



TREVOR R HOWSE

# ACCESS ASSESSMENT REPORT

## 35-39 WEST STREET, LURNEA



**PREPARED FOR**

*McIntosh & Phelps*

**REGARDING**

*35-39 West Street, Lurnea*

BUILDING REGULATIONS • FIRE SAFETY ENGINEERING • LEGAL SERVICES

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TREVOR R HOWSE PTY LIMITED ABN 76 160 779 000

## Report Register

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The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of Trevor R Howse Pty Limited.

Our Ref.	Issue No.	Remarks	Issue Date
J21152	1	Housing SEPP Design Specification completed	31.5.2023
J21152	2	Housing SEPP Design Specification updated to reflect client feedback email correspondence	10.9.2023
J21152	3	Housing SEPP Design Specification updated to reflect client feedback email correspondence	17.9.2023
J21152	4	Housing SEPP Design Specification updated to reflect client feedback email correspondence	3.10.2023
J21152	5	Plan issue updated	6.10.2023
J21152	6	Report updated and issued as FINAL version incorporating NCC 2022 Part D4	8.10.2023

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## Summary & Recommendations

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### 1.1 General

This “Design Specification – Accessibility” has been prepared at the request of McIntosh & Phelps.

It relates to the proposed **Works Package** associated with the erection of a new seniors housing development on the site located at 35-39 West Street, Lurnea.

More specifically, the proposed works involve the demolition of existing structures on the site; construction of a new multi-storey building containing twelve (12) residential apartments; provision of six (6) off-street car parking spaces; and associated works

**Figure 1.1.1 – existing aerial photo**



## 1.2 Project Summary

The purpose of this Design Specification is to –

- Identify and assess those requirements of Schedule of the SEPP (Housing) 2021 (“**Housing SEPP**”) applicable to the proposed building work; and
- Assess the proposed building work against the Clause 93 provisions of the Housing SEPP; and
- Assess the proposed building work against the applicable provisions of Part D4 of the National Construction Code 2022 (“**NCC 2022**”); and
- Form part of the overall package of approved Building Permit documentation against which the works shall be undertaken, and inspected and certified at completion.

## 1.3 Recommendations

The content of Section 4 of this report identifies those provisions of Clause 93 and Schedule 4 of the Housing SEPP, and Part D4 of NCC 2022, applicable to the proposed design. Each of these requirements need be implemented within the proposed works.

The commentary provided to each of these particular provisions in Section 4 of this report below identifies the level of compliance currently depicted, and any additional information or design adjustment required as the development is constructed.

From the assessment contained herein, it is concluded that the design depicted in the assessed documentation is readily capable of achieving compliance with the applicable nominated accessibility provisions.

It is recommended that the proposed development be constructed as per the comments and requirements contained within Section 4 of this report.

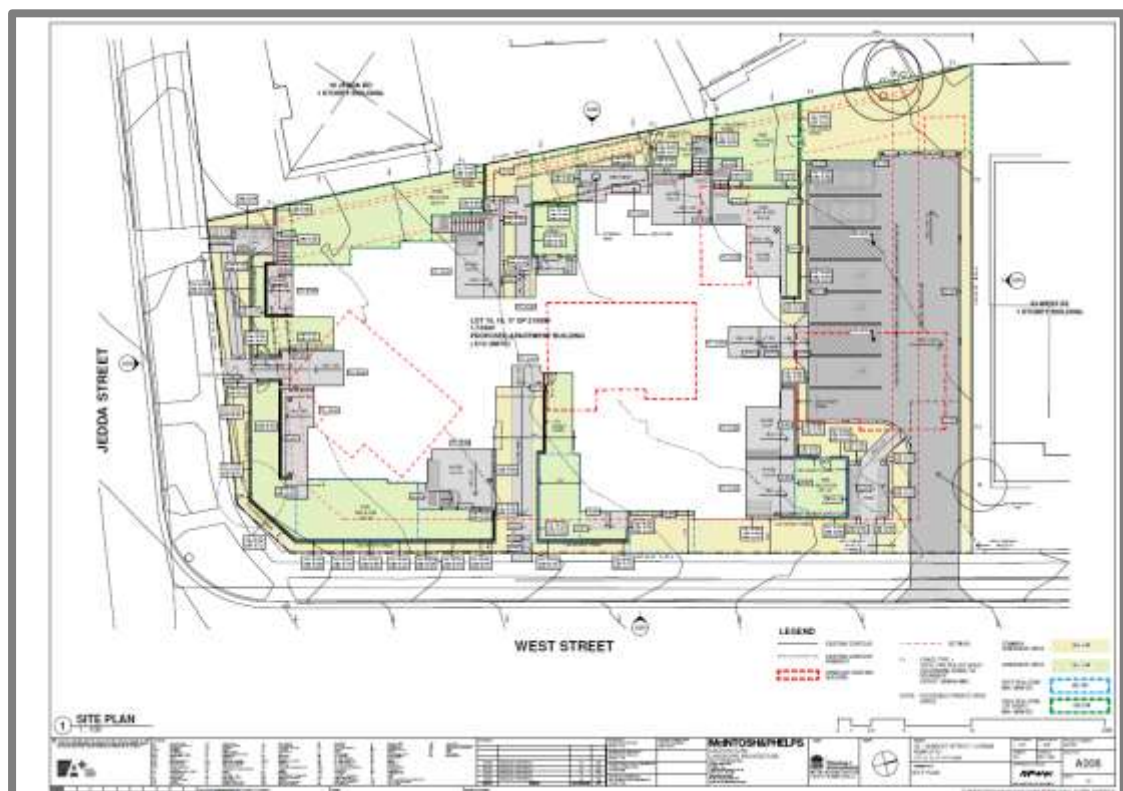
# Introduction

## 2.1 General

This “Design Specification – Accessibility” has been prepared at the request of McIntosh & Phelps.

It relates to the proposed **Works Package** associated with the erection of a new seniors housing development on the site located at 35-39 West Street, Lurnea.

**Figure 2.1.1 – proposed site plan**



## 2.2 Specification Purpose

The purpose of this Design Specification is to –

- Identify and assess those requirements of the Housing SEPP applicable to the proposed building work; and
- Assess the proposed building work against the Clause 93 provisions of the Housing SEPP; and

- Assess the proposed building work against the applicable provisions of Part D4 of NCC 2022; and
- Form part of the overall package of approved Building Permit documentation against which the works shall be undertaken, and inspected and certified at completion.

### 2.3 Specification Basis

The content of this Specification ONLY reflects and relies upon –

- Schedule 4 and Clause 93 of the Housing SEPP;
- Client email correspondences received 8,10, and 14 September, 2023;
- Bus timetable PDF's provided by the client in email correspondence received 14 September, 2023 (bus lines 865 and 869)
- Part D4 of NCC 2022; and
- The design detail depicted in the following architectural plans prepared by McIntosh & Phelps Architects –

Numbered	Titled	Dated
A101	Floor plan – ground floor	3.10.2023
A102	Lower ground floor plan	3.10.2023
A103	Floor plan – level 1	3.10.2023
A104	Roof plan	3.10.2023
A201	Sections 1	3.10.2023
A202	Sections 2	3.10.2023
A203	Section 3	3.10.2023
A204	Elevations 1	3.10.2023
A205	Elevations 2	3.10.2023

### 2.4 Exclusions

This Specification should also not be construed to infer that an assessment for compliance with the following has been undertaken –

- Structural design documentation;
- Mechanical, Hydraulic and Electrical services design documentation;

- The operational capacity / compliance of building services;
- The requirements of service providers (i.e. Telstra, Sydney Water, AGL);
- The requirements of the Work Cover Authority;
- Any other provisions of NCC 2022 unless otherwise explicitly stated;
- The Disability Discrimination Act (DDA);
- The Disability (Access to premises – building) Standard 2010; and
- Any other provisions of the Housing SEPP unless otherwise explicitly stated.

## **2.5 Limitations**

It is conveyed that this Specification does not relieve any other party, including but not limited to architect, structural engineer, services consultant, authorities, and builder, from their responsibility to ensure the design and construction of the proposed works complies with the relevant Codes and Standards.

Additionally, while this Specification has been prepared to identify the *primary* prescriptive provisions of Clause 93 and Schedule 4 of the Housing SEPP, and Part D4 of NCC 2022, applicable to the proposed design, it has NOT been compiled to document every individual detail (requirement) of those prescriptive provisions.

For more detailed information in respect of the design requirements of any prescriptive provisions listed (or not listed) in this Specification, project stakeholders must consult with our office or the relevant reference in the Housing SEPP or NCC 2022.

## Building Description

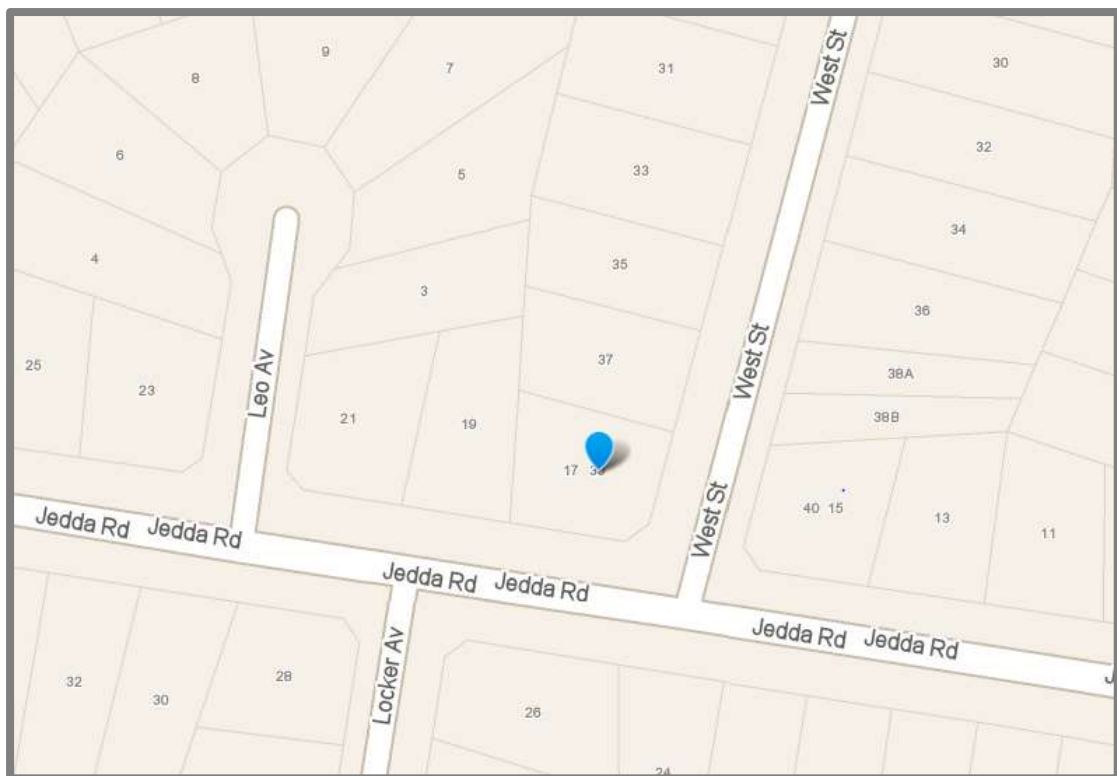
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### 3.1 General

The overall site is located at 35-39 West Street, Lurnea, and is bounded by–

- Jedda Road to the south
- West Street to the east
- Adjoining properties to the north and west

**Figure 3.2.1 – Locality plan**



For the purposes of the NCC 2022, the subject building is described within items 3.2 – 3.6 below.

### 3.2 Rise in Storeys

The proposed building shall have a rise in storeys of two (2). <sup>[1]</sup>

### 3.3 Building Classification

The proposed building shall contain a single classification, namely –

- Class 2 – residential

### 3.4 Effective Height

The proposed building shall have an effective height of less than 12-metres (RL 39.086 – RL 33.600 = 5.486-metres).

### 3.5 Type of Construction

Based upon the rise in storeys and building classification, the proposed building works are subject to the fire rating requirements associated with Type A Construction.

### 3.6 General Floor Area Limitations

The existing building is restricted to the following floor area and volume limitations for individual fire compartments –

- |           |   |            |   |                |
|-----------|---|------------|---|----------------|
| • Class 2 | – | Floor area | – | Not applicable |
|           | – | Volume     | – | Not applicable |

### 3.7 Fire Safety Schedule

Not applicable to this Housing SEPP assessment and Design Specification.

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<sup>1</sup> As determined by and directed in client email correspondence received 8 September, 2023

## Housing SEPP – Specification

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### 4.1 General

The following assessment relates to the application of Clause 93 and Schedule 4 of the Housing SEPP to the proposed works.

In each instance, the *primary* requirements of these provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in the Housing SEPP should be consulted by the project team / stakeholders.

### 4.2 Housing SEPP – Clause 93

- Clause 93 – location and access to facilities and services – Independent living units
  - (1) *Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services –*
    - (a) *by a transport service that complies with subsection (2), or*
    - (b) *on-site.*
  - (2) *The transport service must –*
    - (a) *take the residents to a place that has adequate access to facilities and services, and*
    - (b) *for development on land within the Greater Sydney region*
      - (i) *not be an on-demand booking service for the transport of passengers for a fare, and*
      - (ii) *be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and*
    - (c) *for development on land that is not within the Greater Sydney region – be available both to and from the site during daylight hours at least once each weekday.*
  - (3) *For the purposes of subsections (1) and (2), access is adequate if –*
    - (a) *the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and*
    - (b) *the distance is accessible by means of a suitable access pathway, and*
    - (c) *the gradient along the pathway complies with subsection (4)(c).*
  - (4) *In subsection (3) –*
    - (a) *a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and*

- (b) the distance is to be measured by reference to the length of the pathway, and
- (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than –
  - (i) 1:12 for a maximum length of 15m at a time, or
  - (ii) 1:10 for a maximum length of 5m at a time, or
  - (iii) 1:8 for a maximum length of 1.5m at a time.

Having regard to the above, the following is noted –

- (1) A Bus Stop is located out front of the subject site on the corner of Jedda Road and West Street, with a secondary Bus Stop located immediately opposite (see below).



- (2) Current on-line information indicates that the bus services operating from these stops occurs during the day / time windows prescribed by sub-clause (2)(b).
- (3) With reference to the survey plan provided (SURVEY PLAN SHOWING DETAIL AND LEVELS No. 35, 37 & 39 WEST STREET & No. 5 LEO AVENUE, LURNEA, NSW, 2170 MEPSTEAD & ASSOCIATES P/L, 25/10/21 SENIORS LIVING LONG SECTIONS), the distance and gradients of external pathways satisfies the requirements of items (3) and (4).
- (4) The only resident services / facilities depicted as being provided on site are the car parking spaces at the northern end of the allotment.

Access to these spaces is provided via internal lift and accessways with a gradient not steeper than 1:20.

### 4.3 Housing SEPP – Schedule 4 – Part 1

- Clause 1 – application of standards in this part

*The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.*

For information purposes only.

- Clause 2 – siting standards

*If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.*

Having regard to the above, it is noted that –

- (1) The handrails extensions to the internal stairway encroach on the AS 1428.1-2009 circulation space to the doorway opening into unit 03.

Compliance be achieved by either modifying the position of the doorway opening relative to the handrail, or by modifying the handrail design and employing a performance solution.

- (2) The proposed design otherwise provides for units to have access to public roadways via a combination of internal passenger lift and continuous accessway not steeper than 1:20.

- Clause 3 – security

*Pathway lighting –*

- (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and*
- (b) must provide at least 20 lux at ground level.*

The architectural plans do not design external lighting,

However, attaining compliance with this requirement is readily achievable in electrical design and is not a difficult benchmark to achieve.

- **Clause 4 – letterboxes**

*Letterboxes –*

- (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and*
- (b) must be lockable, and*
- (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.*

Having regard to the above, it is noted that –

- (a) The proposed letterboxes are depicted adjacent to a hard stand area on the Jeddah Road frontage;
- (b) The architectural plans do not detail the locking mechanism of the letterboxes, however attaining compliance with this requirement is readily achievable.

- **Clause 5 – private car accommodation**

*If car parking (not being car parking for employees) is provided –*

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and*
- (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and*
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.*

Having regard to the above, it is noted that –

- (a) Six (6) on-grade car parking spaces are depicted at the northern end of the site, and include three (3) nominated accessible car parking bays with shared spaces;
- (b) No enclosed garage spaces are proposed.

- **Clause 6 – accessible entry**

*Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.*

Having regard to the above, it is noted that –

- (a) The architectural plans nominate dimensions for the entry doors into the building and individual units as being greater than 850-mm, and overlays circulation spaces at those openings.

Clause 4.3.1 of AS 4299 requires that such dimensions be as per AS 1428 Part 2.

Notwithstanding this, attention is drawn to the comments contained within Clause 2 above regarding the encroachment of handrails into the circulation space of unit 03.

- (b) All external entry points that could be exposed to the weather are provided with a landing not steeper than 1:40.

- **Clause 7 – interior: general**

- (1) *Internal doorways must have a minimum clear opening that complies with AS 1428.1.*

- (2) *Internal corridors must have a minimum unobstructed width of 1,000 millimetres.*

- (3) *Circulation space at approaches to internal doorways must comply with AS 1428.1*

Having regard to the above, it is noted that –

- (1) The architectural plans nominate dimensions for the in individual units as being greater than 850-mm.
- (2) All interior corridors are depicted as having a clear width not less than 1000-mm.
- (3) The architectural plans depict (green dotted lines) an overlay of circulation space at each internal doorway.

- **Clause 8 – bedroom**

*At least one bedroom within each dwelling must have –*

- (a) an area sufficient to accommodate a wardrobe and a bed sized as follows –
  - (i) in the case of a dwelling in a hostel—a single-size bed,*
  - (ii) in the case of an independent living unit—a queen-size bed, and**
- (b) a clear area for the bed of at least –
  - (i) 1,200 millimetres wide at the foot of the bed, and*
  - (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and**
- (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and*
- (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and*
- (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and*
- (f) wiring to allow a potential illumination level of at least 300 lux.*

Having regard to the above, it is noted that –

- (a) Each unit is depicted as containing one (1) bedroom with a queen size bed and wardrobe space.
- (b) Each bedroom containing a queen size bed is depicted as having the minimum clearances at the foot and sides of the bed.
- (c) The architectural plans do not nominate the provision of GPO's, however attaining compliance with this requirement is readily achievable.
- (d) The architectural plans do not nominate the provision of GPO's, however attaining compliance with this requirement is readily achievable.
- (e) The architectural plans do not nominate the provision of telephone points, however attaining compliance with this requirement is readily achievable.
- (f) The architectural plans do not nominate the provision of wiring, however attaining compliance with this requirement is readily achievable.

- **Clause 9 – bathroom**

*(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1 –*

- (a) a slip-resistant floor surface,*
- (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,*
- (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future –*
  - (i) a grab rail,*
  - (ii) portable shower head,*
  - (iii) folding seat,*
- (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,*
- (e) a double general power outlet beside the mirror.*

*(2) Subsection (1)(c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.*

Having regard to the above, it is noted that the architectural plans do not detail every item of this provision, however attaining compliance with this requirement is readily achievable

- **Clause 10 – toilet**

*A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.*

Having regard to the above, it is noted that –

- (a) AS 4299 requires that all sanitary facilities shall be compliant with, as a minimum, AS 1428.1.

Whilst the architectural plans do not nominate dimensions, they do overlay (green dotted lines) what is assumed to be AS 1428.1-2009 compliant circulation spaces.

- (b) AS 4299 requires that floor surfaces be slip resistant.
- (c) Each unit is depicted as containing an accessible toilet.
- (d) AS 4299 contains several additional design recommendations for fixtures and dimensions (i.e. capstan or lever handle tap sets).

The architectural plans do not nominate this level of detail, however attaining compliance with this requirement is readily achievable.

- **Clause 11 – surface finishes**

*Balconies and external paved areas must have slip-resistant surfaces.*

Having regard to the above, it is noted that the architectural plans do not detail the floor surfaces, however attaining compliance with this requirement is readily achievable

- **Clause 12 – door hardware**

*Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.*

Having regard to the above, it is noted that the architectural plans do not detail the door hardware, however attaining compliance with this requirement is readily achievable

- **Clause 13 – ancillary items**

*Switches and power points must be provided in accordance with AS 4299.*

Having regard to the above, it is noted that the architectural plans do not detail the switches and power points, however attaining compliance with this requirement is readily achievable

#### **4.4 Housing SEPP – Schedule 4 – Part 2**

- **Clause 14 – application of standards in this part**

*The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.*

For information purposes only.

- **Clause 15 – living room and dining room**

- (1) *A living room in an independent living unit must have—*
  - (a) *a circulation space in accordance with clause 4.7.1 of AS 4299, and*
  - (b) *a telephone adjacent to a general power outlet.*
- (2) *A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.*

Having regard to the above, it is noted that –

- (1) The living rooms are denoted as being provided with circulation space.

The architectural plans do not nominate the provision of telephone points, however attaining compliance with this requirement is readily achievable.

- (2) The architectural plans do not nominate the provision of wiring, however attaining compliance with this requirement is readily achievable.

- **Clause 16 – kitchen**

*A kitchen in an independent living unit must have –*

- (a) *a circulation space in accordance with clause 4.5.2 of AS 4299, and*
- (b) *a circulation space at door approaches that complies with AS 1428.1, and*
- (c) *the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299 –*
  - (i) *benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5(a),*
  - (ii) *a tap set (see clause 4.5.6),*
  - (iii) *cooktops (see clause 4.5.7), except that an isolating switch must be included,*
  - (iv) *an oven (see clause 4.5.8), and*
- (d) *“D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and*
- (e) *general power outlets –*
  - (i) *at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and*
  - (ii) *one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.*

Having regard to the above, it is noted that –

- (a) The kitchens are denoted as being provided with circulation space.
- (b) The kitchens are not in enclosed / separated rooms with their own doorways.
- (c) The architectural plans do not nominate the provision of this level of detail, however attaining compliance with this requirement is readily achievable.

- (d) The architectural plans do not nominate the provision of this level of detail, however attaining compliance with this requirement is readily achievable.
- (e) The architectural plans do not nominate the provision of GPO's, however attaining compliance with this requirement is readily achievable.

- **Clause 17 – access to kitchen, main bedroom, bathroom and toilet**

*In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.*

Not applicable – all single storey units.

- **Clause 18 – lifts in multi-storey buildings**

*In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with the Building Code of Australia, Volume 1, E3D7 and E3D8.*

Having regard to the above, it is noted that the proposed design depicts the provision of an internal lift.

The full design details of this lift are not contained within the architectural plans, however attaining compliance with this requirement is readily achievable.

- **Clause 19 – laundry**

*An independent living unit must have a laundry that has –*

- (a) *a circulation space at door approaches that complies with AS 1428.1, and*
- (b) *provision for the installation of an automatic washing machine and a clothes dryer, and*
- (c) *a clear space in front of appliances of at least 1,300 millimetres, and*
- (d) *a slip-resistant floor surface, and*
- (e) *an accessible path of travel to any clothes line provided in relation to the dwelling.*

Having regard to the above, it is noted that –

- (a) All units are depicted as having laundries that are either within the sanitary facility enclosure, or in the open area adjacent to the main unit entry door.
- (b) The architectural plans do not nominate individual washer or dryer machines, however attaining compliance with this requirement is readily achievable.

- (c) The architectural plans do not nominate the provision of this level of detail, however attaining compliance with this requirement is readily achievable.
- (d) The architectural plans do not nominate the provision of this level of detail, however attaining compliance with this requirement is readily achievable.
- (e) Each unit is depicted as having a clothes line facility either in the outdoor courtyards (ground floor units) or balconies (first floor units).

- **Clause 20 – storage for linen**

*An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.*

Having regard to the above, it is noted that clause 4.11.5 requires linen storage of minimum 600-mm width and adjustable shelving.

The architectural plans do not nominate the provision of this level of detail, however attaining compliance with this requirement is readily achievable.

- **Clause 21 – garbage**

*A garbage storage area must be provided in an accessible location.*

Having regard to the above, it is noted that the design provides for a garbage enclosure in the south-west corner of the site and accessible from the footpath (which in turn is connected to the main entry off Jedda Street).

## NCC 2022 – Specification

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### 5.1 General

The following assessment relates to the application of Part D4 of NCC 2022 to the proposed works.

In each instance, the *primary* requirements of these provisions are highlighted in the comments provided below.

As these comments are not necessarily exhaustive, for more detailed design information, the corresponding clause reference in NCC 2022 should be consulted by the project team / stakeholders.

### 5.2 Part D4 – Access for people with a disability

- Clause D4D2 – general building access requirements

*AS 1428.1-2009 compliant access for people with a disability must be provided to and within the following areas, unless otherwise exempted by Clause D4D5 –*

(a) *Common areas throughout the building are to be accessible as follows –*

1. *From an accessible pedestrian entry into the building to the entrance doorway of each of SOU (given the presence of an internal passenger lift between floors);*
2. *To and within all common areas.*

Having regard to the above, it is noted that the proposed design depicts the provision of this access.

- Clause D4D3 – access to buildings

*The areas requiring access for people with a disability described in Clause D4D2 above, must be provided via the main entries from –*

- (a) *the main points of pedestrian entry at the allotment boundary; and*
- (b) *all other accessible buildings on the site connected by a pedestrian link; and*
- (c) *any accessible car parking spaces.*

Having regard to the above, it is noted that the proposed design depicts the provision of this access.

- **Clause D4D4 – parts of buildings to be accessible**

*AS 1428.1-2009 compliant access for people with a disability is to be provided to and within all parts identified in Clause D4D2 and D4D3 above.*

*This necessitates the provision of the following characteristics –*

- (a) *The proposed stairways must be designed and constructed as per Clause 11 of AS 1428.1-2009.*
- (b) *The proposed passenger lift must be designed and constructed as per NCC 2022 Clauses E3D7 and E3D8.*
- (c) *An unobstructed opening width to doorways intended to be accessible to people with a disability of not less than 850-mm.*
- (d) *Floor surfaces, including changes in level, must be AS 1428.1-2009 compliant in terms of being non-slip.*
- (e) *Door hardware must be installed as per AS 1428.1-2009 (i.e. located between 900-1100-mm above the floor, have a gap between the back of the handle and the face of the door leaf of 35-45-mm).*
- (f) *AS 1428.1-2009 compliant turning spaces within 2-metres of dead-ends in accessways, where it is not possible to continue along the accessway.*
- (g) *All doorways must have a minimum luminance contrast of 30% provided between either the –*
  - 1. *door leaf and door jamb;*
  - 2. *door leaf and adjacent wall;*
  - 3. *architrave and wall;*
  - 4. *door leaf and architrave; or*
  - 5. *door jamb and adjacent wall.*

*The minimum width of the area of luminance contrast must not be less than 50-mm.*

- (h) *All accessible doorways must be provided with AS 1428.1-2009 compliant circulation space to both sides of the opening.*
- (i) *Power operated doors must be operated by automatic sensor or push button controls installed as per clause 13.5.3 and 13.5.4 of AS 1428.1-2009. Such manual controls must be –*
  - 1. *located on the continuous accessible path of travel*
  - 2. *no closer than 500 mm from an internal corner*
  - 3. *between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.*
- (j) *Circulation space at doorway openings must have a gradient and crossfall not steeper than 1:40.*

Having regard to the above, it is noted that –

- (1) Item (a) above – The handrails extensions to the internal stairway encroach on the AS 1428.1-2009 circulation space to the doorway opening into unit 03.

Compliance be achieved by either modifying the position of the doorway opening relative to the handrail, or by modifying the handrail design and employing a performance solution.

- (2) Item (b) above – The architectural plans do not detail lift compliance. Equally though, such is a matter to be addressed by the lift consultant.
- (3) Item (c) above – The architectural plans reflect compliance with this requirement.
- (4) Item (d) above – The architectural plans do not specify the slip resistance ratings of floor coverings, but equally do not usually contain this level of detail (i.e. usually in a tender specification). The plans are not incompatible this requirement; compliance is readily achievable.
- (5) Item (e) above – The architectural plans do not specify the door hardware products, but equally do not usually contain this level of detail i.e. usually in a tender specification). The plans are not incompatible this requirement; compliance is readily achievable.
- (6) Item (f) above – The architectural plans reflect compliance with this requirement.
- (7) Item (g) above – The architectural plans do not specify the door leaf and surrounds colour contrasts, but equally do not usually contain this level of detail i.e. usually in a tender specification). The plans are not incompatible this requirement; compliance is readily achievable.
- (8) Item (h) above – refer comment in item (1) above.
- (9) Item (i) above – The architectural plans do not specify the door hardware products, but equally do not usually contain this level of detail i.e. usually in a tender specification). The plans are not incompatible this requirement; compliance is readily achievable.
- (10) Item (j) above – The architectural plans reflect compliance with this requirement.

- **Clause D4D9 – tactile indicators**

*AS 1428.4.1-2009 compliant tactile indicators need be provided to –*

- (a) *The top and bottom of stairways, ramps, and intermediate landings where AS 1428.1-2009 compliant handrails are not continuous through the landings; and*
- (b) *Indicate the presence of an overhead obstruction less than 2000-mm above the floor (except a doorway opening).*

Having regard to the above, it is noted that the proposed design depicts the provision of tactile indicators to stairways.

- **Clause D4D13 – glazing on an accessway**

*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.*

*Markings must be solid, non-transparent and contrasting, and must extend the full width of the glazing panel(s).*

*The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel.*

*The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.*

Having regard to the above, it is noted that the design plans do not depict the provision of vision strips, but is readily capable of complying.