an *effective height* of more than 25m; and
- (b) a Class 9a building in which *patient care area* are located above a level with direct access to a road or *open space*.

E3F3 Emergency alerts

A building having a passenger lift is to be provided with measures to alert occupants about the use of the lift in an emergency.

Performance Requirements

E3P1 Stretcher facilities

- (a) in at least one emergency lift *required* by **E3P2**; or
- (b) where an emergency lift is not *required* and a passenger lift is provided, in at least one lift, to serve each floor in the building served by the passenger lift.

E3P2 Emergency lifts

One or more passenger lifts fitted as emergency lifts to serve each floor served by the lifts in a building must be installed to facilitate the activities of the *fire brigade* and other emergency services personnel.

Applications

E3F2 only applies to—

- (a) a building with an *effective height* of more than 25 m; and
- (b) a Class 9a building in which *patient care area* are located above a level with direct access to a road or *open space*.

E3P3 Emergency alerts

Signs or other means must be provided to alert occupants about the use of a lift during an emergency.

E3P4 Lift access for people with a disability

When a passenger lift is provided in a building *required* to be *accessible*, it must be suitable for use by people with a disability.



27.1 E3D2 Lift installations

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

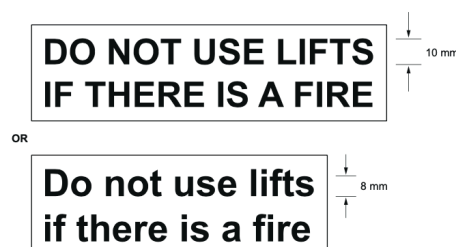
27.2 E3D3 Stretcher facility in lifts

- (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.

27.3 E3D4 Warning against use of lifts in fire

- (1) A warning sign must be displayed where it can be readily seen near every call button for a passenger lift or group of lifts throughout a building.
- (2) The requirements of (1) do not apply to a small lift such as a dumb-waiter or the like that is for the transport of goods only.
- (3) Each warning sign *required* by (1) must comply with the details and dimensions of Figure E3D4 and consist of—
 - (a) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or
 - (b) letters incised or inlaid directly into the surface of the material forming the wall.

Figure E3D4: Warning sign for passenger lifts



27.4 E3D5 Emergency lifts

- (1) At least one emergency lift complying with (4) must be installed in—
 - (a) a building which has an *effective height* of more than 25m; and



- (b) a Class 9a building in which *patient care areas* are located at a level that does not have direct egress to a road or open space.
- (2) An emergency lift may be combined with a passenger lift and must serve those *storeys* served by the passenger lift so that all *storeys* of the building served by passenger lifts are served by at least one emergency lift.
- (3) Where two or more passenger lifts are installed and serve the same *storeys*, excluding a lift that is within an *atrium* and not contained wholly within a *shaft*—
 - (a) at least two emergency lifts must be provided to serve those *storeys*; and
 - (b) if located within different *shafts*, at least one emergency lift must be provided in each *shaft*.
- (4) An emergency lift must—
 - (a) be contained within a *fire-resisting shaft* in accordance with **C3D11**; and
 - (b) in a Class 9a building serving a *patient care area*—
 - (i) have minimum dimensions, measured clear of all obstructions, including handrails, etc complying with Table **E3D5**; and
 - (ii) be connected to a standby power supply system where installed; and
 - (c) if the building has an *effective height* of more than 75m, have a rating of at least—
 - (i) 600kg if not provided with a stretcher facility; or
 - (ii) 900kg if provided with a stretcher facility.

Table E3D5: Minimum emergency lift dimensions in Class 9a buildings

Lift component	Minimum dimension (mm)
Minimum depth of car	2280
Minimum width of car	1600
Minimum floor to ceiling height	2300
Minimum door height	2100
Minimum door width	1300

27.5 E3D6 Landings

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

27.6 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.

SUMMARY

All passenger lifts proposed will need to be detailed with requirements and features in the Construction Certificate (CC) stage to comply with Part E3 and AS1735.12 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.

A compliance certificate will be required by the lift manufacture at Occupation Certificate (OC) stage to indicate the lift and lift installation complies with the BCA and Australian Standards requirements.



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

All passenger lifts proposed will need to be detailed with requirements and features in the Construction Certificate (CC) stage to comply with Part E3 and AS1735.12 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.

A compliance certificate will be required by the lift manufacture at Occupation Certificate (OC) stage to indicate the lift and lift installation complies with the BCA and Australian Standards requirements.

28. PART F4 SANITARY AND OTHER FACILITIES

28.1 F4D4 Facilities in Class 3 to 9 buildings (IN PART)



- (1) Except where permitted by (3), (4), (7), **F4D5(a)**, **F4D5(b)** and **F4D12(1)**, separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate.
- (2) In Tables **F4D4a**, **F4D4b**, **F4D4c**, **F4D4d**, **F4D4e**, **F4D4f**, **F4D4g**, **F4D4h**, **F4D4i**, **F4D4j**, **F4D4k** and **F4D4l**—
 - (a) 'Number' means the number of facilities *required*; and
 - (b) '>' means greater than; and
 - (c) a hyphen means no data (refer to the row above for the highest value applicable); and
 - (d) 'N/A' means not applicable; and
 - (e) a reference to—
 - (i) 'employees' includes owners and managers using the building; and
 - (ii) 'add 1 per 100 or 150, 250, 500, etc.' includes any part thereof of that number.
- (3) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.
- (4) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.
- (5) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities *required* for employees plus those *required* for the public.
- (6) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females.
- (9) A Class 9b early childhood centre must be provided with—
 - (a) a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities, with—
 - (i) the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old; and
 - (ii) the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old; and
 - (b) one bath, shower or shower-bath; and
 - (c) if the centre accommodates children younger than 3 years old—
 - (i) a laundry facility comprising a washtub and space in the same room for a washing machine; and
 - (ii) a bench type baby bath, which is within 1m of the nappy change bench; and
 - (iii) a nappy changing bench which—
 - (A) is within 1 m of separate adult hand washing facilities and bench type baby bath; and
 - (B) must be not less than 0.9m² in area and at a height of not less than 850 mm, but not more than 900mm above the finished floor level; and
 - (C) must have a space not less than 800mm high, 500mm wide and 800mm deep for the storage of steps; and
 - (D) is positioned to permit a staff member changing a nappy to have visibility of the play area at all times.
- (10) Class 9b theatres and sporting venues must be provided with one shower for each 10 participants or part thereof.



28.2 F4D5 Accessible sanitary facilities

In a building *required* to be accessible—

- (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with **F4D6**; and
- (b) accessible unisex showers must be provided in accordance with **F4D7**; and
- (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and not less than one sanitary compartment suitable for a person with an ambulant disability for use by females, each in accordance with AS 1428.1, must be provided; and
- (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and
- (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with **F4D6** and **F4D7** must comply with the requirements of AS1428.1; and
- (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible; and
- (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only *required* at one of those locations; and
- (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not *required* by **D4D4(f)** to be provided with a passenger lift or ramp complying with AS1428.1.

SUMMARY

All unisex accessible sanitary facilities throughout the proposed SSDA development will need to comply with AS1428.1 in terms of circulation space for an accessible toilet pans, washbasins and showers. Further detail is required at Construction Certificate (CC) stage in accordance with AS1428.1:2021.

All Male & Female toilets within the development will require sanitary compartments for people with ambulant disabilities as outlined in F4D5 and will need to comply with AS1428.1:2021 at Construction Certificate (CC) stage.

28.3 F4D6 Accessible unisex sanitary compartments (IN PART)

- (1) Where *required* by **F4D5(a)**, the minimum number of accessible unisex sanitary compartments for each class of building is as follows:



- (c) For Class 3 and Class 9c buildings—
 - (i) in every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and
 - (ii) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1.
- (d) For Class 5, 6, 7, 8 or 9 buildings, where **F4D4** requires closet pans—
 - (i) 1 on every storey containing sanitary compartments; and
 - (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

SUMMARY

All unisex accessible sanitary facilities throughout the proposed SSDA development will need to comply with AS1428.1 in terms of circulation space for an accessible toilet pans and washbasins. Further detail is required at Construction Certificate (CC) stage in accordance with AS1428.1:2021.

All Male & Female toilets within the development will require sanitary compartments for people with ambulant disabilities as outlined in F4D5 and will need to comply with AS1428.1:2021 at Construction Certificate (CC) stage.

28.4 F4D7 Accessible unisex showers (IN PART)

- (1) Where required by **F4D5(b)**, the minimum number of accessible unisex showers for each class of building is as follows:
 - (c) For Class 3 and 9c buildings—
 - (i) in every accessible sole-occupancy unit provided with showers within the accessible sole-occupancy unit, not less than 1; and
 - (ii) 1 for every 10 showers or part thereof provided in common areas.
 - (d) For Class 5, 6, 7, 8 or 9 buildings, where **F4D4** requires 1 or more showers, not less than 1 for every 10 showers or part thereof.

SUMMARY

All unisex accessible sanitary facilities throughout the proposed SSDA development providing an accessible shower will need to comply with AS1428.1 in terms of circulation space for an accessible toilet pans, basin and shower. Further detail is required at Construction Certificate (CC) stage in accordance with AS1428.1:2021.

29. F4D12 ACCESSIBLE ADULT CHANGE FACILITIES



- (1) One unisex *accessible* adult change facility must be provided in an *accessible* part of a—
 - (a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the *floor area* and containing a minimum of 2 *sole-occupancy units*; and
 - (b) Class 9b sports venue or the like that—
 - (i) has a design occupancy of not less than 35,000 spectators; or
 - (ii) contains a *swimming pool* that has a perimeter of not less than 70m and that is *required by D4D2* to be *accessible*; and
 - (c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and
 - (d) theatre or the like having a design occupancy of not less than 1,500 patrons; and
 - (e) passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.
- (2) *Accessible* adult change facilities *required* by (1)—
 - (a) must be constructed in accordance with Specification 27; and
 - (b) cannot be combined with another *sanitary compartment*.
- (3) For the purposes of (1), design occupancy must be calculated in accordance with D2D18, but excluding any area that—
 - (a) can only be accessed by staff, employees, contractors, maintenance personnel and the like; or
 - (b) is subject to an exemption under **D4D5**.

Specification 27 Accessible adult change facilities

SUMMARY

Any accessible changing places facilities provided in the proposed SSDA development will need to be detailed at Construction Certificate (CC) stage to comply with Specification 27 of the Building Code of Australia.

30. 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

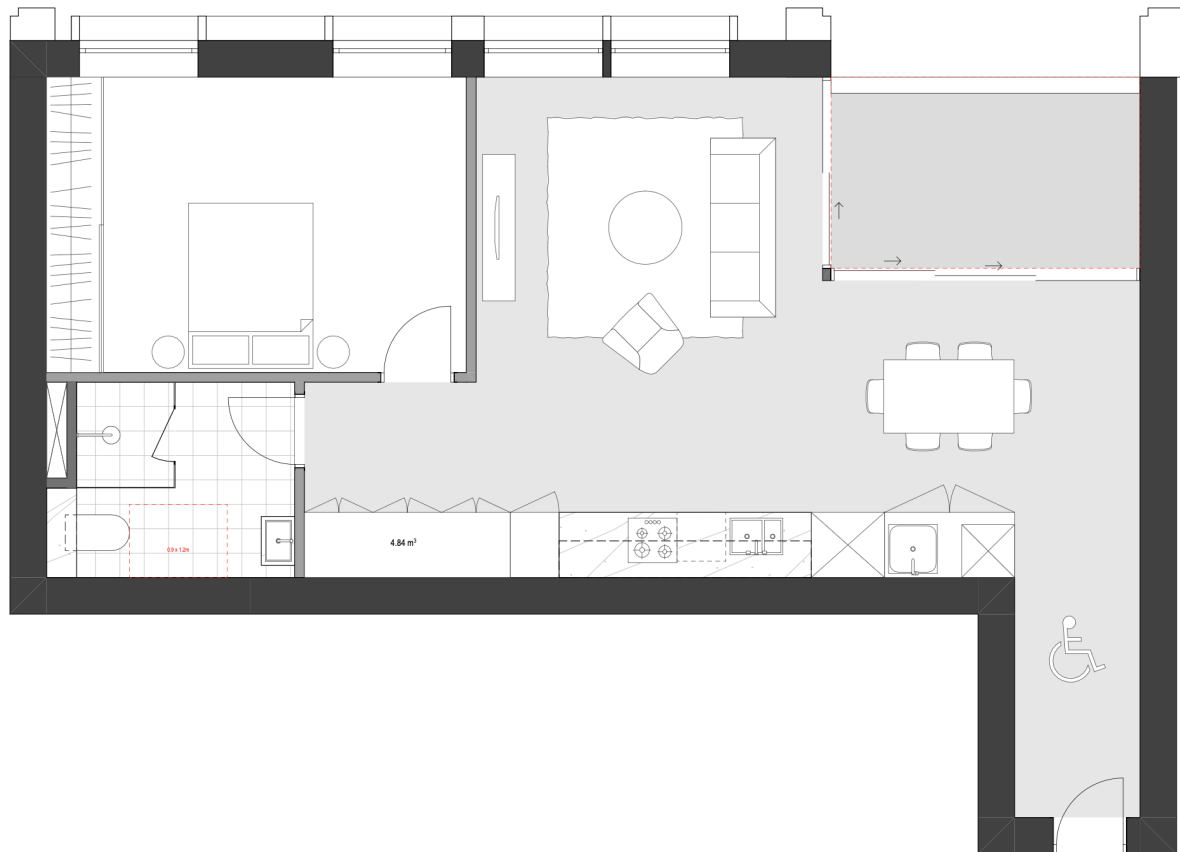
As a minimum requirement, all Adaptable Housing Units should provide the design elements listed as 'essential' in AS4299. The plans submitted for assessment should provide detail of the housing unit/ dwelling in its pre-adaptation stage and post-adaptation stage. In order to grant development consent, 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.

31. TYPE 1 - PRE-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS



TYPE 1 – SIXTY-FIVE (63) ADAPTABLE APARTMENTS



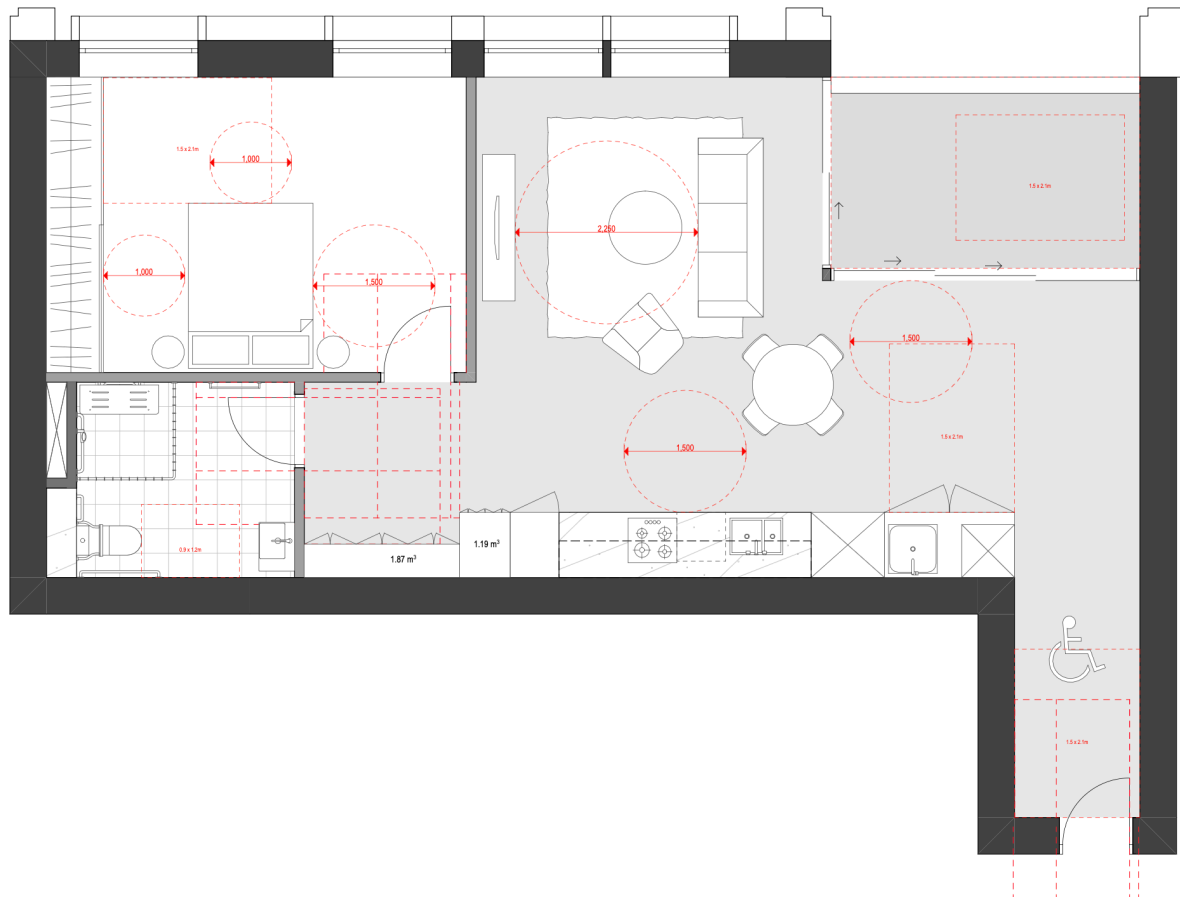
NOT TO SCALE

32. TYPE 1 - POST-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS



TYPE 1 – SIXTY-FIVE (63) ADAPTABLE APARTMENTS

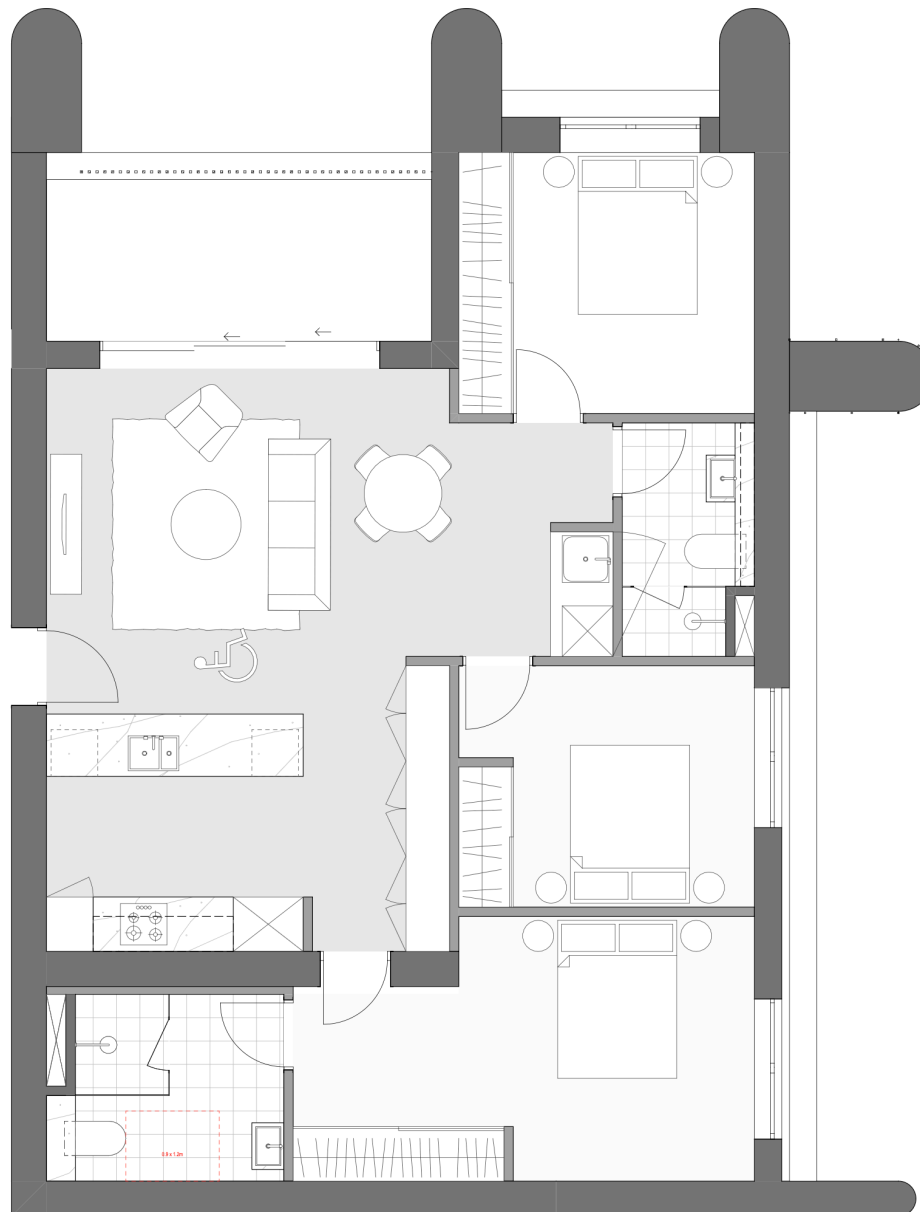


NOT TO SCALE

33. TYPE 2 - PRE-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS

TYPE 2 – SIXTY-FOUR (64) ADAPTABLE APARTMENTS



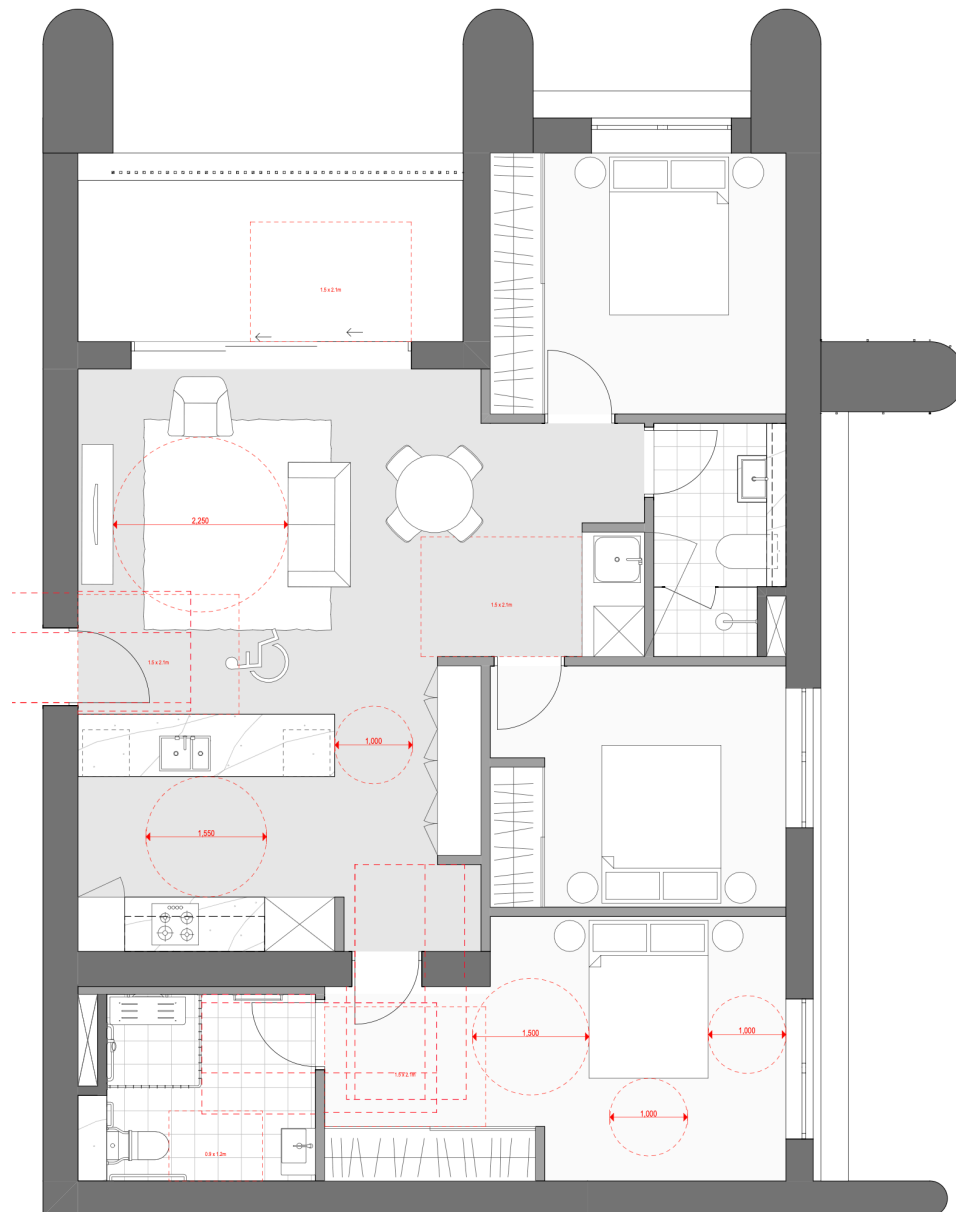
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34. TYPE 2 - POST-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS



TYPE 2 – SIXTY-FOUR (64) ADAPTABLE APARTMENTS



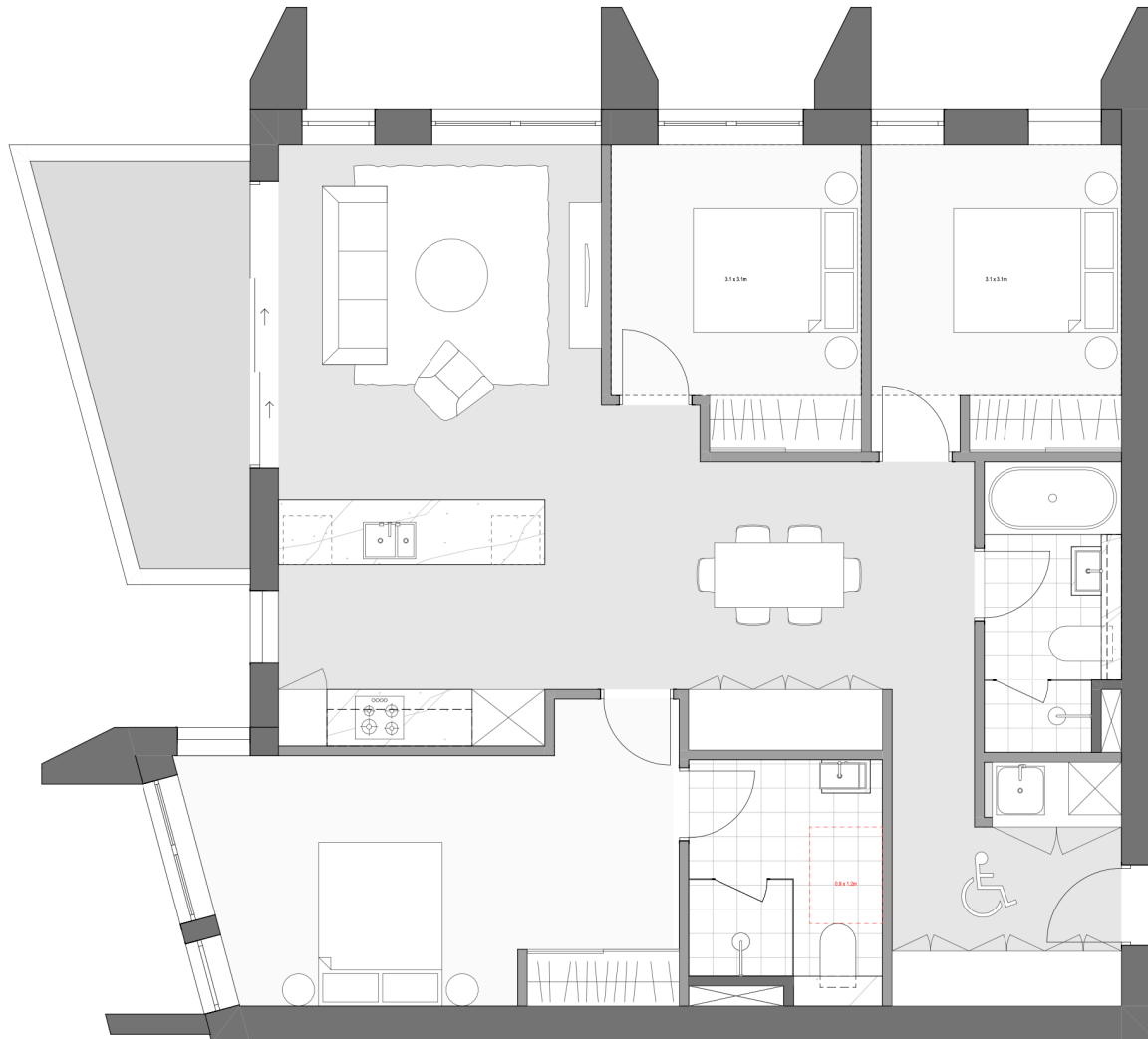
NOT TO SCALE

35. TYPE 3 - PRE-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS



TYPE 3 – TWENTY-THREE (23) TOTAL APARTMENTS



NOT TO SCALE

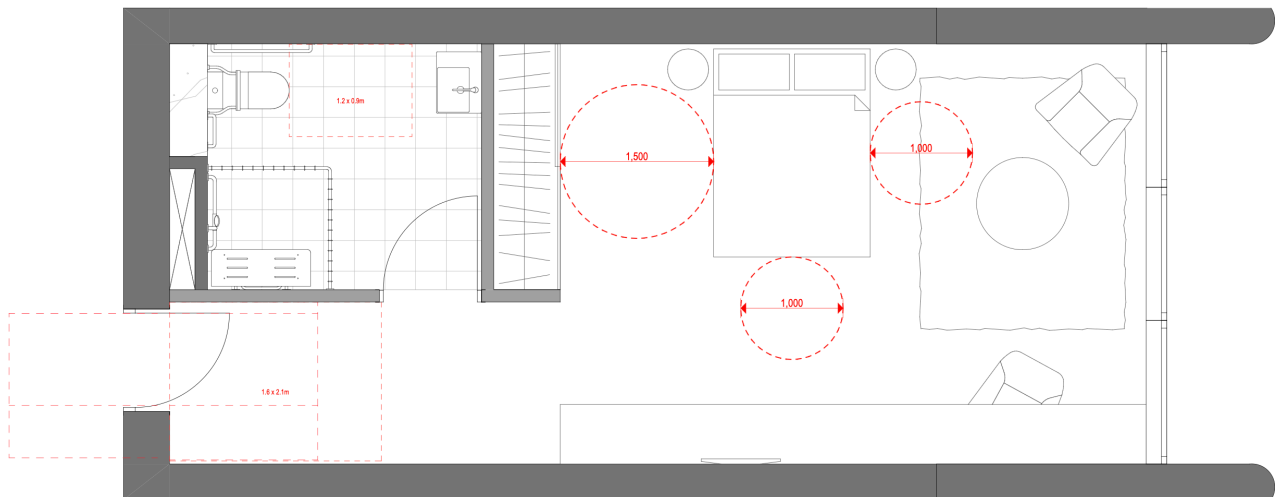
36. TYPE 3 - POST-ADAPTABLE APARTMENT LAYOUT

(TOTAL 1493 APARTMENTS) 10% ONE HUNDRED & FIFTY (150) TOTAL ADAPTABLE APARTMENTS



This architectural floor plan illustrates a house with a central hall and several rooms. The layout includes a large living area with a fireplace and a large window, a dining area with a table and chairs, a kitchen with a sink and stove, and a bathroom with a bathtub and toilet. A wheelchair symbol is present in the lower right corner, indicating accessibility. Dimensions are provided for various areas, including a 13x21m area in the top left, a 2.25m wide area in the top center, a 1.55m wide area in the middle left, a 1.00m wide area in the middle right, a 1.00m wide area in the bottom left, a 1.50m wide area in the bottom center, a 1.00m wide area in the bottom right, and a 13x21m area in the bottom right corner. The plan also shows a staircase and a ramp.

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**UNITS OR PART THEREOF IN EXCESS OF 100.****EIGHT (8) ACCESSIBLE HOTEL ROOMS**

NOT TO SCALE

ITEMS TO TAKE INTO CONSIDERATION FOR HOTEL ACCESSIBLE ROOM

(MUST HAVE) Door clearances and door circulation areas as per AS1428.1:2021, for entrance door and all internal doors. ('Access to and within' the required accessible SOU)

The bedroom in each accessible SOU should:

(MUST HAVE) Have sufficient circulation space for a person in a wheelchair to move around a double-sized bed and transfer onto and off the bed, bedroom should be designed as pre adaptable bedroom with required circulation spaces.

Bed be at a height of 480mm to 500mm AFFL.

Feature large, easy to operate controls for lighting, fans and air conditioning within accessible reach ranges from the bed and a wheelchair where appropriate.

(MUST HAVE) Circulation spaces on approach to the wardrobe in each accessible SOU must comply with AS1428.2:1992, AS4299:1995. A sliding style door is preferred to each wardrobe.

TVs in each SOU should be installed at a height between 730mm and 1730mm AFFL, as per AS 1428.2:1992, Figure 30.

Desks and workstations in accessible SOUs should be height adjustable desk or if fixed, with sufficient clearance under the bench as discussed above. Height adjustable shelving for storage purposes should also be considered.

Accessible bathroom must comply with AS1428.1:2021, in addition, consider:

(MUST HAVE) Accessible bathroom fixtures and fitting as per AS1428.1:2021.

Adequate storage shelves in locations that do not encroach into the required circulation spaces.

Have emergency call alarms / duress alarms (supported by a robust and sustainable response procedure) installed adjacent the toilet pan in a location that can be reached by a person sitting on the toilet pan or a person who may have fallen onto the floor.

A towel rail that also doubles as an additional horizontal grabrail to provide additional support (compliant with AS1428.1:2021, Clause 12.

Consider providing a high luminance contrast between wall surfaces and all fixtures and fittings.

Kitchens within accessible SOU's



(MUST HAVE) 1500mm between benches

Ovens should be installed so that the bottom shelf is level with the adjacent work surface, as per AS1428.2:1992, Figure A7.

The door to ovens should be side hung or a type that can be opened down and then slid into the wall oven frame at the bottom (thereby providing clear access in front of the oven).

Cooktops should have tactile markers on controls or adjacent to controls.

Gas cooktops are preferred as they provide instant heat and the sound can act as positive reinforcement.

Cooktops should be located away from the main paths of travel to reduce the chance of accidents.

Dishwashers should be located in a logical area adjacent to the sink and crockery storage area.

Dishwashers should be installed at an increased height for ease of access.

A work surface should be provided immediately to the opening side of the refrigerator.

Slip-resistant classifications should be provided to all floor surfaces as per HB 198 Table 3B.

The sink should be no deeper than 150mm as per AS1428.2:1992, Figure A2.

Windows should be at a maximum of 600mm AFFL to allow a view from the view for wheelchair users. (this will depend on BCA (NCC) requirements).

Laundries within SOUs should be designed to be accessible, with regard to the comments above, including:

(MUST HAVE) Compliant circulation spaces for wheelchair users as per AS1428.1:2021, Clause 3.5

Washing machines should be front load washing machines, with a side hinged door.

Clothes dryer should be front loading, with a side hung door, installed at a height provides ease of access

(MUST HAVE) All tapware for laundry facilities should be in an accessible location, as per AS1428.1:2021, Clause 12.2.1.

Any storage area should have representative accessible section.

(MUST HAVE) GPO should be in an accessible location, as per AS1428.1:2021, Clause 11.2.

Shallow laundry tubs should be provided that comply with the knee and footplate clearance underneath for wheelchair users, as per AS1428.1:2021.

(CONSIDER) Consideration can also be given to the application of the Livable Housing Design Guidelines (www.livablehousingaustralia.org.au) when designing accessible features.

(CONSIDER) Emergency fire egress strategies and procedures should be implemented within each accessible room. Where a high number of people with cognitive disabilities or those on the autism spectrum reside, other forms of alarm notification systems under a fire engineered solution should be considered, rather than reliance on loud audible alarms that could send occupants into distress.

38. ACCESS & ADAPTABILITY ASSESSMENT

Clause No



AS4299
Clause 3.3

SITE ACCESS & ACCESS WITHIN THE SITE

BCA
Table D4D2

The principle accessible pedestrian entry will be required from the allotment boundaries to ALL the entry doors of the proposed Residential Buildings, Hotel, Retail and Commercial tenancies to the entry doors of each building to comply with AS1428.1:2021.

SEPP 65 -
Residential
Flat Design
Code

Main entry door to the proposed buildings will need to provide a min. 850mm clear opening through a single active door with min. 530mm latch side & min. 110mm hinge side for a forward approach to comply with AS1428.1:2021, 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 850mm in accordance with AS1428.1, the floor levels between the internal and external parts of the entry into the buildings will need to be the same.

All common entry stairs, walkways, ramps and landing will need to comply with AS1428.1:2021.

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

Further details at construction certificate stage will need to show the 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 D4D2 as well as satisfy Part D4D4 of the Building Code of Australia.

AS4299
Clause 3.5

COMMUNAL OUTDOOR OPEN SPACE

The proposed SSDA Buildings will provide communal open space on the ground level, Level 01 & Level 02 of all Residential Apartments within the development.

AS1428.1-
2021

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 for front approach 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.

AS1428.1-
2021 Clause
15

ACCESSIBLE UNISEX SANITARY FACILITIES

All unisex accessible sanitary facilities throughout the proposed SSDA development will need to comply with AS1428.1 in terms of circulation space for an accessible toilet pans and washbasins. Further detail is required at Construction Certificate (CC) stage in accordance with AS1428.1:2021.

All Male & Female toilets within the development will require sanitary compartments for people with ambulant disabilities as outlined in F4D5 and will need to comply with AS1428.1:2021 at Construction Certificate (CC) stage.

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



BCA 2022
Part
D4D4(a)(iii)

in accordance with AS1428.1 – Clause 11 i.e., continuous handrails, handrail extensions, stair setback at mid-landing, luminous contrast and strip nosing.

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

AS1735.12

LIFT ACCESS

BCA 2022
Part E3, E3D7
& E3D8

All passenger lifts proposed will need to be detailed with requirements and features in the Construction Certificate (CC) stage to comply with Part E3 and AS1735.12 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.

These passenger lifts will access all levels of the buildings throughout the development including the basement carpark levels.

A compliance certificate will be required by the lift manufacture at Occupation Certificate (OC) stage to indicate the lift and lift installation complies with the BCA and Australian Standards requirements.

AS/NZS
2890.6:2009

CARPARKING

SEPP Housing
2021

The proposed SSDA Development will propose a total of one thousand, nine hundred & forty-four (1944) car parking spaces over seven (7) levels of car parking.

Final accessible parking numbers and allocation to be determined at construction certificate stage.

Please refer to the Traffic & Parking Assessment Report prepared by Varga Traffic Planning for general car parking numbers for the proposed development.

AS4299-1995

A total of two hundred & sixteen (216) designated accessible parking bays throughout the seven (7) level basement car park.

All adaptable apartment (186) throughout the development have been allocated One (1) designated accessible parking bay to comply with either AS2890.6 or 3800mm wide parking space to comply with AS4299-1995.

The eight (8) accessible rooms in the proposed Hotel in Building 04 will need to provide one (1) designated accessible parking space each at a min 2400mm + min 2400mm shared area to comply with AS2890.6

Fifteen (15) designated accessible visitor parking bays have been provided along with fifteen (15) non-residential designated accessible parking bays.

All designated accessible car spaces are to be detailed at Construction Certificate stage to comply with AS2890.6 Parking facilities – Off street parking for people with disabilities and AS299-1955 adaptable housing.

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.

AS4299
Clause 3.8

LETTERBOXES

The letterboxes for the adaptable apartments needs to be located either on the accessible path to the entry or within the entry lobby on the ground floor of All Buildings throughout the



development and shall provide at least 1550mmX1550mm circulation area and access to comply with AS4299.

All letterboxes shall be located on hard surface area connected to an accessible pathway to the adaptable apartments.

The height of the adaptable letterboxes to be located between 600mm and 1100mm from finished floor level with details of the letterboxes to be confirmed during construction certificate stage.

AS4299
Clause 4.3.3
and 4.3.4

DOORS AND DOOR HARDWARE

The SSDA 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 apartments and will also provide for a 950mm door (or 850mm clearance) with a min 530mm latch side and a min 110 hinge side front approach clearance depending of the door swings and lever door handles to comply with AS1428.1:2021 and AS4299: 1995

Internal circulation space at the entry doors to these apartments will require apart removal of shelving to complies with AS1428.1 having the required 1550mmX1550mm minimum circulation area.

Note: TYPE 1 entry will require the removal of storage cupboards to allow for the appropriate circulation, any walls to be demolished at post adaptable stage within the internal entry will require lightweight non-load bearing walls, and free of electrical & plumbing services for easy removal at post adaptation.

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.

Note: TYPE 1 entry will require the removal of storage cupboards to allow for the appropriate circulation, any walls to be demolished at post adaptable stage within the internal entry will require lightweight non-load bearing walls, and free of electrical & plumbing services for easy removal at post adaptation.

AS4299
Clause 4.4
and 4.4.4

BATHROOM



TYPE 1, 2 & 3 accessible bathroom will comply with AS1428.1:2021 in terms of fixtures, fixture clearances and circulation at post adaptation will comply with AS1428.1:2021 and AS4299:1995, however more detail is required at construction certificate stage.

The movement of bathroom fittings i.e. basin shall not affect the waterproofing integrity of the bathroom within the adaptable apartment.

The removal of the shower screens will be required at post adaptation stage for shower circulation to comply with AS1428.1.

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 AS1428.1:2021 and AS4299:1995.

AS4299
Clause 4.5

KITCHEN

The kitchen in TYPE 1, 2 & 3 adaptable apartments throughout the development are in the open plan living/dining area.

The relocation of the island bench and bench style kitchen will provide the appropriate circulation space of 1550mm between kitchen benches, to comply with the requirements outlined in AS4299: 1995 & 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: 1995 and AS1428.2.

AS4299
Clause 4.6

ADAPTABLE BEDROOM

The adaptable bedroom in TYPE 1, 2, & 3 within 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 foot and adjacent to the bed to comply with AS4299:1995 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 pre & post adaptable plans will show a combined living/dining area to ALL 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 ALL the adaptable apartments are in the form of laundry cupboard and are located off the main entry hallway and open plan.

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.

Balconies to adaptable apartments 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 at post adaptation stage 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.

AS1428.1-
2021
Section 5

SIGNAGE

Signage to ALL unisex accessible sanitary compartment throughout the development along with adaptable units, designated accessible parking bays, letterboxes and garbage bays etc. are to be detailed at construction certificate stage and to comply with AS4299 & AS1428.1:2021.

AS4299
Clause 3.9

AS4299
Clause 4.11.6

STORAGE/WASTE STORE/BULKY STORE

Typical residential garbage bin rooms, bulky waste and waste rooms are generally located on the basement car park levels throughout the development for ALL residential buildings.

All adaptable apartment levels will provide a garbage chute that will have the required circulation space for wheelchair access according to AS1428.1 and Part D4 of the Building Code of Australia.

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 3.6.

39. CONCLUSION

It has been determined by this Access and Adaptability Assessment of the State Signification Development Application (SSDA) drawings for the proposed commercial, retail, residential Precinct Development at Leppington Town Centre SITE A, N° 173-183 Rickard Road Leppington NSW 2179 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 Camden Growth Centre Precincts Development Control Plan (DCP) 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 Volume One Amendment 2.

ACCREDITED ACCESS CONSULTANT

George Saliba

DIPLOMA OF ACCESS CONSULTING

Member of ACA – N°363

Access Consultants Association

Accredited NDIS Specialist Disability Accommodation Assessor N°SDA00012

LHA NCC Livable Housing Design Assessor N°LHDS009

Livable Housing Australia - Assessor N°LHDG019

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 Don Wang from ALAND on behalf of the Owner(s) of SITE A, N°173-183 Rickard Road Leppington NSW 2179 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 State Signification Development Application (SSDA) 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 & Adaptability 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.