



ACCESS REPORT

Proposed residential development
80-82 Showground Rd, Gosford NSW



Date
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Prepared for
DTA Architects

Reference No.
24303-DA

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *DTA Architects* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed 6-storey residential development to be located at 80-82 Showground Rd, Gosford NSW.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following (as relevant to the project):

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8.
 - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.
- d. Central Coast Development Control Plan (DCP) 2022 – Chapter 2.3 – Residential flat buildings and Shop top Housing – Section 2.3.12.1(b) and AS 4299-1995.
- e. Homes NSW baseline provision for General Housing and the Livable Housing Design Guidelines (Fourth Edition) – Silver Level.

1.3 Documentation Relied Upon

This report has been prepared on the basis of the following:

- Architectural plans prepared by DTA Architects, project no. 2023.031 listed as follows:

Drawing No.	Revision	Date	Title
2 of 34	A	26.2.25	Notes, legends & development data
5 of 34	A	26.2.25	Basement – floor plan
6 of 34	A	26.2.25	Ground floor – floor plan
7 of 34	A	26.2.25	Level 01 – floor plan
8 of 34	A	26.2.25	Level 02 – floor plan
9 of 34	A	26.2.25	Level 03 – floor plan
10 of 34	A	26.2.25	Level 04 – floor plan
11 of 34	A	26.2.25	Roof plan

1.4 Exclusions & Limitations

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

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Assessment of SDA / SEPP 65 / SEPP (Housing) 2021.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.

- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

1.5 Relevant Legislation

Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

Disability (Access to Premises — Buildings) Standards 2010

On the 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

Affected Part

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building.

Schedule 1 Access Code for Buildings

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

1.6 Building Classification Assessment

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

BCA Building Classification(s):	Class 2	Residential
	Class 7a	Carpark

Note – BCA Consultant / Certifier shall have the final authority in determining building classifications.

2.0 BCA (ACCESS PROVISIONS) - TECHNICAL ASSESSMENT

2.1 General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8) and as reciprocated in the Premises Standards 'Schedule 1 – Access code for buildings'.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

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

Complies	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
Performance Solution	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
Capable of compliance	Specific details not provided; however, compliance is readily achievable.
Does not comply	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
Not applicable	The Deemed-to-Satisfy provision is neither applicable nor relevant.
For Info	For information purposes only.

2.2 Part D4: Access for People with a Disability

Clause D4D2: General building access requirements

Buildings and parts of buildings must be accessible as follows (unless exempt by Clause D4D5):

Class 2

Common areas

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed:
 - (A) to the entrance doorway of each sole-occupancy unit; and
 - (B) to and within rooms or spaces for use in common by the residents.

Sole-Occupancy Units (SOUs)

- No requirements within SOUs.

Class 7a

Access must be provided to and within any level containing accessible carparking spaces.

Compliance Status	
Capable of compliance	Access is readily capable of compliance to the extent required by this clause. The finer design aspects shall be reviewed at the detailed design phase.

Clause D4D3: Access to buildings

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

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

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

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

Compliance Status	
Complies	An accessway is suitably detailed from the point of entry at the allotment boundary and through to the principal building entry door.

Clause D4D4: Parts of buildings to be accessible

In a building required to be accessible:

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

- At maximum 20m intervals along the accessway.
- f. carpet installed in an accessway must comply with clause D4D4(g) and (h)
- Concession – A ramp complying with AS 1428.1-2009 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:
- containing not more than 3 storeys; and
 - with a floor area for each storey, excluding the entrance storey, of not more than 200m².

Compliance Status	
Capable of compliance	<ol style="list-style-type: none"> 1. Suitable passing & turning spaces have been provided as needed. 2. The non-fire-isolated stairways are readily capable of compliance with Clause 11 & 12 of AS 1428.1-2009. 3. The fire-isolated stairway is readily capable of compliance with Clauses 11.1(f), 11.1(g) and 12 of AS 1428.1-2009. <p>The finer design aspects shall be reviewed at the detailed design phase.</p>

Clause D4D5: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible nor the path of travel providing access to such area.

Compliance Status	
For Info	<p>In accordance with Cl. D4D5, due to the nature and tasks undertaken in the following areas / rooms, access shall be exempt:</p> <ul style="list-style-type: none"> ▪ Pump room ▪ Services room ▪ Substation ▪ Elec / comms / water cupboards ▪ Rooftop (plant)

Clause D4D6: Accessible carparking

Compliance Status	
Not applicable	This clause does not apply to Class 2 developments.

Clause D4D7: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec 15 must:
 - i incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
 - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
 - space with a hearing augmentation system.
 - ii identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- b. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- c. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.

- d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.
- e. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- f. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- g. In a building subject to Clause F4D12, directional signage complying with Spec 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
Capable of compliance	Signage shall be required as per subclause (a)(ii). Although currently not detailed on plan, compliance is readily achievable at the detailed design stage.

Clause D4D8: Hearing augmentation

Compliance Status	
Not applicable	This clause does not apply to the subject development.

Clause D4D9: Tactile indicators

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

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
Capable of compliance	Tactiles shall be provided to all the non-fire-isolated stairways. Although currently not detailed on plan, compliance is readily achievable at the detailed design phase.

Clause D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status	
Not applicable	No Class 9b proposed.

Clause D4D11: Swimming pools

Compliance Status	
Not applicable	No swimming pools proposed.

Clause D4D12: Ramps

Compliance Status	
Not applicable	No series of connected ramps proposed.

Clause D4D13: Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

Compliance Status	
Capable of compliance	<p>All communal full height glazed walls, doors and sidelights shall be marked as per Cl. 6.6 of AS 1428.1-2009.</p> <p>Although currently not detailed on plan, compliance is readily achievable at the detailed design phase.</p>

2.3 Part E3: Lift Installations

Clause E3D7: Passenger lift types and their limitations

In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:

- a. There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.
- b. Stairway platform lifts must not:
 - be used to serve a space in a building accommodating more than 100 persons calculated according to BCA Clause D2D18; or
 - be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
 - be used where it is possible to install another type of passenger lift; or
 - connect more than 2 storeys; or
 - where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
 - when in the folded position, encroach on the minimum width of a stairway required by BCA Clause D2D8 to D2D11.
- c. A low-rise platform lift must not travel more than 1000mm.
- d. A low-rise, low-speed constant pressure lift must not—
 - for an enclosed type, travel more than 4 m; or
 - for an unenclosed type, travel more than 2 m; or
 - be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.
- e. A small-sized, low-speed automatic lift must not travel more than 12 m

Note – The above passenger lifts must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status	
Capable of compliance	The proposed lifts are capable of compliance with this clause and shall be verified by the lift consultant at the detailed design phase.

Clause E3D8: Accessible features required for passenger lifts

In an accessible building, every passenger lift must have the following features, where applicable:

- a. Handrail complying with the mandatory handrail provisions of AS 1735.12 for all lifts except a stairway platform lift and low-rise platform lift,
- b. Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- c. Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m,
- d. Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- e. Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- f. Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- g. Lift car and landing control buttons complying with AS 1735.12 for all lifts except a stairway platform lift & low-rise platform lift,
- h. Lighting in accordance with AS 1735.12, for all enclosed lift cars,
- i. Where the lift serves more than 2 levels:
 - Automatic audible information within the lift car to identify the level each time the car stops,
 - Audible and visual indication at each lift landing to indicate the arrival of the lift car,
 Audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500Hz.

- j. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.

In addition to the above, and to comply with AS 1428.1-2009, the following is required for any platform lift:

- k. The operation of the lift must not be dependent on a key or others for assistance.
- l. Automatic door opening (as latchside clearance is unable to be achieved from inside the lift car),
- m. No changes in level at the door threshold otherwise a threshold ramp as per Cl. 10.5 of AS 1428.1-2009 is to be provided.
- n. No gaps exceeding 8mm between the lift door threshold & landing.
- o. Lift call buttons at landings shall be no less than 500mm from an internal corner, 1-2m from the swing of the door arc and located on a flat surface between 900-1200mm AFFL.

Compliance Status	
Capable of compliance	The proposed lifts are capable of compliance with this clause and shall be verified by the lift consultant at the detailed design phase.

2.4 Part F4: Sanitary & Other Facilities

Clause F4D5: Accessible sanitary facilities

Compliance Status	
Not applicable	No communal sanitary facilities proposed.

Clause F4D6: Accessible unisex sanitary compartments

Compliance Status	
Not applicable	No communal sanitary facilities proposed.

Clause F4D7: Accessible unisex showers

Compliance Status	
Not applicable	No communal sanitary facilities proposed.

Clause F4D12: Accessible adult change facilities

Compliance Status	
Not applicable	This clause does not apply to the subject development.

3.0 ADAPTABLE HOUSING - TECHNICAL ASSESSMENT

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

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

Note/s:

- In accordance with Central Coast Development Control Plan (DCP) 2022 – Chapter 2.3 – Residential flat buildings and Shop top Housing:
 - A minimum of 10% of all apartments must be adaptable.
- Access criteria in the below summary may result in a cross-over between the Access requirements of BCA and AS 4299 and are thereby satisfied by / noted as compliance with Part 2.0 of this report.

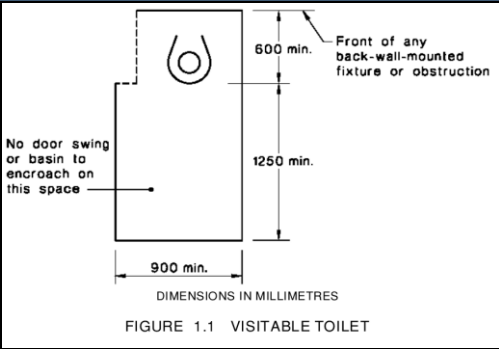
Class C Requirements	Clause No.	Commentary
DRAWINGS		
Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	2.3	<p>The subject developments propose 26 residential units of which 4 units shall be adaptable (~15% of total units).</p> <p>Pre & post adaptable plans have not been provided at this stage, however the units proposed to be adaptable have been numbered and the design shows compliance capability.</p> <p>The finer design details shall be reviewed at the detailed design phase.</p>
SITING		
A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	3.3.2	Compliance with Section 2.0 of this report will result in compliance this clause.
LETTERBOXES		
Letterboxes to be located on a hard standing area connected to an accessible pathway.	3.8	Letterboxes have been suitably detailed in accordance with this clause.
PRIVATE CAR ACCOMMODATION		
<p>Each required carparking space for an adaptable dwelling must be sized 3.8m wide by 6.0m long or comply with AS 2890.6-2009.</p> <p>A 2.5m vertical clearance to be provided over the carparking space & shared area.</p>	3.7.2	<p>The number of accessible car spaces are suitably provided to match the number of adaptable units.</p> <p>The accessible car spaces are designed to comply with AS 2890.6-2009, which exceeds the requirements of AS 4299.</p>

Class C Requirements	Clause No.	Commentary
		The finer design details of the accessible carspaces shall be reviewed at the detailed design phase.
ACCESSIBLE ENTRY		
The entry to the dwelling shall be accessible	4.3.1	The main entry to each adaptable dwelling is noted to be accessible as per AS 1428.1.
The required landing for the entry door shall be graded not steeper than 1:40.	4.3.1	The entry door landing to each adaptable dwelling is noted to be graded 1:40 or shallower.
The landing for the entry door shall comply with AS 1428.1-2009 in respect to required circulation space.	4.3.2	The main entry landing to each adaptable dwelling is noted to be accessible as per AS 1428.1.
The entry door to the dwelling shall achieve a minimum of 850mm clear opening (i.e. 920mm door leaf).	4.3.2	The entry door to each adaptable unit is detailed with a 920 mm door leaf.
The entry door shall have hardware as follows: a. Capable of being opened with one hand as per AS 1428.1; and b. Installed between 900mm-1100mm above the finished floor.	4.3.4	Details to be provided showing compliance with this clause at the detailed design phase.
INTERIOR: GENERAL		
All internal doors must achieve a clear door opening width of not less than 820mm (850mm preferred).	4.3.3	Details to be provided showing compliance with this clause at the detailed design phase.
Internal corridors to be minimum width of 1m.	4.3.7	All corridors appear to be 1000 mm minimum clear width.
Provisions required for all doorways within the dwelling to achieve the prescribed circulation space in AS 1428.1.	4.3.7	All internal doors are detailed with provision to achieve circulation compliance as per AS 1428.1-2009. The post-adaptable plans at the next design stage shall demonstrate compliant poor circulation for the accessible bathrooms.
LIVING ROOM & DINING ROOM		
Provision to achieve circulation space of min. 2250mm diameter after the furniture has been placed in the living room.	4.7.1	The living room in each adaptable unit is detailed with 2250 mm circulation

Class C Requirements	Clause No.	Commentary
		space to accord with this clause.
Provide a telephone outlet in the living / dining area adjacent to a GPO.	4.7.4	Details to be provided showing compliance with this clause at the detailed design phase.
Provision for wiring & power reticulation in the living & dining room to allow an illumination level of not less than 300 lux to be achieved without the need for re-wiring.	4.10	Details to be provided showing compliance with this clause at the detailed design phase.
KITCHEN		
Provide 1,550mm clearance between opposing base cabinets, appliances, and walls.	4.5.2	No opposite cabinets or appliances proposed for the kitchen.
Provide a slip-resistant floor surface as per AS 3661.1.	4.5.4	Details to be provided showing compliance with this clause at the detailed design phase.
<p>The fridge, oven & cooktop must ALL be located directly adjacent to a work surface bench that is 800mm wide (it is possible to achieve this with a single work surface bench).</p> <p>The work surface must comply as follows:</p> <ol style="list-style-type: none"> Must be a separate carcass to the rest of the kitchen bench to allow future height adjustment. The base cabinets / drawers below the work surface bench must be removable for the full width of the worksurface bench (these should be separate modular units). The finished floor shall extend under the work surface to the back wall. 	4.5.5	<p>The oven, cooktop and fridge are all noted to be adjacent to an 800 mm wide work surface bench.</p> <p>The specific details of the work surface bench shall be provided & reviewed at the detailed design stage.</p>
<p>The oven must be located adjacent to the work surface bench & at the same level.</p> <p>If the oven door is hinged, the clear work surface shall be on the opposite side of the hinge.</p> <p>A drop-down type oven door which does not slide away is not recommended.</p>	4.5.8	Details to be provided showing compliance with this clause at the detailed design phase.
Provide a kitchen sink that has a maximum bowl depth of 150mm (only required to the main bowl if a double bowl sink).	4.5.6	Details to be provided showing compliance with this clause at the detailed design phase.
The kitchen sink is required to be height adjustable. Either:	4.5.6	Details to be provided showing compliance with this clause at the detailed design phase.

Class C Requirements	Clause No.	Commentary
<ul style="list-style-type: none"> a. Provisions are made to allow the sink & surrounding bench to be replaceable in the future; or b. Provisions made to allow both the sink & surrounding bench to be adjustable in height as a separate carcass to the rest of the bench. Note This option requires provisions for water supply & drainage connections to suit a height adjustable kitchen sink. 		
The kitchen sink taps or operating handles must be within 300mm of the front of the sink and shall either be capstan or lever handles or lever mixer.	4.5.6	Details to be provided showing compliance with this clause at the detailed design phase.
Provide a cooktop that includes all the following: <ul style="list-style-type: none"> a. Either front or side controls; b. The controls must have raised cross-bars for ease of grip; and c. Isolating switch (if electric) or stop valve (if gas) that can be easily and safely operated while the cooktop is in use. 	4.5.7	Details to be provided showing compliance with this clause at the detailed design phase.
Provide the following GPOs: <ul style="list-style-type: none"> a. One double GPO to be located with a horizontally accessible reach over the work surface at a maximum of 300mm from the front of the work surface; and b. One GPO for the refrigerator to be easily reachable when the refrigerator is in its operating position. 	4.5.11	Details to be provided showing compliance with this clause at the detailed design phase.
MAIN BEDROOM		
Provide one bedroom that is sized to accommodate all the following: <ul style="list-style-type: none"> a. Queen sized bed (1530mm by 2030mm); b. A clear circulation space of 1m on each side of the bed and 1540mm at the foot of the bed; and c. Wardrobe (must not encroach the above bed circulation space or the door circulation space). 	4.6.1	At least one bedroom has been provided in each adaptable unit sized to accommodate a queen-sized bed with circulation requirements as per this clause.
BATHROOM		
Provide a single bathroom that is capable of compliance with AS 1428.1.	4.4.1	A bathroom has been provided that is capable of compliance with AS 1428.1
The bathroom must have slip-resistant floor surface as per AS 3661.1.	4.4.2	Details to be provided showing compliance with this clause at the detailed design phase.

Class C Requirements	Clause No.	Commentary
<p>Provide a shower (sized 1160mm by 1100mm) inside the bathroom as follows:</p> <ol style="list-style-type: none"> To be in the post-adaptable location from the onset. No hobs. Can easily achieve circulation space as per AS 1428.1. Recessed soap holder. Shower head and taps to be located as per AS 1428.1. Shower area to be waterproofed to AS 3740 with floor to fall to waste. Shower taps shall be either capstan or lever handles. Wall strengthening & plumbing provisions for a future adjustable, detachable hand-held shower rose capable of being mounted on a slider grabrail or fixed hook. Wall strengthening provisions for future shower grabrail as per AS 1428.1. Refer to Figure 4.6 in AS 4299 for extent of reinforced walls. 	4.4.4(f)	<p>A post-adaptable shower location has been nominated on the plans.</p> <p>Details of the shower provisions shall be reviewed at the detailed design stage to ensure minimal changes required at the post-adaptable stage.</p>
<p>Provide a washbasin inside the bathrooms as follows:</p> <ol style="list-style-type: none"> To be in the post-adaptable location from the onset. The basin shall have knee/toe clearances as per AS 1428.1. A vanity may be provided if it is readily capable of being removed to expose the compliant knee/toe clearance below the washbasin. The basin taps shall either be capstan or lever handles. 	4.4.4(g)	<p>Details to be provided showing compliance with this clause at the detailed design phase.</p>
<p>Provide a double GPO next to the mirror above the washbasin.</p>	4.4.4(d)	<p>Details to be provided showing compliance with this clause at the detailed design phase.</p>
TOILET		
<p>Provision of either an accessible toilet pan which complies with AS 1428.1 or a 'visitable toilet' as per below:</p>	4.4.3	<p>A visitable toilet is suitably detailed in each adaptable unit.</p>

Class C Requirements	Clause No.	Commentary
 <p>FIGURE 1.1 VISITABLE TOILET</p>		
<p>The pan shall be located as follows:</p> <ol style="list-style-type: none"> Centre of the pan must be located 450-460mm from the side wall; and The pan shall project 800mm from the rear wall. 	4.4.3	The pan is suitably located as per the requirements of this clause.
<p>Wall strengthening provisions for future grabrail installation as per AS 1428.1. Refer to Figure 4.5 in AS 4299 for extent of reinforced walls.</p>	4.4.4(h)	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Provide a slip-resistant floor surface as per AS 3661.1.</p>	4.4.2	Details to be provided showing compliance with this clause at the detailed design phase.
LAUNDRY		
<p>The doors to the laundry room or cupboard must achieve the prescribed circulation space as per AS 1428.1.</p>	4.8	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Provide a space of not less than 1550mm deep directly in front of the appliances (i.e. washing / drying machines and tub).</p>	4.8	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Provision for space, plumbing & electrical for automatic washing machine.</p>	4.8(e)	Details to be provided showing compliance with this clause at the detailed design phase.
<p>If a clothesline is provided, an accessible path of travel is required to it.</p>	4.8(a)	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Provide a double GPO within the laundry.</p>	4.8(g)	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Provide a slip-resistant floor surface as per AS 3661.1.</p>	4.9.1	Details to be provided showing compliance with this clause at the detailed design phase.

Class C Requirements	Clause No.	Commentary
DOOR LOCKS		
<p>All internal doors shall have hardware as follows:</p> <ul style="list-style-type: none"> a. Capable of being opened with one hand as per AS 1428.1; and b. Installed between 900mm-1100mm above the finished floor. 	4.3.4	Details to be provided showing compliance with this clause at the detailed design phase.

4.0 LIVABLE HOUSING – TECHNICAL ASSESSMENT

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

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

Note/s:

1. Homes NSW baseline provision for General Housing requires **all** dwellings to be designed to comply with the provisions of the Livable Housing Design Guideline silver level.
2. **Note:** The adaptable dwellings have been assessed to incorporate the requirements of the LHDG Silver Level alongside AS 4299. Where design conflicts arise between the two standards, the more stringent requirement has been applied.

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

Requirements	Clause No.	Comment
Where a ramp is part of the pathway, level landings no less than 1200 mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.	1e	No ramps proposed within the liveable dwellings.
DWELLING ENTRANCE		
<p>The dwelling shall provide an entrance door with –</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820 mm; - a level (step free) transition and threshold (maximum vertical tolerance of 5 mm between abutting surfaces is allowable provided the lip is rounded or bevelled); - reasonable shelter from the weather. 	2a	Details to be provided showing compliance with this clause at the detailed design phase.
<p>A level landing area of at least 1200 mm x 1200 mm should be provided at the level (step free) entrance door.</p> <p>A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door</p>	2b	Details to be provided showing compliance with this clause at the detailed design phase.
Where the threshold at the entrance exceeds 5 mm and is less than 56 mm, a ramped threshold may be provided.	2c	Details to be provided showing compliance with this clause at the detailed design phase.
The level (step-free) entrance should be connected to the safe and continuous pathway.	2d	Details to be provided showing compliance with this clause at the detailed design phase.
INTERNAL DOORS & CORRIDORS		
<p>Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> - a minimum clear opening width of 820 mm; and - a level transition and threshold (maximum vertical tolerance of 5 mm between abutting surfaces is allowable provided the lip is rounded or bevelled). 	3a	Details to be provided showing compliance with this clause at the detailed design phase.
<p>Internal corridors/passageways to the doorways referred to in 3(a) should provide a minimum clear width of 1000 mm.</p> <p>Note - Corridor widths should be measured clear of skirting.</p>	3b	Complies – The corridors leading to the doorways noted in Clause 3a are noted to be 1100mm. Confirmation shall be provided at the detailed design stage that this is achieved at the skirting as well.
TOILET		

Requirements	Clause No.	Comment
<p>Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none"> - a minimum clear width of 900 mm between the walls of the bathroom if located in a separate room; and - a minimum 1200 mm clear circulation space forward of the toilet pan exclusive of the swing of the door. - If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails. 	4a	Complies – The toilet pan in each dwelling is located in the corner of the room and has a 900 mm by 1200 mm circulation space (clear of any intrusions) directly in front of the pan.
SHOWER		
One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.	5a	Details to be provided showing compliance with this clause at the detailed design phase.
The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	5b	Complies – The recess in each dwelling is located in the corner.
REINFORCEMENT OF BATHROOMS & TOILET WALLS		
<p>Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.</p>	6a	Details to be provided showing compliance with this clause at the detailed design phase.
<p>The walls around the toilet are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25 mm in accordance with Figure 6(a); or - sheeting with a thickness of at least 12 mm in accordance with Figure 6(b). 	6b	Details to be provided showing compliance with this clause at the detailed design phase.
<p>The walls around the bath are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25 mm in accordance with Figure 7(a); or - sheeting with a thickness of at least 12 mm in accordance with Figure 7(b). 	6c	Details to be provided showing compliance with this clause at the detailed design phase.
<p>The walls around the hobless (step-free) shower recess are to be reinforced by installing:</p> <ul style="list-style-type: none"> - noggings with a thickness of at least 25 mm in accordance with Figure 8(a); or 	6d	Details to be provided showing compliance with this clause at the detailed design phase.

Requirements	Clause No.	Comment
- sheeting with a thickness of at least 12 mm in accordance with Figure 8(b).		
INTERNAL STAIRWAY		
Stairways in dwellings must feature:	7a	Not applicable – Single storey dwellings only.
- a continuous handrail on one side of the stairway where there is a rise of more than 1000 mm.		
KITCHEN		
No requirements for Silver level		
LAUNDRY SPACE		
No requirements for Silver level		
GROUND (OR ENTRY LEVEL) BEDROOM SPACE		
No requirements for Silver level		
SWITCHES AND POWERPOINTS		
No requirements for Silver level		
DOOR AND TAP HARDWARE		
No requirements for Silver level		
FAMILY / LIVING ROOM SPACE		
No requirements for Silver level		
WINDOW SILLS		
No requirements for Silver level		
FLOORING		
No requirements for Silver level		

5.0 CONCLUSION

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

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
 - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.
- d. Central Coast Development Control Plan (DCP) 2022 – Chapter 2.3 – Residential flat buildings and Shop top Housing – Section 2.3.12.1(b) and AS 4299-1995.
- e. Homes NSW baseline provision for General Housing and the Livable Housing Design Guidelines (Fourth Edition) – Silver Level.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the DTS provisions of the above codes.

The finer design details to be reviewed at the detailed design stage.