



Accessibility Report

DEM

Homes NSW Goulburn Development
38-42 Gerathy Street,
Goulburn NSW 2580

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by DC Partnership.

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Revision History—

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EXECUTIVE SUMMARY

This Access Design Assessment Report has been prepared by DC Partnership at the request of DEM and relates to the proposed multi-dwelling development located at 38-42 Gerathy Street, Goulburn NSW 2580.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the accessibility provisions of the BCA & LHA, either by complying with the prescriptive requirements or via a performance-based approach.

With respect to the assessment undertaken, the following items shall be reviewed further as the project develops—

ITEM	DESCRIPTION	RESPONSIBILITY
1.	<p>As design progresses, one final package shall be provided to ensure compliance with the requirements of the BCA / AS1428.1-2009 is achieved, such as:</p> <ul style="list-style-type: none"> (i) Landscape plans; (ii) Ramp and stairway details; (iii) Door schedule (including luminance contrast); (iv) Window schedule (showing visual indicators/horizontal decals); (v) Signage schedule; (vi) Lift details showing lift car sizes, location of controls and etc; (vii) Architectural specification referencing all applicable accessibility requirements (e.g. nosing strips, TGSIs, carpet pile heights and etc.) 	Design Team
2.	Internal finishes schedule including a summary of all LRV's required to show luminance contrast for areas including, door openings, TGSI's and horizontal decals specifying compliance with AS1428.1 and AS1428.4.1 where applicable.	Project Architect / Interior Designer
3.	Review all items within the markups and the throughout this report that require actioning by a returned response where specific clarification requested.	Design Team

1.0 INTRODUCTION

1.1 General

This report has been prepared at the request of DEM and relates to the proposed multi-dwelling development located at 38-42 Gerathy Street, Goulburn NSW 2580.

The proposed development includes the construction of a 2-storey residential building comprised of seven (7) sole occupancy units on each level as well as a parking lot associated with the building with eleven (11) car spaces.

In the context of this report and the BCA the building use can be described as follows—

CLASSIFICATION	DESCRIPTION
Class 2	Multi-unit residential building
Class 7a	Car parking

STOREYS CONTAINED (INCLUDING BASEMENT LEVELS)	
Ground Level	Residential SOUs and external car parking
Level One (1)	Residential SOUs

1.2 Purpose of Report

This report documents an assessment carried out against the provisions of the National Construction Code – Building Code of Australia Volume 1, 2022, as are principally contained within Parts D4, E3D7 and E3D8 as well as the Livable Housing Design Guidelines (LHA) Gold Level as applicable to the subject development.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

1.3 Documentation Provided for Assessment

This assessment is based upon the architectural documentation prepared by DEM and listed within **Appendix 1**.

1.4 Limitations

- This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like;
- This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedule and door hardware specification and lift specification;
- This report is not a regulated design, as defined by the Design Building Practitioners Regulations 2021;

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken—

- (a) Work Health & Safety Act (2011) and Regulations (2017);
- (b) WorkCover Authority requirements;
- (c) Structural and Services Design Documentation;
- (d) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Endeavour Energy);
- (e) Any conditions imposed by the Consent Authority;
- (f) Any conditions imposed by the Principal Certifying Authority;
- (g) Design and Building Practitioners Act (2020) and Regulations (2021);
- (h) Adaptable Housing (AS4299-1995);
- (i) BASIX certificate;
- (j) The Disability Discrimination Act (DDA) 1992;
- (k) BCA provisions that does not relate to accessibility e.g. construction of exits, number of sanitary facilities;
- (l) Any parts of the BCA or any standards other than those directly referenced in this report.

1.6 Relevant Legislative Framework

1.6.1 Disability Discrimination Act

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 and subsequent BCA. In particular adherence to the Access to Premises Standard (2010) (APS); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. This means that compliance with the relevant sections of the BCA, ensures compliance with the relevant 'Premises' component of the DDA.

However, compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act if the elements of equality, dignity and functionality remain compromised within an environment. The building owner/occupier should therefore ensure that their policies, practices and procedures promote equality in all employment, education and services provided, within their built environment.

1.6.2 New Building Works

Sub-section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 requires that all works forming part of the Construction Certification ('new works') comply with the current requirements of the BCA.

All new works proposed in the architectural documentation are required to comply with Parts D4, E3D7 and E3D8 of the BCA as applicable as well as the Livable Housing Design Guidelines (LHA), but existing features of an existing building need not comply with the BCA unless specified under different parts of the legislation e.g. affected part upgrades, upgrade conditions imposed by the consent authority.

1.6.3 Crown Approval Conditions

The approval pathway for the development is provided through Part 5 assessment system of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

1.7 BCA Assessment – Interpretation Notes

To provide the reader with additional context the following information regarding assessment methodology used in this assessment is provided below—

- (a) The following rooms / areas and associated accessways may be afforded the concession under D4D5, hence access for people with disabilities need not be provided to these areas—
 - (i) Path from boundary to garbage room;
 - (ii) MP & DB & Comm room;
 - (iii) Service room.

Refer to **Appendix 2 - Drawing Mark-ups** of areas suggested by DC Partnership that may fall under D4D5 exceptions subject to clients acceptance.

- (b) Movable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings;

2.0 BCA ACCESS DESIGN ASSESSMENT SUMMARY

2.1 Interpretation

The following tables summarise the compliance status of the architectural design in terms of each *applicable* prescriptive provision of the BCA and indicates a **capability for compliance** ('COMPLIES') with the accessibility provisions of the BCA.

A detailed analysis and commentary are provided in **Section 3.0** of this report in the instance that prescriptive non-compliance occurs ('DOES NOT COMPLY') or further 'DESIGN DETAIL' is required. Such instances should not necessarily be considered BCA deficiencies, but rather matters which need to be considered by the design team, the certifying authority and all other relevant stakeholders as design progresses.

2.2 Part D4 – Access for People with a Disability

	BCA CLAUSE(S)	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
D4D2	General building access requirements	✓		
D4D3	Access to buildings	✓		
D4D4	Parts of buildings to be accessible	✓		
D4D2 (2) (a) / D4D2 (5) (b)	Accessible SOUs	N/A		
D4D2, D4D3, D4D4 & D4D9	Continuous accessible path of travel	✓		
D4D2, D4D3 & D4D4	Doorways	✓		✓
D4D2, D4D3 & D4D4	Walkways	✓		✓
D4D2, D4D3 & D4D4, & D4D12	Step ramps & kerb ramps	✓		✓
D4D2, D4D3, D4D4 & D4D9 D4D12	Ramps	N/A		
D4D3 & D4D4, D4D9	Stairways	✓		
D4D6	Accessible carparking	✓		
D4D7 & Spec. 15	Signage			✓
D4D8	Hearing augmentation	N/A		
D4D10	Wheelchair seating spaces	N/A		
D4D11	Swimming pools	N/A		
D4D13	Glazing on an accessway			✓

2.3 Clauses E3D7 & E3D8 – Passenger Lifts

	BCA CLAUSE(S)	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
E3D7	Passenger lift types and their limitations	✓		✓
E3D8	Accessible features required for passenger lifts	✓		✓

2.4 Clauses F4D5, F4D6 & F4D7 – Accessible Sanitary Facilities

	BCA CLAUSE(S)	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D5 & F4D6	Accessible unisex sanitary compartments	N/A		
F4D5(c)	Sanitary facilities for people with ambulant disabilities	N/A		
F4D7	Accessible unisex showers	N/A		

2.5 Clause F4D12 – Accessible Adult Change Facilities

	BCA CLAUSE(S)	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
F4D12	Accessible adult change facilities	N/A		

2.6 Schedule of Livable Housing Design Guidelines

The following table summarises the compliance status of the architectural design in terms of the fifteen (15) design elements of the Livable Housing Design Guidelines.

The intent of LHD Silver level is to comply with basic structural and spatial design elements.

The intent of LHD Gold level is to comply with more generous dimensions than required at Silver level and to comply with additional design elements.

	GOLD DESIGN ELEMENT	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
1	Dwelling Access	✓		
2	Dwelling Entrance	✓		
3	Internal Doors & Corridors	✓		
4	Toilet	✓		
5	Shower	✓		
6	Reinforcement of Bathroom & Toilet Walls			✓
7	Internal Stairs	N/A		
8	Kitchen Space	✓		✓

	GOLD DESIGN ELEMENT	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL
9	Laundry Space	✓		✓
10	Gound (or Entry Level) Bedroom Space	✓		
11	Switches and Powerpoints			✓
12	Doors and Tap Hardware			✓

3.0 BCA ACCESS DETAILED ASSESSMENT

3.1 General

With reference to the BCA Access Design Assessment Summary contained in **Section 2.0** above, the following analysis and commentary is provided.

Furthermore, the analysis below contains preliminary advice regarding opportunities for the implementation of a performance-based approach in lieu of complying with the prescriptive (DtS) provisions of the BCA.

*Instances where non-compliances or issues are identified, reference shall also be made to **Appendix 2** – Drawing Mark-ups for further comments and recommendations.*

3.2 Part D4 – Access for People with a Disability

3.2.1 Clause D4D2 – General building access requirements

Buildings and parts of buildings must be accessible as required by Clause D4D2 of the BCA unless exempted by D4D5. The assessment below relates to the requirements of Clause D4D2 of the BCA –

- (a) For Class 2; Access is required to be provided—
 - (i) From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level; and
 - (ii) To and within not less than one (1) of each type of room/space for use in common by the residents; and
 - (iii) To the entrance doorway of each sole-occupancy unit located on the levels served by the lift/ramp;
 - (iv) To and within rooms/spaces for use in common by the residents located on the levels served by the lift/ramp.
- (b) The following areas are not required to be accessible:
 - (i) An area where access would be inappropriate because of the particular purpose for which the area is used.
 - (ii) An area that would pose a health or safety risk for people with a disability.
 - (iii) Any path of travel providing access only to an area exempted by (i) or (ii).

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.2 Clause D4D3 – Access to buildings

The assessment below relates to the requirements of Clause D4D3 of the BCA—

- (a) Provide an accessible path of travel compliant with AS1428.1-2009 from—
 - (i) the main points of pedestrian entry at the site boundary to the principal pedestrian entrance/s of the building; and

- (ii) another building connected by a pedestrian link (not being the public footpath) within the allotment; and
 - (iii) accessible car parking spaces on the site.
- (b) Where a building is afforded with multiple pedestrian entries, an accessway shall be provided through and through:
 - (i) The principal pedestrian entrance (PPE); and
 - (ii) Not less than 50% of pedestrian entrances, including the PPE.
 - (iii) Where the building area is greater than 500m², a non-accessible pedestrian entrance shall not be located more than 50m from an accessible pedestrian entrance.
- (c) Where a pedestrian entrance required to be accessible has multiple doorways—
 - (i) If the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and
 - (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.
- (d) For the purposes above
 - (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
 - i. all doorways serve the same part or parts of the building; and
 - ii. the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and
 - (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.
- (e) Where a doorway on an accessway has multiple leaves, at least one leaf should have a clear opening width of not less than 850mm.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.3 Clause D4D4 – Parts of the building to be accessible

The assessment below relates to the requirements of Clause D4D4 of the BCA—

- (a) All ramps and stairways are to achieve compliance within the following clauses of AS1428.1-2009 (except those areas exempted by D4D5);
 - (i) For a ramp, except a fire isolated ramp, Clause 10 & 12, and;
 - (ii) For a stairway, except a fire-isolated stairway, Clause 11 & 12, and
 - (iii) Fire isolated stairways, Clause 11.1 (f) and (g).
- (b) Every passenger lift must comply with E3D7 and E3D8.
- (c) Accessways must have passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available.
NOTE: a passing space may serve as a turning space.

- (d) Accessways must have turning spaces complying with AS 1428.1—
 - (i) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
 - (ii) at maximum 20 m intervals along the accessway.
- (e) Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'
 - (i) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.
- (f) In a Class 5, 6, 7b or 8 building, a lift or ramp is not required to the upper levels where the building only contains 3 storeys and the upper levels are not greater than 200m² per storey. The entrance storey would be the accessible level only.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.4 Accessible Sole Occupancy Units in accordance AS 1428.1-2009 (Satisfying Clauses D4D2 (2) (i) / Clause D4D2 (5) (b) –

Not applicable, accessible SOUs are applicable to Class 1b / 3 buildings only.

3.2.5 Continuous accessible of travel ('accessways') in accordance with AS1428.1:2009 (satisfying Clauses D4D2, D4D3 and D4D4)

The assessment below relates to the requirements of AS1428.1-2009, satisfying Clauses D4D2, D4D3 and D4D4 of the BCA—

- (a) An accessible path of travel as defined within AS1428.1:2009 should comply with the following;
 - (i) A continuous accessible path of travel shall not include a step, stairway, turnstile, revolving door, escalator, moving walk or the like.
 - (ii) Provide 1000 mm minimum clear width of path of travel compliant with AS1428.1-2009.
 - (iii) Note: The width of the path of travel shall be taken clear of any obstructions, such as handrails, kerb rails, skirting, fire hose reels, fire extinguishers or the like.
- (b) A turning space not less than 1540mm W x 2070mm L in accordance with Figure 5 of AS1428.1-2009 shall be provided:
 - (i) To allow for a 180° turn on the accessway;
 - (ii) Along pathways at maximum 20m intervals;
 - (iii) At corridor ends, within 2m of the corridor end.
- (c) A passing space not less than 1800mm W x 2000mm L is required along pathways at maximum 20m intervals where a direct line of sight is not available. *Note: A passing space may serve as a turning space.*
- (d) Where carpet or similar soft flexible flooring surface is proposed, the pile height shall be no more than 11mm with 4mm max backing surface.

- (e) In accordance with AS1428.1, Clause 7.4.1 where carpets or any soft flexible materials are used on the ground or floor surface—
 - (i) the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm;
 - (ii) exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and
 - (iii) at the leading edges, carpet trims and any soft flexible material shall have a vertical face no higher than 3 mm or a rounded bevelled edge no higher than 5mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm.
- (f) A 1:40 turning space not less than 1500 x 1500mm is required to allow for a 60-90° turn on the accessway. A splay across the internal corner is permitted in accordance with Figure 4 of AS1428.1-2009.
- (g) Where the width of the path of travel is less than 1200mm, a minimum 500x500mm splay is required to allow for a 30 to <60° turn on the accessway in accordance with Figure 4 of AS1428.1-2009.
- (h) The space required for a wheelchair to make a >90° to 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide in accordance with Figure 5 of AS1428.1-2009.
- (i) Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:
 - (i) 0 ± 3 mm vertical, as shown in Figure 6(a) of AS1428.1.
 - (ii) 0 ± 5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping, as shown in Figure 6(b) of AS1428.1.
 - (iii) Tolerances for raked joint pavers shall be as shown in Figure 7 of AS1428.1.
- (j) Matting recessed within a continuous accessible path of travel—
 - (i) Where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and
 - (ii) Where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5mm if rounded or bevelled.
- (k) Grates shall comply with the following:
 - (i) Circular openings shall be not greater than 13 mm in diameter.
 - (ii) Slotted openings shall not be greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.
 - (iii) *NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.*
- (l) At the building's entrance, where a pedestrian pathway and vehicular pathway are at the same level (i.e., no kerb provided), warning tactile indicators shall be provided to satisfy Clause D4D9 of the BCA.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.6 Doorways in accordance with AS1428.1-2009 (satisfying Clauses D4D2, D4D3 and D4D4)

The assessment below relates to the requirements of Clause D4D2, D4D3 and D4D4 of the BCA and AS1428.1-2009—

- (a) Minimum 850mm clear opening width (generally required 920mm door leaf), measured from the face of the door to the door stop. *NOTE: where double doors are proposed, at least the active/operable leaf shall achieve the minimum 850mm clear opening width.*
- (b) Circulation spaces shall be not steeper than 1:40. Refer to Figure 31 (hinged doors) and Figure 32 (sliding doors) of AS1428.1-2009 for the minimum required depth, latch-side and hinge-side circulation spaces as applicable.
- (c) A minimum 30% luminance contrast shall be provided at doorways for ease of visual identification for people with vision impairment. The contrasting area (e.g. wall, architrave etc.) must have minimum 50mm width.
- (d) Luminance contrast of 30% to be provided between—
 - (i) door leaf and door jamb;
 - (ii) door leaf and adjacent wall;
 - (iii) architrave and wall;
 - (iv) door leaf and architrave; or
 - (v) door jamb and adjacent wall.
- (e) Where surface-mounted sliding doors are proposed, the circulation spaces shall be increased by a factor of **t** as shown in Figure 33 of AS1428.1-2009.
- (f) To permit a wheelchair to turn through a door from a side-on approach, dimension WL or WH are required on the approach side only. Where a sliding door is power operated, for a front on approach the WL and WH dimensions do not apply.
- (g) Door hardware shall:
 - (i) Be a type that allows the doors to be operated with one hand;
 - (ii) Allow for adequate grip for people with hand impairments;
 - (iii) Have a clearance between the handle and the backplate or door face of 35-45mm;
 - (iv) Where snibs are installed, have a lever handle with minimum 45mm length from the centre of the spindle.
- (h) Door controls shall be located:
 - (i) Door handles: 900-1100mm above FFL;
 - (ii) Panic bars on egress routes: 900-1200mm above FFL;

- (iii) Intercoms, push buttons and the like: 900-1250mm above FFL and minimum 500mm from an internal corner;
- (iv) Handles on sliding doors shall be not less than 60mm from the door jamb or doorstop in the open or closed position;
- (v) Manual controls to power-operated doors (push buttons) shall be 1-2m from the door leaf (hinged or cavity-sliding doors) or clear of a surface-mounted sliding door in the open position.
- (i) Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.
- (j) All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.
- (k) Door operational forces shall be not more than 20 N.
- (l) A threshold ramp may be employed to address a maximum 35mm rise / FFL difference. Threshold ramp shall be in accordance with Clause 10.5 of AS1428.1-2009.
- (m) Provide minimum 1450mm length between successive door swings in airlocks/vestibules or other similarly enclosed spaces on accessible path of travel.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Schedules/specifications will need to be provided to achieve compliance with the BCA. Refer to **Appendix 2** for drawing mark-ups.

3.2.7 Walkways in accordance with AS1428.1-2009 (satisfying Clauses D4D2, D4D3 and D4D4)

Note – Walkways are defined within AS 1428.1-2009 being – any surface on a continuous accessible path of travel with a gradient not steeper than 1:20.

The assessment below relates to the requirements of AS1428.1-2009, satisfying Clauses D4D2, D4D3 and D4D4 of the BCA—

- (a) Walkways, ramps and landings that are provided on a continuous accessible path of travel shall be as follows –
 - (i) Sharp transitions shall be provided between the planes of landings and ramps, as shown in Figure 14.
 - (ii) Landings shall be provided at all changes in direction in accordance with Clause 10.8 of AS1428.1.
 - (iii) Landing or circulation space shall be provided at every doorway, gate, or similar opening.
 - (iv) For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.
- (b) Walkway landings shall have;

- (i) 1:20 walkways shall have suitable landings at 15m maximum intervals.
 - (ii) For walkway gradients of 1 in 33, at intervals no greater than 25 m.
 - (iii) For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.
 - (iv) Walkways shallower than 1:33 are not required to be provided with landings.
 - (v) For walkways and landings having gradients in the direction of travel shallower than 1 in 33, a camber or crossfall shall be provided for shedding of water and shall be no steeper than 1 in 40, except that bitumen surfaces shall have a camber or crossfall no steeper than 1 in 33.
- (c) The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—
- (i) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or
 - (ii) a wall and a handrail as specified in Clause 12.
- (d) Landings shall have:
- (i) Minimum 1200mm length where there is no change in direction;
 - (ii) Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in Figure 25(B).
 - (iii) For a 180° turn, the landing shall be as shown in Figure 25(C),
 - (iv) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
- (e) A suitable barrier (edge protection) shall be provided to both sides of the walkway. Suitable barriers include:
- (i) Floor/ ground surface to extend 600mm min. width at same grade in firm and level of the walkway surface, being of a different material;
 - (ii) Kerb in accordance with Figure 18 of AS1428.1-2009;
 - (iii) Kerb rail + handrail in accordance with Figure 19 of AS1428.1-2009;
 - (iv) Low wall min. 450mm height.
- (f) Curved walkways are to have 1500mm min. clear width. The minimum inside radius shall be in with Figure 20 of AS1428.1-2009.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Further information is required for walkway gradients and edge protection along walkways. Refer to **Appendix 2** for drawing mark-ups.

3.2.8 Step ramps & kerb ramps in accordance with AS1428.1-2009 (satisfying Clauses D4D2, D4D3, D4D4 & D4D12)

The assessment below relates to the requirements of Clause D4D2, D4D3 and D4D4 of the BCA and AS1428.1-2009 (kerb ramps excluded since this design does not contain any)—

- (a) Step ramps shall have;
 - (i) Where the height variation between internal and external RL's is greater than 35mm, a step ramp compliant with AS1428.1-2009 is required.
 - (ii) Ensure step ramps have appropriate level 1:40 landings at top and bottom and circulation at doorways, compliant with AS1428.1-2009 Figure 31.
 - (iii) Ensure step ramps have 1:10 gradient, 190mm max. height and 1900mm max. length.
 - (iv) Provide suitable barriers on step ramp sides (450mm min. height wall or balustrade and kerbing), or splayed edge if there is transverse pedestrian traffic.
 - (v) Step ramps shall have a slip-resistant surface.
- (b) A landing for a step ramp must not overlap a landing for another step ramp or ramp, i.e., landing between a ramp and step ramp shall be minimum 2.4 m in length in lieu of the typical 1.2 m length.
- (c) Kerbs or kerb rails shall –
 - (i) Be located so that the ramp-side face is either flush with the ramp-side face of the handrail or no greater than 100 mm away from the ramp-side face of the handrail, as show In Figure 19;
 - (ii) Where the handrail is supported on a vertical post, the height of the top of the kerb or kerb rail shall be not less than 150 mm above the finished floor, as show in Figures 19(a), 19(b); and
 - (iii) Where the kerb is at a height of 65 mm to 75 mm, the support posts shall be set back a minimum of 200 mm from the face of the kerb or kerb rail, as shown in Figure 19(d).
- (d) Landings shall be:
 - (i) Minimum 1200mm length where there is no change in direction;
 - (ii) Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in Figure 25(B).
 - (iii) For a 180° turn, the landing shall be as shown in Figure 25(C),
 - (iv) Where there is a doorway, the landing shall be capable of accommodating the required doorway circulation spaces.
 - (v) Ramp landings shall be not steeper than 1:40.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Further information is required for edge protection along the step ramp. Refer to **Appendix 2** for drawing mark-ups.

3.2.9 Ramps in accordance with AS1428.1-2009 (satisfying Clauses D4D2, D4D3, D4D4 & D4D12)

Not applicable to this development, the project does not contain any ramps.

3.2.10 Non-fire-isolated ("circulation / general") stairways in accordance with AS1428.1-2009 (satisfying Clause D4D4)

The assessment below relates to the requirements of Clause D4D4 of the BCA and AS1428.1-2009—

- (a) Stairs located at site boundary shall be recessed (900mm min. from boundary) to allow required handrail extensions and TGSI's to not protrude into transverse path of travel.
- (b) Stairs adjacent to internal corridors shall be recessed to allow required handrail extensions & termination to not protrude into transverse path of travel. The set-back shall be:
 - (i) 1 tread width plus handrail extension/turn down (approx. 650mm) at the bottom of a flight of stairs.
 - (ii) Handrail extension/turn down (approx. 400mm) at the top of a flight of stairs.
- (c) In order to achieve consistent height of the handrail along stairways, an offset tread is required at the bottom of the flight, as shown in Figure 28 of AS1428.1-2009.
- (d) Stairways shall have;
 - (i) Minimum 1m clearance between handrails;
 - (ii) Closed risers;
 - (iii) Stair nosings shall not project beyond the face of the riser. Risers shall be vertical or splay backwards a max. 25mm;
 - (iv) Stair nosing profiles shall—
 - (v) have a sharp intersection;
 - (vi) be rounded up to 5 mm radius; or
 - (vii) be chamfered up to 5 mm × 5 mm.
- (e) Handrails compliant with Clause 12 of AS1428.1-2009 shall be provided to both sides of all stairs not within a fire resisting enclosure or leading to an exempt area.
- (f) Handrail extensions are required at landings in accordance with the above:
 - (i) At the top of a flight of stairs: min. 300mm horizontal extension past the nosing;
 - (ii) At the bottom of a flight of stairs: one tread depth parallel to the line of nosings + min. 300mm horizontal extension;
 - (iii) Where the inner handrail is continuous at landings, the 300mm horizontal handrail extension is not required.
- (g) Warning tactile ground surface indicators (TGSI's) to the top and bottom stairs landings are required in accordance with Sections 1 and 2 of AS/NZS1428.4.1-2009. Refer to TGSIs section below for TGSIs requirements.

- (h) Provide contrasting step nosing strips on all stair treads compliant with AS1428.1-2009 as follows:
 - (i) Step nosing strips to be across full width of stair, between 50-75mm wide, in a continuous colour solid strip with 30% luminance contrast to background surface.
 - (ii) Step nosing strips to be located on edge of tread (15mm max. setback if applied) and not extend onto risers more than 10mm. (if exposed).
- (i) Where people can traverse under open stairs, a suitable barrier to the underside of the stairs shall be provided such that people do not traverse where the headroom is less than 2 meters.
- (j) TGSI's may be provided in lieu of a barrier to the underside of stairs where the headroom is less than 2 meters.
- (k) The cross section of handrail shall be circular/elliptical handrails have 30mm - 50mm diameter, with 270-degree clear arc around top of handrail (extending for 600mm min. height) compliant with Figure 29 of AS1428.1-2009.
- (l) Handrails shall have no obstruction to the passage of a hand along the rail.
- (m) Handrails shall be installed at a consistent height between 865mm - 1000mm height above step nosing or FFL ramp surface.
- (n) Where a balustrade for fall protection is required at a height above 1m, both the balustrade and the handrails shall be provided.
- (o) Handrails shall be installed no less than 50mm away from an adjacent side wall/obstruction (finger clearance).
- (p) Handrail ends shall be turned through a total of 180° OR to the ground OR returned fully to the end post/wall face. Suitable handrail ends are shown in Figure 26 (C) of AS1428.1-2009.
- (q) TGSI's shall extend across the full width of the path of travel and commence 300 mm from the edge of stairs, ramps etc.
- (r) Ensure that TGSI's are slip-resistant and achieve minimum luminance contrast against background surface in accordance with the following:
 - (i) Integrated TGSI's (i.e., tiles) require 30% min. luminance contrast.
 - (ii) Discrete TGSI's (i.e., buttons) require 45% min. luminance contrast.
 - (iii) Composite TGSI's with 2 materials/colours requires 60% min. luminance contrast.
- (s) At open areas, ensure TGSI's are between 600 – 800 mm in depth.
- (t) At landings < 3 m long and with discontinuous (or no) handrails, ensure TGSI's are between 300 – 400 mm in depth.
- (u) At landings > 3 m long or with discontinuous (or no) handrails ensure TGSI's are between 600 mm – 800 mm in depth.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.11 Fire-isolated stairways in accordance with AS 1428.1-2009 (satisfying Clause D4D4)

Not applicable to this site, the building/s does not contain any fire-isolated stairways.

3.2.12 Clause D4D6 – Accessible carparking

The assessment below relates to the requirements of Clause D4D6 of the BCA—

- (a) Angled accessible car bays must comply with AS2890.6:2009.
 - (i) Minimum required dimensions:
 - (ii) Dedicated parking space shall be 2400mm W x 5400mm L (minimum);
 - (iii) A shared area shall be provided to one side of the dedicated parking space, being 2400mm W x 5400mm L (minimum);
 - (iv) A shared area shall be provided at one end of the parking space, being 2400mm W x 2400mm L.
- (b) Accessible parking spaces and shared areas shall at the same grade and the ground surface shall be not steeper than 1:40 (1:33 for external bitumen surfaces is acceptable).
- (c) The ground surface shall be firm, plane, slip resistant and traversable by people with disabilities (hence surfaces such as loose gravel and grass are not acceptable).
- (d) A bollard shall be provided within the shared area located in accordance with Figure 2.2 and 2.3 of AS/NZS2890.6:2009.
- (e) Vertical clearance leading to the accessible parking spaces shall be not less than 2200mm.
- (f) Vertical clearance at the accessible parking spaces and associated shared areas shall be not less than 2500mm.
- (g) An accessible parking space is privately owned parking space for people with disabilities associated with a single residence and intended primarily for use by the occupants of that residence (i.e. adaptable units).
- (h) An accessible parking space shall be provided with pavement markings for identification, being the white symbol of access inside a blue rectangle with dimensions in accordance with Figure 3.1 of AS/NZS2890.6:2009.
 - (i) Line markings shall be yellow, have a slip resistance surface and shall not be raised;
 - (ii) The parking spaces and shared areas shall be outlined on all sides with an unbroken line 80-100mm wide, except where delineated by a kerb, barrier or wall;
 - (iii) The shared areas shall be marked with diagonal stripes at an angle $45 \pm 10^\circ$ to the side of the space. The diagonal stripes shall be 150-200mm wide and spaced 200-300mm;
 - (iv) No shared area markings shall be placed in trafficked areas (this is generally applicable to the 2400x2400mm shared area).
- (i) Accessible car parking spaces are not required for Class 2 buildings under the BCA, however AS4299-1995 requires accessible parking be provided for adaptable units.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.2.13 Clause D4D7 – Signage

The assessment below relates to the requirements of Clause D4D7 of the BCA—

- (a) Signage required to comply with Clause D4D7 of the BCA shall be in accordance with BCA Spec. 15 and Clause 8 of AS1428.1-2009.
- (b) At exits, the signage shall include:
 - (i) The word “Exit;” and
 - (ii) The word “Level” and the floor level number OR a floor level descriptor OR a combination of both the number and the descriptor;
 - (iii) Braille that fully describes the information display by text.
- (c) Signage shall be located as per Clause D4D7 and Specification 15 of the BCA:
 - (i) On the side that faces a person seeking egress; and
 - (ii) On the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300mm from the architrave; and
 - (iii) Where (ii) is not possible, signage shall be on the door itself.
- (d) Minimum 30% luminance contrast between:
 - (i) The background (wall/door) to the backplate of the sign or border with minimum width of 5mm, and
 - (ii) Between the backplate and the symbols, tactile characters and icons contained in the sign, and
 - (iii) Luminance contrast must be met under the lighting conditions in which the sign is installed.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Schedules/specifications will need to be provided to achieve compliance with the BCA. Refer to **Appendix 2** for drawing mark-ups.

3.2.14 Clause D4D8 – Hearing augmentation

Not applicable, the building(s) does not contain any Class 9b portions, meeting, or conference rooms or the alike.

3.2.15 Clause D4D10 – Wheelchair seating spaces in Class 9b assembly buildings

Not applicable, the building(s) does not contain any Class 9b portions or no fixed seating

3.2.16 Clause D4D11 – Swimming pools

Not applicable, the building(s) and site does not contain any swimming pools.

3.2.17 Clause D4D13 – Glazing on an accessway

The assessment below relates to the requirements of Clause D4D13 of the BCA—

- (a) Visual indicators must be provided to frameless or fully glazed doors, sidelights, and any glazing that could be mistaken for a doorway.
 - (i) Not applicable –
 - i. Where chair rails, handrails, or transoms are provided;
 - ii. Glazing less than 500 mm in width and / or less than 1000 mm in height;
 - iii. Opaque, patterned, or leadlight glazing.
- (b) Visual indicators shall be a solid and non-transparent contrasting line that extends along the full width of the glazing, the lower edge of the line be 900 -1000mm above FFL.
- (c) The contrasting line shall be not less than 75 mm wide and shall achieve minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Schedules/specifications will need to be provided to achieve compliance with the BCA. Refer to **Appendix 2** for drawing mark-ups.

3.3 Clauses E3D7 & E3D8 – Accessible Passenger Lifts

3.3.1 Clause E3D7 - Passenger lift types and their limitations

The assessment below relates to the requirements of Clause E3D7 of the BCA—

- (a) All passenger lifts are required to be of a type in accordance with BCA E3D7, have accessible features in accordance with BCA this clause and shall not rely on a constant pressure device for operation if the lift car is fully enclosed.
- (b) Access to and from lift landings shall comply as if it were an accessway, e.g. lift landing shall be provided with turning spaces.
- (c) Electric / Electrohydraulic Passenger Lift must comply with Part E of the BCA and AS1735.12-1999.
- (d) Passenger lifts shall not rely on a constant pressure device for operation if the lift car is fully enclosed.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Compliance to be addressed by the Lift Contractor / Vertical Transport Engineer. Please provide a copy of the design certification and / or installation certificate.

3.3.2 Clause E3D8 – Accessible features required for passenger lifts

The assessment below relates to the requirements of Clause E3D8 of the BCA—

- (e) Electric / Electrohydraulic Passenger Lift must comply with Part E3 of the BCA, AS1735.12 and manufacturer's instructions as applicable.

- (f) Lift must have floor dimensions of not less than 1100 mm wide x 1400 mm deep.
- (g) Ensure all passenger lifts (except stair platform lifts) have 900mm min. clear door opening, compliant with AS1735.12.
- (h) Ensure the centre line of standard lift call buttons in all lift lobbies are located at height of 900-1200mm and at least 500mm distance from an internal corner to be accessible to people using wheelchairs, compliant with AS1735.12.
- (i) Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal lift control panel with centre line of control buttons located at a height no less than 700mm and no greater than 1250mm above FFL.
- (j) The components of the floor level buttons shall possess Braille, raised tactile symbols and numbers, visual and auditory indicators, compliant with AS1735.12.
- (k) Ensure all passenger lifts (except stair platform and low-rise platform lifts) include 2 x lift control panels when the width/length dimension is less than 1400mm.
- (l) Ensure all passenger lifts (except stair platform and low-rise platform lifts) include an internal handrail installed at a height 850-950mm. The handrail ends shall be no more than 500mm away from any operating device or button.
- (m) Ensure all passenger lifts (except stair platform lifts) include emergency hands free communication, including a button to alert call centre of a problem and a signal light to confirm that call has been received.
- (n) The lighting in all enclosed lift cars must be at least 100 lux.
- (o) All visible information to provide 30% min. luminance contrast to background surface.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Compliance to be addressed by the Lift Contractor / Vertical Transport Engineer. Please provide a copy of the design certification and / or installation certificate.

3.4 Clauses F4D5, F4D6, F4D7 – Accessible Sanitary Facilities

3.4.1 Clauses F4D5 & F4D6 – Accessible unisex sanitary compartments

There are no accessible unisex sanitary facilities existing or proposed within the subject development, nor is there a requirement to provide any.

3.4.2 Clause F4D7 – Accessible unisex showers

There are no accessible unisex showers existing or proposed within the subject development, nor is there a requirement to provide showers under Clause F4D4 of the BCA.

3.4.3 Clause F4D5 (c) – Sanitary compartment for people with ambulant disabilities

There are no ambulant sanitary compartments proposed within the subject development, nor is there a requirement to provide one.

3.5 Clause F4D12 – Accessible Adult Change Facilities

Not applicable, no accessible adult change facilities are proposed nor is one required.

3.6 LHA Guidelines – Dwelling assessment

3.6.1 Dwelling Access

A safe, continuous, step-free, level pathway from the street entrance and or parking area to a dwelling entrance is required.

The following comments are provided in regards the requirements of Design Element 1 of the Livable Housing Guidelines—

- (a) A continuous, step free pathway is required from the front boundary to the entry door of each LHA dwelling.
- (b) The path of travel should be a minimum 1100mm wide from the street entrance (or from the carparking space) to the front door.
- (c) If the pathway incorporates a ramp, it is required to comply with the provisions of AS1428.1-2009.
- (d) If the doorway incorporates a step ramp, it is required to comply with the provisions of AS1428.1-2009.
- (e) A covered parking space to ensure protection from the weather.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.2 Dwelling Entrance

At least one (1) step free entrance into the dwelling is required to enable home occupants to easily enter and exit the dwelling.

The following comments are provided in regards the requirements of Design Element 2 of the Livable Housing Guidelines—

- (a) A level (step-free) transition and threshold are to be provided. A maximum tolerance of 5mm is permitted if the lip is rounded or bevelled.
- (b) The dwelling entrance doorway requires a minimum clear opening width of 850mm.
- (c) A level threshold complying with Figure 1 (b) of the LHA Guidelines is required to the step free entrance doorway.
- (d) A level landing area of 1350 x 1350mm is to be provided at the arrival (external) side of the entrance door.
- (e) The entrance requires reasonable shelter from the weather.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.3 Internal Doors & Corridors

Internal doors and corridors are required to facilitate comfortable and unimpeded movement between spaces.

The following comments are provided in regards the requirements of Design Element 3 of the Livable Housing Guidelines—

- (a) Doorways to entry level living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments are required to have a minimum clear opening width of 850mm.
- (b) Internal corridors and passageways to have a minimum clear width of 1200mm.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.4 Toilet

The ground (or entry level) toilet is required to support easy access for home occupants and visitors.

The following comments are provided in regards the requirements of Design Element 4 of the Livable Housing Guidelines—

- (a) A minimum of 1200mm to be provided between bathroom walls if toilet is located within a separate room.
- (b) Where located in a combined bathroom the toilet pan is to be located in the corner of the room to enable the future installation of grabrails.
- (c) Provide 1200mm clear in front of the toilet pan as per Figure 3a of the LHA Guidelines.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.5 Shower

The bathroom and shower is to be designed for easy and independent access for all home occupants.

The following comments are provided in regards the requirements of Design Element 5 of the Livable Housing Guidelines—

- (d) The shower is to be located in the corner of the room to allow for future grabrails.
- (e) The hobless shower recess described in (a) should:
 - (i) be located in a bathroom on the ground (or entry) level;
 - (ii) provide minimum dimensions of 900mm (width) x 900mm (length); and
 - (iii) provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry as detailed in Figure 5(a).

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.6 Reinforcement of Bathroom & Toilet Walls

Bathroom and toilet walls are to be built to enable grabrails to be safely and economically installed.

The following comments are provided in regards the requirements of Design Element 6 of the Livable Housing Guidelines—

- (a) Walls (other than solid masonry or concrete) around the shower and bath (if provided) to be reinforced to provide a fixing surface for the safe installation of grabrails.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Drawings will need to be amended or schedules/specifications will need to be provided to achieve compliance with the LHA.

3.6.7 Internal Stairways

Not applicable. There are no internal stairways within the selected livable housing dwellings.

3.6.8 Kitchen Space

Kitchen spaces are to be designed to support ease of movement between fixed benches and to support easy adaptation.

The following comments are provided in regards the requirements of Design Element 8 of the Livable Housing Guidelines—

- (a) At least 1200mm clearance in front of fixed benches and appliances (excluding handles).
- (b) Slip resistant flooring.
- (c) Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (e.g. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the note's column of the Assessment.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Drawings will need to be amended or schedules/specifications will need to be provided to achieve compliance with the LHA.

3.6.9 Laundry Space

Laundry spaces are to be designed to support ease of movement between fixed benches and to support easy adaptation.

The following comments are provided in regards the requirements of Design Element 9 of the Livable Housing Guidelines—

- (d) At least 1200mm clear width provided in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth.
- (e) Slip resistant flooring.
- (f) Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the note's column of the Assessment.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Drawings will need to be amended or schedules/specifications will need to be provided to achieve compliance with the LHA.

3.6.10 Ground (or Entry Level) Bedroom Space

There is to be a space on the ground (or entry) level that can be used as a bedroom.

The following comments are provided in regards the requirements of Design Element 10 of the Livable Housing Guidelines—

- (a) Bedroom is to be at least 10m² clearance exclusive of wardrobes; skirtings and wall lining.
- (b) Bedrooms are to provide for a minimum path of travel of at least 1000mm on at least one side of the bed.

Assessment:

On the basis of the current level of detail, the design complies with the above requirements.

3.6.11 Switches and Powerpoints

Light switches and powerpoints are located at heights that are easy to reach for all home occupants.

The following comments are provided in regards the requirements of Design Element 11 of the Livable Housing Guidelines—

- (a) Light switches should be positioned in a consistent location:
 - (i) between 900mm – 1100mm above the finished floor level; and
 - (ii) horizontally aligned with the door handle at the entrance to a room.
- (b) Powerpoints should be installed not lower than 300mm above the finished floor level.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Drawings will need to be amended or schedules/specifications will need to be provided to achieve compliance with the LHA.

3.6.12 Door and Tap Hardware

Home occupants are able to easily and independently open and close doors and safely use tap hardware.

The following comments are provided in regards the requirements of Design Element 12 of the Livable Housing Guidelines—

- (a) Doorways should feature door hardware installed at between 900mm – 1100mm above the finished floor.

Assessment:

On the basis of the current level of detail, DCP requires more information to assess the design against the above requirements. Drawings will need to be amended or schedules/specifications will need to be provided to achieve compliance with the LHA.

4.0 CONCLUSION

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, 2022 and the LHA Gold Standard, subject to the comments provided in **Section 3.0**.

Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D4, E3D7, E3D8, F4D5, F4D6, F4D7 and F4D12 and the Performance Statements of the LHA as applicable to the subject development, or via a performance-based approach.

Report by



Claire Martin
Technical Accessibility Consultant
For DC Partnership

Verified By



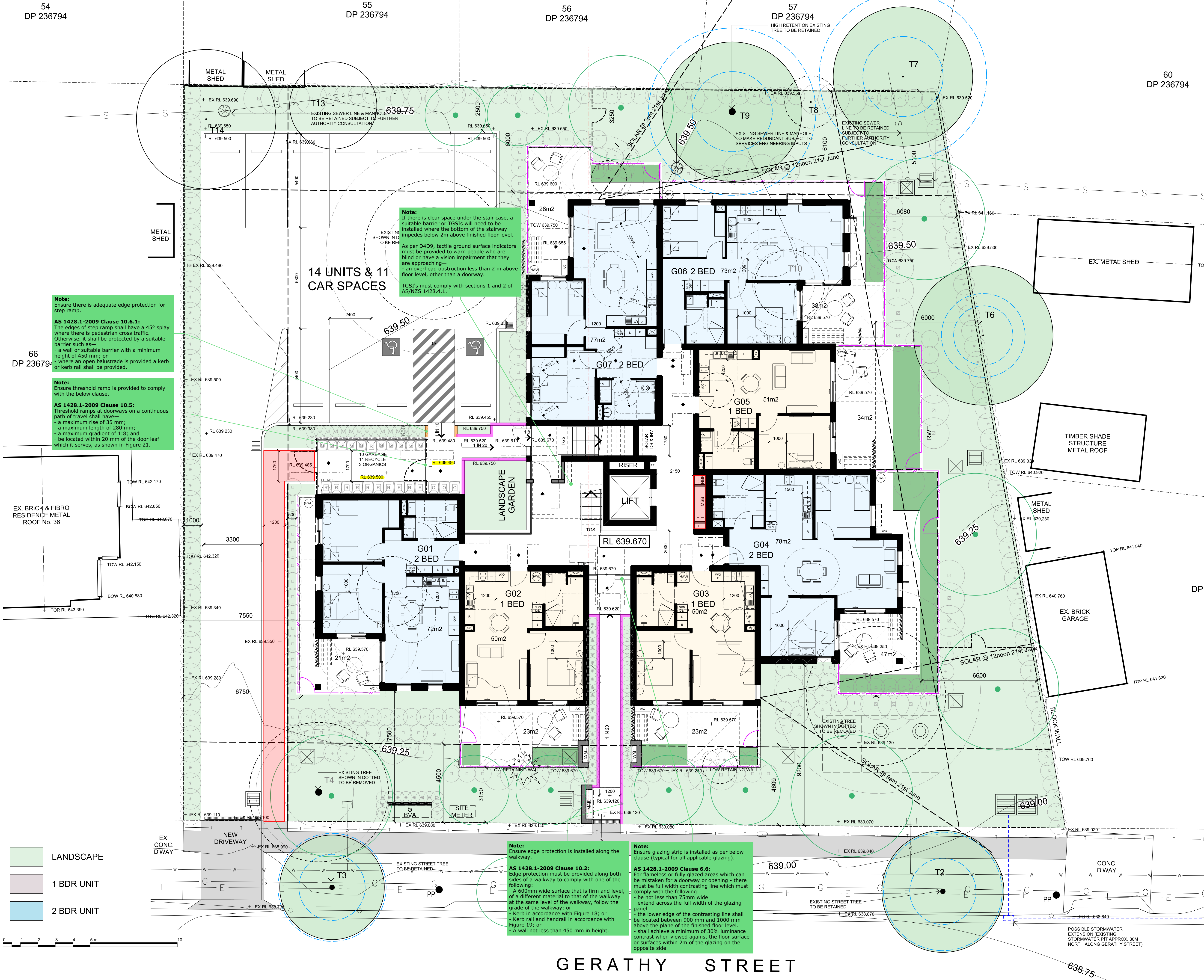
John La Scala
Principal | Accessibility
For DC Partnership

APPENDIX 1 – ASSESSED DOCUMENTATION

This accessibility assessment was based upon the architectural documentation prepared by DEM namely—

DRAWING NUMBER	REV	DRAWING TITLE	DATE
AR-1200	A01	Ground Level Plan	28/02/25
AR-1201	A01	Level 1 Plan	28/02/25

APPENDIX 2 – DRAWING MARK-UPS



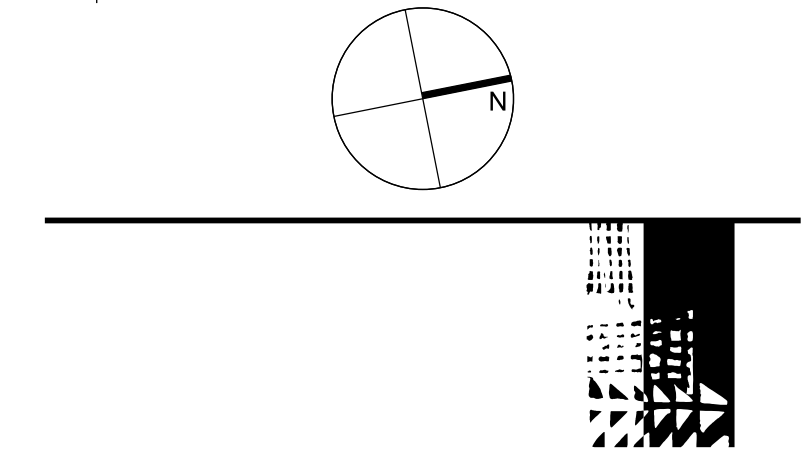
Areas highlighting in red and associated accessways have been afforded the concession under D4D5 based on the health or safety risk and therefore access for people with disabilities need not be provided to these areas (typical on all drawings).

The following areas are not required to be accessible as per D4D5:
- An area where access would be inappropriate because of the particular purpose for which the area is used.
- An area that would pose a health or safety risk for people with a disability.
- Any path of travel providing access only to an area exempted above.

Written confirmation at building approval stage required from client confirming areas to be considered under D4D5 exemptions.

verified suitable for the use stipulated by the relevant revision/issue only if initiated and checked by an authorised dem (aust) ply limited representative.

amendments			verified			
no.	date	amendment	by	chk'd	init	chk'd
A01	28/02/25	PART 5 SUBMISSION	ML	ML	WJ	WJ



dem

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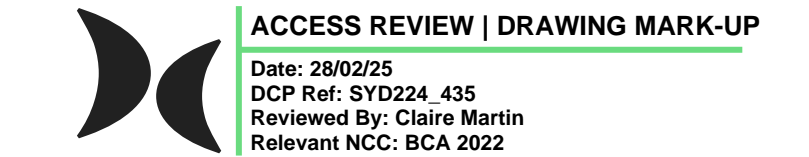
project/client

Multi-Dwelling Development at 38 - 42 Gerathy Street, Goulburn, 2580 NSW



Homes NSW
4 Parramatta Square (4PSQ)
12 Darcy Street, Parramatta NSW 2150

consultant



drawing title
Ground level plan

part 5 submission

original	scale	drawn	project no.
a1	1:100	wj	4674-00

drawing no. **ar--1200** rev no. **a01**

54
DP 236794

55
DP 236794

56
DP 236794

57
DP 236794

60
DP 236794

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DP 236794

EX. BRICK & FIBRO
RESIDENCE METAL
ROOF No. 36

METAL
SHED

LANDSCAPE

1 BDR UNIT

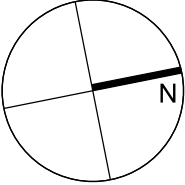
2 BDR UNIT

0 1 2 3 4 5m 10

GERATHY STREET

amendments		verified			
no.	date	amendment	by	chk'd	init
A01	28/02/25	PART 5 SUBMISSION	ML	ML	WJ

north point



dem

DP

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**Multi-Dwelling
Development at 38 - 42
Gerathy Street,
Goulburn, 2580 NSW**



Homes NSW
4 Parramatta Square (4PSQ)
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consultant

ACCESS REVIEW | DRAWING MARK-UP
Date: 28/02/25
DCP Ref: SYD224_435
Reviewed By: Claire Martin
Relevant NCC: BCA 2022

drawing title

Level 1 plan

part 5 submission

original	scale	drawn	project no.
a1	1:100	wj	4674-00

drawing no.	rev no.
ar--1201	a01



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