



ACCESS REPORT

General Housing - LHC

1 Waratah Avenue & 50 Frost Street, Orange



Date
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Prepared for
DTA Architects

Reference No.
21228

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1.0 INTRODUCTION	3
1.1 General	3
1.2 Purpose	3
1.3 Documentation Relied Upon	3
1.4 Exclusions	4
1.5 Building Classification Assessment	4
2.0 TECHNICAL ASSESSMENT & COMMENTARY - BCA	5
2.1 General	5
2.2 Part D3: Access For People With Disabilities	5
2.3 Part E3: Lift Installations	9
2.4 Part F2: Sanitary & Other Facilities	9
3.0 ADAPTABLE HOUSING – TECHNICAL REVIEW	10
4.0 LIVABLE HOUSING – TECHNICAL REVIEW	15
5.0 CONCLUSION	19

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *DTA Architects* for the purpose of completing an assessment of architectural drawings associated with the design of a residential development for the purpose of General Housing located at 1 Waratah Ave and 50 Frost St, Orange.

The site shall contain two residential buildings with a total 6 occupancy units with a central common courtyard and on-grade carparking.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019, Amendment 1. These provisions are generally contained within Part D3 and Clause(s) E3.6 & F2.4 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, Amendment 1, as relevant to this project and as directly nominated in the report.
- Disability (Access to Premises — Buildings) Standards 2010.
- Disability (Access to Premises — Buildings) Amendment Standards 2020.
- AS 4299:1995 – Adaptable Housing - Class C requirements.
- Livable Housing Design Guidelines (Fourth Edition) – Silver Level.

1.3 Documentation Relied Upon

Architectural plans prepared by *DTA Architects*, Project No. BGXUP, as follows;

DRAWING SCHEDULE:			
ARCHITECTURAL	Type	Sheet No.	Rev
COVER SHEET	A	01 of 17	A
BLOCK ANALYSIS PLAN	A	02 of 17	A
SITE ANALYSIS PLAN	A	03 of 17	A
DEMOLITION PLAN	A	04 of 17	A
DEVELOPMENT DATA	A	05 of 17	A
SITE PLAN	A	06 of 17	A
GROUND FLOOR PLAN	A	07 of 17	A
FIRST FLOOR PLAN	A	08 of 17	A
ROOF PLAN	A	09 of 17	A
ELEVATIONS	A	10 of 17	A
ELEVATIONS	A	11 of 17	A
ELEVATIONS- STREET VIEW	A	12 of 17	A
SECTIONS	A	13 of 17	A
SOLAR ACCESS - VIEW FROM SUN	A	14 of 17	A
SOLAR ACCESS - VIEW FROM SUN	A	15 of 17	A
SHADOW DIAGRAMS	A	16 of 17	A
PERSPECTIVES	A	17 of 17	A

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Assessment for NDIS / SDA.
- Disability Discrimination Act 1992 (DDA focuses on results. Does not offer prescriptive compliance options).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

1.5 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s)*:	Class 2	Residential units
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Note (*) - BCA Consultant / Registered Building Surveyor has provided this building classification determination.

2.0 TECHNICAL ASSESSMENT & COMMENTARY - BCA

2.1 General

This section incorporates the access related provisions contained in the BCA (Parts D3, Cl. F2.4 & Cl. E3.6) and as also contained in the Premises Standards (Schedule 1). A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading, compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that Deemed-to-Satisfy design compliance is achieved.
Does not comply	Indicates that a Deemed-to-Satisfy compliance departure/s is noted. Resolution options are provided.
Not applicable	Not applicable or not directly relevant.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
For Info	General informational commentary.

2.2 Part D3: Access For People With Disabilities

Clause D3.1: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D3.4) as required by Table D3.1 and as summarised below:

Class 2 - Common areas

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.

To and within not less than 1 of each type of room or space for use in common by the residents.

Where a passenger lift is installed, access is required to the entrance doorway of each SOU, and to/within spaces for use in common by the residents; located on levels served by the lift.

Compliance Status	
Design Detail	<p>Note: The appointed BCA Consultant / Registered Building Surveyor has applied a Class 2 classification to both buildings. These provisions are therefore applied to both buildings to maintain consistency.</p> <p>Access is indicated to the entry door of all units on the Ground Level of both building, as required.</p> <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.2: Access to building

An accessway must be provided to a building required to be accessible:

- From the main points of pedestrian entry at the allotment boundary; and
- From another accessible building connected by a pedestrian link; and
- From any required accessible carparking space on the allotment.

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 floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
Complies	To the extent of the detailing provided, compliance indicated and readily achievable.

Clause D3.3: Parts of building to be accessible

In a building required to be accessible:

- a. every ramp & walkway (*except if fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- b. every stairway (*except if fire-isolated*) must comply with Clause 11 of AS1428.1-2009;
- c. all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS1428.1-2009;
- d. passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available;
- e. turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
 - o Within 2m of the end of accessways; and
 - o At maximum 20m intervals along the accessway.
- f. carpet installed in an accessway must comply with clause D3.3(g) and (h).

Compliance Status	
Design Detail	<p>Ramps and stairs appear to be designed to generally accord with the provisions of Clause 10 and 11 of AS 1428.1-2009, as required.</p> <p>Features such as gradients, landings, edge protection, bilateral handrails with projections / extensions and terminations, nosings and TGSIs are to form part of the construction documentation.</p> <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.4: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible.

Compliance Status	
For Info	Informational Clause

Clause D3.5: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible and/or a carparking area on the same allotment as a building required to be accessible.

Concession – The following exemptions occur under this clause:

- No accessible carspaces are required where a carparking service is provided and direct access to any of the carparking spaces is not available to the public
- Accessible carparking spaces need not be designated where there is a total of not more than 5m carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

Compliance Status	
Not applicable	<p>This Clause does not compel a Class 2 building to provide accessible car parking spaces.</p> <p>Refer to Section 3.0 of this report for accessible (adaptable) carparking requirements,</p>

Clause D3.6: Signage

In a building required to be accessible, braille and tactile signage complying with BCA Spec D3.6 and AS 1428.1-2009 must be provided as follows –

- a. signage incorporating the international symbol of access must identify each sanitary facility (except those located within a Sole Occupancy Unit of a Class 1b or 3 building);
- b. identify each door required by BCA Clause E4.5 to be provided with an exit sign to state "Exit" and "Level" followed by the floor number;
- c. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers (if being provided);
- d. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- e. signage to ambulant accessible facilities;
- f. directional signage where a pedestrian entrance is not accessible.
- g. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.

Compliance Status	
Design Detail	<p>Braille and tactile signage shall be installed in this project as necessary, as may include the need for the following:</p> <ul style="list-style-type: none"> ▪ identify each door required by BCA Clause E4.5 to be provided with an exit sign which states the word "Exit" followed by "Level" followed by the floor number, as includes braille and tactile signing. <p>Compliance readily achievable.</p>

Clause D3.7: Hearing augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed.

Compliance Status	
Not applicable	Not applicable.

Clause D3.8: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS 1428.4.1:2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,

- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D3.4).

Compliance Status	
Design Detail	<p>TGSI's are to be provided to –</p> <ul style="list-style-type: none"> ▪ any overhead obstruction less than 2m above floor level (such as under the stairs serving the first floor). ▪ top and bottom of all stairways and ramps. <p>To the extent of the detailing provided, compliance indicated and readily achievable.</p>

Clause D3.9: Wheelchair seating spaces in Class 9b buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with Clause 18 of AS 1428.1-2009 must be provided in accordance with Table D3.9.

Compliance Status	
Not applicable	Not applicable – no Class 9b building parts.

Clause D3.10: Swimming pools

Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Clause D3.1 to be accessible.

Compliance Status	
Not applicable	Not applicable – no swimming pools proposed.

Clause D3.11: Ramps

On an accessway:

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

Compliance Status	
Not applicable	No series of ramps proposed.

Clause D3.12: Glazing on 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 AS 1428.1-2009.

Compliance Status	
Design Detail	Any proposed common area full height glazed doors, walls and sidelights shall be clearly marked in accordance with Clause 6.6 of AS 1428.1-2009.

2.3 Part E3: Lift Installations

Clause E3.6: Passenger lifts

Every passenger lift must:

- a. be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- b. have accessible features in accordance with Table E3.6b; and
- c. not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status

Not applicable	Not applicable.
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2.4 Part F2: Sanitary & Other Facilities

Clause F2.4: Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments / ambulant sanitary facilities must be provided as per Table F2.4(a),

Compliance Status

Not applicable	Not applicable.
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Clause F2.9: Accessible adult change facilities

- a. Accessible adult change facilities –
 - (i) must be constructed in accordance with Specification F2.9; and
 - (ii) cannot be combined with another sanitary compartment.

Compliance Status

Not applicable	Not applicable.
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3.0 ADAPTABLE HOUSING – TECHNICAL REVIEW

The purpose of this assessment is to identify any areas of non-compliance with the architectural design in terms of the AS 4299-1995 (Adaptable Housing) **Essential Class C** Requirements.

The following table details the compliance status of the architectural design against the aforementioned criteria.

Note/s:

1. Any item indicated for compliance at the 'Pre-adaptable stage' needs to be design documented on the CC plans & implemented at the pre-adaptable stage.
2. This development proposes six (6) dwellings. Plans indicate Unit 1 as the adaptable unit.
3. Access criteria in the below summary may result in a cross-over between the Access requirements of BCA and AS 4299 and are thereby satisfied by / noted as compliance with Part 2.0 of this report.

Class C Requirements	Clause No.	Pre or Post Adaptable Stage	Comment
DRAWINGS			
Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages along with a description of how the adaptation is to be achieved.	2.3	Pre-adaptable	<ol style="list-style-type: none"> 1. Unit 1 has been detailed as the adaptable unit. 2. At Construction detailing phase, provide post-adaptable unit plans to include the following: <ul style="list-style-type: none"> ▪ Main bathroom finish is slip-resistant. ▪ The WC pan is 450-460mm from the side wall. ▪ Reinforced walls for WC pan grab rail installation as per AS 1428.1. ▪ The patio / rear deck shall either be flush or maximum 35mm change in level. ▪ No hob / sill to external area sliding door. ▪ Door handle / hardware to comply with AS 1428.1. ▪ Telephone connection adjacent GPO in living room. ▪ Kitchen sink is either adjustable or the replaceable type. ▪ Isolating switch to cooktop. ▪ AS 1428.1 compliant double GPO within 300mm of front of work surface in kitchen. ▪ GPO for fridge easily reachable when fridge is in its operating position. ▪ Double GPO beside mirror in ensuite. ▪ Reinforced walls in ensuite for future grab rail and back rest installation.

Class C Requirements	Clause No.	Pre or Post Adaptable Stage	Comment
			<ul style="list-style-type: none"> Double GPO inside laundry. Provisions for washing machine at laundry. Slip resistant floor inside laundry. All door hardware located between 900-1100mm above floor. All walls required to be modified at post-adaptable design are non-load bearing and free from any services.
SITING			
A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	3.3.2	Pre-adaptable	Compliance has been indicated on plan.
LETTERBOXES			
Letterboxes to be on hard standing area connected to an accessible pathway.	3.8	Pre-adaptable	Compliance has been indicated on plan.
PRIVATE CAR ACCOMMODATION			
Carparking space with min. area 6.0m x 3.8m.	3.7.2	Pre-adaptable	Compliance has been indicated on plan.
ACCESSIBLE ENTRY			
Accessible unit entry door with circulation per AS 1428.2-1992.	4.3.1	Pre-adaptable	Compliance has been indicated on plan.
Accessible entry door to have 850mm min. clearance.	4.3.1	Pre-adaptable	Compliance has been indicated on plan.
Accessible entry to be level (i.e. max 1:40 slope).	4.3.2	Pre-adaptable	Compliance has been indicated on plan.
Threshold to be low level.	4.3.2	Pre-adaptable	Compliance required as part of the construction documentation phase.
Door lever handles and hardware to comply with AS 1428.1.	4.3.4	Pre-adaptable	Compliance required as part of the construction documentation phase.
INTERIOR: GENERAL			
All internal doors shall have a clear door opening width not less than 820mm.	4.3.3	Pre-adaptable	Compliance has been indicated on plan.
Internal corridors to be minimum width of 1m.	4.3.7	Pre-adaptable	Compliance has been indicated on plan.

Class C Requirements	Clause No.	Pre or Post Adaptable Stage	Comment
Provision for compliance with AS 1428.1 for door approaches.	4.3.7	Pre-adaptable	Compliance has been indicated on plan.
LIVING ROOM & DINING ROOM			
Provision for circulation space of min. 2250mm diameter.	4.7.1	Post-adaptable	Compliance has been indicated on plan.
A telephone outlet shall be provided adjacent to a GPO.	4.7.4	Pre-adaptable	Compliance has been indicated on plan.
Potential illumination level to min. 300 lux.	4.7.10	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
KITCHEN			
Provision for circulation at doors to comply with AS 1428.1.	4.5.1	Pre-adaptable	Compliance has been indicated on plan.
Minimum width 2.7m (1,550mm clear between benches).	4.5.2	Pre-adaptable	Compliance has been indicated on plan.
Slip-resistant floor surface.	4.5.4	Pre-adaptable	This requirement shall be detailed on the CC plans.
Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8 of AS 4299.	4.5.5	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Refrigerator adjacent to work surface.	4.5.5	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	4.5.6	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Kitchen sink bowl max. 150mm deep.	4.5.6	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Tap set capstan or lever handles or lever mixer.	4.5.6(e)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Tap set located within 300mm of front of sink.	4.5.6(e)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Cooktops to include either front or side controls with raised cross bars.	4.5.7	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Cooktops to include isolating switch or gas stop valves which can be easily and safely operated while the cooktop is in use.	4.5.7	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Worksurface min. 800mm length adjacent to cooktop at same height.	4.5.7	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Oven located adjacent to an adjustable height or replaceable work surface.	4.5.8	Post-adaptable	Compliance readily achievable at the post-adaptable stage.

Class C Requirements	Clause No.	Pre or Post Adaptable Stage	Comment
At least one double GPO within 300mm of front of work surface.	4.5.11	Pre-adaptable	Compliance required as part of the construction documentation phase.
GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	4.5.11	Pre-adaptable	Compliance required as part of the construction documentation phase.
MAIN BEDROOM			
At least one bedroom of area sufficient to accommodate queen size bed & wardrobe and circulation space requirements of AS 1428.2.	4.6.1	Pre-adaptable	Compliance required as part of the construction documentation phase.
BATHROOM			
Provision for bathroom area to comply with AS 1428.1.	4.4.1	Pre-adaptable	The bathrooms are suitably sized from the onset for post-adaptation to an AS 1428.1 compliant accessible sanitary facility.
Slip-resistant floor surface.	4.4.2	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Shower recess-no hob. Minimum size 1,160mm x 1,100mm to comply with AS1428.1 (refer Figures 4.6 and 4.7).	4.4.4(f)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Shower area waterproofed to AS 3740 with floor to fall to waste.	4.4.4(f)	Pre-adaptable	This requirement shall be detailed on the CC plans.
Recessed soap holder.	4.4.4(f)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Shower taps positioned for easy each to access side of shower sliding track.	4.4.4(f)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Provision for adjustable, detachable hand-held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision).	4.4.4(h)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Provision for grabrail in shower (refer to Figure 4.7 in AS 4299) to comply with AS 1428.1.	4.4.4(h)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Taps sets to be capstan or lever handles with single outlet.	4.4.4(c)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Provision for washbasin with clearances to comply with AS 1428.1.	4.4.4(g)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Double GPO beside mirror.	4.4.4(d)	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
TOILET			
Provision of either 'visitable toilet' or accessible toilet.	4.4.3	Pre-adaptable	The main bathroom in each unit is suitable as a 'visitable toilet'.

Class C Requirements	Clause No.	Pre or Post Adaptable Stage	Comment
Provision to comply with AS 1428.1.	4.4.1	Post-adaptable	Compliance readily achievable at the post-adaptable stage.
Slip resistant floor surface.	4.4.2	Pre-adaptable	Compliance required as part of the construction documentation phase.
Location of WC pan at correct distance from fixed walls.	4.4.3	Pre-adaptable	Compliance required as part of the construction documentation phase.
Provision for grab rail zone.	4.4.4(h)	Pre-adaptable	Compliance required as part of the construction documentation phase.
LAUNDRY			
Circulation at doors to comply with AS 1428.1.	4.8	Post-adaptable	Compliance has been indicated on plan.
Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth).	4.8	Post-adaptable	Compliance has been indicated on plan.
Provision for automatic washing machine.	4.8(e)	Pre-adaptable	Compliance required as part of the construction documentation phase.
Where clothesline is provided, an accessible path of travel to this.	4.8(a)	Pre-adaptable	Compliance required as part of the construction documentation phase.
Double GPO.	4.8(g)	Pre-adaptable	Compliance required as part of the construction documentation phase.
Slip-resistant floor surface.	4.9.1	Pre-adaptable	Compliance required as part of the construction documentation phase.
DOOR LOCKS			
Doorways to feature door hardware installed at between 900mm - 1100mm above the finished floor.	4.3.4	Pre-adaptable	Compliance required as part of the construction documentation phase.

4.0 LIVABLE HOUSING – TECHNICAL REVIEW

The purpose of this assessment is to identify any areas of non-compliance with the architectural design in terms of the 'Livable Housing Design Guidelines' – silver level.

The following table details the compliance status of the architectural design against the aforementioned criteria.

Note/s:

1. It is understood that all units are to be liveable to the Silver level.
2. Items in **bold** to be reviewed by the architect and suitably documented at CC stage.

Requirements	Clause No.	Comment
DWELLING ACCESS		
Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.	1a	Suitably provided. Refer to Section 2.0 for AS 1428.1 compliance.
The path of travel mentioned above (Clause 1a) shall have a minimum clear width of 1m and have: <ul style="list-style-type: none"> - no steps; - an even, firm, slip resistance surface; - crossfall of not more than 1:40; - maximum slope of 1:14; - landings at suitable intervals with lengths of not less than 1200mm. 	1b	See comment 1a above.
The path of travel referred to in (Cl. 1a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: <ul style="list-style-type: none"> - minimum dimensions of at least 3200mm (width) x 5400mm (length); - an even, firm and slip resistant surface; and - a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). 	1c	Compliance has been indicated on plan.
A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: <ul style="list-style-type: none"> - a maximum gradient of 1:10 - a minimum clear width of 1000mm (please note: width should reflect the pathway width); and - a maximum length of 1900mm 	1d	No steps occur at entry doorways.
Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate	1e	See comment at Clause 1a.

Requirements	Clause No.	Comment
than opens onto them, must be provided at the head and foot of the ramp.		
DWELLING ENTRANCE		
<p>The dwelling shall provide an entrance door with –</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820mm; - a level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); - reasonable shelter from the weather. 	2a	Compliance has been demonstrated on plan.
A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door	2b	Suitably sized entry landings provided.
Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.	2c	No entry door threshold proposed.
The level (step-free) entrance should be connected to the safe and continuous pathway.	2d	See comment at Clause 1a.
INTERNAL DOORS & CORRIDORS		
<p>Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820mm; and - a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). 	3a	Compliance has been demonstrated on plan.
Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. Note - <i>Corridor widths should be measured clear of skirting.</i>	3b	Compliance has been demonstrated on plan.
TOILET		
Dwellings should have a toilet on the ground (or entry) level that provides:	4a	Compliance has been demonstrated on plan.

Requirements	Clause No.	Comment
<ul style="list-style-type: none"> - a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and - a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. - If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails. 		
SHOWER		
One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.	5a	Compliance required as part of the construction documentation phase.
The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	5b	Compliance required as part of the construction documentation phase.
REINFORCEMENT OF BATHROOMS & TOILET WALLS		
<p>Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.</p>	6a	Compliance required as part of the construction documentation phase.
<p>The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 6(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 6(b). 	6b	Compliance required as part of the construction documentation phase.
<p>The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 7(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 7(b). 	6c	Compliance required as part of the construction documentation phase.
<p>The walls around the hobless (step-free) shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25mm in accordance with Figure 8(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 8(b). 	6d	Compliance required as part of the construction documentation phase.

Requirements	Clause No.	Comment
INTERNAL STAIRWAY		
Stairways in dwellings must feature: <ul style="list-style-type: none"> - a continuous handrail on one side of the stairway where there is a rise of more than 1m. 	7a	Not applicable – Single storey dwellings only.
KITCHEN		
No requirements for Silver level		
LAUNDRY SPACE		
No requirements for Silver level		
GROUND (OR ENTRY LEVEL) BEDROOM SPACE		
No requirements for Silver level		
SWITCHES AND POWERPOINTS		
No requirements for Silver level		
DOOR AND TAP HARDWARE		
No requirements for Silver level		
FAMILY / LIVING ROOM SPACE		
No requirements for Silver level		
WINDOW SILLS		
No requirements for Silver level		
FLOORING		
No requirements for Silver level		

5.0 CONCLUSION

This report identifies the compliance status of the architectural design with the following –

- a. Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019, Amendment 1.
- b. Accessibility related Australian Standards as referenced by BCA 2019, Amendment 1, as relevant to this project and as directly nominated in the report.
- c. Disability (Access to Premises — Buildings) Standards 2010.
- d. Disability (Access to Premises — Buildings) Amendment Standards 2020.
- e. AS 4299:1995 – Adaptable Housing - Class C requirements.
- f. Livable Housing Design Guidelines (Fourth Edition) – Silver Level.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance in combination with the DTS provisions and Performance Requirements (by way of Performance Solutions) with the above codes.

Design adjustments needed where indicated on the report.