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ACCESS & ADAPTABILITY ASSESSMENT REPORT

RESIDENTIAL APARTMENT DEVELOPMENT

Lot 101 DP1267563 Somme Avenue
EDMONDSON PARK

AMENDED DEVELOPMENT APPLICATION

Croatia 88 Pty Ltd

February 2024

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Reference Number: 499/AMS01/01GS



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1. INTRODUCTION

This Access and Adaptability Assessment Report has been prepared by **Access Mobility Solutions** to accompany the Amended Development Application (DA) for the approved Residential Apartment Development at Lot 101 DP1267563 Somme Avenue Edmondson Park NSW 2174.

2. SUBJECT DEVELOPMENT IN BRIEF

The subject site is Lot 101 DP1267563 Somme Avenue Edmondson Park NSW 2174

The architectural documents used in this Amended Development application review assessment are prepared by **stanisic architects**.

Lot 101 DP1267563 Somme Avenue Edmondson Park is designed to SEPP 65 - Design and Quality of Residential Flat Development 'Apartment Design Guide' requirements, Liverpool City Councils relevant documents and the State Signification Development amended SEPP & regulations.

The residential flat development consists of three (3) residential buildings, including basement carparking. Building's 'A' & 'B' are located on Site 1 (North) Lot 101 while Building 'C' is located on Site 2 (South) Lot 101. Refer to Site Plan DA0006 Issue C prepared by **stanisic architects**.

The amended development consists of the following:

The overall development contains one hundred seventy-eight (178) residential flat apartments comprising of three (3) Building's 'A', 'B' & 'C'.

Building 'A' consists of twenty-seven (27) apartments, eleven (11) x one bed, thirteen (13) x two bed and three (3) x three bed apartments.

Building 'B' consists of sixty-two (62) apartments, twenty (20) x one bed, thirty-four (34) x two bed and eight (8) x three bed apartments.

Building 'C' consists of ninety (90) apartments, twenty (20) x one bed, sixty-eight (68) x two bed and two (2) x three bed apartments.

There are twenty-seven (27) affordable housing apartments located in Building 'A'.

Eighteen (18) adaptable apartments (10%) thought-out the development have been proposed. Building's 'A' & 'B' consists of four (4) adaptable apartments while Building 'C' consists of ten (10) adaptable apartments and comply with AS4299. A further forty-two (42) apartments, which is more than the 20% (35.8 apartments) required will meet the silver level requirements set out in the Livable Housing Australia guideline.

The principal accessible pedestrian path of travel to Building 'A' entry lobby is from Somme Avenue, while Building 'B' entry lobby is accessible from Passendale Road. Building 'C' will provide two (2) entry lobbies A & B and have the principal accessible pedestrian path of travel from the Future Street.

The letterboxes will need to be located on the pathway leading to the building's 'A', 'B' & 'C' entry.

All entry lobbies to the buildings will incorporate lifts that will be accessible to all levels of the development including the car park levels.

The basement car park to residential Building's 'A' & 'B' will be accessible from Passendale Road and will provide a total of one hundred & twenty-one (121) car parking spaces comprising of ninety-one (91) residential parking bays, eight (8) designated accessible parking bays, twenty (20) residential visitor parking bays, one (1) designated accessible visitor bay and one (1) loading bay/visitor.

Basement car park to residential Building 'C' will be accessible from the Future Street and will provide a total of one hundred and sixteen (116) car parking spaces comprising of eighty-three (83) residential parking bays, ten (10) designated accessible parking bays, twenty (20) residential visitor parking bays, two (2) designated accessible visitor bay and one (1) loading bay/visitor.

Individual storage enclosures have also been provided for the adaptable units, which will provide appropriate access pathways from the units and lifts. The garbage chute and recycle rooms on each level is provided and will have the required circulation area.

The communal outdoor summer and winter courtyard open space to Buildings 'A' & 'B' is located on the ground floor level - Level 1 (G) Plan, while the communal outdoor open space for Building 'C' is located on the building rooftop - Level 6 Plan.



3. ARCHITECTURAL ASSESSMENT DOCUMENTS

stanisic architects

project no: 20 117

DRAWING NO	DRAWING DESCRIPTION	ISSUE	DATE
DA 0002	ACCOMMODATION SCHEDULE	C	29.02.24
DA 0003	DEVELOPMENT DATA	C	29.02.24
DA 0004	CONTEXT ANALYSIS PLAN	B	29.02.24
DA 0005	SITE ANALYSIS PLAN	B	29.02.24
DA 0006	SITE PLAN	C	29.02.24
DA 1001	BASEMENT 2 PLAN	C	29.02.24
DA 1002	LEVEL LG (B1) PLAN – BLD A+B	C	29.02.24
DA 1003	LEVEL 1 (G) PLAN – BLD A+B	C	29.02.24
DA 1004	LEVEL 2 PLAN – BLD A+B	C	29.02.24
DA 1005	LEVEL 3 PLAN – BLD A+B	C	29.02.24
DA 1006	LEVEL 4 PLAN – BLD A+B	C	29.02.24
DA 1007	LEVEL 5 PLAN – BLD A+B	C	29.02.24
DA 1008	LEVEL 6 PLAN – BLD A+B	C	29.02.24
DA 1009	LEVEL 7 PLAN – BLD A+B	A	29.02.24
DA 1010	ROOF PLAN – BLD A+B	A	29.02.24
DA 1102	BASEMENT 4 PLAN – BLD C	B	29.02.24
DA 1103	BASEMENT 3 PLAN – BLD C	B	29.02.24
DA 1104	BASEMENT 2 PLAN – BLD C	B	29.02.24
DA 1105	BASEMENT 1 PLAN – BLD C	B	29.02.24
DA 1106	LEVEL 1 (G) PLAN – BLD C	B	29.02.24
DA 1107	LEVEL 2 PLAN – BLD C	C	29.02.24
DA 1108	LEVEL 3 PLAN – BLD C	C	29.02.24
DA 1109	LEVEL 4 PLAN – BLD C	C	29.02.24



stanisic architects
project no: 20 117

4. SITE PLAN







7. RELEVANT LEGISLATION & REGULATION ASSESSMENT MATERIAL

Disability Discrimination Act 1992

Disability Standards 2010 (Access to Premises) - Premises Standards

Building Code of Australia (BCA 2019)

Australian Standards AS1428.1 2001-2009 Design for access and mobility
Part 1: General requirements for access – New Building work

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

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

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

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

Australian Standards AS4299 - 1995 Adaptable Housing

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

Apartment Design Guide

Liverpool Development Control Plan 2008

- Part 1 – General Controls for all developments
- Part 2.11 – Land Subdivision and Development in Edmondson Park
- 3 Controls for Residential Development in 28 Dwellings/Hectare Areas
- 4 Controls for Residential Development in 17 dwellings/Hectare Areas
- 8.5 Residential Choice and Mix for Apartment Buildings

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)



8. LIVERPOOL DEVELOPMENT CONTROL PLAN 2008

Part 2.11 Land Subdivision and Development in Edmondson Park

8.5 Residential Choice and Mix for Apartment Buildings

A mix of apartment types and sizes is proposed to cater for a variety of socio-economic groups. A range of dwelling sizes and types creates a housing mix that will cater for a diverse population, as well as provide for changing use over time.

Objectives

- a) To ensure development provides a mix of apartment types and sizes to accommodate a range of household types and needs.
- b) To ensure apartment sizes and room proportions are adequate to meet the needs of the occupants and to afford a range of changing activities over time.
- c) Ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
- d) Ensure the provision of housing that will, in its adaptable features, meet the access and mobility needs of any occupant.

In addition to the provisions for apartment mix as per Part 3 of the residential Flat Design Code, the following additional controls apply.

Controls

1. Provide a variety of residential unit mix, sizes, and layouts within each residential development, particularly in larger buildings. It is recognised that the dwelling mixes may not be possible in smaller developments of less than six dwellings.
2. To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following:
 - Provide a mix of studio, 1 bedroom, 2 bedroom and 3-bedroom units.
 - Studios and 1-bedroom units are not to be greater than 25% and not less than 5% of the total mix of apartments within each development.
 - Two-bedroom units are not to be more than 75% of the total mix of apartments within each development.
3. Provide apartments that are flexible enough to support a change in their use. The applicant will be required to demonstrate that a studio unit can be combined with other units to enable this to occur.
4. 10% of all apartments are to be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the *Australian Adaptable Housing Standard (AS 4299-1995)*, which includes 'pre-adaptation' design details to ensure visit ability is achieved.
5. Where possible, adaptable dwellings are to be located on the ground floor, for ease of access. 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 (AS4299-1995)*.
7. Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard for disable parking spaces.

SUMMARY:

*The amended Development Application Documentation prepared by **stanisic architects** will demonstrate how the objectives and controls have been addressed, as outlined in the Liverpool City Council's Development Control Plan*



9. 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 AS 4299-1995 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 amended Development Application Documentation prepared by **stanisic architects** 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.



10. 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.



11. 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 amended Development Application documentation prepared by **stanisic architects** 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.*



12. BUILDING CODE OF AUSTRALIA (NCC) 2022

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

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

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

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

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

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

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

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

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

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

PART D4 ACCESS FOR PEOPLE WITH A DISABILITY

13.1 D4D2 General building access requirements

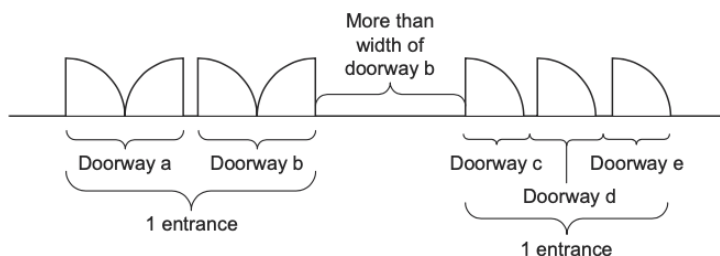
- (4) For a Class 2 building, common areas are to be *accessible* as follows:
- (a) From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.
 - (b) To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, individual shop, eating area, or the like.
 - (c) Where a ramp complying with AS1428.1 or a passenger lift is installed—
 - (i) to the entrance doorway of each *sole-occupancy unit*; and
 - (ii) to and within rooms or spaces for use in common by the residents.
 - (d) The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.
- (7) For a Class 7a building, access must be provided to and within any level containing *accessible* carparking spaces.



13.2 D4D3 Access to buildings

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

Figure D4D3: Doorways and pedestrian entrances for access purposes





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

In a building *required* to be accessible—

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

13.4 D4D4 Exemptions

The following areas are not *required* to be accessible:

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



13.5 D4D6 Accessible carparking (IN PART)

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

13.6 D4D7 Signage (IN PART)

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

13.7 D4D8 Hearing augmentation (NOT APPLICABLE)



13.8 D4D9 Tactile indicators (IN PART)

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

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

13.10 D4D11 Swimming pools (NOT APPLICABLE)

13.11 D4D12 Ramps (NOT APPLICABLE)

13.12 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.



14. E3D2 Lift installations

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

14.1 E3D3 Stretcher facility in lifts

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

14.2 E3D6 Landings

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

14.3 E3D7 Passenger lift types and their limitations

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



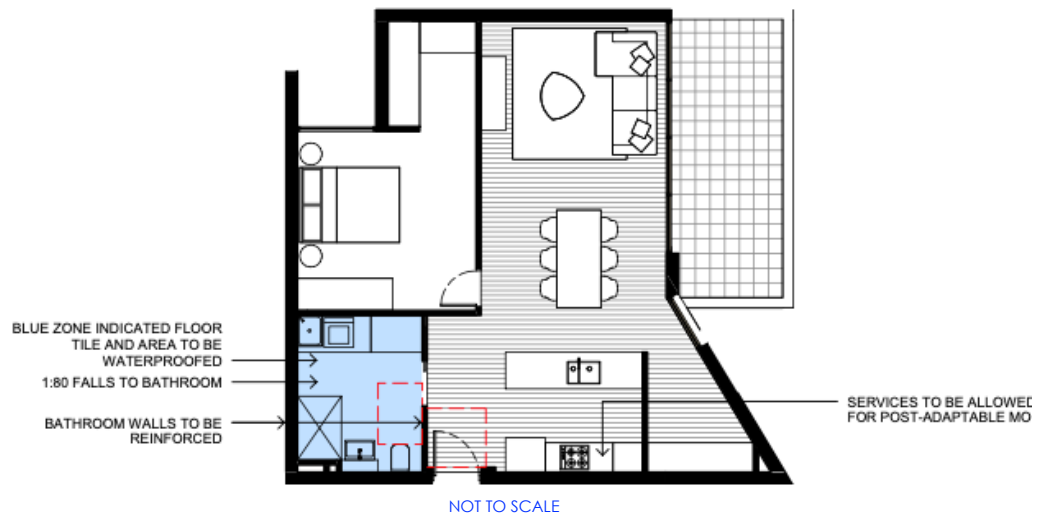
14.4 E3D8 Accessible features required for passenger lifts

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

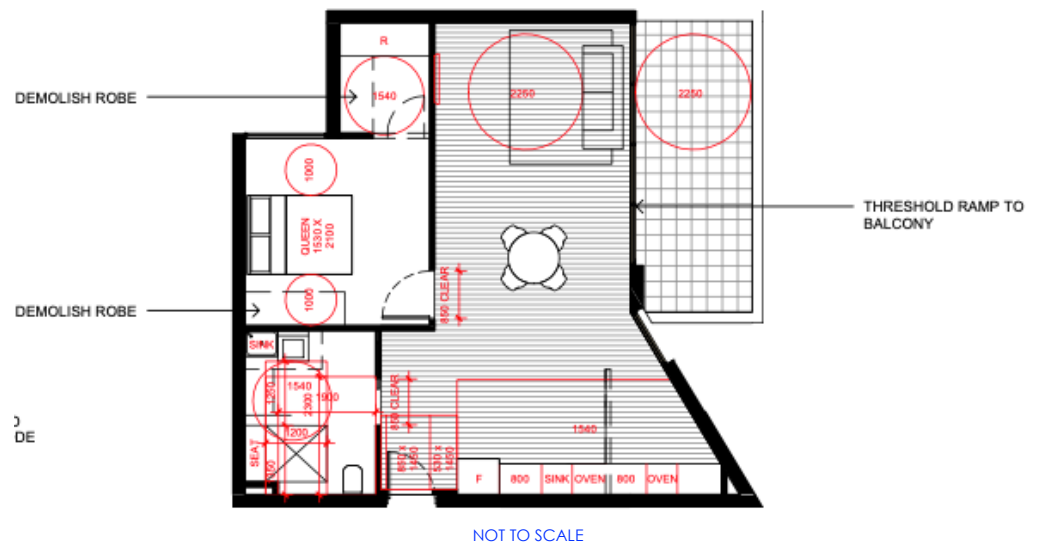
- (a) A handrail complying with the provisions for a mandatory handrail in AS1735.12 for all lifts except—
 - (i) a *stairway platform lift*; and
 - (ii) a *low-rise platform lift*.
- (b) Lift floor dimensions of not less than 1400mm wide x 1600mm deep for all lifts which travel more than 12m.
- (c)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



B406



B406





17. APARTMENT TYPE F2-2 (PRE-ADAPTABLE)

LEVEL 2 – NORTH

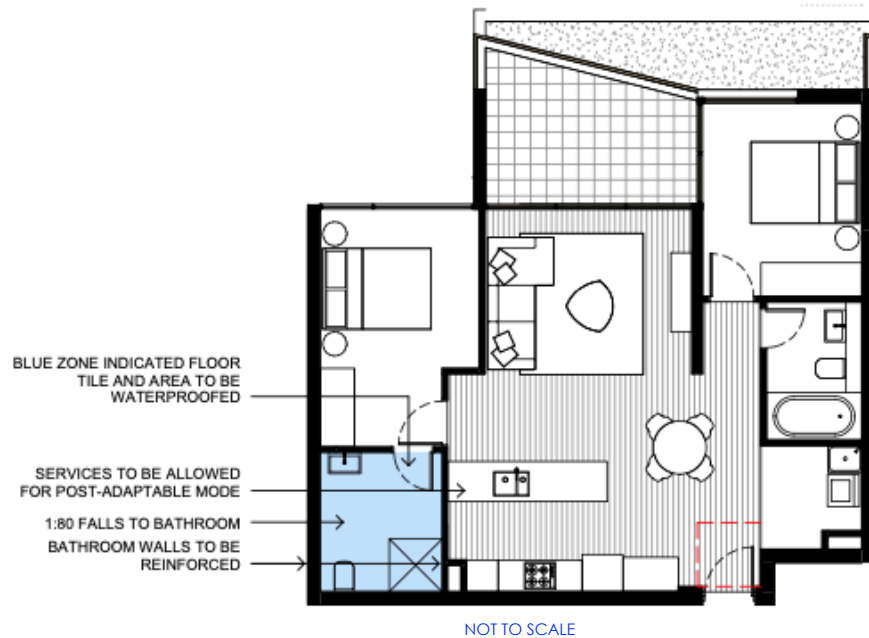
A203

LEVEL 3 - NORTH

A303

LEVEL 4 - NORTH

A403



18. APARTMENT TYPE F2-2 (POST-ADAPTABLE)

LEVEL 2 – NORTH

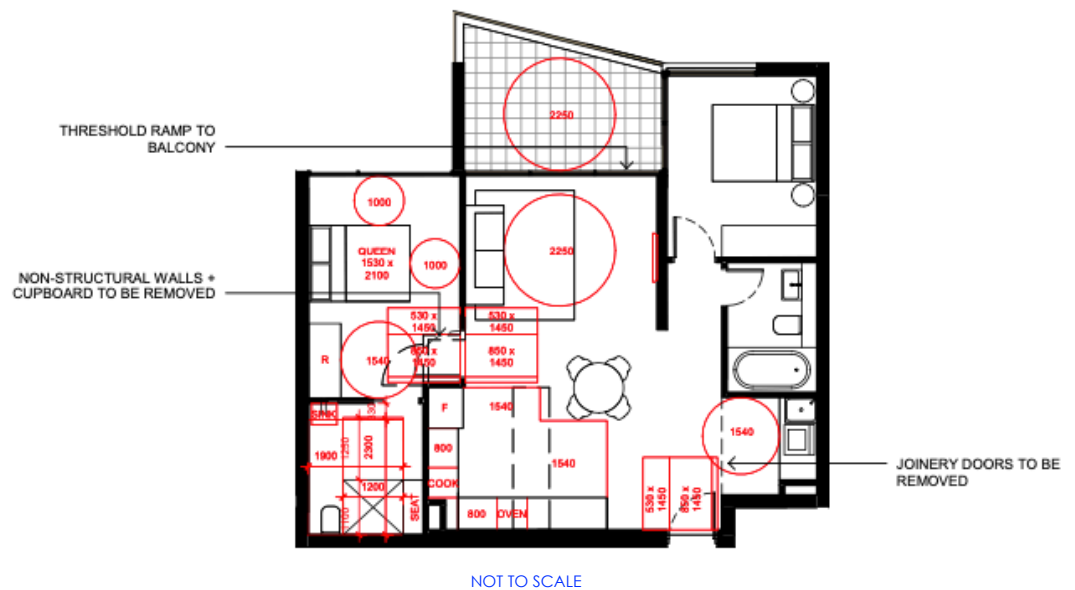
A203

LEVEL 3 - NORTH

A303

LEVEL 4 - NORTH

A403





LEVEL 2 – SOUTH
C203

LEVEL 2 – SOUTH
C208

LEVEL 3 – SOUTH
C303

LEVEL 3 – SOUTH
C308

LEVEL 4 – SOUTH
C403

LEVEL 4 – SOUTH
C408

LEVEL 5 – SOUTH
C503

LEVEL 5 – SOUTH
C508

LEVEL 6 – SOUTH
C602



LEVEL 2 – SOUTH
C203

LEVEL 2 – SOUTH
C208

LEVEL 3 – SOUTH
C303

LEVEL 3 – SOUTH
C308

LEVEL 4 – SOUTH
C403

LEVEL 4 – SOUTH
C408

LEVEL 5 – SOUTH
C503

LEVEL 5 – SOUTH
C508

LEVEL 6 – SOUTH
C602





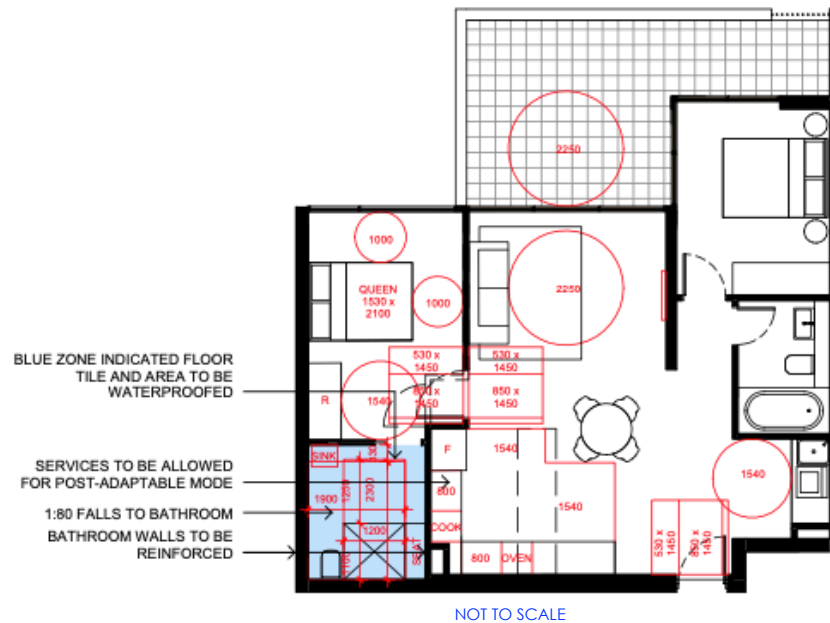
23



23. APARTMENT TYPE F2-3 (PRE-ADAPTABLE)

LEVEL 1 (G) - NORTH

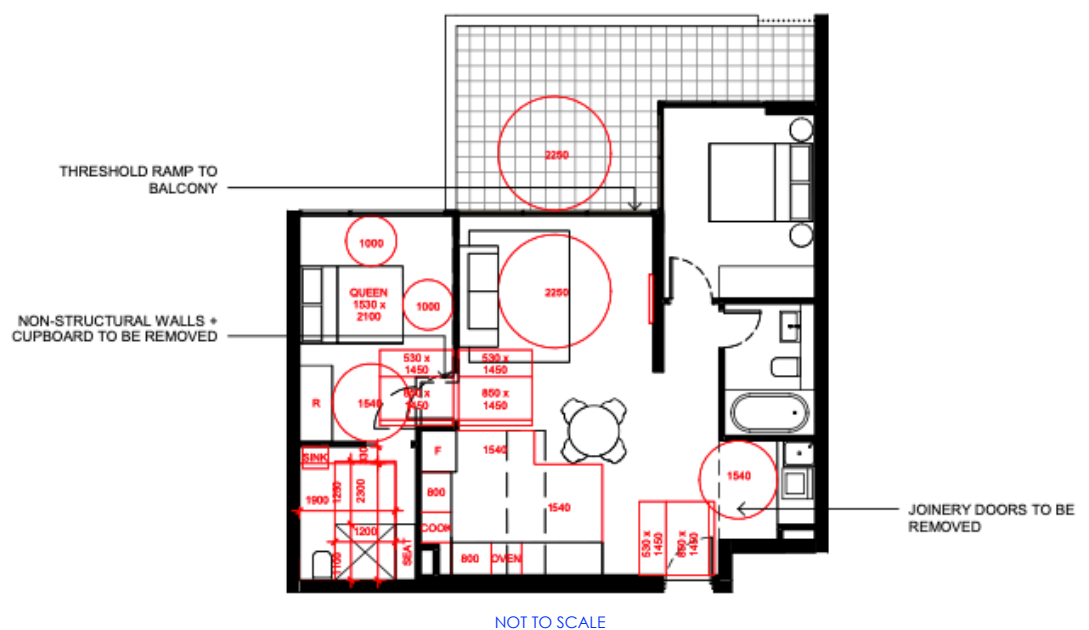
A103



24. APARTMENT TYPE F2-3 (POST-ADAPTABLE)

LEVEL 1 (G) - NORTH

A103





25. ACCESS & ADAPTABILITY ASSESSMENT

Clause No

AS4299
Clause 3.3

SITE ACCESS & ACCESS WITHIN THE SITE

The approved residential flat development will provide the principal accessible pedestrian path of travel to Building 'A' entry lobby from Somme Avenue, while Building 'B' entry lobby is accessible from Passendale Road. Building 'C' will provide two (2) entry lobbies (A & B) and have the principal accessible pedestrian path of travel from the Future Street.

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

The main door entry to the lobbies of the building will need to provide a min. 850mm clear opening through a single active door with lever handles and a 520mm latch side clearance to comply with AS1428.1 and AS4299, the floor levels between the internal and external parts of the entry into the building will be the same.

SEPP 65 -
Residential
Flat Design
Code

Detailed plans at construction certificate stage will need to show all corridors have the appropriate passing and turning areas and have the required access to all unit entry doors to provide the appropriate doorway circulation space in accordance with AS1428.1 and comply with Table D3.1 as well as satisfy Part D3.3 of the Building Code of Australia.

AS4299
Clause 3.5

COMMUNAL OUTDOOR OPEN SPACE

The development shows the communal outdoor summer and winter courtyard open space to Buildings 'A' & 'B' are located on the ground floor level - Level 1 (G) Plan, while the communal outdoor open space for Building 'C' is located on the building's rooftop - Level 6 Plan and will have the required access from the front door of the adaptable units and building entry doors via accessible pathway and passenger lifts.

AS1428.1-
2009

The access pathway, ramps, lifts and passageway leading to the common outdoor open space on the roof top will provide appropriate access and complies with AS1428.1

BCA
Table D3.1

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 520mm latch side clearance to comply with AS1428.1

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

AS1735.12

LIFT ACCESS

The development application plans indicate that Building 'A' & 'B' will provide two (2) passenger lift, while Building 'C', which has two entry lobbies (A & B) entry lobby B will provide one (1) passenger lift, while entry lobby (B) will provide two (2) passenger lifts in Building 'C' will also provide a low-rise platform lift.

BCA Part E3.6
Table E3.6a,
E3.6b

All entry lobbies to the buildings will incorporate lifts that will be accessible to all levels of the development including the car park levels.

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

AS1428.1
Clause 11

COMMON EGRESS/FIRE STAIRS

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

BCA Part
D3.3(a)(iii)

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



AS/NZS
2890.6:2009

CARPARKING

The basement car park to residential Building's 'A' & 'B' will be accessible from Passendale Road and will provide a total of one hundred & twenty-one (121) car parking spaces comprising of ninety-one (91) residential parking bays, eight (8) designated accessible parking bays, and one (1) loading bay/visitor.

Basement car park to residential Building 'C' will be accessible from the Future Street and will provide a total of one hundred and sixteen (116) car parking spaces comprising of eighty-three (83) residential parking bays, ten (10) designated accessible parking bays, and one (1) loading bay/visitor.

Liverpool
DCP 2008
Part 2.11

All eighteen (18) adaptable units will have one (1) designated accessible space each being a minimum of 4800mm wide comprising 2400mm + 2400mm shared area so to enable access 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.

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

AS/NZ
2890.6:2009
Clause 2.2

VISITOR PARKING

The basement car park to Building 'A' & 'B' will provide twenty (20) visitors car spaces + one (1) designated accessible visitor-parking bay, while Building 'C' will provide twenty (20) visitors car spaces + two (2) designated accessible visitor-parking bay. The accessible parking space to be min. 2400mm + min. 2400mm shared zone to comply with AS2890.6

The designated accessible visitors 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 will need to be located on the pathway leading to the building's 'A', 'B' & 'C' entry and shall provide at least 1550mmX1550mm circulation area and access to comply with AS4299.

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

AS4299
Clause 4.3.3
and 4.3.4

DOORS AND DOOR HARDWARE

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

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

AS4299
Clause 4.3.1
and 4.3.2

ACCESSIBLE ENTRANCE TO ADAPTABLE UNITS

All eighteen (18) adaptable units will show an entry area in the common corridor that will deliver the required 1550mmX1550mm minimum circulation to the entrance of these units and will also provide for a 950mm door (or 850mm clearance) with a 520mm minimum latch side clearance and lever door handles to comply with AS1428.1 and AS4299.

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

AS4299
Clause 4.3.7

INTERNAL: GENERAL

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

Threshold ramps for wheelchair access may be required to all wet areas if tiled floor area is not set down.



AS4299
Clause 4.4
and 4.4.4

BATHROOM

The adaptable bathrooms to all eighteen (18) units will provide the appropriate access space and circulation to comply with AS1428.1.

Note: It is recommended that pre and post adaption locations of sanitary fitting are located in the same position. If this is not the case, provide extra capped off services (plumbing supply pipes and wastes) with suitable set-outs and clearances to allow for relocation of fixtures in post-adaption locations, to comply with AS1428.1

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

AS4299
Clause 4.5

KITCHEN

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

The kitchens can be easily modified for adaptation when required and achieve the accessibility and design style which will provide the required layout and 1550mmX1550mm minimum circulation space between benches to comply with the requirements outlined in AS4299 & AS1428.2

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

Note: Provide pre-installed and blocked off plumbing for post adaptation sink layout (where required) with suitable set-outs and clearances to allow for relocation of fixtures in post-adaption locations to comply with AS1428.1. Continuous under bench flooring finish will be required to allow for future adaptation to kitchen benches while any movement of the kitchen fittings shall not affect the integrity of the waterproofing to the kitchens.

AS4299
Clause 4.6

ADAPTABLE BEDROOM

The proposal indicates an adaptable bedroom in all eighteen (18) adaptable units will be capable of accommodating a queen size bed and a built-in wardrobe and the required circulation space clear of wardrobe fixtures.

The position of the queen size bed will provide the adequate 1540mmX2070mm circulation space adjacent to the bed as well as minimum 1000mm clearance at the side and foot of the bed, while the B14 bedroom will have the 1540mmX2070mm circulation space is at the foot of the bed to comply with AS4299 and AS1428.2.

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

Note: Lightweight non-loadbearing walls will be required at the entry to the adaptable bedrooms in F1-3, F2-2, F2-3 and F2-4 to allow for easy modification to allow for the appropriate doorway circulation at post adaptation. Extra electrical wiring will be required at initial construction for the relocation of light switches at post adaptation to the adaptable bedrooms. The robes in bedroom unit B14 will also require to have lightweight non-load bearing walls for easy removal at post adaptation.

AS4299
Clause 4.7
and 4.7.1

LIVING AND DINING

The development application plans show a combined living/dining area to all of the eighteen (18) adaptable units 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 3.5
(b)

OUTDOOR PRIVATE OPEN SPACE

The adaptable units will provide their own private open space areas in the form of a terrace/balcony and will have easy access via sliding doors from the units' living areas.

The terrace/balconies to the adaptable units will allow for adequate accessible private open space which will provide 2250mm diameter circulation space.

The change in floor levels between the adaptable units and outdoor private space/balconies will have a step down on 35mm and have a threshold ramp, a fall of 1:40 will also apply to the terraces to comply with AS1428.1

All adaptable units' floor and terrace/balcony levels are to be confirmed at construction certificate stage.

AS4299
Clause 4.8

LAUNDRY

The laundries to adaptable units F1-3, F2-2, F2-3 and F2-4 are in the form of laundry cupboard and are located off the main entry hallway. The laundry in adaptable unit B14 is located within the accessible bathroom.

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 4.9

FLOOR SURFACES

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

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

AS4299
Clause 4.10

LIGHTING

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

AS4299
Clause 3.9

SIGNAGE

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

AS4299
Clause 4.11.6

STORAGE/WASTE STORE/BULKY GOODS STORE

Eighteen (18) Individual storage enclosures located on the parking levels of the development have been provided for the adaptable units, which will provide appropriate access pathways from the Units and Lift area to comply with AS1428.1 and AS4299.

There is a garbage chute room to all levels (near lift) of Building 'A' & 'B' that will also have the required circulation space for wheelchair access according to AS1428.1 and Part D3 of the Building Code of Australia.

The waste room for Building 'A' is located on Level LG (B1) while the waste room for Building 'B' is on Level 1 (G), the waste rooms for Building 'C' are located on Level 1 (G) and Basement 1 and will ONLY be accessed by the building's manager/caretaker.

The bulky goods store to Building 'A' & 'B' is on Level LG(B1) while the bulky goods store to Building 'C' is on Basement 1.

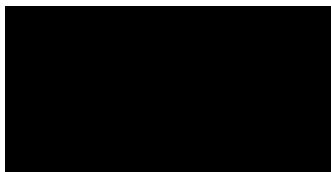


26. CONCLUSION

It has been determined by this Access and Adaptability Assessment of the Amended Development Application (DA) drawings, that the approved Residential Flat Buildings at Lot 101 DP1267563 Somme Avenue Edmondson Park NSW 2174 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 Liverpool City Council's 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.

ACCREDITED ACCESS CONSULTANT



George Saliba

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LHA NCC Livable Housing Design Assessor N°LHA10006

Livable Housing Australia - Assessor N°10006

Changing Places Assessor – Registration N°CP043

CITY OF SYDNEY Inclusion (Disability) Advisory Panel Member

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

Disclaimer

This Amended Access & Adaptability Assessment Report has been prepared at the request of Aland Group Pty Ltd on behalf of the Owner(s) of Lot 101 DP1267563 Somme Avenue Edmondson Park NSW 2174 and does not absolve the client(s) of the requirements pursuant of the Disability Discrimination Act 1992 Cth.

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