

# Development Application **ACCESS REPORT**

**Reference Number:** 25011

**Client:** SDT Constructions Pty Ltd

**Site Address:** 71-81 Auburn Road & 19 Neutral Avenue  
Birrong NSW



**Vista Access Architects Pty. Ltd.**

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## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Development Application (DA) for the development proposed at **71-81 Auburn Road & 19 Neutral Avenue Birrong NSW**

The development is within Canterbury/Bankstown Council LGA and proposes a **New Building**. The Council requires compliance with the Livable Housing Design Guidelines for 20% to comply with Silver and a further 20% to comply with Gold level. The development proposes the following:

Residential units	50
Livable Housing Units Silver	10
Livable Housing Units Gold	10
Commercial/ Retail units	8
Accessible parking spaces for residential component	3
Accessible parking spaces for commercial/retail component	1
Accessible parking spaces for Visitor use	1
Total Accessible parking spaces	5

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)
- Class 5 (office building for professional or commercial use)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)
- Disability (Access to Premises - Buildings) Amendment Standards 2010
- AS1428.1-2021 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12-1999 - Lifts, escalators and moving walks, Part 12
- State Environmental Planning (Housing) 2021 (previously known as SEPP 65), Clause 43C which requires consideration of the Apartment Design Guide (ADG). ADG Chapter 4, Objective 4Q1, notes the requirement of 20% of the units to comply with Livable Housing Australia's Silver Level
- Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

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

### **By compliance with the recommendation in this report, the development complies with the requirements of:**

- Access Code of Disability (Access to Premises - Buildings) Amendment Standards 2010, and the Disability Access relevant sections of applicable BCA (Building Code of Australia)/ NCC (National Construction Code)
- Silver Livable units comply with the requirements of State Environmental Planning (Housing) 2021 (previously known as SEPP 65), Clause 43C which requires consideration of the Apartment Design Guide (ADG). ADG Chapter 4, Objective 4Q1, notes the requirement of 20% of the units to comply with Livable Housing Australia's Silver Level. This also complies with DCP requirements for 20% Silver level units
- 20% units also comply with Livable Housing Australia's Gold Level.

**Note:** At the time of issuing this report the **Disability (Access to Premises - Buildings) Amendment (2024 Measures No. 1) Standards 2024** has been released which references AS1428.1-2021 which conflicts with the BCA/NCC2022 referencing AS1428.1-2009. It is our opinion that AS1428.1-2021 is to be used for purposes of compliance with APS which is a Federal Act and therefore higher in the hierarchy of legislation than the BCA/NCC. However, this would mean that any feature of AS1428.1-2021 that is used in this project that differs from the requirements of AS1428.1-2009 will need a Performance Solution to comply with the BCA/NCC

The ABCB (Australian Building Codes Board) has issued a directive noting that Disability (Access to Premises - Buildings) Amendment Standards 2010 is still applicable along with AS1428.1-2009. Therefore this report notes the requirements as per Disability (Access to Premises - Buildings) Amendment Standards 2010 and AS1428.1-2009.

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

#### Assessed by



**Jenny Desai**

Accredited Access Consultant and LHA Assessor

ACAA Accredited Membership number 572

Qualified- Certificate IV in Access Consulting

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#### Peer reviewed by



**Farah Madon**

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Vista Access Architects Pty. Ltd.

## Relevant Dates:

Fee proposal, number FP-241022 dated **22-11-2024**. Fee proposal was accepted by Client on **29-01-2025**

## Assessed Drawings:

The following drawings by Olsson Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A002	D	12-02-2025	Project Summary
A005	L	19-12-2024	Site Plan
A100	Q	24-02-2025	Basement 2 Plan
A101	Q	24-02-2025	Basement 1 Plan
A102	T	24-02-2025	Ground Level 1 Plan
A103	P	24-02-2025	Level 2 Plan
A104	O	24-02-2025	Level 3 Plan
A105	N	24-02-2025	Level 4 Plan
A106	I	24-02-2025	Level 5 Plan
A110	B	24-02-2025	Silver livable units
A111	B	12-02-2025	Gold livable units

## Document Issue:

Issue	Date	Details
Draft 1	05-02-2025	Issued for Architect's review
Draft 2	17-02-2025	Issued for Architect's review – Report updated by JD
Issue A	25-02-2025	Final issue for DA

## Limitations and Copyright information:

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

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

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

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

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

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

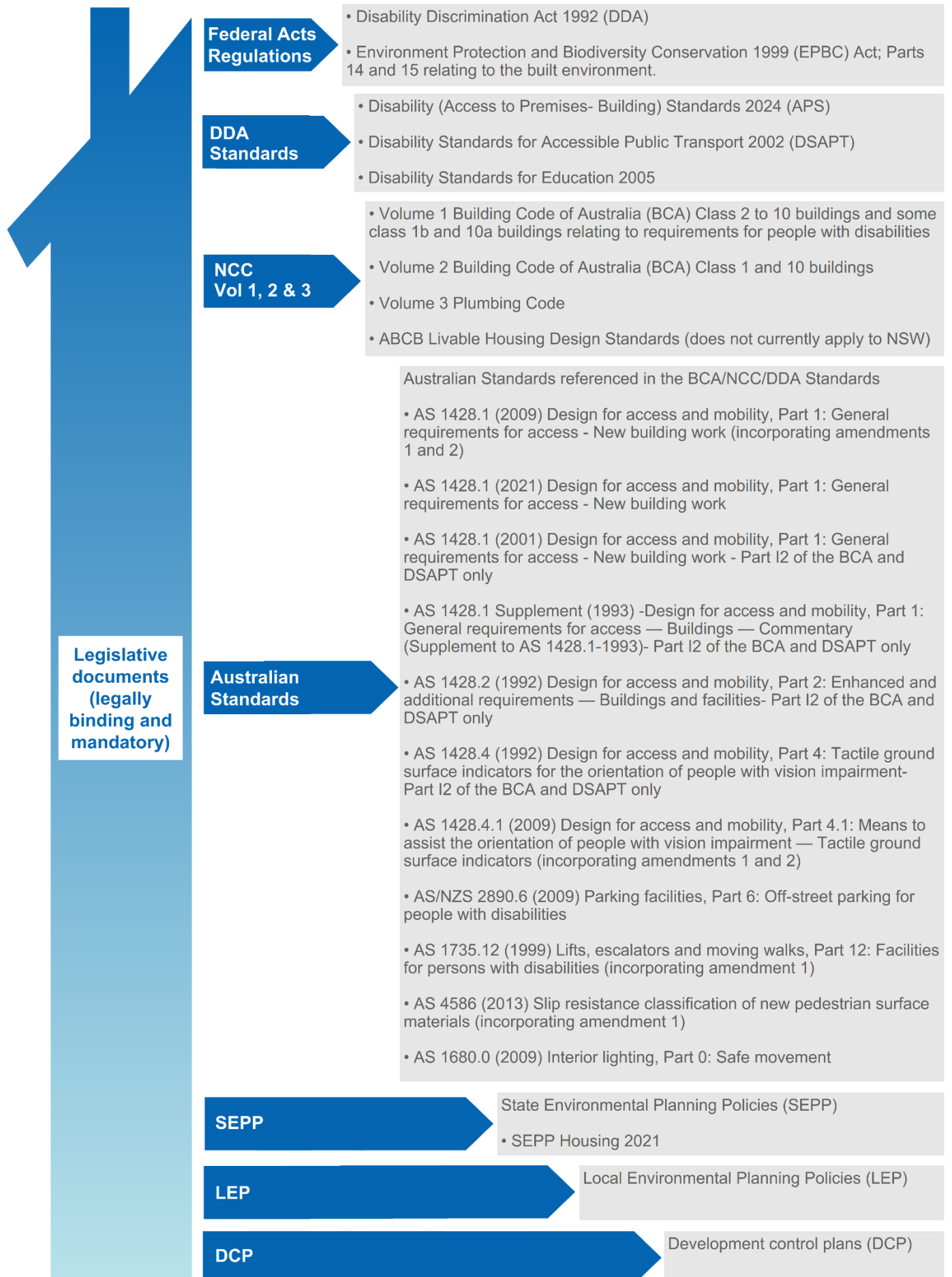
**This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report.**

Where LHA assessments are provided there, we will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location.

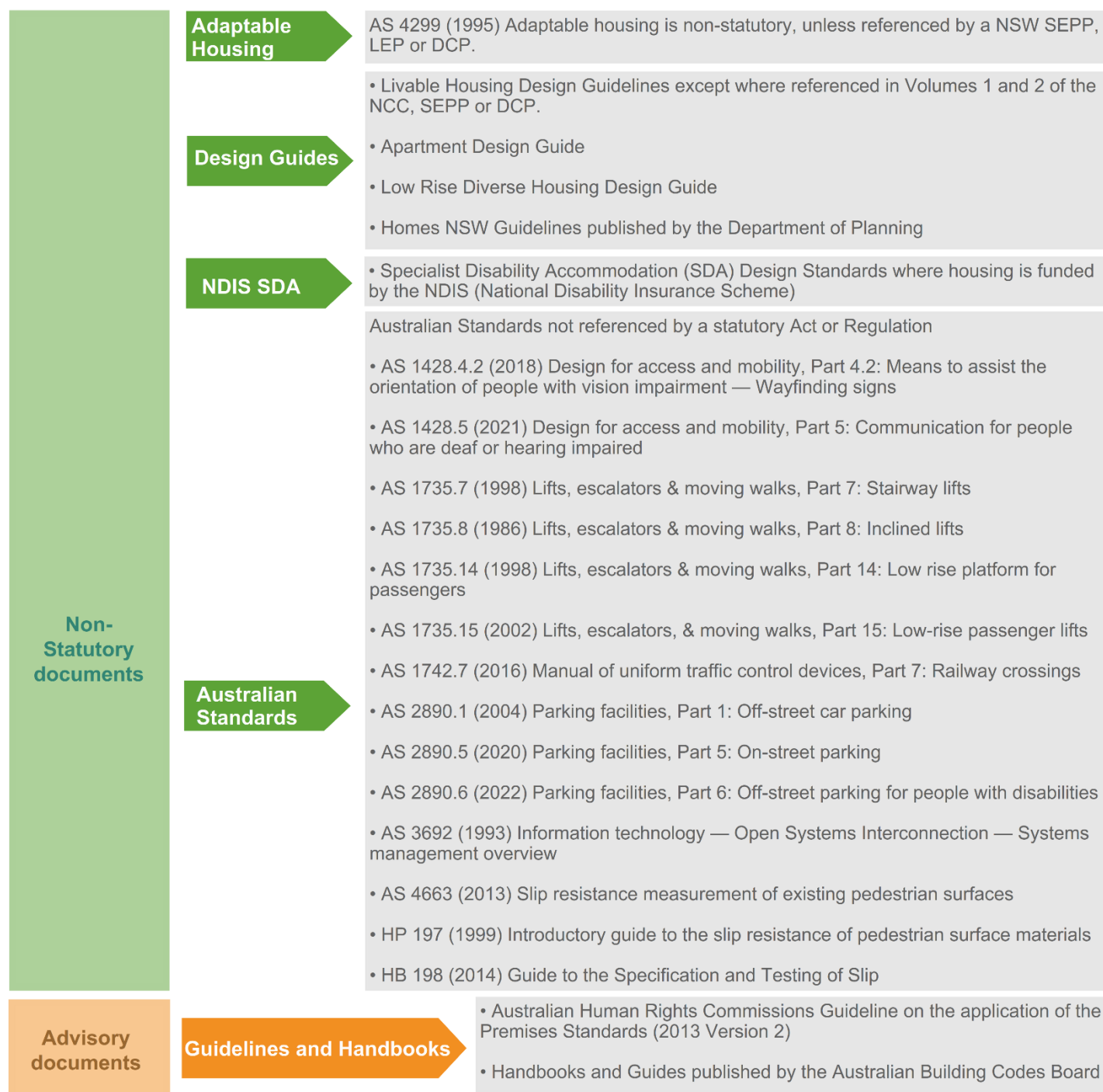
**Note: The Access report prepared for Development Application (DA) or Section 4.55 is not suitable for use for purposes of Construction Certificate (CC) Application.**

# Hierarchy of Access-related Legislation and Standards





## Hierarchy of Access-related Legislation and Standards (continued)



## Disability Discrimination Act 1992

The federal Disability Discrimination Act 1992 provides protection for everyone in Australia against discrimination based on disability. Sections 23 and 24 of the DDA focuses on the provision of equitable and dignified access to premises, goods, services and facilities for people with mobility, sensory and cognitive disabilities.

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

Compliance with Access to Premises Standards gives certainty to building certifiers, building developers and building managers that if access to new parts of the building is provided in accordance with these standards, the provision of that access to the extent covered by these standards, will not be unlawful under the DDA. This however applies only to the new buildings or new parts of an existing building and the “affected part”.

All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the courts where a complaint is made. Scope of DDA extends beyond the building fabric and also includes furniture, fittings, building management, employment, education, accommodation, clubs, sport and the administration of Commonwealth laws and programs.

## Compliance assessment with Disability (Access to Premises - Buildings) Amendment Standards 2010 (APS)

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

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

SOU refers to a Sole Occupancy Unit

#### Requirement

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

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

#### Compliance

Complies

#### Comments

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all floor levels by means of accessible pathways and lifts.
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Level 2 and Level 5 in this case), access has been provided to the same.
- Access has been provided to at least 1 of each common use areas. Where common use areas have a common use kitchen / laundry / BBQ area there to achieve minimum accessibility provide:
  - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop
  - A long lever tap, to any provided sink, with front of the benchtop (or where standalone sink/basin is provided, to the front of the sink/basin) to be maximum 300mm to operable parts of the tap. Operable parts mean the end point of the lever measure throughout its arc of movement. Alternatively, a sensor tap to be provided where the sensor can be activated within 300mm.
  - A (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.
- Access has been provided to common use garbage storage room located to the Ground floor.
- When bin storage is within a room, door circulation spaces and 1540x2070mm circulation space is required to the room clear of any bins or encroachments.
- Access is provided to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes with letterboxes for adaptable or accessible units being within 600 to 1100mm from FFL.
- All common use accessway widths are to be a minimum of 1200M clear measured from skirting to skirting (to comply with LHA Gold Level)** (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M or 1.98M at doorways.

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

- It is suggested that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)

Details to be verified at CC stage of works.



## Requirement

**Class 5 / 6** - Commercial/ Retail.

- To and within all areas that are normally used by the occupants.

## Compliance

Complies

### Comments

- Access has been provided to and within all areas required to be accessible.
- Access has been provided to all common use areas. Where common use areas have a common use kitchen / laundry / BBQ area there to achieve minimum accessibility provide:
  - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop
  - A long lever tap, to any provided sink, with front of the benchtop (or where standalone sink/basin is provided, to the front of the sink/basin) to be maximum 300mm to operable parts of the tap. Operable parts mean the end point of the lever measure throughout its arc of movement. Alternatively, a sensor tap to be provided where the sensor can be activated within 300mm.
  - A (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.
- Access has been provided to common use garbage storage room on ground level and a waste room cupboard to Retail space 1 only.
- When bin storage is within a room, door circulation space is required to the room clear of any bins or encroachments.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M or 1.98M at doorways.

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

- It is recommended that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)

### Advisory note for Reception tables (where provided)

- It is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm

Details to be verified at CC stage of works.

## Requirement

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

- To and within any level containing accessible carparking spaces.

## Compliance

Complies

### Comments

- Access has been provided to all levels containing Accessible carparking spaces.
- All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M or 1.98M at doorways.

Details to be verified at CC stage of works.

## BCA 2022 Part D4D3 Access to buildings

### Requirement

#### Accessway is required from:

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

### Compliance

Complies

### Comments

#### **Residential component:** Entry via Neutral Avenue

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

#### **Commercial / Retail component:** Entry via Auburn Road and Neutral Avenue

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

Details to be verified at CC stage of works.

### Requirement

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

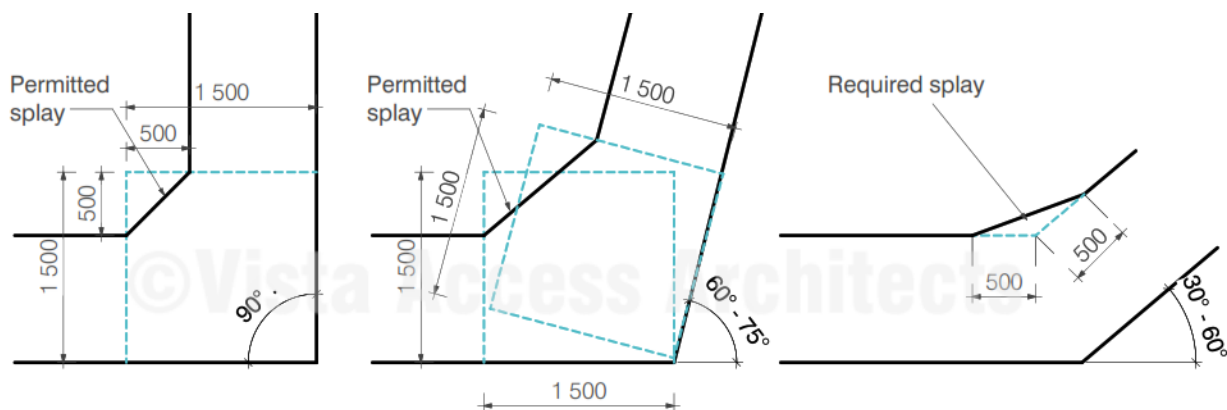
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a maximum cross fall or landings to be maximum of 1:40 (or maximum 1:33 for bitumen).
- Landings are required as below
  - for 1:20 grade walkways, 1200mm flat landings are required every 15M intervals
  - for 1:33 grade walkways, 1200mm flat landings are required every 25M intervals
  - for walkways with gradients between 1:33 and 1:20, 1200mm flat landings are required at intervals obtained by linear interpolation.
  - Above intervals can be increased by 30% where at least one side of walkway has a kerb or kerbrail with handrail or a wall with a handrail.
  - For walkways shallower than 1:33 no landings are required.
- The floor surface abutting the sides of the walkway to be provided with
  - a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm, or
  - 150mm high kerb (can be reduced to 65 if required), or
  - kerb-rail with handrail, or
  - wall / fence / balustrade or similar barrier
- Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
- At 60° to 90° bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay at internal corner.
- At 30° to <60° bends in pathways that are less than 1200mm provide a splay of 500mm at internal corner.

### Compliance

Complies with spatial requirements

### Comments

Details to be verified at the CC stage of works.



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

## Requirement

### Requirements for Curved walkways, ramps, and landings

- Curved ramps and walkways (with a maximum inside radius of 5M) and landings shall comply with the requirements of AS1428.1

## Compliance

N/A

## Comments

No curved ramps or walkways have been proposed in the development.

## Requirement

### Common use floor or ground surfaces requirements:

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be 0+/- 3mm vertical or 0+/-5mm, provided the edges are bevelled or rounded. This also applies to abutting pavers
- Where joints are provided in pavers, the mortar joints to be between 1-12mm with maximum depth of 2mm. Paver profile and mortar joint variation to not exceed 2mm.

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

- Circular openings maximum of 13 mm in diameter
- Slotted openings to be not greater than 13mm wide and not greater than 150mm long and be oriented so that the long dimension is transverse to the dominant direction of travel. Where slotted openings are less than 8mm, the length of the slots may continue across the width of paths of travel
- Linear openings to be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8 mm wide, there the orientation is optional.

### Timber decking and boardwalks

The gap between boards depends on the type of board used and the location of installation

- For decking boards maximum 150mm wide the installation to be have maximum 6mm gap.
- Adjacent boards shall be level within a maximum vertical 3mm tolerance
- For decking boards over 150mm wide the gap may be increased to maximum of 10mm. Where the gap exceeds 8mm the boards shall run transverse to the direction of travel.

## Compliance

Complies with spatial requirements

## Comments

Details to be verified at the CC stage of works.

## Requirement

**Accessway** is required through:

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

## Compliance

Complies

## Comments

All pedestrian entries have been designed to be accessible.

## Requirement

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

Where accessible pedestrian entry has Multiple doorways:

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

### Doorway requirements

- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Door reveal depth to be maximum of 300mm to the door face.
- Apart from main entry door and doors to any accessible toilets, the door handle height requirements can be varied if required for Childcare centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority.

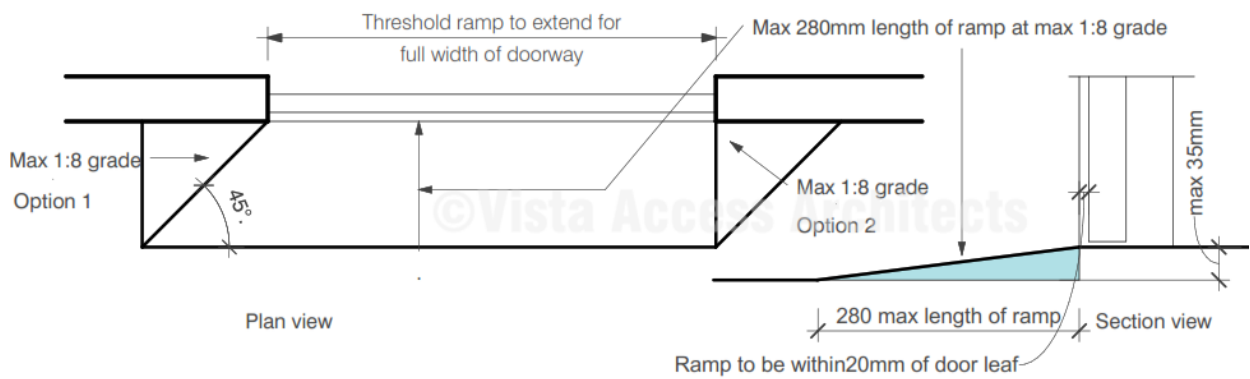
### Glazed viewing panels in doorway requirements

- Glazed viewing panels in doors shall conform to AS 1288.
- The lower edge of the glazing should be not more than 1000 mm above FFL
- The upper edge of the glazing should be not less than 1600 mm above FFL
- In width, the glazing should extend to within not more than 200 mm from the latch edge of the door and be not less than 150 mm wide.

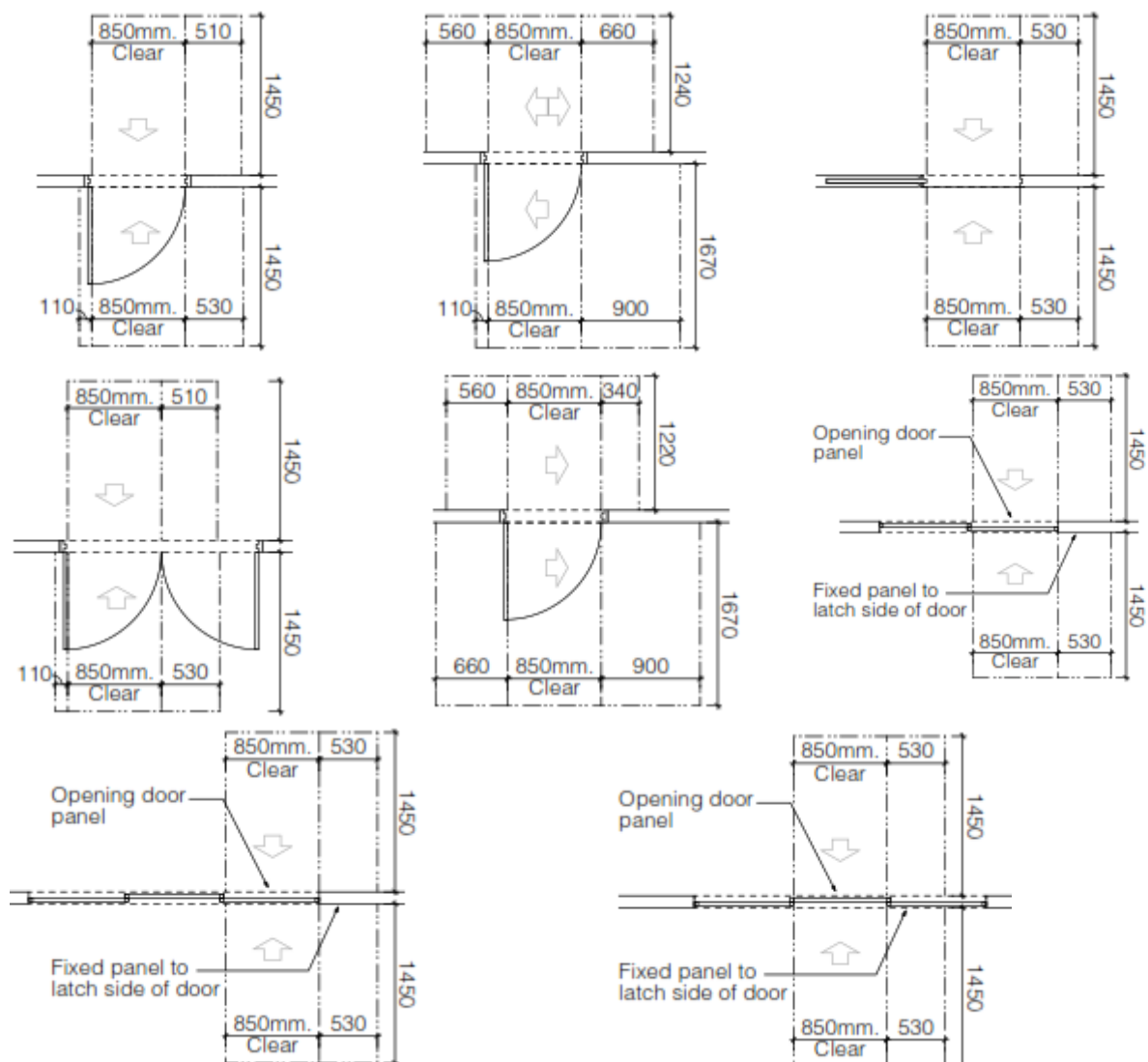
## Compliance

Complies with spatial requirements

Details to be verified at the CC stage of works.



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]



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



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

### Requirement

Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1, including (but not limited to):

- Maximum gradient of 1:14 with 1.2M flat landings at top, bottom and at maximum 9M of ramp and appropriate turning spaces as required by AS1428.1.
- 1M clear width to be provided between handrails / kerb / kerbrails. (curved ramps to be min 1.5M width between handrails / kerb / kerbrails with crossfall towards the centre of curvature) and located at height between 865mm-1000mm above FFL (finished floor level).
- AS1428 compliant handrails and kerbs to be provided on both sides with appropriate extensions

**Compliance** Complies with spatial requirements

### Comments

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

### Requirement

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

**Compliance** N/A

### Comments

This type of ramp has not been identified in the development.

### Requirement

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

**Compliance** N/A

### Comments

This type of ramp has not been identified in the development.

### Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 including;

- Handrails to be provided on both sides with 1M clearance between them and located at consistent height, between 865mm-1000mm above FFL, with no vertical sections.
- Either provide handrail extensions or offset first riser going up at mid landings
- Opaque risers required with nosing to have a sharp intersection or rounded or chamfered to 5mm.
- Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.

**Compliance** N/A

### Comments

This type of stairway has not been identified in the development.

## Requirement

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

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

## Compliance

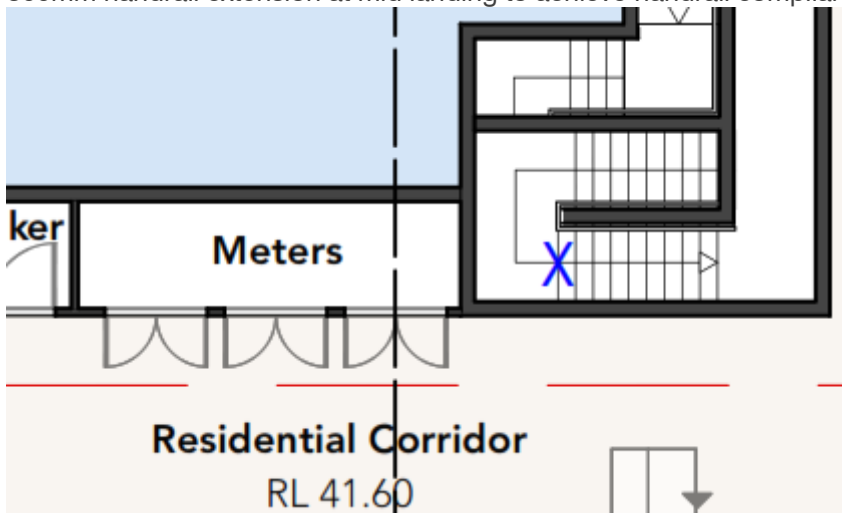
Capable of compliance

## Comments

Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

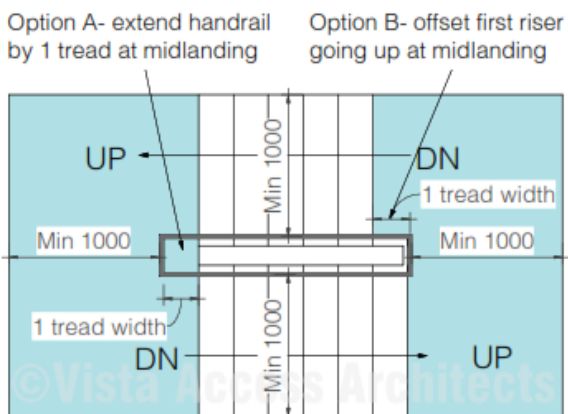
Handrails to both sides are not required, however the internal handrail is to be continuous and to comply with all requirements of non-fire-isolated stairways.

- On Ground floor level for fire stairs next to meter cupboard, either delete first riser OR provide min. 300mm handrail extension at mid landing to achieve handrail compliance.



- Updated plans required to be provided at CC stage of works to verify compliance.

Details to be verified at CC stage of works.



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

## Requirement

Handrail requirements at mid landings

**Option A-** Handrails to extend a minimum of 300mm horizontally past the nosing

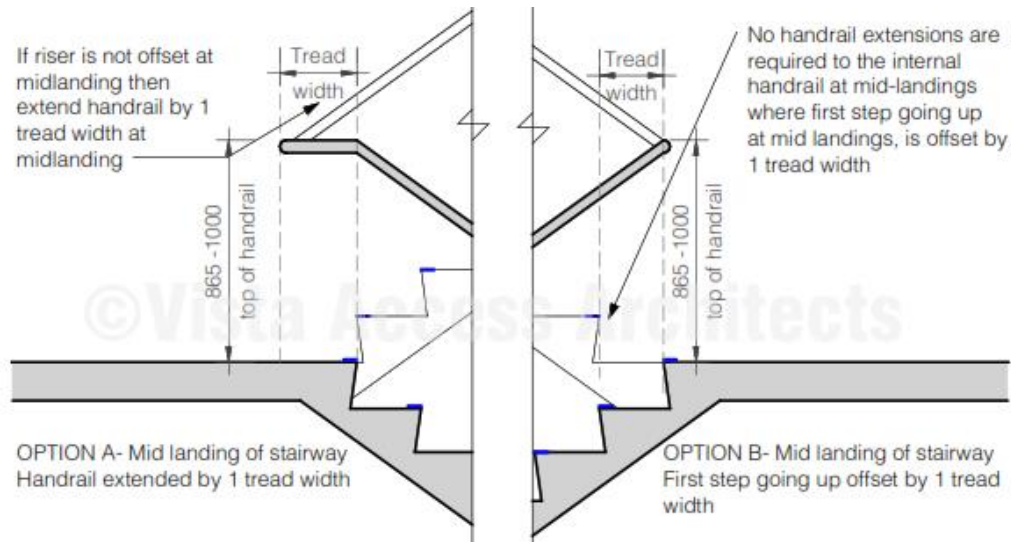
**Option B-** Handrail to extend at least one tread depth parallel to the landing before turning

## Compliance

Capable of compliance

## Comments

Details to be verified at CC stage of works.



[Image description: Diagram shows the requirements for handrails at mid landings of both fire-isolated and non-fire-isolated stairways]

## Requirement

Nosing for common use fire-isolated and non-fire-isolated stairways to comply with AS1428.1

## Compliance

Capable of compliance

## Comments

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

## Requirement

**Slip resistance to comply with BCA 2022, Table D3D15 and AS2890.6 when tested in accordance with AS4586 and AS4663**

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

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11

Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

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

**Compliance** Capable of compliance

#### Comments

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

#### Requirement

Every **Passenger lift** is to comply with the requirements of [BCA 2022, E3D7](#).

**Compliance** Capable of compliance

#### Comments

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

#### Requirement

##### Passing spaces requirement

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

**Compliance** N/A

#### Comments

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

#### Requirement

##### Turning spaces requirement

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

**Compliance** Complies with spatial requirements

#### Comments

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

Details to be verified at CC stage of works.

## Requirement

### Carpet specifications

- Carpet if used in areas required to be accessible (in common use areas, or areas within accessible SOUs) are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
- Abutting floor coverings shall have a smooth transition. At the leading edge, carpet trim and mat edges shall have a vertical face no higher than 3mm, or a rounded or bevelled edge no higher than 5mm or above that height a gradient of 1:4 up to a maximum of 10 mm.

## Compliance

Capable of compliance

## Comments

Applies only if carpets are provided in the common use areas of residential component and to all commercial use areas  
Details to be verified at CC stage of works.

## BCA 2022 Part D4D5 Exemption

## Requirement

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

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

## Compliance

For information only

## Comments

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

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

## BCA 2022 Part D4D6 Accessible Carparking

## Requirement

### Class 2

There are no Accessible carparking requirements for a Class 2 under the BCA.  
If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.

## Compliance

Complies

## Comments

Canterbury Bankstown Council does not require the provision of Adaptable units in the development. Therefore, accessible parking is not required to be allocated to any of the units.  
However, 5 x Accessible car parking spaces have been provided in development.



3 accessible spaces have been allocated for residential component, 1 accessible space has been allocated for commercial use and 1 other accessible space provided for visitor use.

## Requirement

## Class 5

- 1 Accessible car parking space per 100 carparking spaces

## Class 6

- 1 Accessible car parking space per 50 carparking spaces (up to 1000 spaces) and additional 1 Accessible car parking space per additional 100 spaces provided

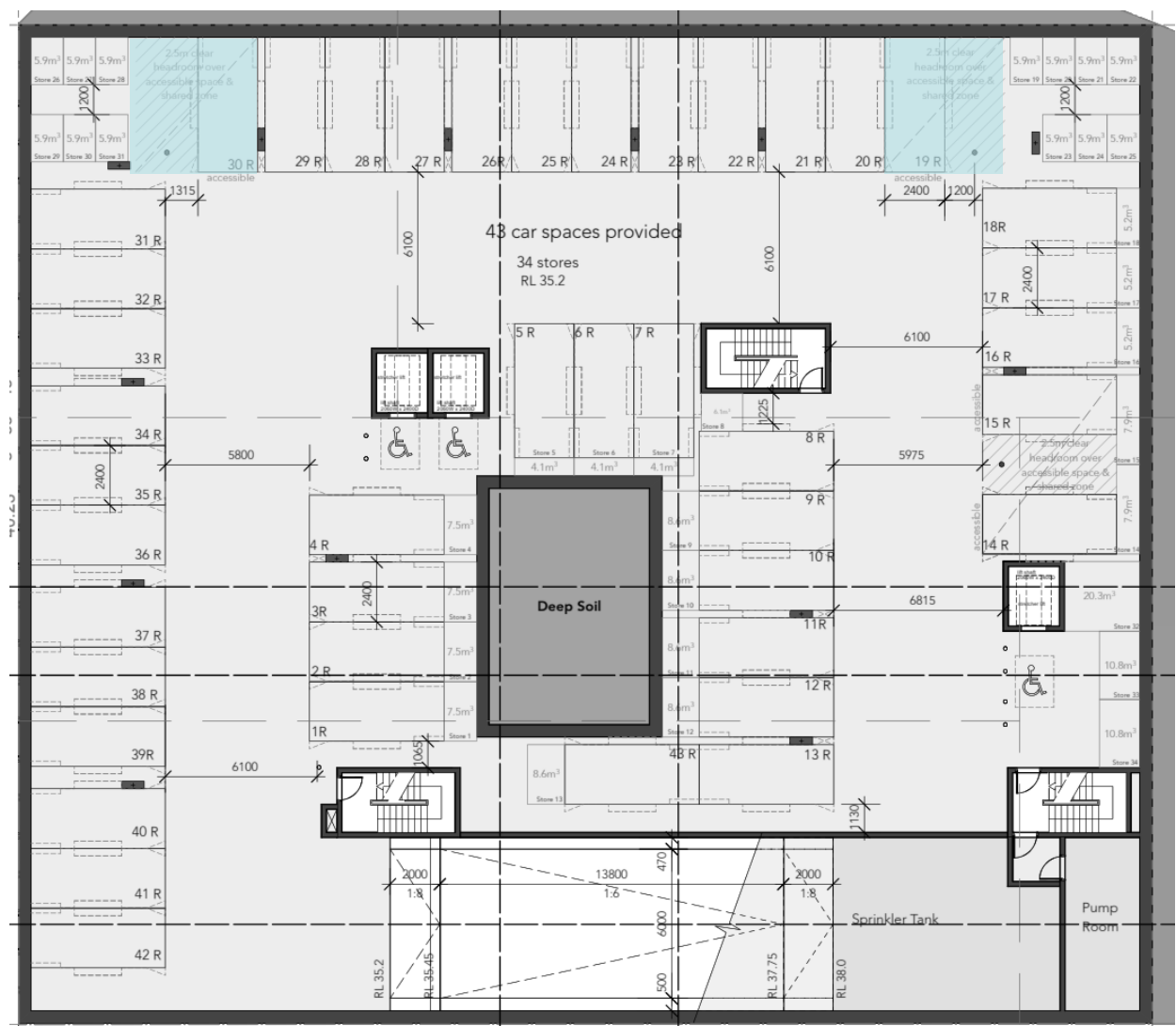
## Compliance

Complies

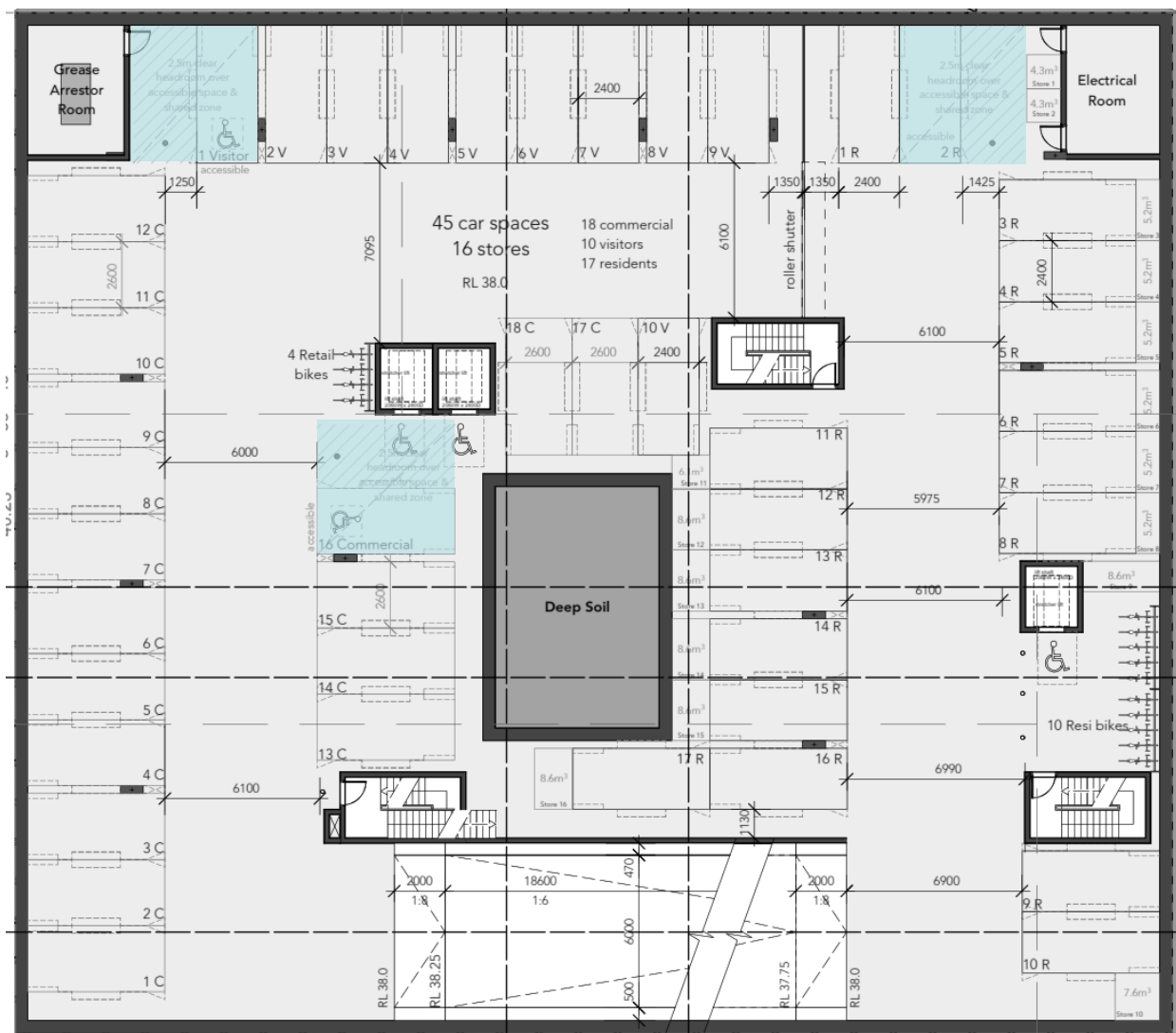
## Comments

Total number of parking spaces required for the commercial component of the development = 1

Total number of Accessible parking spaces provided for the commercial component of the development = 1



[Image description: Plan of Basement Level 2 above shows the provision of Accessible parking spaces]



[Image description: Plan of Basement Level 1 above shows the provision of Accessible parking spaces]

## AS2890.6-2009 requirements for Accessible car parking space

### Requirement

#### Angle Parking AS 2890.6-2009

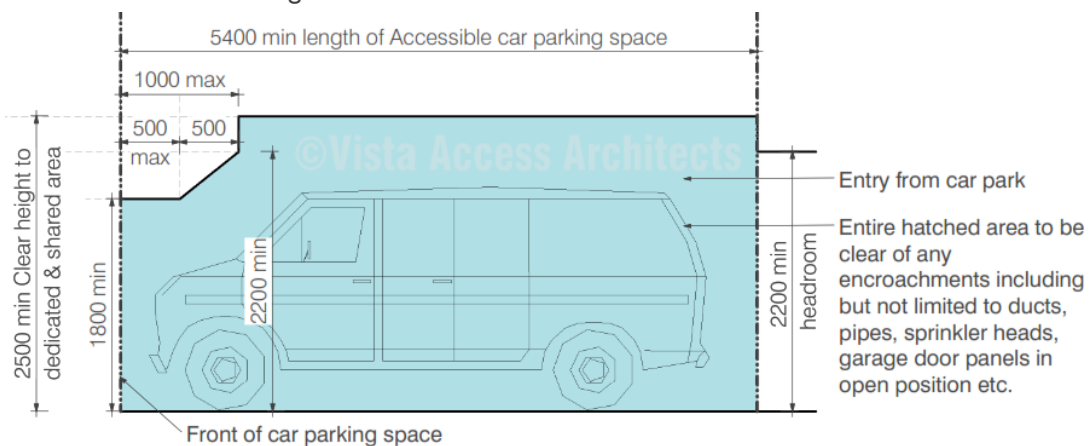
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

### Compliance

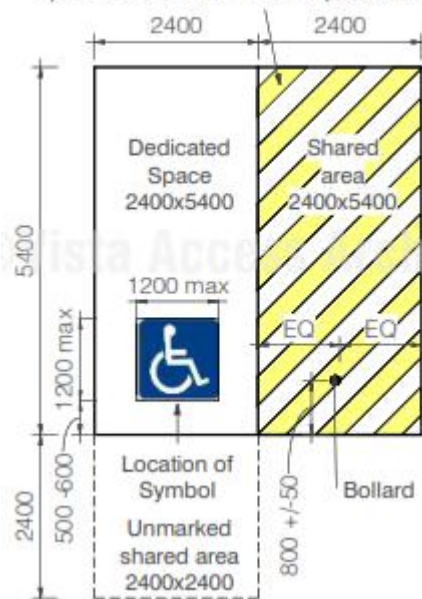
Complies with spatial requirements

### Comments

Details to be verified at CC stage of works.



150-200 wide yellow diagonal stripes with spaces 200-300 between stripes at 45+/- 10°



[Image description: Diagram showing spatial requirements of AS2890.6-2009 including line marking, symbol and bollard requirements]

Access symbol is not to be provided when spaces are allocated to a particular residential unit or if less than 5 parking spaces are provided.

#### Additional recommendations as per AS2890.6-2022 (not currently mandatory):

Dedicated Bollard to have a height of minimum 1300mm with a minimum 300mm retro-reflective colour band, located at minimum 900mm in height above car parking floor that provides minimum 30% luminance contrast to the pavement.

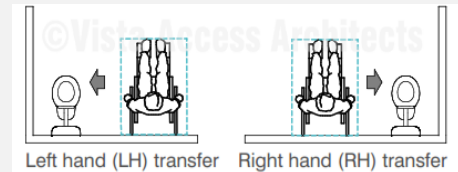
## BCA 2022 Part D4D7 Signage

### Requirement

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



[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

### Compliance

Capable of compliance

### Comments

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

### Requirement

**Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.**

### Compliance

N/A

### Comments

No air locks have been identified in the development..

### Requirement

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

### Compliance

N/A

### Comments

No ambulant sanitary facilities have been identified in the development.

### Requirement

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

### Compliance

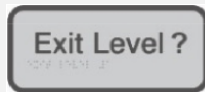
N/A

### Comments

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

### Requirement

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



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

### Compliance

Capable of compliance

### Comments

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

### Requirement

Signage is required to a non-accessible pedestrian entrance

### Compliance

N/A

### Comments

All pedestrian entry points have been designed to be accessible.

### Requirement

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

### Compliance

N/A

### Comments

N/A

### Requirement

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

### Compliance

N/A

### Comments

No automated doors have been identified on the plans.



### Requirement

**Directional signage** complying with [BCA 2022 Specification 15](#) must be provided at the location of each—

- i. bank of sanitary facilities; and
- ii. 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

N/A

### Comments

N/A

### Requirement

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

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

### Compliance

Capable of compliance

### Comments

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

## BCA 2022 Part D4D8 Hearing Augmentation

### Requirement

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

### Compliance

N/A

### Comments

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

If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

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

### Requirement

#### TGSIs are required when approaching:

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

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.

### Compliance

Capable of compliance

### Comments

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

## BCA 2022 Part D4D12 Limitations on Ramps

### Requirement

#### On an accessway:

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

### Compliance

Complies

### Comments

Compliance is met

## BCA 2022 Part D4D13 Glazing on Accessways

### Requirement

#### Glazing requirements:

- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

### Compliance

Capable of compliance

### Comments

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

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

## BCA Part F Accessible Sanitary Facilities

### BCA 2022 Part F4D5 Accessible Sanitary facilities

#### Requirement

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

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

**Compliance**      Complies

#### Comments

2 x accessible toilets have been provided in the development.

### BCA 2022 Part F4D6 Accessible unisex sanitary compartments

#### Requirement

##### Class 2

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

**Compliance**      N/A

#### Comments

No common use sanitary facilities have been identified in the development within Class 2 component.

#### Requirement

##### Class 5 or 6

- 1 unisex Accessible toilet on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks

**Compliance**      Complies

#### Comments

2 x accessible toilets have been provided in the development. within Class 5 and 6 component.

The following common use sanitary facilities have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet Ground Level 1 (rear off retail 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unisex accessible toilet Ground Level 1 (rear of retail 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## BCA 2022 Part F4D7 Requirements for Accessible unisex showers

### Requirement

#### Class 2

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

**Compliance** N/A

### Comments

No common use shower facilities have been identified in the development within Class 2 component

### Requirement

#### Class 5 or 6

When BCA requires provision of 1 or more showers, then 1 for every 10 showers.

**Compliance** N/A

### Comments

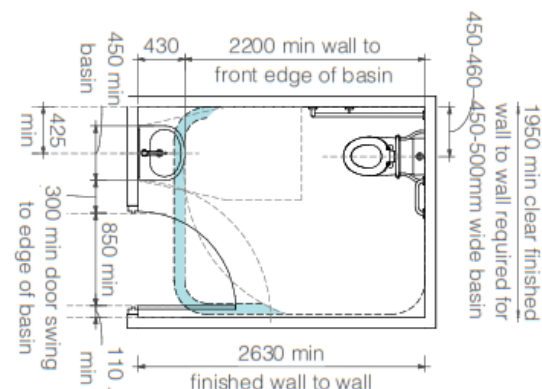
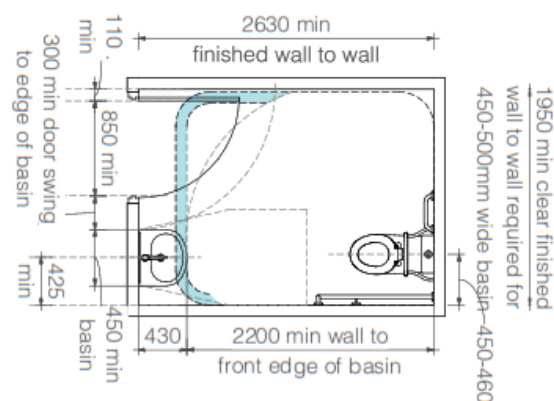
No common use shower facilities have been identified in the development within Class 5 or 6 component

### Requirement

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

**Compliance** Complies with spatial requirements

### Comments



Detailed features of the accessible toilet will be assessed at the CC stage of works

#### Requirement

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

**Compliance** N/A

#### Comments

No accessible showers have been identified on the plans

#### Requirement

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

**Compliance** N/A

#### Comments

No ambulant toilet facilities have been identified in the development

#### Requirement

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

**Compliance** N/A

#### Comments

No ambulant toilets have been identified on the plans

## BCA Part E Lift Installations

### BCA 2022 Part E3D3 Stretcher facility in lifts

#### Requirement

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

**Compliance** For information only

#### Comments

Contact BCA consultant in regard to applicable requirements.



## BCA 2022 Part E3D7 Passenger lift and their limitations

### Requirement

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

### Compliance

Capable of compliance

### Comments

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

## Limitations on use of types of passenger lifts

### Requirement

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

### Compliance

N/A

### Comments

This type of lift has not been identified within the development.

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

### Requirement

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

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

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

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**
- If lift doors are on adjacent sides of the lift on different floor levels, then the lift floor size is required to be 1400x1600 or 1500x1500 to allow for a wheelchair to make a 90 degree turn in the lift.

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

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

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

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

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

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

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

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

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

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

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

- Automatic audible information to identify level when car stops
- Audible and visual indication at landing to indicate arrival of lift car

Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

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

### **Compliance**

Capable of compliance

#### **Comments**

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

#### 43C Consideration of design of residential apartment development

Before carrying out residential apartment development to which this division applies, the relevant authority must consider the following—

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,
- (b) the Apartment Design Guide.

ADG Chapter 4, Objective 4Q1, notes the requirement of 20% of the units to comply with Livable Housing Australia's Silver Level as noted below

### SEPP Housing 2021- Chapter 4 Apartment Design Guide

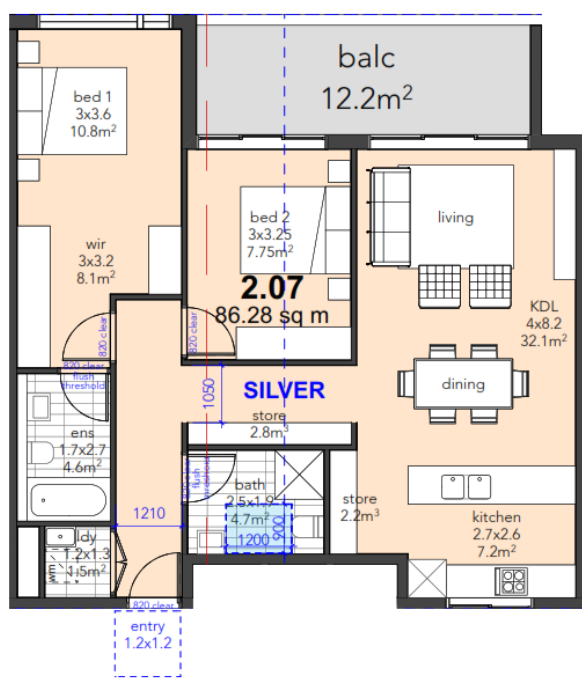
#### Part 4Q1 of Apartment Design Guide Objective 4Q-1 Universal Design

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

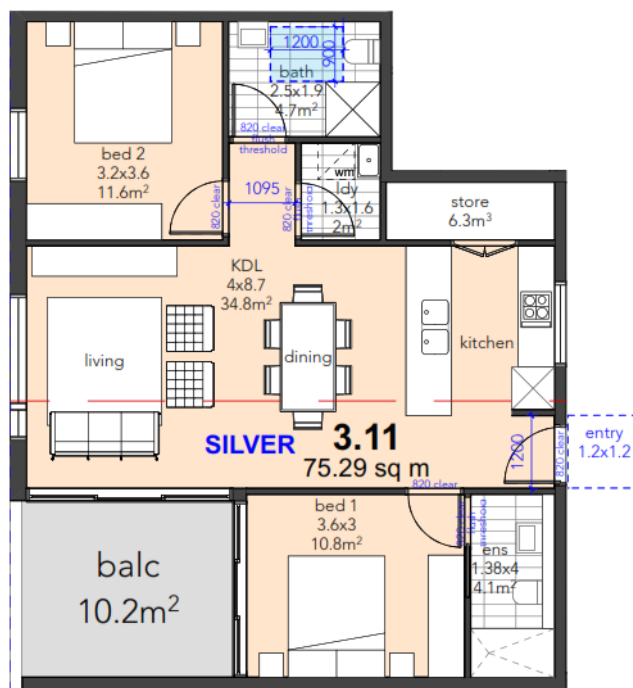
### Council DCP also requires provision of 20% LHA Silver units

The Canterbury Bankstown DCP requires a minimum of 20% of the units to be in compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.

Total number of residential units in the development = 20% of 50 = 10 = **10** required Livable units.

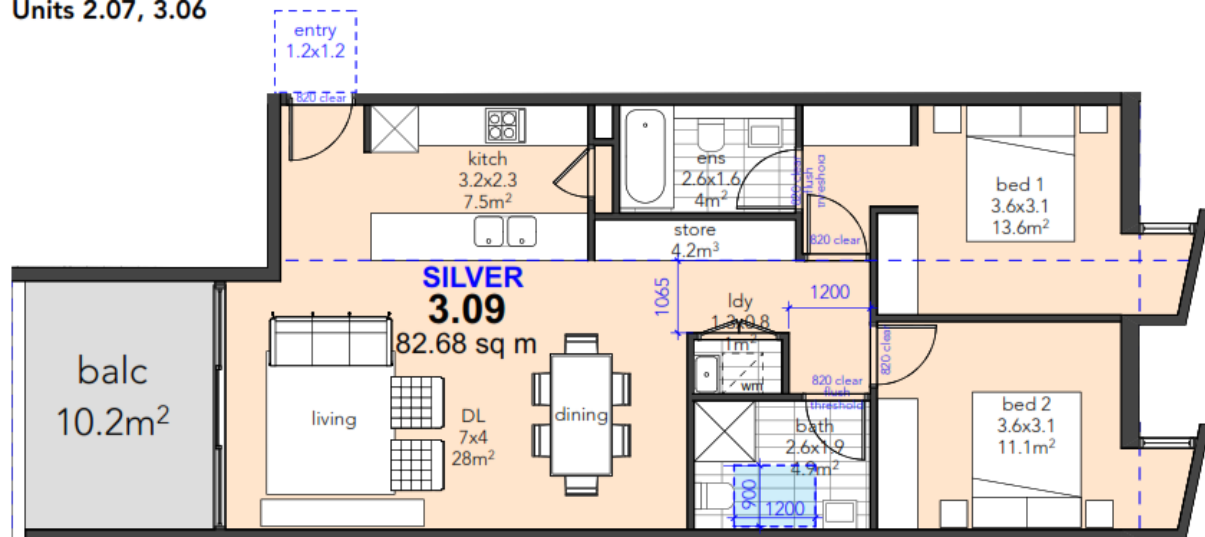


Units 2.07, 3.06  
Units 2.07, 3.06



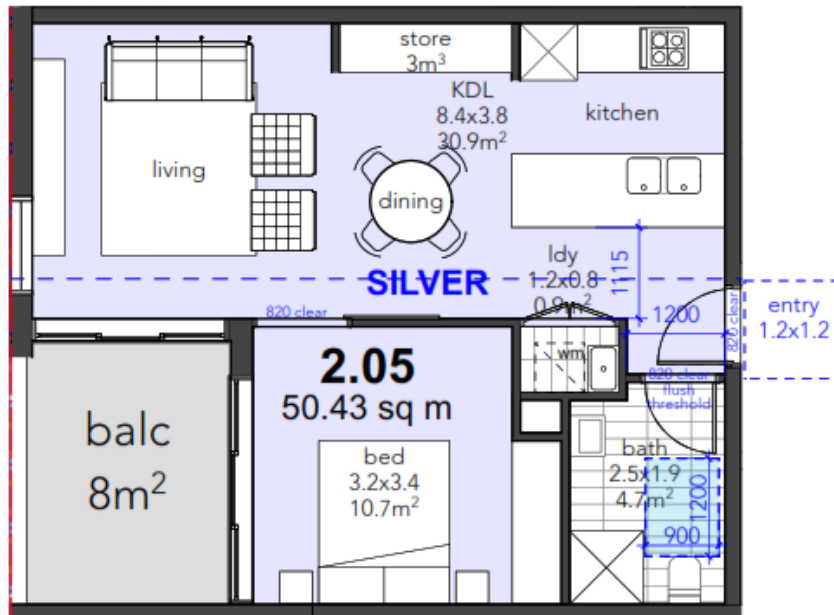
Units 3.11, 4.13  
Units 3.11, 4.13

## Units 2.07, 3.06



## Units 2.11, 3.09, 4.11

## Units 2.11, 3.09, 4.11



## Units 2.05, 3.04, 4.05

## Units 2.05, 3.04, 4.05

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

All details to be verified at the CC stage

Design Element	Requirements	Compliance /Comments
	(All dimensions noted are required to be clear of finishes as required under AS1428.1)	
<b>1</b> Dwelling Access	<p>a. Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling.</p> <p>b. Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M</p>	Complies. Details to be verified at CC stage of works

	every 9M and landings every 15M for 1:20 walkways. 1M clear width of ramps are required.	
	c. Pathway may be provided via an associated car parking in which case the car parking space to be <ul style="list-style-type: none"> <li>3200 (width) x5400 (length),</li> <li>even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen</li> </ul>	N/A Access is provided from the site boundary.
	d. Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	e. Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
<b>2</b> <b>Dwelling entry</b>	a. Dwelling Entry should provide an entrance door with <ul style="list-style-type: none"> <li>i. min clear opening width of door to be 820mm</li> <li>ii. Step free threshold of max 5mm with rounded or beveled lip</li> <li>iii. reasonable shelter from the weather</li> </ul>	Complies. Details to be verified at CC stage of works
	b. Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies. Details to be verified at CC stage of works
	c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
	d. Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies. Details to be verified at CC stage of works Waterproofing compliance by others.
<b>3</b> <b>Internal doors and corridors</b>	a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be <ul style="list-style-type: none"> <li>i. 820mm clear opening and</li> <li>ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li> </ul>	Complies. Details to be verified at CC stage of works
	b. Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Complies. Details to be verified at CC stage of works
<b>4</b> <b>Toilet</b>	a. One Toilet to be provided on the ground or entry level that provides, <ul style="list-style-type: none"> <li>i. Min 900mm between walls or amenities</li> <li>ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>iii. The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul>	Complies. Details to be verified at CC stage of works
<b>5</b> <b>Shower</b>	a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.	Complies. Details to be verified at CC stage of works
	b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	

For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6

## 6

### Reinforcement of bathroom & toilet walls

a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.

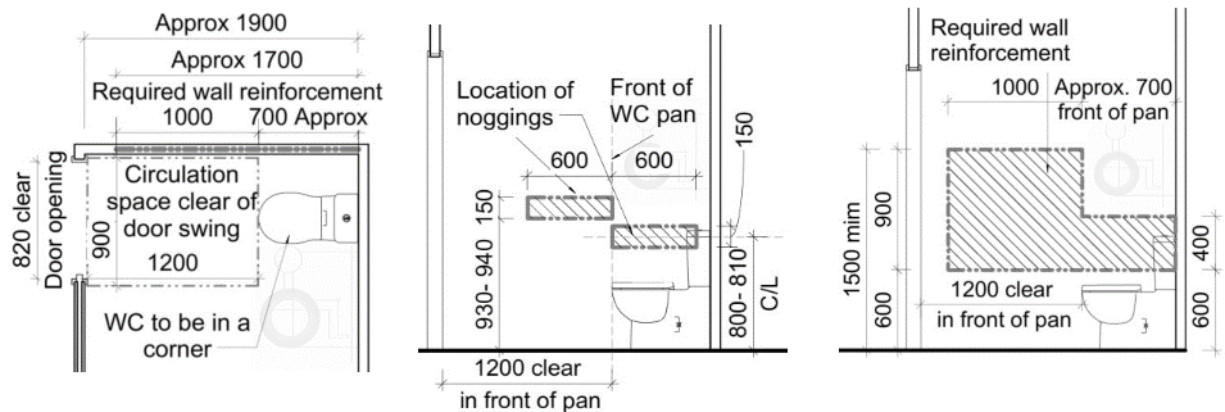
Capable of compliance. Details to be verified at CC stage of works

(b), (c) and (d) the walls around toilet, bath and shower to be via:

Capable of compliance. Details to be verified at CC stage of works

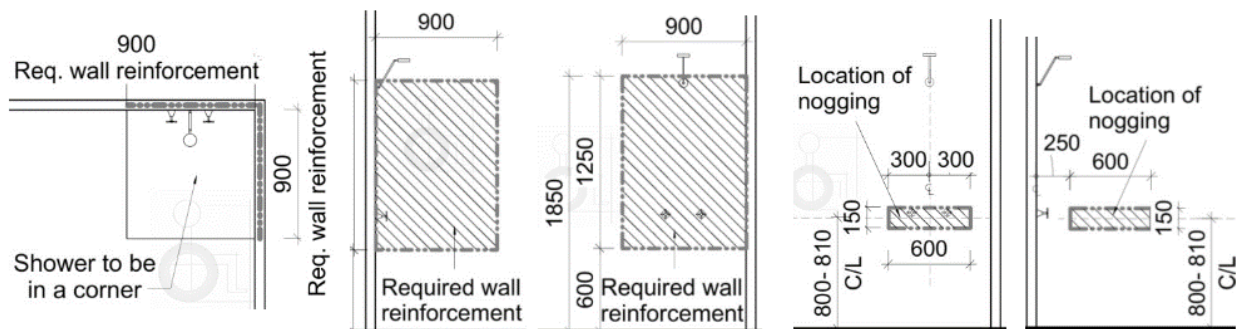
- i. Noggins with a thickness of at least 25mm
- ii. Sheeting with a thickness of at least 12mm

Refer to diagrams provided in the Livable Housing Guideline document.

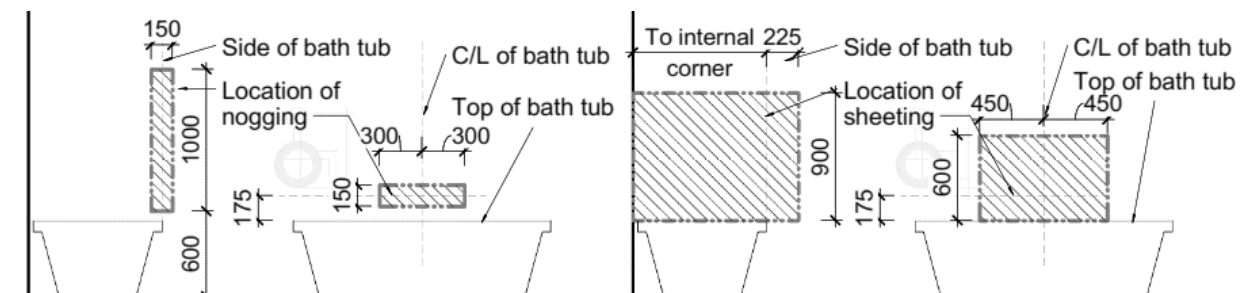


[Image description: Diagram shows wall reinforcements options of noggins or sheeting for a toilet]

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



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



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

# 7

## Internal Stairways

Stairways in dwellings must feature:

- a continuous handrail on one side of the stairway where there is a rise of more than 1M.

N/A

No internal stairway in units.



## Council DCP requires provision of 20% LHA Gold units

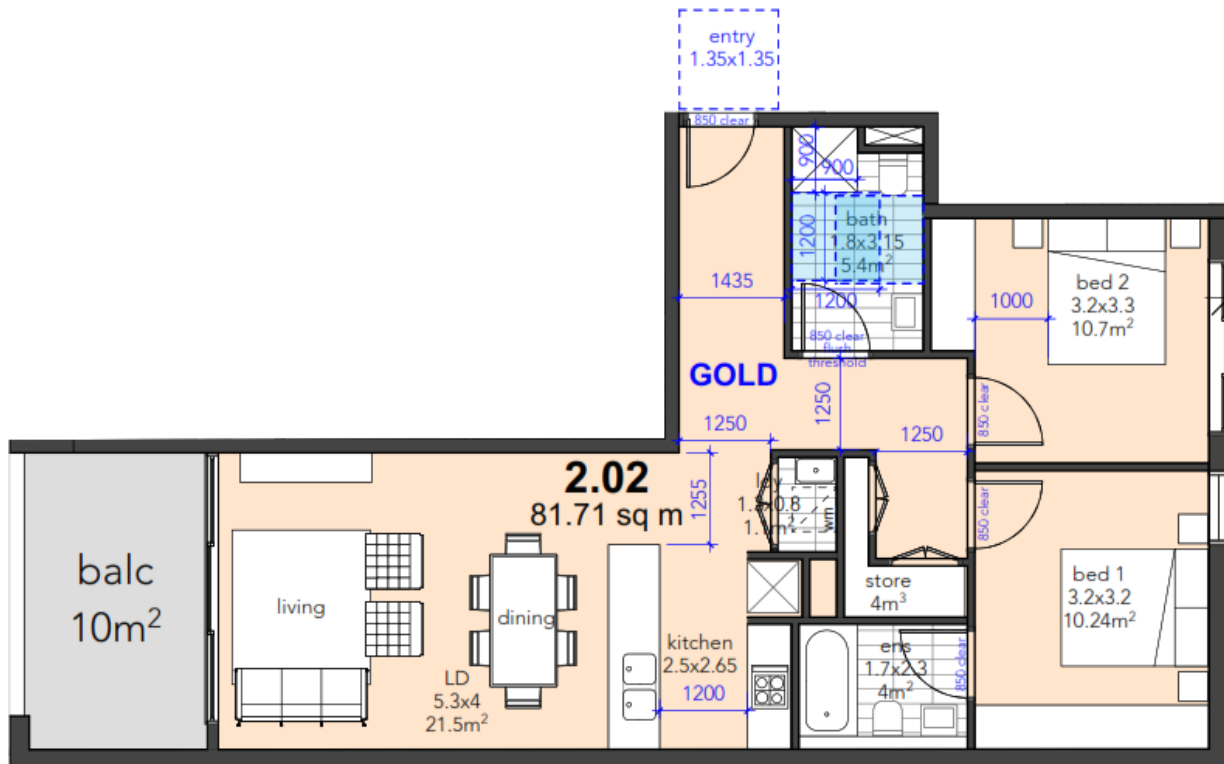
### Gold level Units

The Canterbury Bankstown DCP requires a minimum of 20% of the units to be in compliance with the features of Gold level of Livable Housing Guidelines as noted in the table below.

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

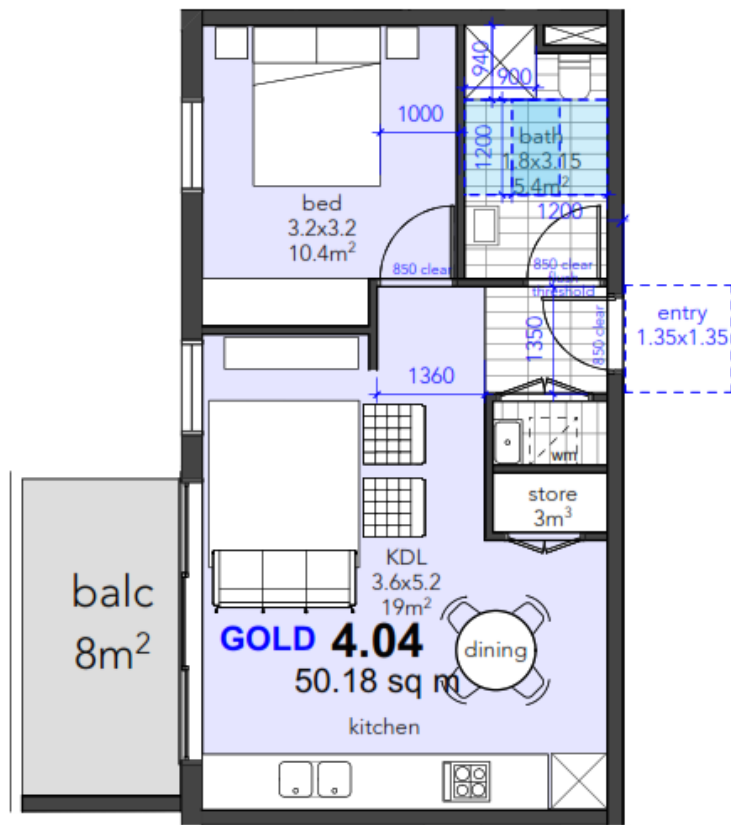
Total number of residential units in the development = 20% of 50 = 10 = **10** required Gold units

**All details to be verified at the CC stage**



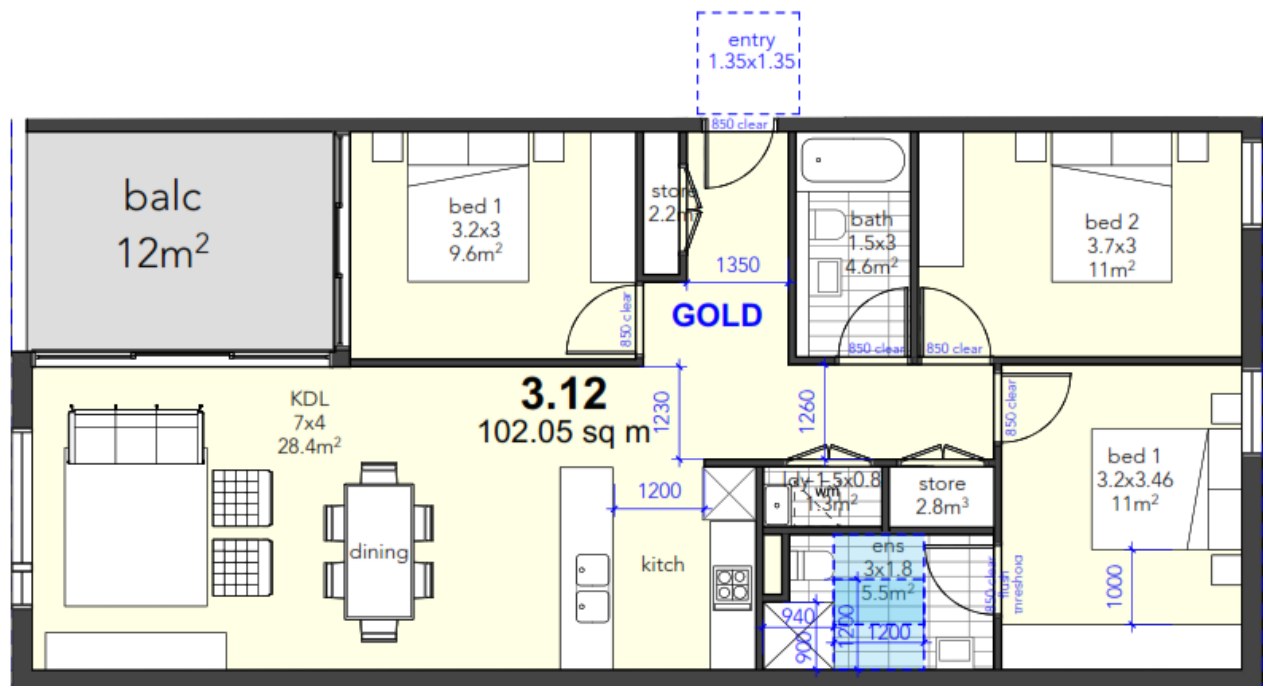
**Units 2.02, 3.02, 4.02, 50.2**

Units 2.02, 3.02, 4.02, 5.02



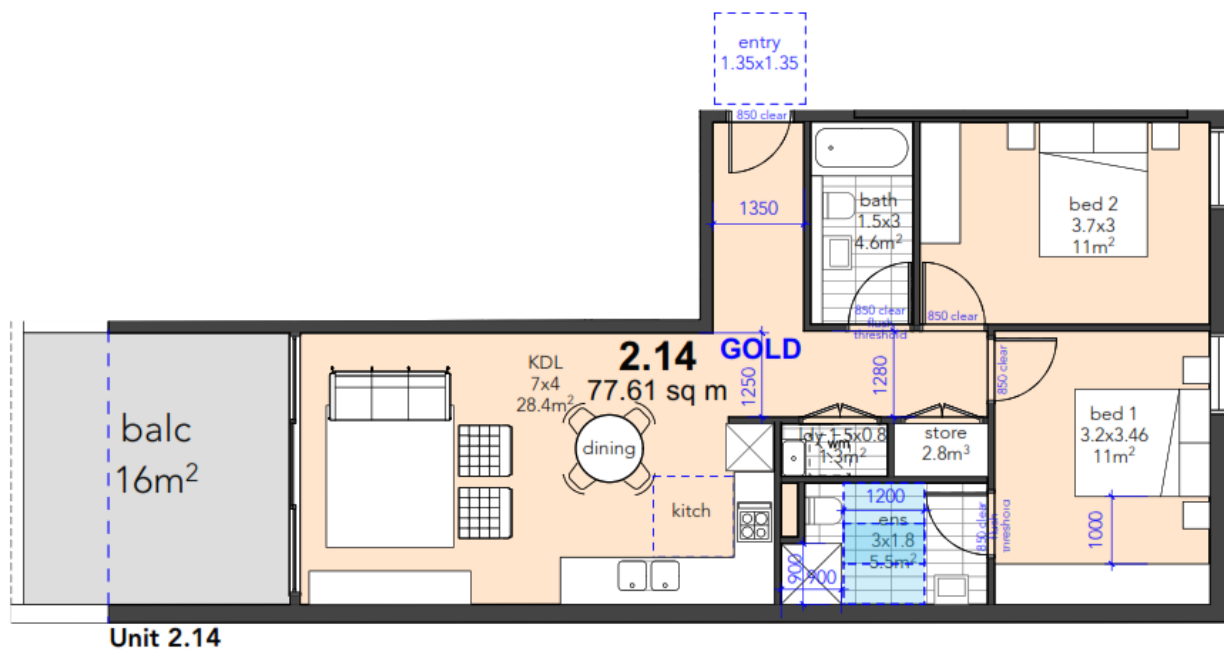
**Units 4.04, 5.04**

Units 4.04, 5.04



**Units 3.12, 4.14, 5.10**

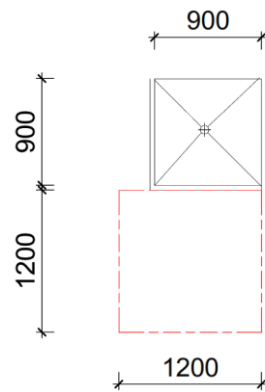
Units 3.12, 4.14, 5.10



Units 2.14

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance /Comments
<b>1</b> <b>Dwelling Access</b>	<p>a. Provide a safe and continuous 1.1M clear width pathway from front site boundary to an entry door to the dwelling.</p> <p>b. Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.1M clear width of ramps are required.</p> <p>c. Pathway may be provided via an associated car parking in which case the car parking space to be</p> <ul style="list-style-type: none"> <li>3200 (width) x5400 (length),</li> <li>even, firm and slip resistant, level surface of 1:40 max grade and</li> <li>1:33 max grade for bitumen</li> <li>a vertical clearance over the parking space of at least 2500mm; and</li> <li>a covered parking space to ensure protection from the weather.</li> </ul> <p>d. Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length. 1.1M clear width of ramps are required.</p> <p>e. Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.</p>	<p>Complies. Details to be verified at CC stage of works</p> <p>Complies. Details to be verified at CC stage of works</p> <p>N/A</p> <p>N/A</p>
<b>2</b> <b>Dwelling entry</b>	<p>a. Dwelling Entry should provide an entrance door with</p> <ol style="list-style-type: none"> <li>min <b>clear</b> opening width of door to be 850mm</li> <li>Step free threshold of max 5mm with rounded or beveled lip</li> </ol>	<p>Complies. Details to be verified at CC stage of works</p>

	<ul style="list-style-type: none"> <li>iii. reasonable shelter from the weather</li> </ul>	
	<ul style="list-style-type: none"> <li>b. Level landing of 1350x1350mm at step-free entrance door on the arrival / external side of the entrance door.</li> </ul>	Complies. Details to be verified at CC stage of works
	<ul style="list-style-type: none"> <li>c. Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>d. Entrance to be connected to a pathway (specified under Element 1)               <ul style="list-style-type: none"> <li>i. <b>Note: The entrance to incorporate waterproofing and termite</b></li> <li>ii. management requirements as specified in the NCC</li> </ul> </li> </ul>	Complies. Details to be verified at CC stage of works
<b>3</b> <b>Internal doors and corridors</b>	<ul style="list-style-type: none"> <li>a. Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be               <ul style="list-style-type: none"> <li>i. 850mm clear opening and</li> <li>ii. provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip</li> </ul> </li> <li>b. Internal corridors and passageways to doorway to be min 1.2M clear (measured from skirting to skirting)</li> </ul>	Complies. Details to be verified at CC stage of works
<b>4</b> <b>Toilet</b>	<ul style="list-style-type: none"> <li>a. One Toilet to be provided on the ground or entry level that provides,               <ul style="list-style-type: none"> <li>i. Min 1200mm between walls or amenities.</li> <li>ii. Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>iii. The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul> </li> </ul>	Complies. Details to be verified at CC stage of works
<b>5</b> <b>Shower</b>	<ul style="list-style-type: none"> <li>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</li> <li>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</li> <li>c. The hobless shower recess described in (a) should:               <ul style="list-style-type: none"> <li>i. be located in a bathroom on the ground (or entry) level;</li> <li>ii. with dimensions of at least 900mm (width) x 900mm (length) (internal space clear of any shower screen fixtures)</li> <li>iii. dimensions of at least 1200mm(width) x1200mm (length) forward of the shower recess</li> </ul> </li> </ul>	Complies. Details to be verified at CC stage of works



For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6

## 6

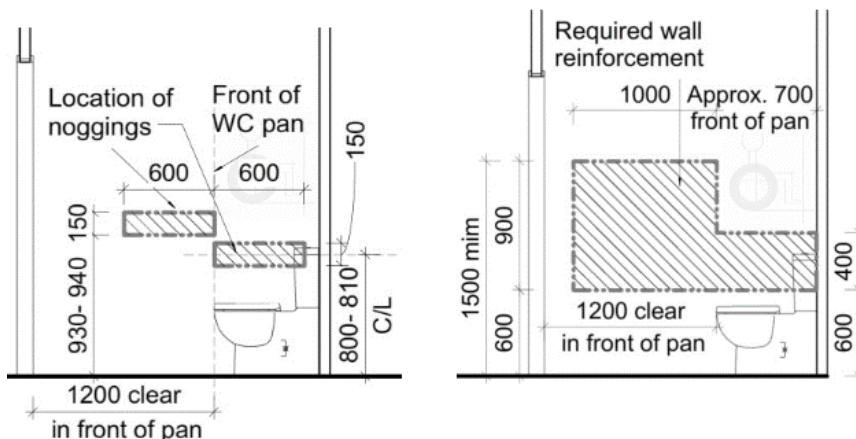
### Reinforcement of bathroom & toilet walls

- 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.
- (b), (c) and (d) the walls around toilet, bath and shower to be via:
  - Noggins with a thickness of at least 25mm
  - Sheeting with a thickness of at least 12mm

Capable of compliance. Details to be verified at CC stage of works

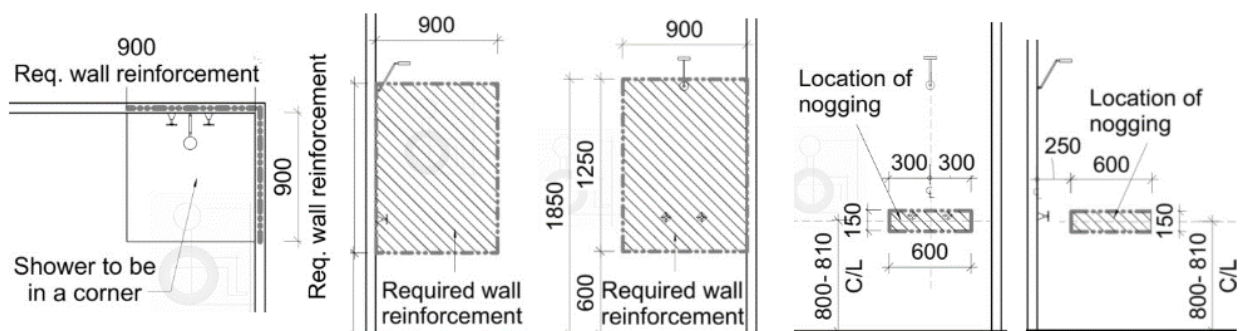
Capable of compliance. Details to be verified at CC stage of works

Refer to diagrams provided in the Livable Housing Guideline document.

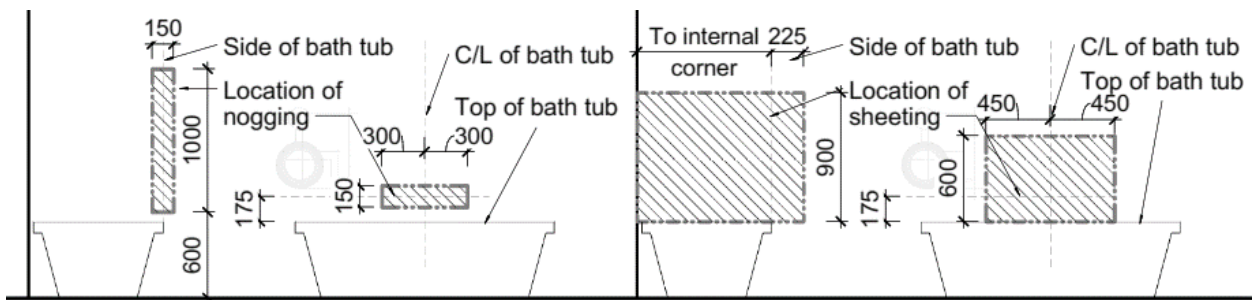


[Image description: Diagram shows wall reinforcements options of noggins or sheeting for a toilet]

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



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



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

## 7

### Internal Stairways

Stairways in dwellings must feature:

- a continuous handrail on one side of the stairway where
- there is a rise of more than 1m. a minimum clear width of 1000mm
- a minimum clear width of 1000mm;
- be straight in design
- be positioned adjoining a load bearing wall.

N/A

No internal stairway in units.

Note: The steps must provide a slip resistance finish and suitable non-slip tread as specified in the NCC. Handrails on both sides of the stairway are preferred.

## 8

### Kitchen space

- The kitchen space should be designed to support ease of movement and adaptation with:
  - at least 1200mm clearance provided in front of fixed benches and appliances; and
  - slip resistant flooring.
- Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. (Not required for flooring under fixture such as floor oven)

Complies. Details to be verified at CC stage of works

Capable of compliance. Details to be verified at CC stage of works

## 9

### Laundry space

- The laundry space should be designed to support ease of movement and adaptation with:
  - at least 1200mm clearance provided in front of fixed benches and appliances; and
  - slip resistant flooring.
- Floor finishes should extend under Laundry cabinetry to enable cupboards to be removed without affecting the flooring.

Complies. Details to be verified at CC stage of works

Capable of compliance. Details to be verified at CC stage of works

## 10

### Ground floor (or entry level) bedroom

- The dwelling should feature a space (or room) on the ground (or entry) level that:
  - is of at least 10m<sup>2</sup> exclusive of robes, skirtings etc
  - provides for a minimum path of travel of at least 1000mm on at least one side of the bed.

Capable of compliance. Details to be verified at CC stage of works

## 11

### Switches and powerpoints

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

Capable of compliance. Details to be verified at CC stage of works

Capable of compliance. Details to be verified at CC stage of works

# 12

## Door and tap hardware

- a. Doorways should feature door hardware installed at between 900mm – 1100mm above FFL.
- Capable of compliance.  
Details to be verified at  
CC stage of works



# Statement of Experience

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



## Farah Madon - Director

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

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

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

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

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

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

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

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Member of Changing Places Australia Technical Advisory Team

### Some Recent Awards presented to Farah include:

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





## Vanessa Griffin

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited member of ACA (previously ACAA) - 500
- NDIS Accredited SDA Assessor SDA00009
- Registered LHA Assessor - 20035
- Registered Assessor of Changing Places Australia - CP010



## Jenny Desai

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 572
- NDIS Accredited SDA Assessor SDA00043
- Registered LHA Assessor - 20242
- Master's degree in Design M.Des



## Art Phonsawat

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 695
- NDIS Accredited SDA Assessor
- Registered LHA Assessor



## Trin Woo

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 776
- Bachelor's degree in Architecture B.Arch



## Swapna Menon

- ACA Affiliate Access Consultant

- Affiliate Member of the ACA (previously ACAA) - 798
- Bachelor's degree in Architecture B.Arch



## Rushi Pansare

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 898
- Bachelor's degree in Architecture B.Arch

