

# Part 5 Application **ACCESS REPORT**

**Reference Number:** 23183

**Client:**

Integrated Design Group

**Site Address:**

Homes NSW – 46 Chester Ave,  
Maroubra, NSW



**Vista Access Architects Pty. Ltd.**

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## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 application for the development proposed at **Homes NSW – 46 Chester Ave, Maroubra, NSW**

The development is within Randwick City Council LGA and proposes a **New Building**.

Since the development is within flood prone area, no adaptable units or accessible car parking spaces have been proposed in this development on request of LAHC.

LAHC however requires all units in the development to achieve silver livable compliance to improve amenity. Therefore, all 7 units in the development are designed to achieve silver livable compliance.

The development proposes the following:

Residential units	7
Adaptable units	N/A
Livable Housing Units	7

No accessible parking spaces proposed in the development

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)
- Class 7a (car park)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735-1999 Lift types included in the BCA including Part 12: Facilities for persons with disabilities
- State Environmental Planning Policy 65 (SEPP 65), Objective 4Q1, relating to requirements of the provision of Livable Housing Australia's Silver Level Apartments
- Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

The assessment of the proposed development has been undertaken to the extent necessary to issue Part 5 consent. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Crown Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of Building Code of Australia and the requirements of SEPP 65 related to Objective 4Q1 - Livable Housing.

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

### Assessed by



**Jenny Desai**

Accredited Access Consultant and LHA Assessor  
ACAA Accredited Membership number 572  
Qualified- Certificate IV in Access Consulting  
LHA Assessor Licence number 20242

### Peer reviewed by



**Farah Madon**

Accredited Access Consultant and LHA Assessor  
ACAA Accredited Membership number 281  
Qualified- Diploma in Access Consulting  
LHA Assessor Licence number 10032

**Vista Access Architects Pty. Ltd.**

## Relevant Dates:

Fee proposal, number FP-230287 dated **15-04-2023**. Fee proposal was accepted by Client on **2-06-2023**

## Assessed Drawings:

The following drawings by Integrated Design Group Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
P5-0100	A	01-03-2024	Site plan
P5-1100	A	01-03-2024	Ground floor plan
P5-1101	A	01-03-2024	Level 1 plan
P5-1102	A	01-03-2024	Level 2 plan

## Document Issue:

Issue	Date	Details
Draft 1	18-09-2023	Issued for Architect's review
Draft 2	6-11-2023	Issued for Architect's review
A	08-03-2024	Issued for Part 5

## Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

**Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.**

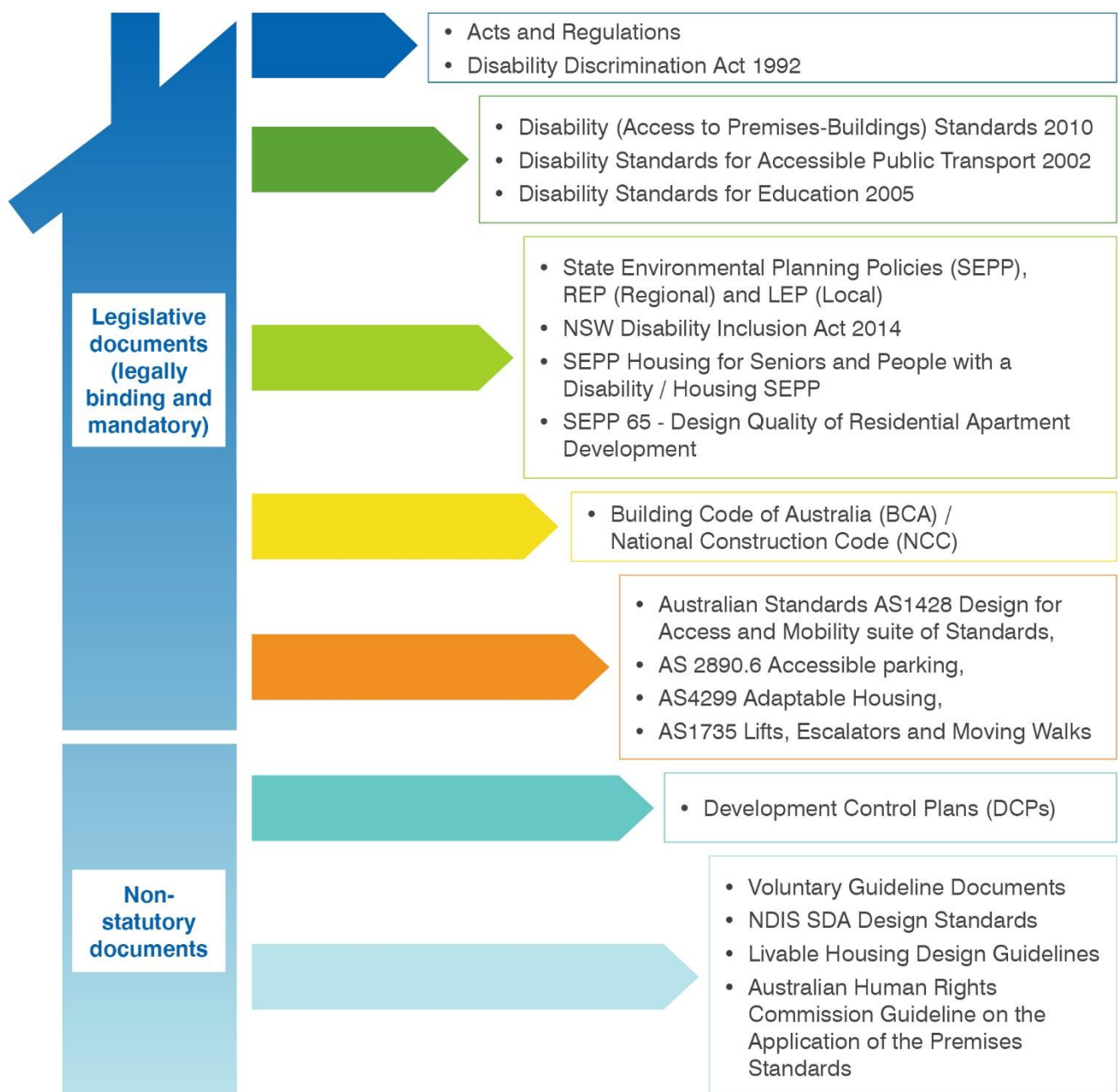
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

**This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.**

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586/ HB197/ HB198 and any other applicable regulation and Australian Standard

## Hierarchy of Access-related Legislation and Standards



The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.



## Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

Development consists of new building/s and therefore compliance is required to full development

### BCA 2022 Part D4 Access for People with a Disability D4D2 General building Access requirements

SOU refers to a Sole Occupancy Unit

#### Requirement

**Class 2** - building containing more than 2 SOUs i.e. sole-occupancy units  
For residential use components, access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

#### Compliance

Complies

#### Comments

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all floor levels by means of accessible pathways and lifts
- Access has been provided to at least 1 of each common use areas
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Ground floor level in this case), access has been provided to the same.
- Access has been provided to common use garbage storage rooms
- Access is provided to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- As a minimum 1550mm clear space is required in front of any common use kitchen / laundry benchtops / BBQ areas, where provided in the development.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

#### Advisory note for any common use kitchen/laundry or BBQ areas (where provided)

- It is suggested that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)
- Provide long lever tap to sink with and handle and water source being within 300mm from the front edge of the benchtop.
- Provide 1 (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Details to be verified at CC stage of works.

#### Requirement

**Class 7a** - Covered car park.

- To and within any level containing accessible carparking spaces.

#### Compliance

Complies

### Comments

- Access has been provided to car parking area on Ground floor level.
  - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M.
- Details to be verified at CC stage of works.

## BCA 2022 Part D4D3 Access to buildings

### Requirement

#### Accessway is required from:

- Main pedestrian entry at the site boundary for new buildings.
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

### Compliance

Complies

### Comments

- Level Access has been provided from the main pedestrian entry at the site boundary.
- Access has been provided from car parking spaces by means of accessible pathways.

Details to be verified at CC stage of works.

### Requirement

#### Common use External Walkway / Pedestrian access requirements as per AS1428:

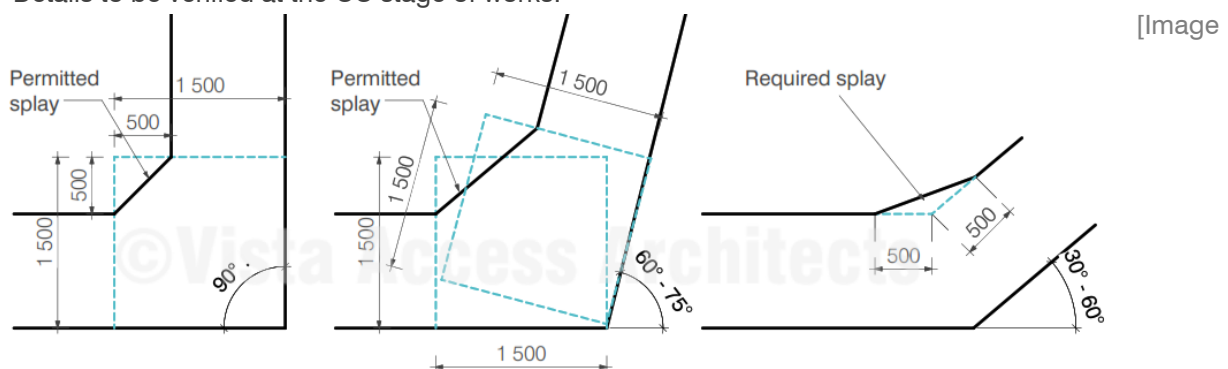
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
- At 60 to 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

### Compliance

Capable of compliance

### Comments

Details to be verified at the CC stage of works.



description: Spatial requirements of walkways with bends as per AS1428.1]

## Requirement

### Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)

### Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

## Compliance

Capable of compliance

### Comments

Details to be verified at the CC stage of works.

## Requirement

**Accessway** is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m<sup>2</sup>, a non-accessible entry must not be located more than 50M from an accessible entry.

## Compliance

Complies

### Comments

The building has only 1 pedestrian entry, which has been designed to be accessible

## Requirement

**All common use doorways** to comply with AS1428.1

Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

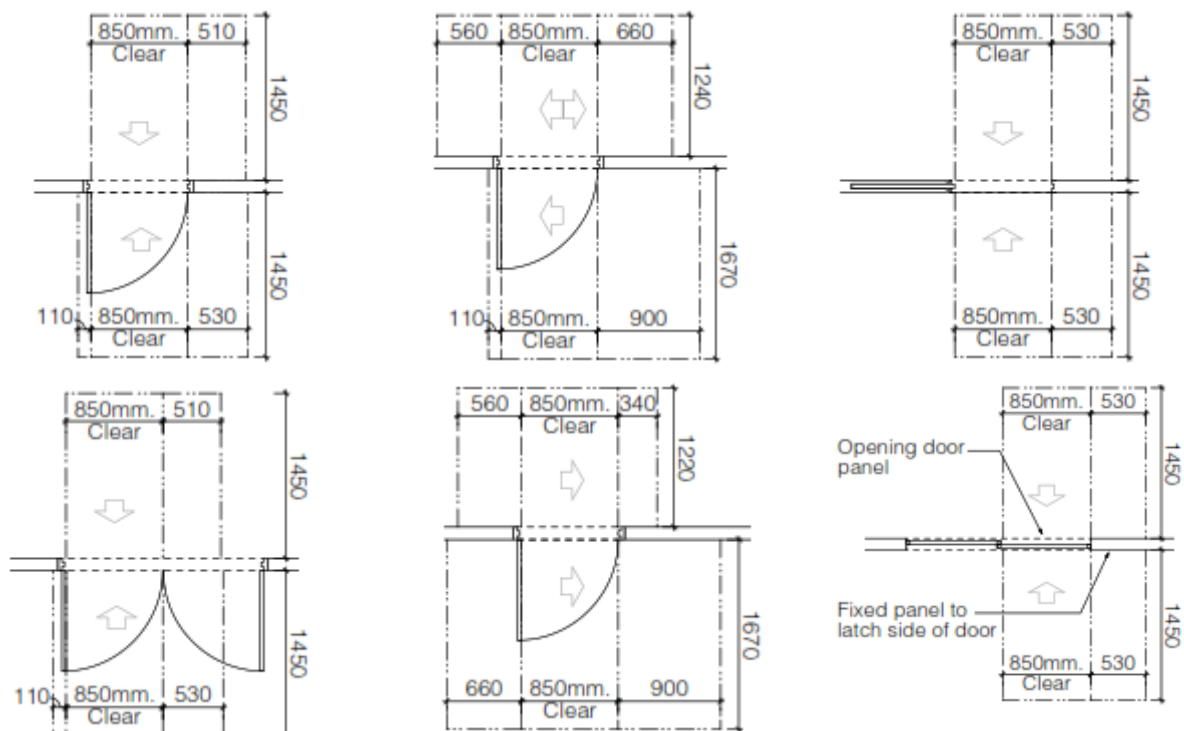
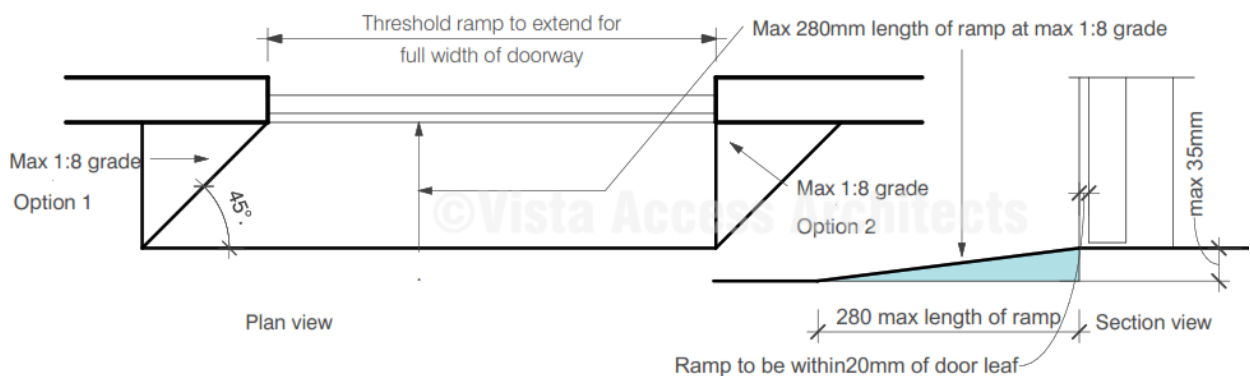
### Doorway requirements

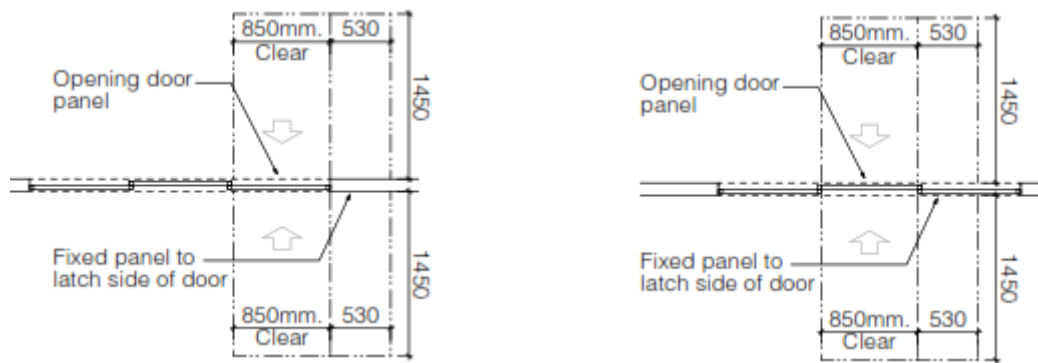
- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).



- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1

## Comments





[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]

## BCA 2022 Part D4D4 Parts of buildings required to be accessible

### Requirement

Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1

**Compliance** N/A

### Comments

No 1:14 ramps have been identified in the development.

### Requirement

**Step ramp** if provided in common use areas is to be compliant with AS1428.1 and NCC/BCA

**Compliance** N/A

### Comments

No step ramps have been identified in the development.

### Requirement

**Kerb ramp** if provided in common use areas is to be compliant with AS1428.1

**Compliance** N/A

### Comments

No kerb ramps have been identified in the development.

## Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with:

- AS1428.1 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips).
- Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.
- Either provide handrail extensions or offset first riser going up at mid landings

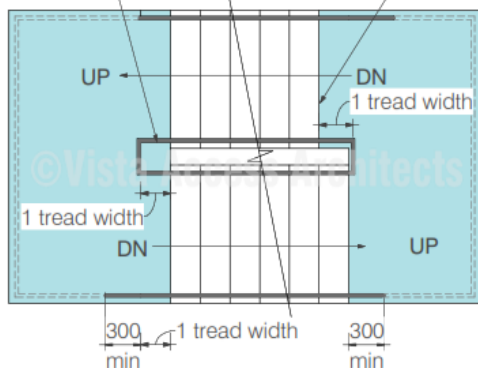
## Compliance

Capable of compliance

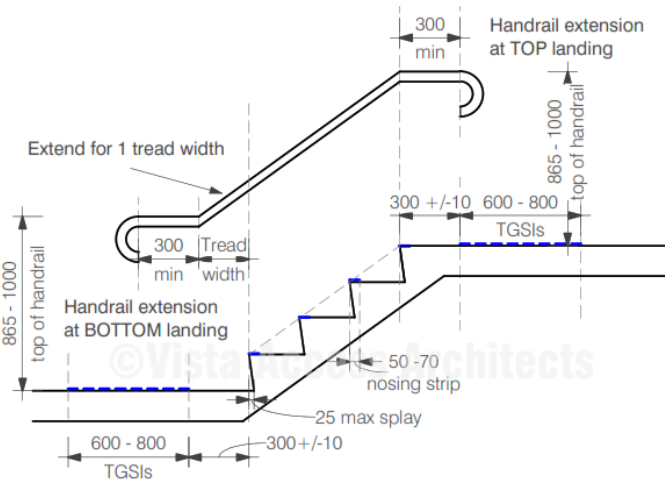
## Comments

Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works

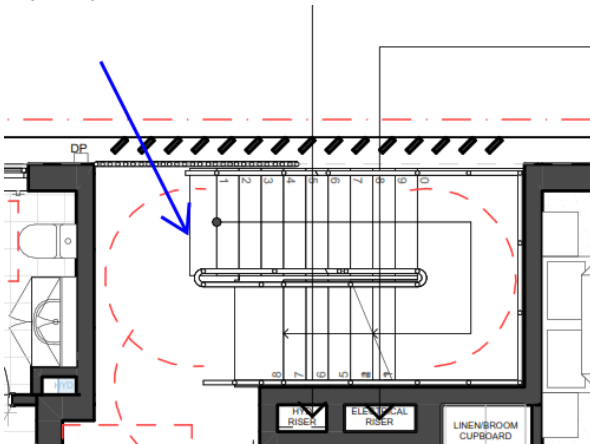
Option A- extend handrail by 1 tread at midlanding  
Option B- offset first riser going up at midlanding



[Image description: Diagram showing the requirements of a non-fire-isolated stairway as per AS1428.1]



Ensure that the first riser going up on all mid landings are offset or provide for a minimum 300mm handrail extension



## Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1 in the following aspects:

- Handrails to be provided only on one side of the staircase with 1M clear width and located between 865-1000mm above FFL. Handrail extensions are not required however since the handrails cannot have any vertical sections and is required to be at a consistent height throughout the stairway, it may be essential to either provide handrail extensions or offset first riser going up at mid landings
- Opaque risers required with nosing to have a sharp intersection or rounded or chamfered to 5mm.
- Handrails to both sides of the stairway are required if the total width of the stairway is 2M or more.

**Compliance** N/A

## Comments

No fire-isolated stairways have been identified in the development

## Requirement

**Nosing** for common use fire-isolated and non-fire-isolated stairways require the following:

- Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing.
- Multiple strips making up the 50mm-75mm depth is NOT permitted.
- This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads.
- Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm

**Compliance** Capable of compliance

## Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

## Requirement

**Slip resistance to comply with BCA 2022, Table D3D15 when tested in accordance with AS4586.**

**BCA 2022, Table D3D15** Slip –resistance requirements when tested in accordance with AS4586:

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

**HB 197/ HB198** An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

**Compliance** Capable of compliance

## Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

## Requirement

Every **Passenger lift** is to comply with the requirements of **BCA 2022, E3D7**.

## Compliance

Capable of compliance

## Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

## Requirement

### Passing spaces requirement

It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

## Compliance

N/A

## Comments

There are no accessways over 20M lengths in the development where a direct line of sight is not available

## Requirement

### Turning spaces requirement

It is a requirement to provide turning spaces in common use accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

## Compliance

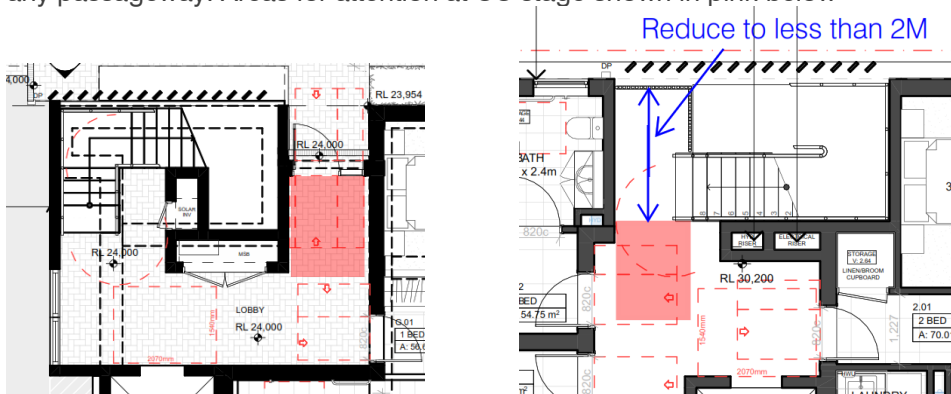
Capable of compliance

## Comments

- Adequate turning spaces is required to be provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.

Details to be verified at CC stage of works.

Ensure that the end of passageway turning spaces are provided at the end or within 2M of the end of any passageway. Areas for attention at CC stage shown in pink below



## Requirement

### Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

## Compliance

N/A

## Comments

Use of carpets have not been identified in the common use areas

## BCA 2022 Part D4D5 Exemption

## Requirement

### Access is not required to be provided in the following areas:

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

## Compliance

For information only

## Comments

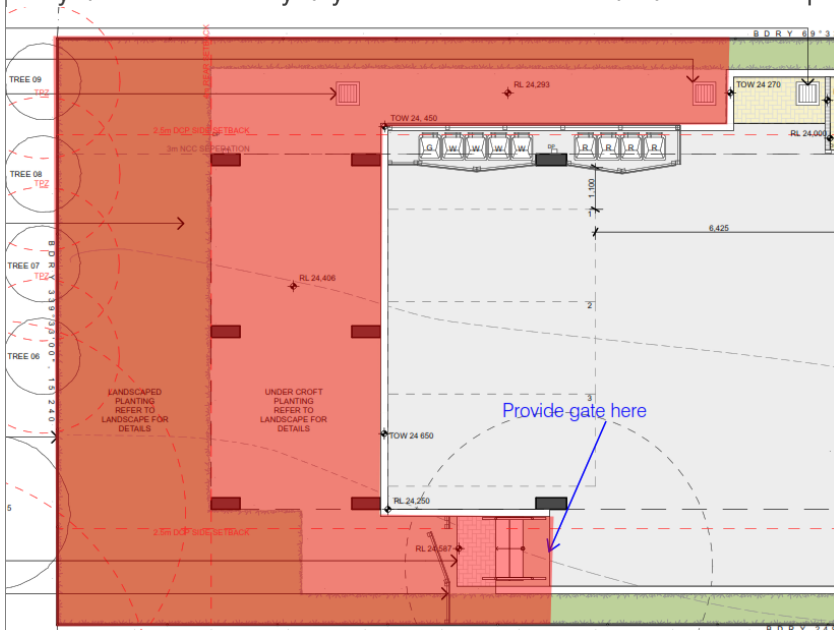
Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

We have been advised that a large area (approx. 140 sq.m) is exclusively provided for maintenance staff only and not for use by any of the residents. This area is shown in pink below. If no access is provided

for the residents whatsoever then it is our opinion that a gate that is lockable is to be provided before the start of the stairway blocking off access to the stairway. The stairway in which case will be exempt from all access related requirements.

Note that if access is to be provided to residents then this will need to be redesigned with a step free ramp access. This is to be verified at CC stage of works.





## BCA 2022 Part D4D6 Accessible Carparking

### Requirement

#### Class 2

There are no Accessible carparking requirements for a Class 2 under the BCA.

If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.

**Compliance** N/A

### Comments

Since the development is within flood prone area, no adaptable units or accessible car parking spaces have been proposed in this development.

## BCA 2022 Part D4D7 Signage

### Requirement

**Braille and Tactile signage are required to identify Accessible Sanitary facilities**

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified in the development.

### Requirement

**Braille and Tactile signage are required to identify Ambulant Sanitary facilities**

**Compliance** N/A

### Comments

No ambulant sanitary facilities have been identified in the development.

### Requirement

**Braille and Tactile signage is required to identify Hearing Augmentation**

**Compliance** N/A

### Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

### Requirement

**Braille and Tactile signage is required to identify a Fire exit door** required by [BCA2022, E4D2](#) by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

### Compliance

Capable of compliance

### Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

### Requirement

**Signage is required to a non-accessible pedestrian entrance**

### Compliance

N/A

### Comments

The development has only 1 entry which has been designed to be accessible.

### Requirement

**Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.**

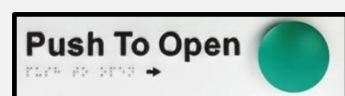
### Compliance

N/A

### Comments

N/A

### Requirement



**Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself**  
Braille and tactile signage to identify the latch operation device.

### Compliance

N/A

### Comments

No automated doors are proposed.

### Requirement

**All signage is required to be as per [BCA 2022 Specification 15 Braille and Tactile Signs](#)**

This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

<b>Compliance</b>	Capable of compliance
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#### Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

## BCA 2022 Part D4D8 Hearing Augmentation

#### Requirement

**Hearing Augmentation** is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.

<b>Compliance</b>	N/A
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#### Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

## BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

#### Requirement

##### TGSIs are required when approaching:

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps, kerb ramps, step ramps or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs. TGSIs to extend for full width i.e., handrail to handrail.

<b>Compliance</b>	Capable of compliance
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#### Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

## BCA 2022 Part D4D12 Limitations on Ramps

#### Requirement

##### 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.

<b>Compliance</b>	N/A
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### Comments

No ramps have been identified in the development

## BCA 2022 Part D4D13 Glazing on Accessways

### Requirement

#### Glazing requirements:

- 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 are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

### Compliance

Capable of compliance

### Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

## BCA Part F Accessible Sanitary Facilities

### BCA 2022 Part F4D5 Accessible Sanitary facilities

### Requirement

**Accessible unisex toilet** is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

### Compliance

N/A

### Comments

No accessible toilets have been identified in the development

## BCA 2022 Part F4D6 Accessible unisex sanitary compartments

### Requirement

#### Class 2

At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.

### Compliance

N/A

**Comments**

No common use sanitary facilities have been identified in the development

**BCA 2022 Part F4D7 Requirements for Accessible unisex showers****Requirement****Class 2**

At least 1 unisex Accessible shower when showers are provided in common areas.

**Compliance** N/A

**Comments**

No common use sanitary facilities have been provided in the development.

**Requirement**

**Accessible unisex toilet is to be designed in accordance with AS1428.1**

**Compliance** N/A

**Comments**

No common use sanitary facilities have been provided in the development.

**Requirement**

**Showers for Accessible use are to be designed in accordance with AS1428.1**

**Compliance** N/A

**Comments**

No common use sanitary facilities have been provided in the development.

**Requirement**

**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided

**Compliance** N/A

**Comments**

No common use sanitary facilities have been provided in the development.

**Requirement**

**Ambulant use toilets are to be designed in accordance with AS1428.1**

**Compliance** N/A

**Comments**

No common use sanitary facilities have been provided in the development.

## BCA Part E Lift Installations

### BCA 2022 Part E3D3 Stretcher facility in lifts

#### Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

#### Compliance

For information only

#### Comments

Contact BCA consultant in regard to applicable requirements.

### BCA 2022 Part E3D7 Passenger lift and their limitations

#### Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **BCA 2022, E3D7, E3D8 and E3D10**

#### Compliance

Capable of compliance

#### Comments

A **certificate of compliance from the lift supplier**, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

### Limitations on use of types of passenger lifts

#### Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

#### Compliance

N/A

#### Comments

Not identified in the development.



## BCA 2022 Part E3D8 Accessible features required for passenger lifts

### Requirement

**Handrail requirements for passenger lifts.** Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc

**Lift floor dimensions** (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

**Lift landing doors** to be provided at upper landing (excluding stairway platform lift).

### **Lift car and landing control buttons complying with AS1735.12**

Some of the requirements listed below. Refer to AS1735.12 for further details.

#### **For internal control panel:**

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

#### **For external control panel:**

To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

**Lighting** (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

### **To all lifts serving more than 2 levels**

- Automatic audible information to identify level when car stops
  - Audible and visual indication at landing to indicate arrival of lift car
- Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

**Emergency hands free communication** (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

### Compliance

Capable of compliance

### Comments

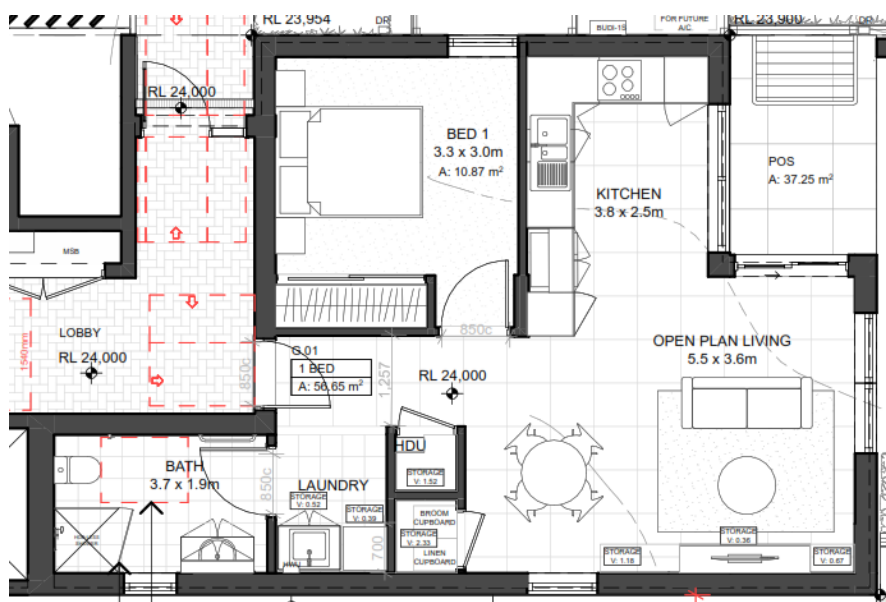
**A certificate of compliance from the lift supplier**, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

## Compliance assessment with Objective 4Q-1 Universal Design

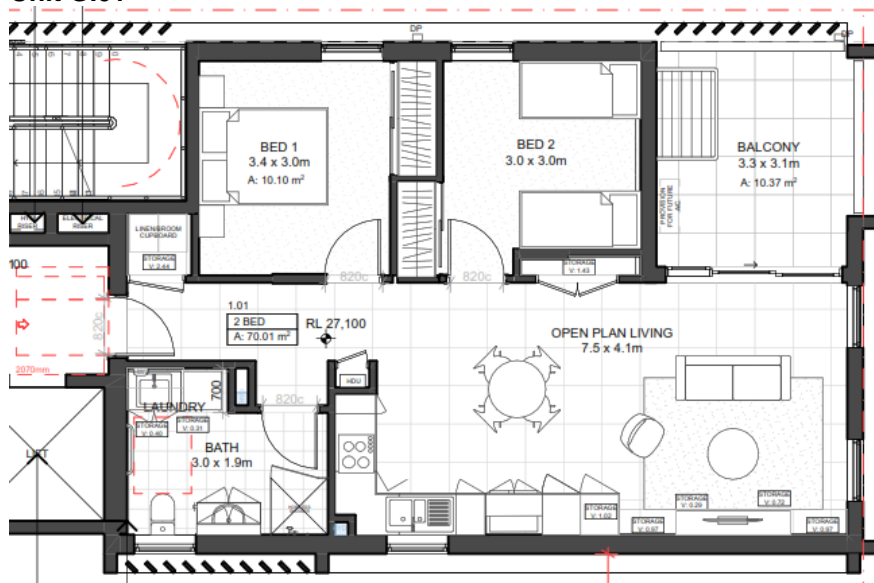
Objectives	Design guidance
<b>Objective 4Q-1</b> Universal design features are included in apartment design to promote flexible housing for all community members	Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features

Total number of residential units in the development = 20% of 7 = 1.4 = **2** required Livable units. However, since LAHC requires all units in the development to achieve silver livable units. Therefore, all 7 units in the development are designed to achieve silver livable compliance.

The following **7** units, Unit **G.01, 1.01, 1.02, 1.03, 2.01, 2.02 & 2.03** are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.

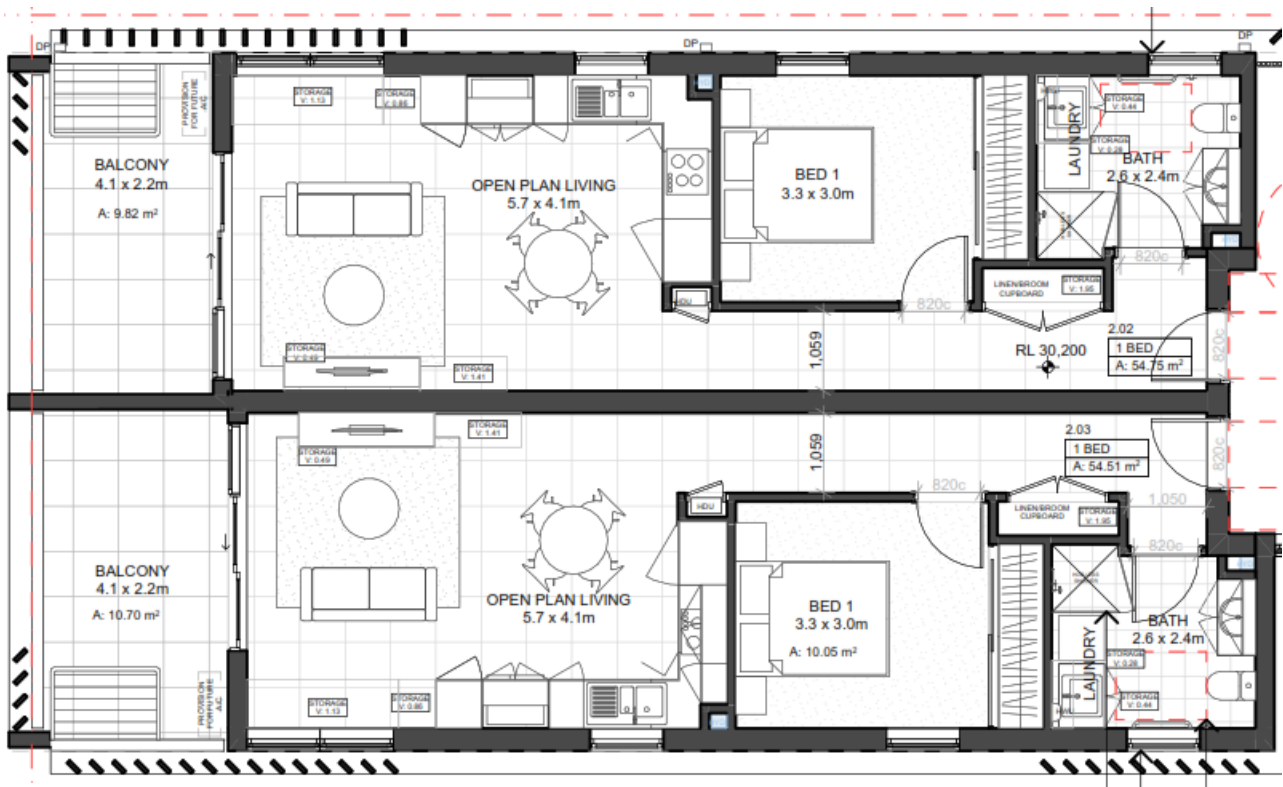


Unit G.01



## Unit 1.01





#### Unit 2.02 and 2.03

Ensure that the windows in bathrooms are high windows clear of the required wall reinforcements

By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

All details to be verified at the CC stage

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> <b>Dwelling Access</b>	a. Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling.	Complies. Details to be verified at CC stage of works
	b. Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1M clear width of ramps are required.	
	c. Pathway may be provided via an associated car parking in which case the car parking space to be <ul style="list-style-type: none"> <li>3200 (width) x5400 (length),</li> <li>even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen</li> </ul>	
	d. Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	e. Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
	a. Dwelling Entry should provide an entrance door with <ul style="list-style-type: none"> <li>i. min clear opening width of door to be 820mm</li> </ul>	Complies. Details to be

## 2

### Dwelling entry

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>ii. Step free threshold of max 5mm with rounded or beveled lip</li> <li>iii. reasonable shelter from the weather</li> </ul>   | <p>verified at CC stage of works</p>   |
| <ul style="list-style-type: none"> <li>b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.</li> </ul>  | <p>Complies. Details to be verified at CC stage of works</p>   |
| <ul style="list-style-type: none"> <li>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</li> </ul>   | <p>N/A</p>   |
| <ul style="list-style-type: none"> <li>d. Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC</li> </ul> | <p>Complies. Details to be verified at CC stage of works<br/>Waterproofing compliance by others.</p> |

## 3

### Internal doors and corridors

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be               <ul style="list-style-type: none"> <li>i. 820mm clear opening and</li> <li>ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li> </ul> </li> </ul> | <p>Complies. Details to be verified at CC stage of works</p> |
| <ul style="list-style-type: none"> <li>b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)</li> </ul>  | <p>Complies. Details to be verified at CC stage of works</p> |

## 4

### Toilet

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>a. One Toilet to be provided on the ground or entry level that provides,               <ul style="list-style-type: none"> <li>i. Min 900mm between walls or amenities</li> <li>ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>iii. The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul> </li> </ul> | <p>Complies. Details to be verified at CC stage of works</p> |
|---|--|

## 5

### Shower

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</li> <li>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</li> </ul> <p>For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6</p> | <p>Complies. Details to be verified at CC stage of works</p> |
|--|--|

## 6

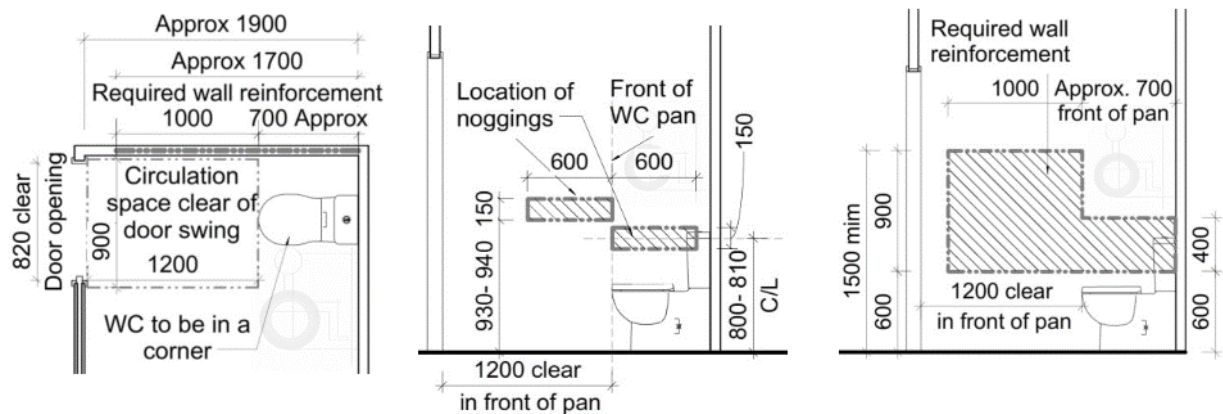
### Reinforcement of bathroom & toilet walls

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>a. 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.</li> </ul>                          | <p>Capable of compliance. Details to be verified at CC stage of works</p> |
| <ul style="list-style-type: none"> <li>(b), (c) and (d) the walls around toilet, bath and shower to be via:               <ul style="list-style-type: none"> <li>i. Noggins with a thickness of at least 25mm</li> <li>ii. Sheeting with a thickness of at least 12mm</li> </ul> </li> </ul> | <p>Capable of compliance. Details to be</p>                               |



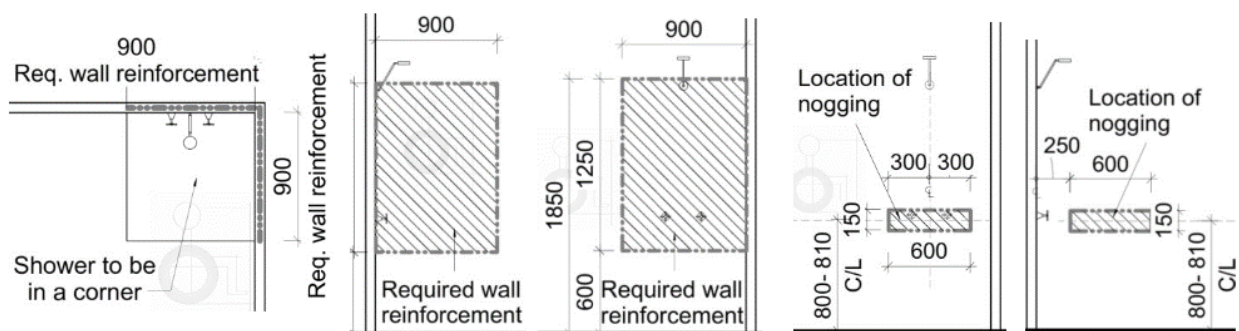
Refer to diagrams provided in the Livable Housing Guideline document.

verified at CC stage of works

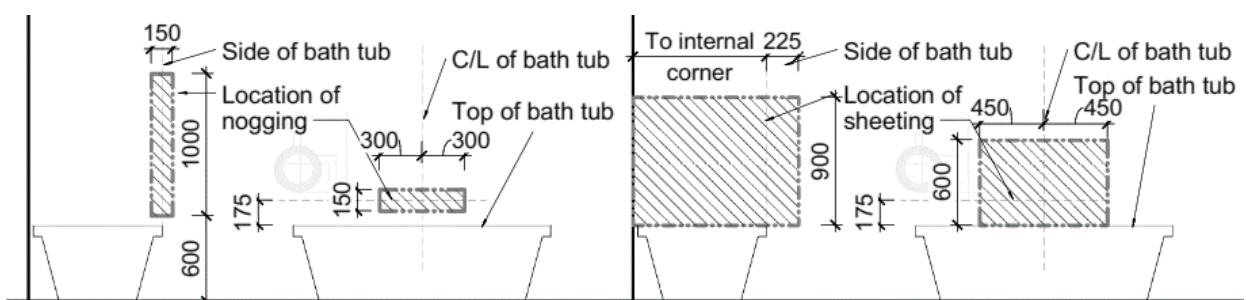


[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a toilet]

**Note:** In a standalone toilet, the wall reinforcements are required to both sides. Any door openings/ door frames are required to be clear of the required wall reinforcements. If wall with cavity slider is used for wall reinforcements, then allow for additional thickness for the wall.



[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a shower]



[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a bathtub]

## 7

### Internal Stairways

Stairways in dwellings must feature:

- a continuous handrail on one side of the stairway where there is a rise of more than 1m. a minimum clear width of 1000mm

N/A

No internal stairway in units.



# Statement of Experience

Vista Access Architects specialises in access consultancy services, including, Access requirements and Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



## Farah Madon - Director

**ACAA Accredited Access Consultant**  
**NDIS Accredited SDA Assessor**  
**Livable Housing Assessor**  
**Changing Places Assessor**

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

### Farah's Educational Profile and Qualifications Include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

### Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Vice President of Association of Consultants in Access Australia (ACAA)
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Management Committee member of NSW Network of Access Consultants
- Director of Livable Housing Australia (LHA)
- Member of Changing Places Australia Technical Advisory Team

### Some Recent Awards presented to Farah Include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards - Winner
- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award Winner







## Vanessa Griffin

ACAA Accredited Access Consultant  
 NDIS Accredited SDA Assessor  
 Livable Housing Assessor  
 Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

### Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



## Jenny Desai

ACAA Accredited Access Consultant  
 NDIS Accredited SDA Assessor  
 Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

### Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



## Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - 695

### Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting



## Trin Woo

ACAA Affiliate Access Consultant

- Affiliate Member of the Association of Consultants in Access Australia (ACAA) - 776

### Trin's Educational Profile and Qualifications include:

- Architect registered with the NSW Architect's Registration Board - Registration 11059
- Master of Urban and Regional Planning at the University of Sydney (in progress)