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**79-81 Victoria Parade, Collingwood
Town Planning Accessibility Report**

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1 Executive Summary

Stockland has appointed Access Studio to undertake an accessibility evaluation for 79-81 Victoria Parade, Collingwood

Access Studio can confirm that the proposed design meets the accessibility requirements of the City of Yarra Planning Scheme, in accordance with Clause 58.05-1. The development will meet the Accessibility objectives as set out in Standard D18 for clear openings, pathways and adaptable bathrooms and bedrooms.

In summary, this project exemplifies Yarra City Council's commitment to accessibility by expanding the availability of visitable and adaptable housing that caters to the diverse needs of the community. The following assessment underscores the comprehensive integration of core accessibility design elements, reinforcing a strong focus on inclusivity for individuals of all abilities. Therefore, the proposed plans align with the Council's minimum accessibility benchmarks, ensuring usability for a broad spectrum of people, regardless of age, size, or disability status.

1.1 Relevant Documentation

The report is based on the information contained in the following documents and drawings:

Drawing Set	Issued By	Date-Revision
Project No. 2518 Drawing: Town Planning Issue Updates	Wardle	Date: 14/04/2026 Rev: 9

1.2 Legislative Requirements

The primary legislation applicable to the development is the BCA 2022, the Disability Discrimination Act of Australia, 1992 and the Disability (Access to Premises-Buildings) Standards, 2010.

The objective of the Premises Standards is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the Disability Discrimination Act.

It is acknowledged that there are limitations to these standards, and their use exclusively will not prevent a claim being made under the DDA. It is noted that the DDA is a complaints-based mechanism, whereby a claim of unlawful discrimination may be taken firstly to the Human Rights Commission and, if unsuccessful, to the Federal Court of Australia. The report offers a merit-based assessment of those designs and plans against the BCA Performance Requirements and reference standards with respect to access for people with a disability.

The report references the following legislation and access standards:

- The Building Code of Australia (BCA) 2022, prepared by the Australian Building Codes Board
- The Disability (Access to Premises -Building) Standards 2010.
- Australian Standards AS1428.1-2009-Design for Access and Mobility-Part 1: General Requirements for Access - New Building work.
- Australian Standards 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.
- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.

- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.
- AS 1657 Walkways, Stairs and Ladders.
- AS 1680.0 2009 Interior Lighting & Safe Movements.
- *Liveable Housing Design Guidelines* (Liveable Housing Australia, 2017)

2 Building Characteristics

Precinct Overview – 79-81 Victoria Parade

79-81 Victoria Parade will be a new neighbourhood precinct comprising of residential and retail faculties; it is situated between two major suburbs, East Melbourne and Collingwood. Additional community facilities will be distributed throughout the development including wellness facilities, garden areas and shared communal spaces. Continued consultation to ensure alignment of objectives has been undertaken with the Department of Transport and Planning (DTP).

Project Overview – 79-81 Victoria Parade

79-81 Victoria Parade comprises of two buildings, the North building and South building, which support a mix of retail and residential uses.

The North building has 23 levels, whereas the South building has 17 levels.

This Building comprises of:

- A diverse mix of 478 homes including:
 - Building A (South Building) - 204 Apartments; Building B (North Building) - 274
- Retail tenancies,
- 3 amenities zones throughout the development, located on ground and level 22 of the Northern building and level 14 of the South building.
- 2 carparking levels (B1, B2) – 297 carparking spaces including 8 EV parks (B2), 8 EV parks (B1), 5 Retail staff parks (B1), 1 Accessible Carpark (B1) and bike racks – 6 (B1) and 27 (B2), 52 (L1), 39 (L1 Mezz-North), 75 (L1 Mezz-South).
- Publicly accessible area including:
 - A pedestrian lane connected via Victoria Parade, through the communal gardens which are surrounded by retail tenancies.
 - The 2 aforementioned carparks – service for retail and residential users of the development

The information in the report is based on referenced documentation and is current at the time of writing this report. It is not intended to restrict or limit the design and is subject to clarification or change as the design develops.

The classification proposed for the building site includes the following:

Level	Use	BCA Classification
Basement 2 – Basement 1	Car Parking	7a
Level 1	Apartments, Townhouses, Commercial Tenancies, Retail & Hospitality, Storage, Residential Amenity.	2, 5, 6, 7b
Level Mezzanine	Townhouses, storage and bicycle storage	2, 7b
Level 2 – 13	Apartments	2
Level 14	Apartments (Resident Amenities – South Building)	2
Level 15 – 21	Apartments (<i>note. South building up to level 18</i>)	2
Level 22	Apartments, communal outdoor space (Northern Building)	2
Level 23	Apartments (Northern Building)	2

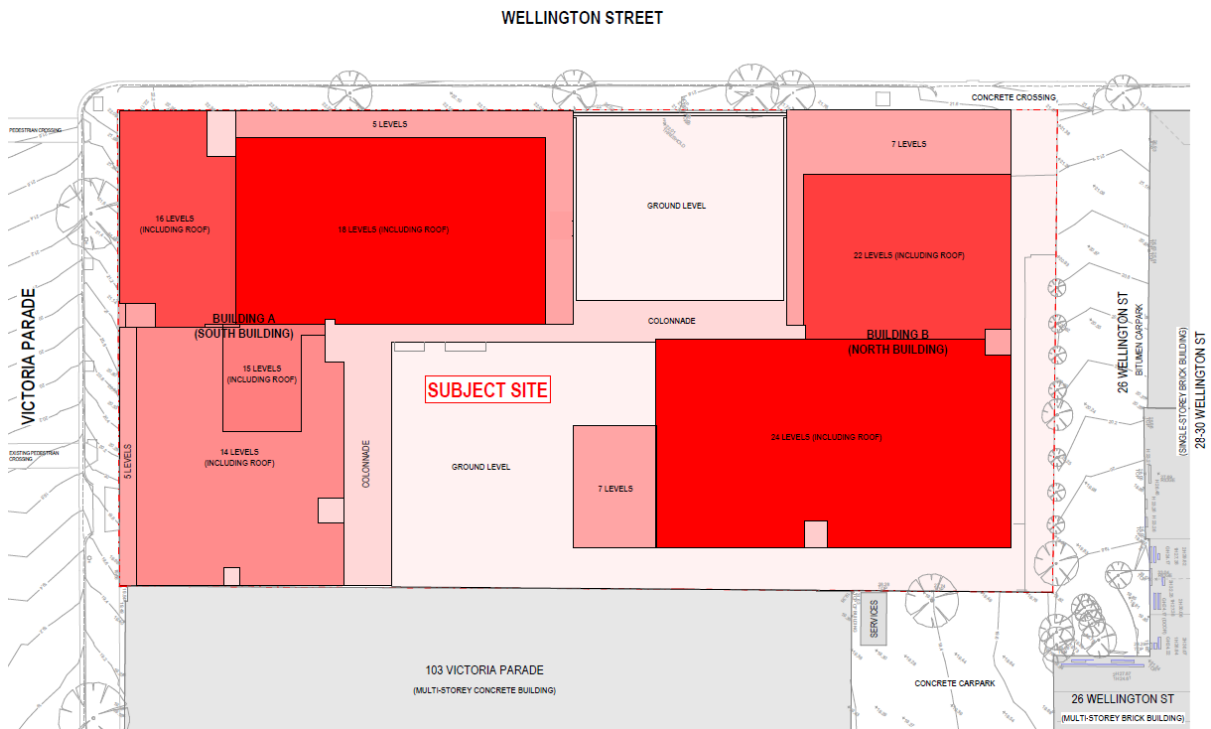


Figure 1 | Site plan (not to scale)

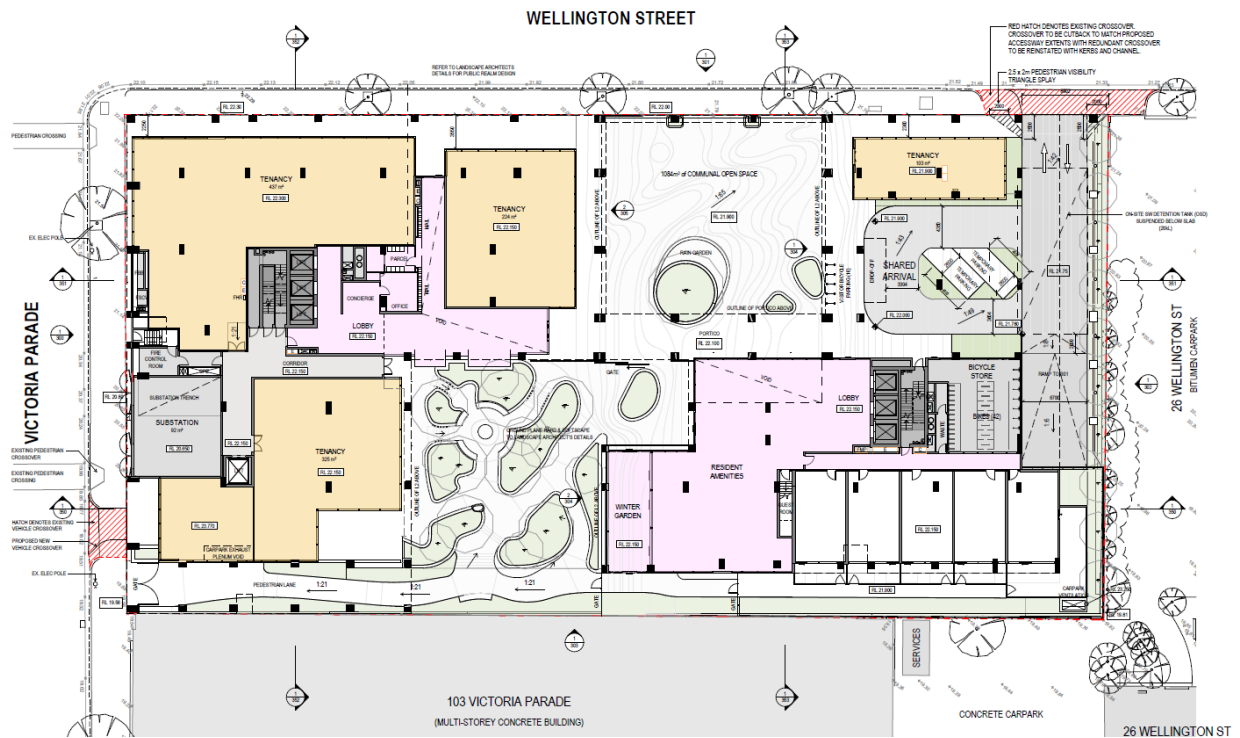


Figure 2 | Level 1 Plan (not to scale)

3 Design Elements

The following table highlights the key considerations of Universal Design. The principles of Universal Design have been encompassed in this design at a planning level. As the design progresses, the detail will ensure that the design accommodates not only people with disabilities, but also the broader members of the population, such as the elderly, families, and those with cognitive impairment.

Body Fit	Accommodate a wide range of body sizes and abilities.
Comfort	Keep physical and cognitive demands within desirable limits.
Awareness	Ensure that critical information is easily perceived.
Understanding	Make methods of operation intuitive, clear, and unambiguous.
Wellness	Promote health, prevent disease, and protect from hazards.
Social Integration	Treat all users with dignity and respect fostering inclusion.
Personalisation	Allow for individual preferences and choices.
Cultural Appropriateness	Design respect and reinforce cultural values and contexts.

4 Principles Summary

In general, the design highlights a high degree of accessibility. The following design elements emphasise the key accessibility features from the current design set that have been encompassed.

5.1 External access to the site

The site is well serviced by the local train, tram, bus network, which provides excellent public transport to and from the proposed site.

North Richmond Train station is located approximately 600m from the site, a 9 minute walk directly from the Victoria Parade entrance, along Victoria Parade, through Hoddle Street and on to Victoria Street.

The Yarra Trams Route 109 are serviced by low-floor trams, which are wheelchair accessible. Tram stops 16 and 19 along Victoria Parade can be used to access the 109 tram.

According to Public Transport Victoria, most local buses in Victoria are low-floor. Some buses can be lowered by the driver, so they are closer to the kerb. If needed, the bus driver will also use a ramp to help passengers board the bus. Low-floor buses have allocated spaces for passengers using wheelchairs or mobility aids. This area is marked on the floor with a wheelchair symbol.

The availability of these accessible transportation options to and from the site allows access for wheelchairs, mobility aids and assistance animals.

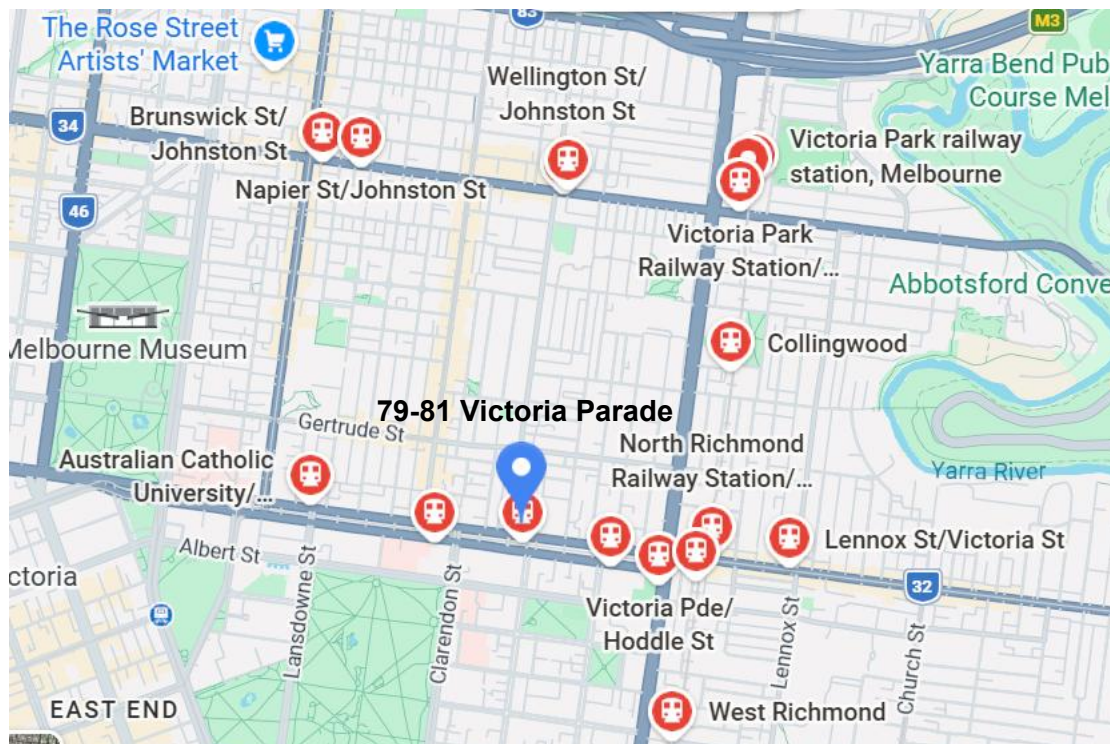


Figure 3 | Local Transport Options

Furthermore, there is plenty of on-street parking located along the neighbouring streets. Yarra City Council allows those with an Australian disability parking Permit (ADPP) permit or Double Time (PX2) permit to park for twice as long in a timed car parking space (non-disabled parking bay). For example, the permit holder is entitled to park for two hours in a one-hour car parking space. The permit holder is also exempt from paying for parking in a timed parking area.

Continuous, accessible pedestrian paths of travel shall be provided to and throughout the site in accordance with AS1428.1-2009.

Where pedestrian ramps (gradient 1:14 – 1:20) and walkways (gradient 1:20 – 1:33) are provided, they shall meet Clause 10 of the AS1428.1-2009. The crossfall to pedestrian paths of travel shall be not steeper than 1:40.

External pedestrian paths of travel shall incorporate the use of contrasting surface materials to assist the orientation and mobility of people with a visual impairment.

The principles of Universal Design have been incorporated with colour and contrast, creating intuitive paths of travel.

5.2 Entrances

All doorways in the public areas have sufficient clear opening widths, circulation spaces and latch-side clearances. If applicable, the entry doorway to the residential foyer shall have a security swipe located at a height of between 900-1100mm AFFL for readers to register and the door to open automatically.

All manual swing doors to the apartments will provide a minimum 50mm band of 30% luminance contrast to the adjacent wall area as per Clause 13.1 of the AS1428.1-2009 and include door hardware as per Clause 13.5 of the AS1428.1-2009 requirements. All doors shall have the required minimum clear opening width of 850mm. These doors shall not exceed the maximum weight of 20N opening force.

5.3 Accessible Carparking

Accessible carparking and shared space is provided for the retail tenancies on the street level in accordance with Clause 2.2.2, Figure 2.5 and 2.6 of the AS 2890.6:2009.

One accessible space for every 50 carparking spaces or part thereof is required for Class 6 tenancies as per NCC DtS D4D6(c). The accessible car parking spaces will be located close to the lift lobby on that level.

5.4 Accessible Sanitary Compartments

Where toilets are required by NCC DtS F4D4 for commercial and retail tenancies and common areas, a unisex accessible toilet compliant with Clause 15 of the AS1428.1-2009 is also provided as per NCC DtS F4D6(d).

All accessible facilities will be designed and constructed with appropriate selection and placement of fixtures and fittings that enable access by all users and meet the compliance requirements of AS1428.1-2009. Further details to be provided in the following design stages.

5.5 Vertical Access (reference AS1735.12-1999)

The development features a total of 6 lifts. Each lift services all levels of its respective building, ensuring seamless vertical accessibility across the entire site. This design allows individuals of all abilities to easily access their residential apartments and communal living spaces.

All lifts are designed in accordance with the requirements of E3D7 and E3D8 of the NCC and comply with AS1735.12-1999. Lift car dimensions meet the standard minimum of 1400x1600mm for travel distances exceeding 12 meters.

Passenger lifts are equipped for accessibility, incorporating handrails, information aids, door sensors, and compliant control buttons, as specified in AS1735.12-1999.

Strategically positioned throughout the development, the lift areas provide universal access, ensuring convenience for all residents.

5.6 Walkways and Pathways (reference AS1428.1-2009)

A continuous and accessible path of travel is provided to the entry points of each building and the entrance doorways of each unit, ensuring accessibility for people with limited mobility. Where this is not achieved at certain units, a performance solution may be provided.

Individuals may enter through the entrance on Victoria Parade, where a continuous path of travel along the pedestrian lane is provided, which connects the neighbourhood garden with to the south and north buildings.

All common areas within the residential component of the development, including waste rooms, storage, and mail areas, will be accessible. Corridors will be designed with sufficient width as well as turning and passing spaces to comply with the requirements of the NCC 2022 and the Disability (Access to Premises - Buildings) Standards (2010).

All corridors will achieve a minimum width of 1000mm. Turning spaces and passing spaces have been provided according to NCC DtS D4D4. Wheelchair turning spaces will be 1540mm wide and 2070mm long, located within 2 meters of the end of a corridor of the primary internal accessways. Where a direct line of sight is not available passing spaces will be provided 1800mm wide and 2000mm long noting that there is a 2000mm clearance at the lift lobbies on all levels.

Contrasting paving or surface materials will be used to assist the visually impaired. The design of the pathways follows the principles of Universal Design, maximising widths, turning spaces, and passing spaces while providing strong visual cues for individuals with low vision.

A minimum circulation space of 1800mm will be provided in front of each passenger lift on every floor to facilitate a 90-180° turn for wheelchair users as per AS1428.1-2009 and to enable stretcher use during evacuation via the stretcher lift facility.

Finished surfaces, including walls, floors, and doors, will be selected to ensure adequate contrast for people with varying degrees of vision impairment, such as a minimum of 30% luminance contrast between doors and door frames, or between door frames and adjacent walls. Appropriate lighting and adequate overhead clearance will ensure a clear and accessible path of travel.

Suitable visual indicators that meet the compliance criteria of AS1428.1-2009 will be installed on all frameless or fully glazed doors and sidelights, as well as any glazing that may be mistaken for a doorway or opening.

5.7 Floor Finishes (reference AS1428.1 2009)

All floor finishes in the public areas are to be flush, enabling an accessible path of travel throughout the different areas of the building. The maximum allowable construction tolerance is to be 3mm (5mm for bevelled edges) as part of the accessible path of travel.

5.8 Signage and wayfinding (reference AS1428.4.2 2018)

Limited documentation is available at this stage regarding the proposed wayfinding strategy for the development.

Where possible, tactile indicators will be minimised instead of colour and textural contrasting floor surfaces/paving being provided to highlight the potential hazard.

All signage and wayfinding will ensure viewing ranges are accessible and use of pictograms assists wayfinding.

Directional Braille & tactile signage incorporating the International Symbol of Access will be installed at common areas, lifts, and sanitary facilities. These will be installed at a height of 1400mm -1600mm from finished floor level.

When the development design progresses, it is recommended that a comprehensive review be undertaken to ensure signage is designed and installed with predictability and consistency of information, facilitating safe, independent, and dignified travel by all.

The way-finding strategy should be developed with consideration to landmarks and visual architectural features, including the use of varied surfaces to differentiate areas of the building, including amenities, lobby areas, and to identify unit and tenancy entrances.

Tactile and Braille signage shall be provided to meet the compliance requirements of the BCA and provisions outlined in AS1428.1-2009, including additional signage where deemed appropriate.

5.9 Stairs (reference AS1428.1 2009)

The south and North building each have a staircase which connects all the levels of their buildings. Additionally, the south and north building each have a staircase which connects level 1 and the mezzanine level.

Fire-isolated stairs, proposed for emergency egress only, shall be installed with provisions to meet minimum building code requirements, visual indication on stair nosings and non-slip treads.

All general access stairs shall fully comply with the requirements of Clause 11 of the AS1428.1-2009, including handrails to both sides with appropriate height, dimensions, profile and extensions, opaque risers, no overhanging treads, visual indication to stair nosings and tactile ground surface indicators.

5.10 Emergency Evacuation (Equity Provisions of the DDA)

Under NCC 2022 DtS D3D22, all fire-isolated and egress stairs in accessible areas must feature at least one continuous handrail that complies with Clause 12 of AS1428.1-2009. To maintain a consistent handrail height—without vertical or raked sections—an offset tread at the base of the stairs or an extended mid-landing providing a 300mm clear extension beyond the egress route is recommended.

Where fire-isolated stairs serve a dual purpose, accommodating general vertical movement between levels, they should also be designed in accordance with AS1428.1-2009 to ensure accessibility standards are met.

There is currently no mandatory requirement within NCC or DDA Premises Standards for the provision of independent accessible egress for people with a disability in accordance with AS1428.1-2009 and this remains an important DDA issue. Consideration of an accessible egress strategy with an emergency evacuation plan will be needed as a minimum starting point.

5.11 Lighting (AS1428.2)

The lighting criteria of the building will comply with AS1680.0-2009 and AS1428.2-1992 standards to include appropriate illumination levels for vision-impaired people and the wider occupancy group.

5.12 Living Spaces

Bedrooms meet the minimum area requirement of 3m x 3.4m, as outlined in the Functional Layout section of the Apartment Design Guideline for Victoria (ADGV).

The living spaces satisfy key accessibility standards, including a minimum clear opening width of 850mm at the entrance to both the dwelling and the main bedroom. Additionally, a clear path of at least 1.2 metres connects the dwelling entrance to the main bedroom, an adaptable bathroom, and the living space. These specifications vary depending on the apartment type but remain in accordance with the same guideline.

5.13 Open Spaces

The common areas throughout the site provide abundant space for various recreational activities and the service needs of residents. Indoor and outdoor dining tables, seating and other fixtures shall be of colour that provides a contrast to their background with a luminance contrast of at least 30%.

We recommend that the common seating area be designed to meet Universal Design principles to ensure that they are functional for ambulant occupants and wheelchair users. Some guidance is provided in AS1428.2-1992.

The floor surface materials should all be slip-resistant to comply with HB197/AS4586 (Wet Pendulum Methods). All common area furniture and fixtures are accessible and easy to use by people of all abilities, with seating at a recommended height of 450mm, to ensure that the common areas comply with clauses of AS1428.2-1992.

5.14 Accessible Accommodation

As per the requirements of the City of Yarra Planning Scheme, at least 50% of the apartments will comply with the standard and objective of Clause 58.05-1 Standard D18 (Accessibility). These include minimum corridor widths of 1200mm, step-free bathrooms in accordance with Table D7 and appropriate circulation spaces for people with a diverse range of abilities. Balconies with minimum dimensions specified in Table D8 and convenient access from a living room shall also be included in accordance with Clause 58.05-3 (Standard D20-Private Open Space).

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

As the design progresses, a more detailed design review will be undertaken to ensure dimensions, fixtures and fittings are appropriately implemented. Noting that apartment design to accommodate either Option A or Option B. Subject to further design development.

6 Conclusion

The accessibility evaluation confirms that the proposed development meets the City of Yarra's minimum accessibility requirements, with 54.6% of apartments or 261 apartments complying with Clause 58.05 of the planning scheme. Additionally, all public and common areas align with the accessibility standards prescribed in NCC 2022 and AS1428.1-2009.

Overall, the development readily achieves compliance with the NCC provisions for Access and Mobility, offering thoughtfully designed residences that cater to the diverse accessibility needs of the community.

7 References

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