

# Access Report (DA)

Residential Development  
124-128 Killeaton Street  
St Ives NSW

Client: Ausprospect Pty Ltd

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<b>Project File Name:</b>		Ausprospect Pty Ltd –124-128 Killeaton Street, St Ives Access Report (DA)		
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## 1. INTRODUCTION

Ergon Consulting has been engaged by Ausprospect Pty Ltd to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and throughout the residential development at 124-128 Killeaton Street, St Ives, NSW.

This report has been prepared to accompany the development application and has relied on the following design documentation prepared by Marchese partners.

Document Number	Rev	Title	Date
DA-1.01	A	Level Basement 2 Plan	17/10/14
DA-1.02	A	Level Basement 1 Plan	17/10/14
DA-1.03	A	Level Ground Plan	17/10/14
DA-1.04	A	Levels 1-2 Plan	17/10/14
DA-1.05	A	Level 3 Plan	17/10/14
DA-1.06	A	Level 4 Plan	17/10/14
DA-5.01	A	Adaptable Unit Plans	17/10/14

The design documentation is attached to this report in **Appendix 1**.

### a. Purpose of report

The purpose of this Access Report is to identify the extent to which the design documentation complies with the:

- Building Code of Australia (BCA) 2014, Part D3 (Access for people with a disability), Clause E3.6 (Lift Installations) and Clause F2.4 (Accessible Sanitary Facilities);
- Disability (Access to Premises – Building) Standards 2010;
- AS1428.1-2009 Design for Access & Mobility Part 1 – General requirements for access - New building work);
- AS2890.6-2009 Parking Facilities Part 6 – Off-street parking for people with disabilities;
- AS4299-1995 Adaptable Housing.

The comments within this report do not cover detailed issues pertaining to construction documentation such as internal finishes, evaluation of slip resistant floor materials, lift specification, door schedule, tactile ground surface indicators, lighting levels, signage and the like, which will be confirmed at construction certificate stage.

## **b. Report Exclusions**

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts of the BCA not directly referenced within this report; and
- Disability Discrimination Act (*DDA*) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

## 2. DEVELOPMENT DETAILS

### a. Project Description

The residential development will include the following:

- 2 levels of basement car parking and 5 levels of residential units;
- 79 residential car parking spaces of which 8 are accessible and 19 visitor car parking spaces of which 1 is accessible;
- 74 residential units of which 8 are adaptable units and 47 visitable units; and
- Communal outdoor space on ground floor

### b. Building Details

The building that is referred to within this report can be described as follows:

Property Address: 124-128 Killeaton Street, St Ives, NSW, 2065

Legal Description: Lot 1 DP230508, Lot 2 DP230508, and Lot 3 DP230508

Total Site Area: 4575m<sup>2</sup> approx.

Proposed Building Classification:

Basement Level 2 – Class 7a (Car Parking)

Basement Level 1 – Class 7a (Car Parking)

Ground Floor – Class 2 (Residential Sole Occupancy Units)

Level 1 – Class 2 (Residential Sole Occupancy Units)

Level 2 – Class 2 (Residential Sole Occupancy Units)

Level 3 – Class 2 (Residential Sole Occupancy Units)

Level 4 – Class 2 (Residential Sole Occupancy Units)

Note: Storage and garbage areas constitute less than 10% of the total floor areas on each floor (Determined in accordance with A3.2 of the BCA).

### 3. BCA ASSESSMENT

#### a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA).

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

#### b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
<b>D3.0</b>	<b>Deemed-to-satisfy provisions</b> A building solution is proposed to comply with the D-t-S provisions found within the BCA.  Any building solution that is proposed as an Alternative Solution to the D-t-S provisions must satisfy the performance requirements found within the BCA.	Noted	The new building work will generally follow a D-t-S path for achieving compliance.  Where D-t-S compliance is not achievable an alternative solution must be provided.
<b>D3.1</b>	<b>General building access requirements</b> Access requirements with reference to Table D3.1.  <b>Class 2 – Residential Sole Occupancy Units</b> <i>Access must be provided by a ramp or lift:</i> <ul style="list-style-type: none"> <li>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance</li> </ul>	Capable of complying at CC stage	<b>Adaptable Housing</b> Ku-ring-gai Council's Development Control Plan 2012 states 10 percent of dwellings must be designed to be capable of adaptation for a person with a disability or the elderly.  Adaptable dwellings must be

BCA Clause		Status	Comment/Recommendation
	<p><i>doorway of each sole occupancy unit on that level.</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>Where a ramp complying with AS1428.1 or a passenger lift is installed – to the entrance doorway of each sole occupancy unit; and to and within rooms or spaces for use in common by the residents, located on the levels served by the lift.</i></li> </ul> <p><b>Class 7a – Car parking</b></p> <p><i>To and within any level containing accessible car parking spaces.</i></p>		<p>designed in accordance with AS4299-1995.</p> <p>The adaptable dwellings must achieve a 'Class C' level classification.</p> <p>A total of 8 adaptable dwellings and a total of 47 visitable dwellings must be provided within this development.</p> <p>Refer to Section 5 of this report for schedule of adaptable features required within the adaptable dwellings.</p> <p><b>Visitable Housing</b></p> <p>Ku-ring-gai Council's Development Control Plan 2012 also states at least 70% of apartments must be visitable.</p> <p>A visitable dwelling must have an accessible entry (850mm wide clear door opening), an accessible path of travel (1000mm wide with compliant turning spaces) to the living and dining area, and to a toilet that is either accessible or visitable toilet with an accessible doorway (850mm wide clear door opening).</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p>Access is required to the entrance doorway of each sole-occupancy unit (SOU) and to any common areas within this development accessed via a compliant lift.</p> <p>Access is readily achievable to all sole occupancy units and common areas within this development accessed the passenger lifts.</p> <p>The main entrance door to each Class 2 sole occupancy unit within this development must have an 850mm wide clear door opening complying</p>



BCA Clause		Status	Comment/Recommendation
			<p>with AS1428.1-2009.</p> <p><b>Class 7a – Car parking</b></p> <p>Access is required to and within basement car parking levels containing accessible car parking.</p> <p>Access is generally provided to and within the basement car parking levels containing accessible car parking spaces.</p> <p><b>Lifts</b></p> <p>Lift access must be provided to all levels required to be accessible including the basement car parking areas.</p> <p>The proposed lift within each building will provide access to all levels and areas required to be accessible.</p>
<b>D3.2</b>	<p><b>Access to buildings</b></p> <p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> <li>(i). From the main points of a pedestrian entry at the allotment boundary; and</li> <li>(ii). From another accessible building connected by a pedestrian link; and</li> <li>(iii). From any required accessible car parking on the allotment.</li> </ul> <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and:</p> <ul style="list-style-type: none"> <li>(i). Through not less than 50% of all other pedestrian entrances, including the principal pedestrian entrance; and</li> <li>(ii). In a building with a total floor area more than 500m<sup>2</sup>, a pedestrian entrance, which is not accessible, must not be located more than 50m from an accessible pedestrian entrance.</li> </ul> <p>Where a pedestrian entrance required to be accessible has multiple doorways:</p> <ul style="list-style-type: none"> <li>(i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and</li> </ul>	Capable of complying at CC stage	<p><b>Accessways</b></p> <p>An accessway (continuous accessible path of travel) is required from the main entry point at the allotment boundary to the main entrance door to each building and from any accessible car parking space to the proposed lifts within this development.</p> <p>Accessways are generally proposed to each building as required.</p> <p><b>Access to Buildings</b></p> <p>This development has provision for direct street access from Killeaton Street and from the accessible car parking spaces available within the basement car park.</p> <p>The external accessway provided between both buildings will ensure a pedestrian link can be achieved between each building.</p>

BCA Clause		Status	Comment/Recommendation
	<p>(ii). If an accessible entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.</p> <p>An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where:</p> <p>(i). All doorways serve the same part or parts of the building; and</p> <p>(ii). The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance.</p> <p>Where a doorway on an accessway has multiple leaves (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>		<p>The main principal pedestrian entrance doorway to each building must have a minimum 850mm clear wide opening and door circulation space in accordance with AS1428.1-2009.</p> <p>Where an entrance door has multiple doorways, at minimum one of the doorways must be accessible with an 850mm clear wide opening complying with AS1428.1-2009.</p> <p>The CC documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.</p>
<b>D3.3</b>	<p><b>Parts of buildings to be accessible</b></p> <p>In a building required to be accessible:</p> <p>(i). Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with:</p> <ul style="list-style-type: none"> <li>– For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and</li> <li>– For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and</li> <li>– For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1.</li> </ul> <p>(ii). Every passenger lift must comply with E3.6.</p> <p>(iii). Accessways must have:</p> <ul style="list-style-type: none"> <li>– Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of site is not available; and</li> <li>– Turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue traveling along the accessway and at maximum 20m intervals along the accessway.</li> </ul>	Capable of complying at CC stage	<p>All accessways, walkways, ramps and stairs except for fire isolated ramps and stairs must comply with AS1428.1-2009.</p> <p><b>Accessways</b></p> <p>Accessways must have provision for the following:</p> <ul style="list-style-type: none"> <li>• Turning spaces of 1540mm x 2070mm to perform a 180 degree turn within 2 metres of a terminated accessway.</li> <li>• A 1500mm diameter turning space to perform a 90 degree turn within an accessway.</li> <li>• A passing space with an 1800mm width at 20m intervals along an accessway or where a direct line of sight is not available.</li> <li>• Accessways must have a minimum 1000mm clear width, except where a turning space or passing space is required.</li> </ul>

BCA Clause		Status	Comment/Recommendation
	<p>(iv). An intersection of accessways satisfies the spatial requirements for a passing and turning space.</p> <p>(v). A passing space may serve as a turning space.</p> <p>(vi). A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than a entrance storey for a Class 5, 6, 7b and 8 building:</p> <ul style="list-style-type: none"> <li>– Containing not more than 3 storeys; and</li> <li>– With a floor area for each storey, excluding the entrance storey, of not more than 200m<sup>2</sup>.</li> </ul> <p>(vii). Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'.</p> <p>(viii). The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>		<p>Accessways are generally provided with appropriate turning and passing spaces within this development.</p> <p><b>Stairs</b></p> <p>All stairs, except for fire-isolated stairs must have handrails on both sides with appropriate handrail extensions and terminations, non slip nosings with a 30% luminance contrast and tactiles ground surface indicators at top and bottom landings (not required at intermediate landings).</p> <p><b>Ramps</b></p> <p>All ramps, except for fire-isolated ramps must have appropriate gradients with top and bottom landings, appropriate handrails (with a kerb rail) on both sides with extensions and terminations.</p> <p>Top and bottom ramp landings must have tactile ground surface indicators warning of a change in level (not required at intermediate landings).</p> <p><b>Walkways</b></p> <p>1 in 20 graded walkways must have a minimum 1000mm width, maximum 1 in 40 crossfall (for shedding of water) and landings every 15m.</p> <p>Where there is a change in direction the landing must be 1500mm long or where there is no change of direction 1200mm long.</p> <p>Both sides of the walkway must have a protective barrier e.g. a low wall not less than 450mm high, handrail with kerb rail, balustrade or must have abutting sides that extend horizontally for 600mm.</p>

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			<p><b>Fire-Isolated Stairs</b></p> <p>All fire-isolated stairs must have non-slip nosings with a 30% luminance contrast.</p> <p><b>Fire Doors</b></p> <p>Fire doors must have an 850mm wide door opening allowing a person with a disability to seek refuge within fire stairs.</p> <p><b>Lift</b></p> <p>The CC documents will provide lift details and compliance with Clause E3.6 of the BCA 2014 and AS1735.12-1999.</p> <p><b>Soft Floor Coverings</b></p> <p>Any carpet within this development must comply with the BCA 2014.</p> <p>The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p><b>Slip Resistant Surfaces</b></p> <p>Accessways and stairs must have slip resistance surface complying with the BCA 2014.</p> <p><b>Communal Outdoor Space</b></p> <p>The communal outdoor space must be accessible via an accessway with appropriate turning and passing spaces.</p> <p><b>Garbage Room</b></p> <p>The garbage room must be accessible via an 850mm wide door opening with sufficient door circulation space.</p> <p>The garbage room must have 1540mm x 2070mm clear circulation space for a wheelchair user to perform a 180-degree turn.</p>

BCA Clause		Status	Comment/Recommendation
			<b>Storage Units</b> The accessible storage units provided for resident use must be accessible via an accessway with appropriate turning spaces.
<b>D3.4</b>	<b>Exemptions</b> The following areas are not required to be accessible: (i). An area where access would be inappropriate because of the particular purpose for which the area is used; and (ii). Any area that would pose a health and safety risk for people with a disability; and (iii). Any path of travel providing access only to an area exempted by (i) and (ii).	Noted	The following areas may be exempt from being accessible: <ul style="list-style-type: none"> <li>Services rooms (e.g. electrical and comms room); and</li> <li>Plant room.</li> </ul> Information will be provided at CC stage detailing use of each room, role of personnel to be admitted to each area, security arrangements for independent movement of non-authorised personnel, activities of the people using the area and any OH&S restraints.
<b>D3.5</b>	<b>Accessible car parking</b> Accessible car parking spaces: (i). Subject to (ii), must be provided in accordance with Table D3.5 in: <ul style="list-style-type: none"> <li>A Class 7a building required to be accessible; and</li> <li>A car parking area on the same allotment as a building required to be accessible.</li> </ul> (ii). Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public. (iii). Subject to (iv), must comply with AS2890.6. (iv). Need not be designated where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability.	Capable of complying at CC stage	The accessible car parking provided within this development must comply with AS2890.6-2009. The accessible car parking spaces must be a minimum 2400mm wide x 5400mm long and must have provision for a 2400mm x 5400mm shared zone. The accessible car parking spaces must have a minimum 2500mm overhead clearance (pipes, beams and cable trays should not intrude into this overhead clearance). The entrance door and the vehicle path of travel within the basement car park must have a minimum 2200mm overhead clearance. Appropriate identification (international symbol of
	<b>Class 2 – Residential Sole Occupancy</b>		

BCA Clause		Status	Comment/Recommendation
	<p><b>Units</b></p> <p><i>The BCA has not requirement for accessible car parking within a Class 2 building.</i></p> <p><i>One accessible car parking space per adaptable unit will be provided as per Ku-ring-gai Council's Development Control Plan (DCP) 2012.</i></p> <p><b>Class 7a – Car parking</b></p> <p><i>1 space for every 100 car parking spaces.</i></p>		<p>access) and line marking must be provided to the accessible car parking spaces and shared zones.</p> <p>The shared zone must have provision for a bollard to prevent unauthorised parking by residents or visitors.</p> <p>The cross-fall within the basement car park must not exceed 1 in 40 in any direction (for drainage purposes).</p> <p><b>Class 2– Residential Sole Occupancy Units</b></p> <p>The Ku-ring-gai Council's Development Control Plan (2012) requires 1 accessible car parking space per adaptable unit.</p> <p>A total of 8 accessible residential car parking spaces will be provided within the basement car park.</p> <p><b>Class 7a – Car parking</b></p> <p>At least 1 accessible visitor car parking space must be provided within the basement car park.</p> <p>An alternative solution will be required at CC stage for the non-compliant accessible car parking spaces provided for resident and visitor use within this development. The alternative solution must be prepared by a suitably qualified Access Consultant.</p>
D3.6	<p><b>Signage</b></p> <p>In a building required to be accessible – braille and tactile signage complying with Specification D3.6 must:</p> <p>(i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each:</p> <ul style="list-style-type: none"> <li>Sanitary facility, except a sanitary facility within a sole occupancy</li> </ul>	Capable of complying at CC stage	<p>All signage relating to access must comply with Specification D3.6 and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (large print if possible), non reflective, illuminated and</p>

BCA Clause		Status	Comment/Recommendation
	<p>unit in a Class 1b or Class 3 building; and</p> <ul style="list-style-type: none"> <li>– Space with a hearing augmentation system.</li> </ul> <p>(ii). Identify each door required by E4.5 to be provided with an exit sign and state:</p> <ul style="list-style-type: none"> <li>– “Exit”; and</li> <li>– “Level” followed by the floor level number.</li> </ul> <p>(iii). Signage including the international symbol for deafness in accordance with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> <li>– The type of system;</li> <li>– The area covered within the room; and</li> <li>– If receivers are being used and where the receivers can be obtained.</li> </ul> <p>(iv). Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use.</p> <p>(v). Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.</p> <p>(vi). Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>(vii). Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>		<p>include legible braille and tactile.</p> <p><b>Fire Egress</b></p> <p>Signage with legible braille must be provided to all emergency evacuation doors stating “Exit” and “Level” followed by the floor number.</p> <p>Directional signage must be provided directing a person with a disability to the emergency exit on each floor.</p>

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<b>D3.7</b>	<p><b>Hearing Augmentation</b></p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning is installed:</p> <ul style="list-style-type: none"> <li>(i). In a room within a Class 9b building; and</li> <li>(ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; and</li> <li>(iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider.</li> </ul> <p>If a hearing augmentation system is required:</p> <ul style="list-style-type: none"> <li>(i). An induction loop, it must be provided to no less than 80% of the floor area of the room or space served by the inbuilt amplification system; and</li> <li>(ii). A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than: <ul style="list-style-type: none"> <li>– If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and</li> <li>– If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and</li> <li>– If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</li> <li>– If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or</li> </ul> </li> </ul>	Not applicable	A hearing augmentation system is not required within this development.



BCA Clause		Status	Comment/Recommendation
	<p>part thereof in excess of 2000 persons.</p> <p>The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated in accordance with D1.13.</p> <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>		
<b>D3.8</b>	<p><b>Tactile Indicators</b></p> <p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none"> <li>(i). A stairway, other than a fire-isolated stairway; and</li> <li>(ii). An escalator; and</li> <li>(iii). A passenger conveyor or moving walk; and</li> <li>(iv). A ramp, other than a fire-isolated ramp; and</li> <li>(v). In the absence of a suitable barrier: <ul style="list-style-type: none"> <li>– An overhead obstruction less than 2m above floor level, other than a doorway; and</li> <li>– An accessway meeting a vehicle accessway adjacent to a pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point.</li> </ul> </li> <li>(vi). Except of areas exempted by D3.4.</li> </ul> <p>Tactile ground surface indicators must comply with Section 1 and 2 of AS/NZS 1428.4.1.</p> <p>A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway</p>	Capable of complying at CC stage	<p><b>Tactile Ground Surface Indicators</b></p> <p>Tactile ground surface indicators are to comply with Sections 1 and 2 of AS/NZS1428.4.1-2009.</p> <p>Tactile ground surface indicators must have a 30% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicators must be provided to the top and bottom landings of stairs and ramps (except fire isolated stairs and ramps).</p> <p>Tactile ground surface indicators must not be provided to intermediate landings.</p>

BCA Clause		Status	Comment/Recommendation
	handrails in AS1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.		
<b>D3.9</b>	<p><b>Wheelchair seating spaces in Class 9b assembly building</b></p> <p>Where fixed seating is provided within a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following:</p> <ul style="list-style-type: none"> <li>(i). The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9;</li> <li>(ii). In a cinema <ul style="list-style-type: none"> <li>– With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and</li> <li>– With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats; and</li> <li>– The location of wheelchair seating is to be representative of the range of seating provided.</li> </ul> </li> </ul>	Not applicable	<p>There are no parts or areas of this development that are classified as Class 9b.</p> <p>Fixed seating is not provided within this development.</p>
<b>D3.10</b>	<p><b>Swimming pools</b></p> <p>Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>An accessible entry/exit must be by means of:</p> <ul style="list-style-type: none"> <li>(i). A fixed or moveable ramp and an aquatic chair; or</li> <li>(ii). A zero depth entry at a maximum gradient of 1:14 and an aquatic chair; or</li> <li>(iii). A platform swimming pool lift and an aquatic wheelchair; or</li> <li>(iv). Swing style swimming pools lift.</li> </ul> <p>Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii).</p> <p>Latching devices on gates and doors forming</p>	Not applicable	There are no swimming pools within this development.

BCA Clause		Status	Comment/Recommendation
	part of a swimming pool safety barrier need not comply with AS1428.1.		
<b>D3.11</b>	<b>Ramps</b> On an accessway: (i). A series of connected ramps must not have a combined vertical rise of more than 3.6m; and (ii). A landing for a step ramp must not overlap a landing for another step ramp or ramp.	Not applicable	There are no ramps with a total rise of 3.6m.  There are no overlapping step ramp landings.
<b>D3.12</b>	<b>Glazing on an accessway</b> 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 AS1428.1.	Capable of complying at CC stage	All internal and external glazed doors and windows within common areas must have a luminance contrast strip in accordance with AS1428.1-2009.  Contrasting strips must have a solid, non-transparent contrasting line with a minimum 30% luminance contrast, not less than 75mm wide with the lower edge located at a height between 900-1000mm from the ground.

**c. Part E3 – Lift Installations**

BCA Clause		Status	Comment/Recommendation
<b>E3.6</b>	<p><b>Passenger lifts</b></p> <p>In an accessible building, every passenger lift must:</p> <ul style="list-style-type: none"> <li>(i). Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>(ii). Have accessible features in accordance with Table E3.6b;</li> <li>(iii). Not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul> <p><b>Electric passenger lift</b></p> <p><i>There are no limitations on the use of this type of lift.</i></p> <p><i>The accessible features required for this type of lift include:</i></p> <ul style="list-style-type: none"> <li>(i). <i>Handrails complying with AS1735.12;</i></li> <li>(ii). <i>Lift floor dimension of not less than 1400mm wide x 1600mm deep;</i></li> <li>(iii). <i>Minimum clear door opening complying with AS1735.12;</i></li> <li>(iv). <i>Passenger protection system complying with AS1735.12;</i></li> <li>(v). <i>Lift landing doors at the upper landings;</i></li> <li>(vi). <i>Lift car and landing control buttons complying with AS1735.12;</i></li> <li>(vii). <i>Lighting in accordance with AS1735.12;</i></li> <li>(viii). <i>Automatic audible information within the lift car to identify the level each time the car stops;</i></li> <li>(ix). <i>Audible and visual indication at each lift landing to indicate the arrival of the lift car;</i></li> <li>(x). <i>Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz.</i></li> <li>(xi). <i>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.</i></li> </ul>	Capable of complying at CC stage	<p><b>Electric passenger lifts</b></p> <p>CC documents will confirm lift compliance with Table E3.6 of the BCA 2014 and AS1735.12-1999.</p> <p>Table E3.6b requires:</p> <ul style="list-style-type: none"> <li>• Lift door opening to be a minimum 900mm wide.</li> <li>• Lift car dimensions not less than 1400mm x 1600mm.</li> <li>• Handrails complying with the provisions for a mandatory handrail in AS1735.12-1999.</li> <li>• Passenger protection system complying with AS1735.12-1999.</li> <li>• Lift landings with clear circulation space for a 90 or 180-degree turn.</li> <li>• Lift car and landing controls buttons must comply with AS1735.12-1999. Control buttons must have provision for tactile and braille</li> <li>• Lighting in accordance with AS1735.12-1999.</li> <li>• Audible and visual indication systems as prescribed in AS1735.12-1999.</li> <li>• Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul>

**d. Part F2 – Sanitary and other facilities**

BCA Clause		Status	Comment/Recommendation
<b>F2.4</b>	<p><b>Accessible sanitary facilities</b></p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> <li>(i). Accessible sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and</li> <li>(ii). Accessible unisex showers must be provided in accordance with Table F2.4 (b);</li> <li>(iii). At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and</li> <li>(iv). The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) must comply with the requirements of AS1428.1; and</li> <li>(v). An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>(vi). Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</li> <li>(vii). Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</li> <li>(viii). An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (vi) to be provided with a passenger lift or ramp complying with AS1428.1.</li> </ul>	Not applicable	There are no communal use sanitary facilities within the class 2 or class 7a areas of this development.

BCA Clause		Status	Comment/Recommendation
	<p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p><i>Table F2.4 (a)</i></p> <p><i>Where sanitary compartments are provided in common areas, not less than 1 is required.</i></p> <p><i>Table F2.4 (b)</i></p> <p><i>Where showers are provided in common areas, not less than 1 is required.</i></p> <p><b>Class 7a – Car Parking</b></p> <p><i>Table F2.4 (a)</i></p> <p><i>Where a closet pan is required, one on every storey containing sanitary compartments and where a storey has more than one bank of sanitary compartments containing male and female compartments, at not less than 50% of those banks.</i></p> <p><i>Table F2.4 (b)</i></p> <p><i>Where 1 or more shower is required, not less than 1 for every 10 showers or part thereof.</i></p>		

## 4. DESIGN FOR ACCESS AND MOBILITY ASSESSMENT

### a. General

The following general assessment summarises the compliance status of the design documentation with reference to AS1428.1-2009.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. AS1428.1 – Part 1 General requirements of access – New building work

Item		Status	Comment/Recommendation
1	<b>Continuous accessible path of travel</b>	Capable of complying at CC stage	<p>A continuous accessible path of travel must be a minimum 1000mm wide x 2000mm high (except where door circulation space, a turning or passing space is required).</p> <p>Permanent fixtures must not impose within the continuous accessible path of travel (accessway) or any turning spaces e.g. fire hose reel.</p> <p>The continuous accessible path of travel must be free of any steps, slip-resistant and traversable by a wheelchair user.</p>
2	<b>Floor surfaces on continuous accessible path of travel and circulation spaces</b>	Capable of complying at CC stage	<p>All floor surfaces e.g. tiling, timber and concrete flooring must be slip resistant and must have a slip resisting rating in accordance with the</p>

Item		Status	Comment/Recommendation
			<p>BCA 2014.</p> <p>A smooth transition must be provided between abutting surfaces e.g. tiling, timber flooring and carpet. A construction tolerance of up to 5mm is acceptable using a rounded or beveled edge.</p> <p>A recessed mat must be provided in accordance with AS1428.1-2009. Recessed mats must be traversable a wheelchair user and must not create trip hazards.</p>
3	Doorways	Capable of complying at CC stage	<p>All doors, fire doors and gates required to be accessible must have an 850mm clear width and 1980mm clear height.</p> <p>Internal and external door and gate circulation space must be provided in accordance with AS1428.1-2009, except for where an automatic door system is provided (hinge and latch side clearances are not required).</p> <p>Outward opening doors must have provision for a door closing mechanism.</p> <p>D-lever type handles with sufficient grasping clearances must be provided at 900-1100mm from the ground surface.</p> <p>Doors and gates must not exceed 20N of operating force.</p> <p>Doors and door frames (combined) must have a 30% luminance contrast to surrounding surfaces.</p>
4	Switches and controls	Capable of complying at CC stage	<p>All new light switches, intercoms and controls (other than power outlets) must be provided 900-1100mm from the ground and 500mm from wall corners.</p>



## 5. ADAPTABLE HOUSING ASSESSMENT

### a. General

The following assessment summarises the compliance status of the design documentation with reference to AS4299-1995 Class C Schedule of Adaptable Features.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. Schedule of Adaptable Features

Item		Status	Comment/Recommendation
<b>1</b>	<b>Pre and Post Adaptation of Adaptable Dwellings</b>		
	To obtain certification as an adaptable dwelling 'as built' drawings showing the dwelling in pre-adaptation and post-adaptation stages must be provided.	Design information required at CC stage	Additional information required for pre and post adaptation drawings during CC design.
<b>2</b>	<b>Site</b>		
	A continuous accessible path of travel from the street, letterboxes, car parking, and common areas is provided to the building entry.	Capable of complying at CC stage	<p>A continuous accessible path of travel (without steps or stairs) must be provided from the pedestrian footpath, letterbox area, car parking and any common areas within this development.</p> <p>The continuous accessible path of travel must be traversable by a wheelchair user.</p> <p>The continuous accessible path of travel must have</p>

Item		Status	Comment/Recommendation
			gradients and turning spaces suitable for a person with a disability and must comply with AS1428.1-2009.
<b>3</b>	<b>Letterboxes</b>		
	Letterboxes are to be provided to a hard standing area connected to the accessible pathway.	Capable of complying at CC stage	Letterboxes must be shown in an accessible location.  Preferably covered from the weather and located 900-1000mm from the ground.
<b>4</b>	<b>Car Parking</b>		
	A car parking space or garage minimum area of 6m x 3.8m. The car parking space can be reduced to 5.8m x 3.8m where a hardstand area outside the space is provided.	Capable of complying at CC stage	The accessible car parking space for each adaptable dwelling must be provided in accordance with AS4299-1995 or AS2890.6-2009.  An alternative solution report is required at CC stage for non-compliant accessible car parking provided for adaptable units.
<b>5</b>	<b>Accessible entry to adaptable dwelling</b>		
	Accessible entry.	Capable of complying at CC stage	The adaptable dwelling must have an accessible entrance door.  Internal and external door circulation space must be provided complying with AS1428.1-2009.
	Accessible entry to be level (maximum 1 in 40 slope).	Capable of complying at CC stage	The entry to the adaptable unit must be level without any slopes.
	Threshold to be low-level.	Capable of complying at CC stage	
	Landing to enable wheelchair maneuverability.	Capable of complying at CC	

Item		Status	Comment/Recommendation
		stage	
	Accessible entry door to have 850mm minimum clearance.	Capable of complying at CC stage	The adaptable dwelling entrance door must have an 850mm clear wide opening when measured from the face of the opened door to the doorstep.
	Door lever handles and hardware to AS1428.1.	Capable of complying at CC stage	The adaptable dwelling entrance door must have provision for D-lever type handles in accordance with AS1428.1-2009.  The door schedule must be provided at CC stage for assessment.
<b>6</b>	<b>Interior: General</b>		
	Internal doors to have 820mm minimum clearance.	Capable of complying at CC stage	The internal doors within the adaptable dwelling must have an 820mm (preferred 850mm) clear wide opening when measured from the face of the opened door to the doorstep.
	Internal corridors must be 1000mm wide.	Capable of complying at CC stage	Internal corridors must be a minimum 1000mm wide except where turning space is required.  Turning spaces must comply with AS1428.1-2009.
	Provision for compliance with AS1428.1 for door approaches.	Capable of complying at CC stage	Internal doors required to be accessible must have internal and external door circulation space complying with AS1428.1-2009.
<b>7</b>	<b>Living Room &amp; Dinning Room</b>		
	Provision for circulation space of minimum 2250mm diameter.	Capable of complying at CC stage	A 2250mm diameter clear circulation space must be provided between the living and dinning areas.
	Provide a minimum of 4 GPO's.	Design information required at CC stage	
	Telephone line adjacent to GPO's.	Design	

Item		Status	Comment/Recommendation
		information required at CC stage	
	TV antenna outlet adjacent to GPO's	Design information required at CC stage	
	Lighting that can achieve a minimum 300 lux level.	Design information required at CC stage	
<b>8</b>	<b>Kitchen</b>		
	Minimum width 2700mm (1550mm clear between benches)	Capable of complying at CC stage	A 1550mm clear width must be provided between kitchen benches.
	Provision for circulation at doors to comply with AS1428.1.	Not applicable	
	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750 to 850mm or replaceable.	Design information required at CC stage	The kitchen must have provision for an 800mm wide bench with adjustable legs and separate from other benches.
	Refrigerator adjacent to work surface.	Design information required at CC stage	
	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	Design information required at CC stage	
	Kitchen sink 150mm deep.	Design information required at CC stage	
	Tap set capstan or lever handles or lever mixer	Design information required at CC stage	
	Tap set within 300mm from front of sink.	Design information required at CC stage	

Item		Status	Comment/Recommendation
	Cooktop to include either front or side controls with raised cross bars.	Design information required at CC stage	
	Cooktop to include isolation switch.	Design information required at CC stage	
	Worksurface adjacent to cooktop minimum 800mm length and at same height.	Design information required at CC stage	
	Oven located to an adjustable height or replaceable work surface.	Design information required at CC stage	
	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of worksurface.	Design information required at CC stage	The double GPO provided at the kitchen must be at the same height as the bench.
	GPO to refrigerator to be easily reachable when the refrigerator is in its operation position.	Design information required at CC stage	
	Floor within kitchen area to be slip resistant	Design information required at CC stage	Flooring must have a slip resistant rating.
<b>9</b>	<b>Main Bedroom</b>		
	At least one bedroom of area to accommodate a queen size bed and wardrobe and circulation space requirements of AS1428.2.	Capable of complying at CC stage	Provision for a queen size bed (1530mm wide x 2030mm length) with 1000mm clear width around all sides of the bed.  A 1500mm diameter clear turning space must be provided in front of the wardrobe.
	Two double GPO's on wall where bedhead will be located.	Design information required at CC stage	
	Minimum of one GPO on opposite wall	Design information	

Item		Status	Comment/Recommendation
	adjacent to TV antenna point.	required at CC stage	
	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet).	Design information required at CC stage	
	2 way switches, one located above bed 1000mm high above floor and another at next to the door.	Design information required at CC stage	
	Lighting that can achieve a minimum 300 lux level.	Design information required at CC stage	
<b>10</b>	<b>Bathroom &amp; Toilet</b>		
	Provision for the bathroom area to be converted to an accessible sanitary facility in accordance with AS1428.1.	Capable of complying at CC stage	The adaptable dwelling must have a bathroom and toilet that can be converted into an accessible sanitary facility complying with AS1428.1-2009 (minimum 2350 x 2750 internal dimensions).
	Slip resistant floor surface.	Design information required at CC stage	Flooring must have a slip resistant rating.
	No hobs within shower recess area and a minimum size of 1160mm x 1100mm to comply with AS1428.1.	Design information required at CC stage	For ease of plumbing, plumbing work for the shower inlets and outlets to be installed at correct distance from walls as shown in AS1428.1-2009.  Capped services must be shown on plan for pre and post adaptation and must be designed to be utilised at post adaptation e.g. size of pipes and connections etc.
	Shower area waterproofed to AS3740 with floor falling to floor waste outlet.	Design information required at CC stage	
	Recessed soap holder or shelf for soap.	Design information required at	It is preferred that a soap shelf is provided within the shower area at 900mm high

Item		Status	Comment/Recommendation
		CC stage	from ground.
	Shower taps positioned for easy reach to access side of shower sliding track.	Design information required at CC stage	
	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall strengthening required).	Design information required at CC stage	
	Provision for grabrail in shower to comply with AS1428.1	Design information required at CC stage	Ensure all walls are strengthened with 12mm structural plywood if timber stud frame walls used.
	Tap sets to be capstan or lever handles with single outlet.	Design information required at CC stage	
	Provision for washbasin with clearances complying with AS1428.1.	Design information required at CC stage	For ease of plumbing, plumbing work for the washbasin to be installed at correct distance from walls as shown in AS1428.1-2009.  Capped services must be shown on plan for pre and post adaptation and must be designed to be utilised at post adaptation e.g. size of pipes and connections etc.
	Double GPO beside mirror.	Design information required at CC stage	
<b>11</b>	<b>Toilet</b>		
	Provision of either a 'visitable toilet' or accessible toilet.	Capable of complying at CC stage	Provision for an accessible toilet complying with AS1428.1-2009.
	Provision to comply with AS1428.1.	Capable of complying at CC stage	Circulation space for the toilet must be provided in accordance with AS1428.1-2009.
	Location of WC pan at correct distance from fixed walls.	Design information required at	For ease of plumbing, plumbing work for the WC to be installed at correct

Item		Status	Comment/Recommendation
		CC stage	distance from walls as shown in AS1428.1-2009.  Capped services must be shown on plan for pre and post adaptation and must be designed to be utilised at post adaptation e.g. size of pipes and connections etc.
	Provision for a grab rail zone.	Design information required at CC stage	Ensure all walls are strengthened with 12mm structural plywood if timber stud frame walls used.
	Slip resistant floor surface.	Design information required at CC stage	Flooring must have a slip resistant rating.
<b>12</b>	<b>Laundry</b>		
	Circulation at doors to comply with AS1428.1.	Capable of complying at CC stage	Doors must have D-lever type handles complying with AS1428.1-2009.
	Provision for adequate circulation space in front of or beside appliances (minimum 1550mm depth).	Capable of complying at CC stage	Clear circulation space of 1550mm diameter must be provided in front of the laundry doors.
	Provision for automatic washing machine.	Design information required at CC stage	
	Provision for drier.	Design information required at CC stage	
	Where a clothes line is provided, a continuous accessible path of travel must be provided to this.	Not applicable	
	Double GPO.	Design information required at CC stage	
	Slip resistant floor surface	Design information required at CC stage	Flooring must have a slip resistant rating, if tiled.



Item		Status	Comment/Recommendation
<b>13</b>	<b>Door Hardware</b>		
	Door hardware operable with one hand, D-lever type and located 900-1100mm above the floor.	Design information required at CC stage	All doors required to be accessible within the adaptable dwelling must have D-lever handles complying with AS1428.1-2009.  The door schedule must be provided for assessment at CC stage.
<b>14</b>	<b>Ancillary Items</b>		
	Switches located 900-1100mm above the floor in line with door handles.	Design information required at CC stage	
	GPO's located not less than 600mm above floor unless otherwise noted	Design information required at CC stage	

## 6. STATEMENT OF COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the provided design documentation with reference to the minimum requirements of part D3, clause E3.6 and clause F2.4 of the Building Code of Australia 2014 and relevant Australian Standards as applicable to this project (i.e. AS1428.1-2009, AS2890.6-2009 and AS4299-1995).

This statement confirms accessibility can be appropriately achieved within this development with the provided recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



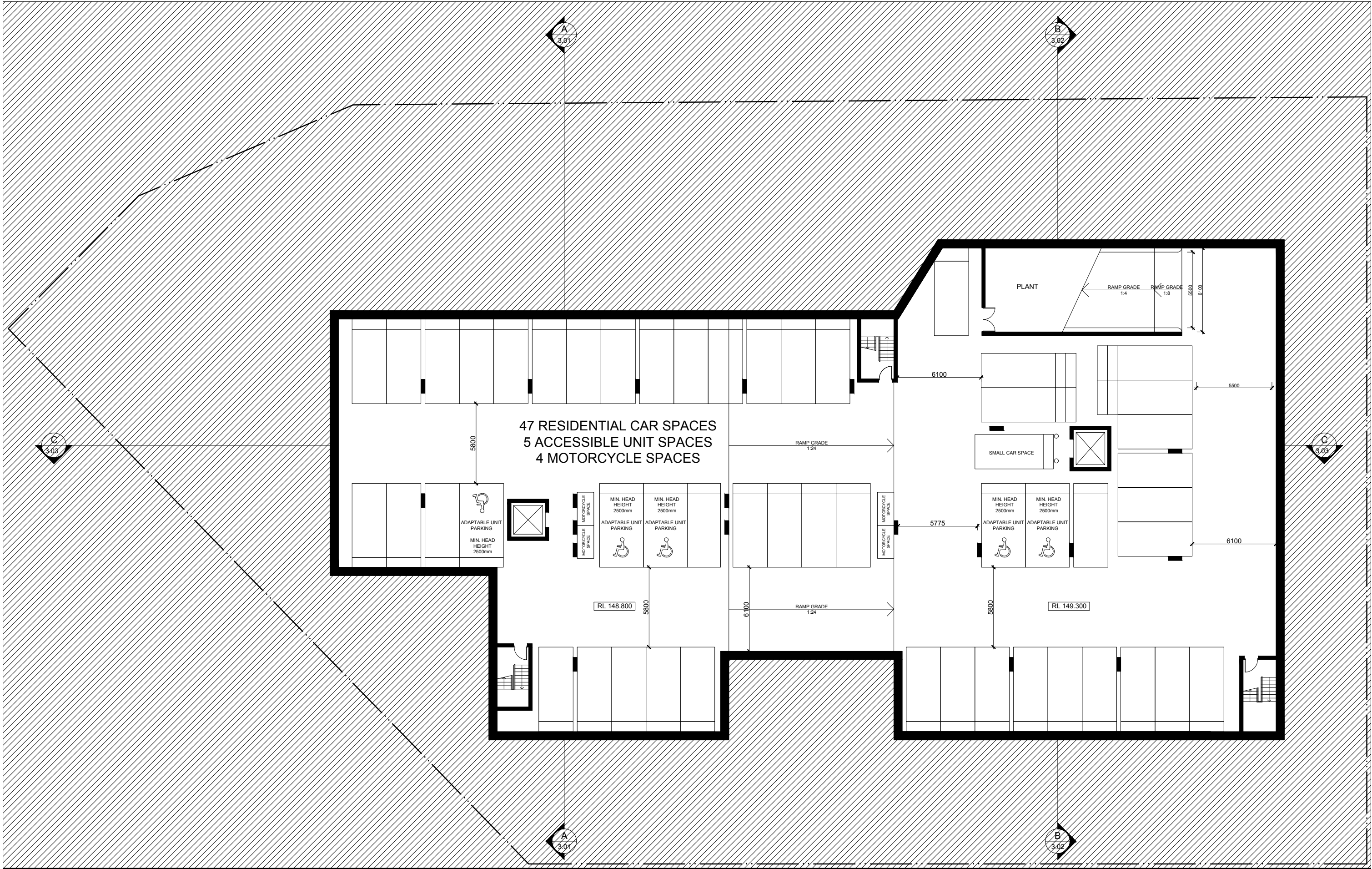
**Costa Miroforidis**  
**Principal/Access Consultant**

Certificate IV in Access Consulting  
B. Construction Management & Property (Building)

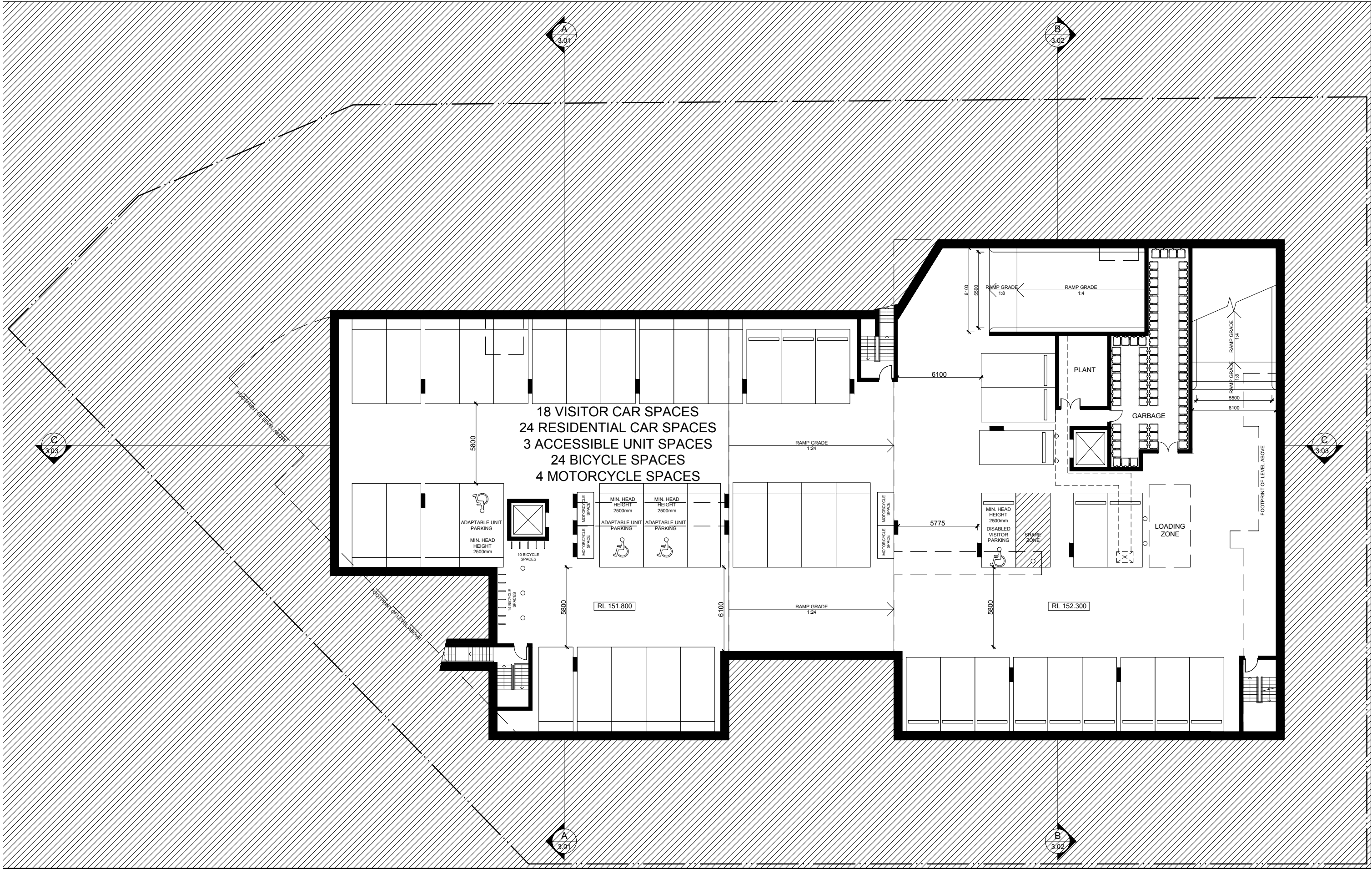
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## **APPENDIX 1**



<div>IMPORTANT NOTES:</div> <div>Do not scale from drawings. All dimensions to be checked on site before commencement of work. All discrepancies to be brought to the attention of the Architect. Larger scale drawings and written dimensions take preference. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE + PARTNERS INTERNATIONAL PTY. LTD.</div> <div>PRELIMINARY</div> <div>NOT FOR CONSTRUCTION</div>	<table><tr><th>REVISION</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td>A</td><td>17/10/2014</td><td>FIRST ISSUE - DEVELOPMENT APPLICATION LP</td><td></td></tr></table>	REVISION	DATE	DESCRIPTION	BY	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP		<div>marchesepartners</div> <div>Marchese Partners International Pty Ltd</div> <div>Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia</div> <div>P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au</div> <div>www.marchesepartners.com.au</div> <div>Sydney · Brisbane · Melbourne · Canberra · Adelaide · Perth · San Francisco · Kuala Lumpur</div> <div>ACN 098 552 151 ABN 20 098 552 151</div>	<div></div>	<div>CLIENT</div> <div>AUSPROSPECT PTY. LTD.</div> <div>PO BOX 866</div> <div>DRUMMOYNE NSW 1470</div>	<div>DRAWING TITLE</div> <div>LEVEL BASEMENT 2 PLAN</div>
	REVISION	DATE	DESCRIPTION	BY									
	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP										
	<table><tr><td>PROJECT</td><td>SCALE 1:125@A1 1:250@A3</td><td>DATE JUNE 2014</td><td>DRAWN LP</td><td>CHECKED SZ</td></tr></table>	PROJECT	SCALE 1:125@A1 1:250@A3	DATE JUNE 2014	DRAWN LP	CHECKED SZ							
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**PRELIMINARY**

NOT FOR CONSTRUCTION

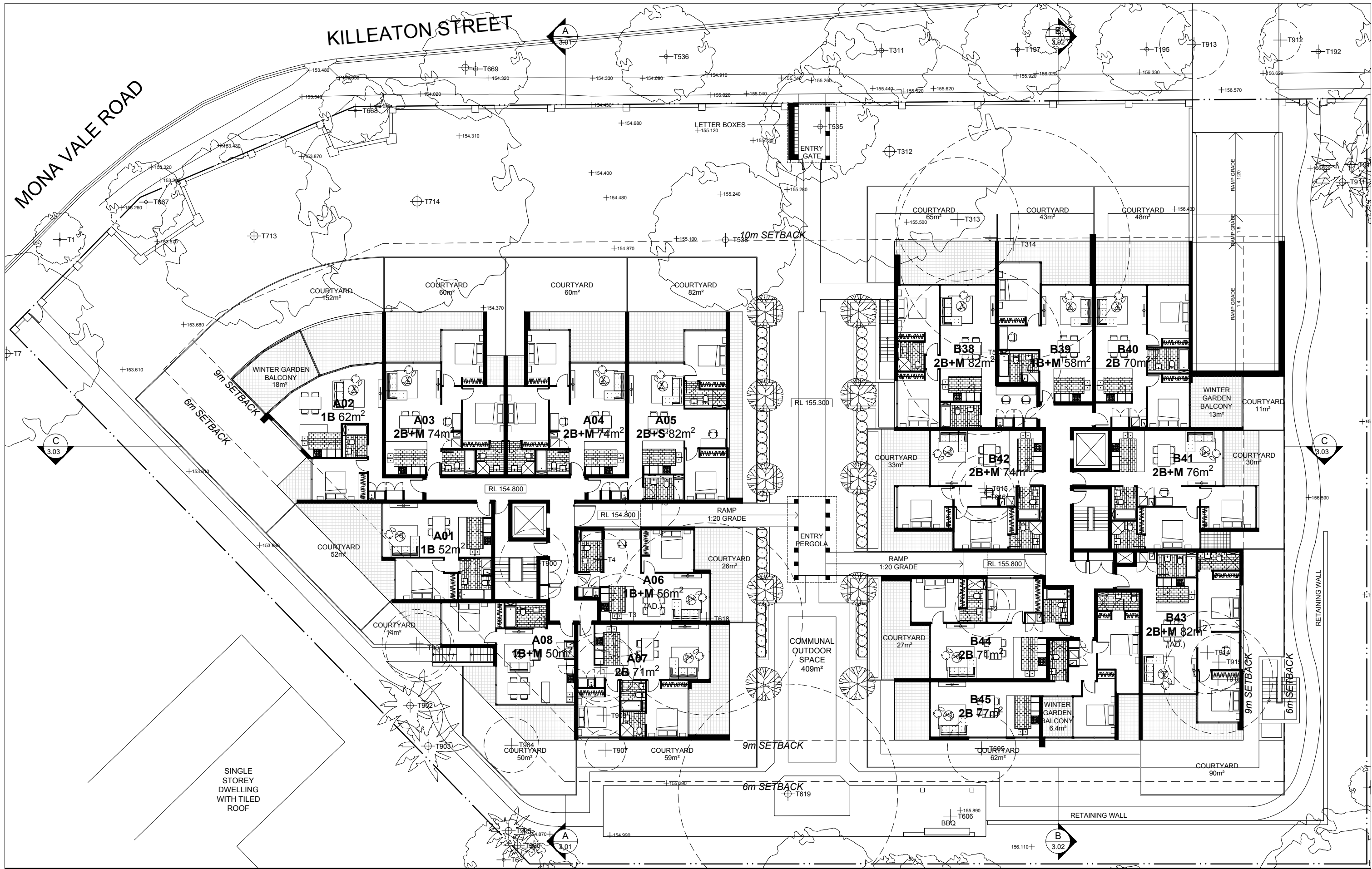
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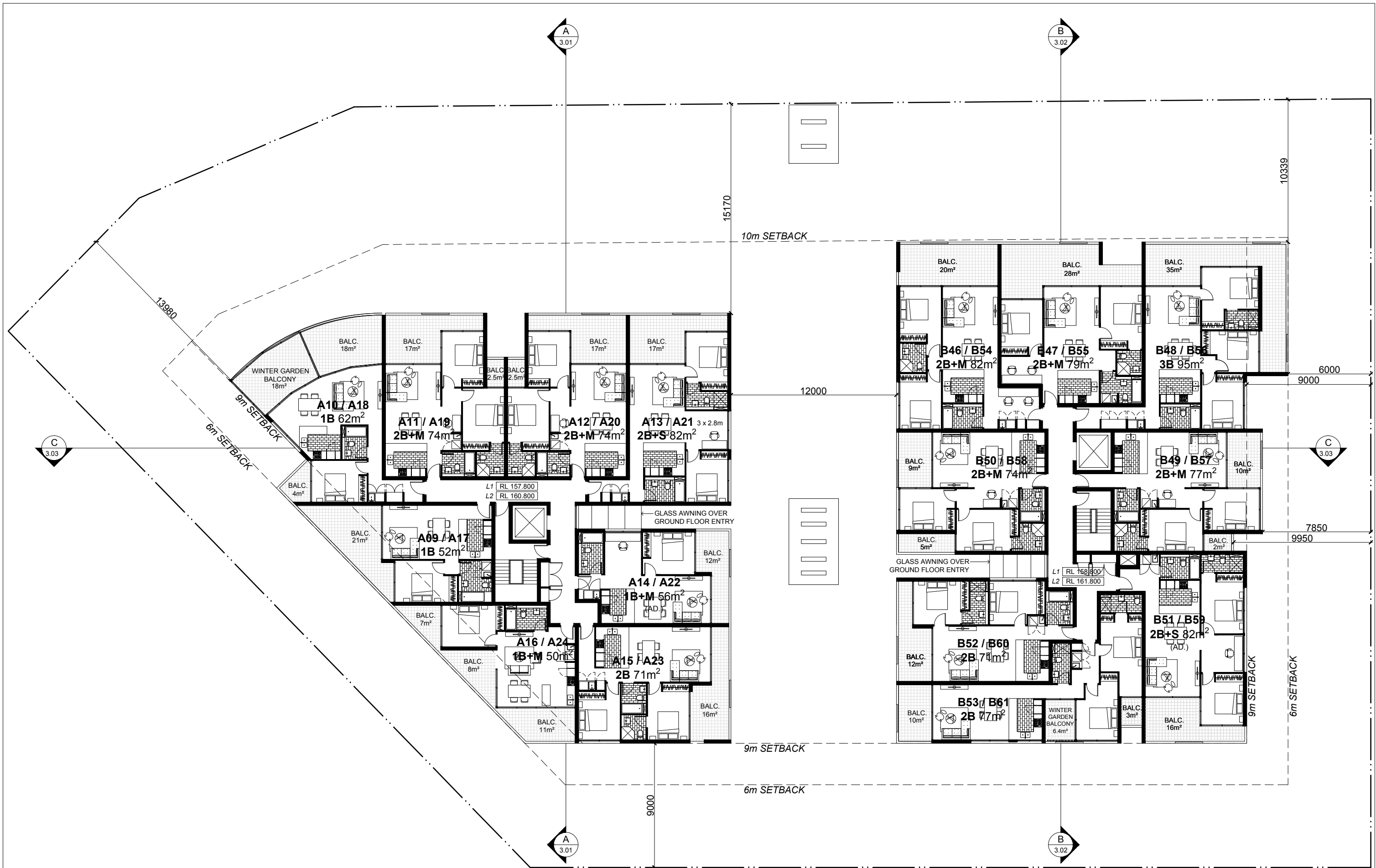
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Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia  
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CLIENT	AUSPROSPECT PTY. LTD. PO BOX 866 DRUMMOYNE NSW 1470		
PROJECT	124-128 KILLEATON STREET ST IVES NSW 2075		

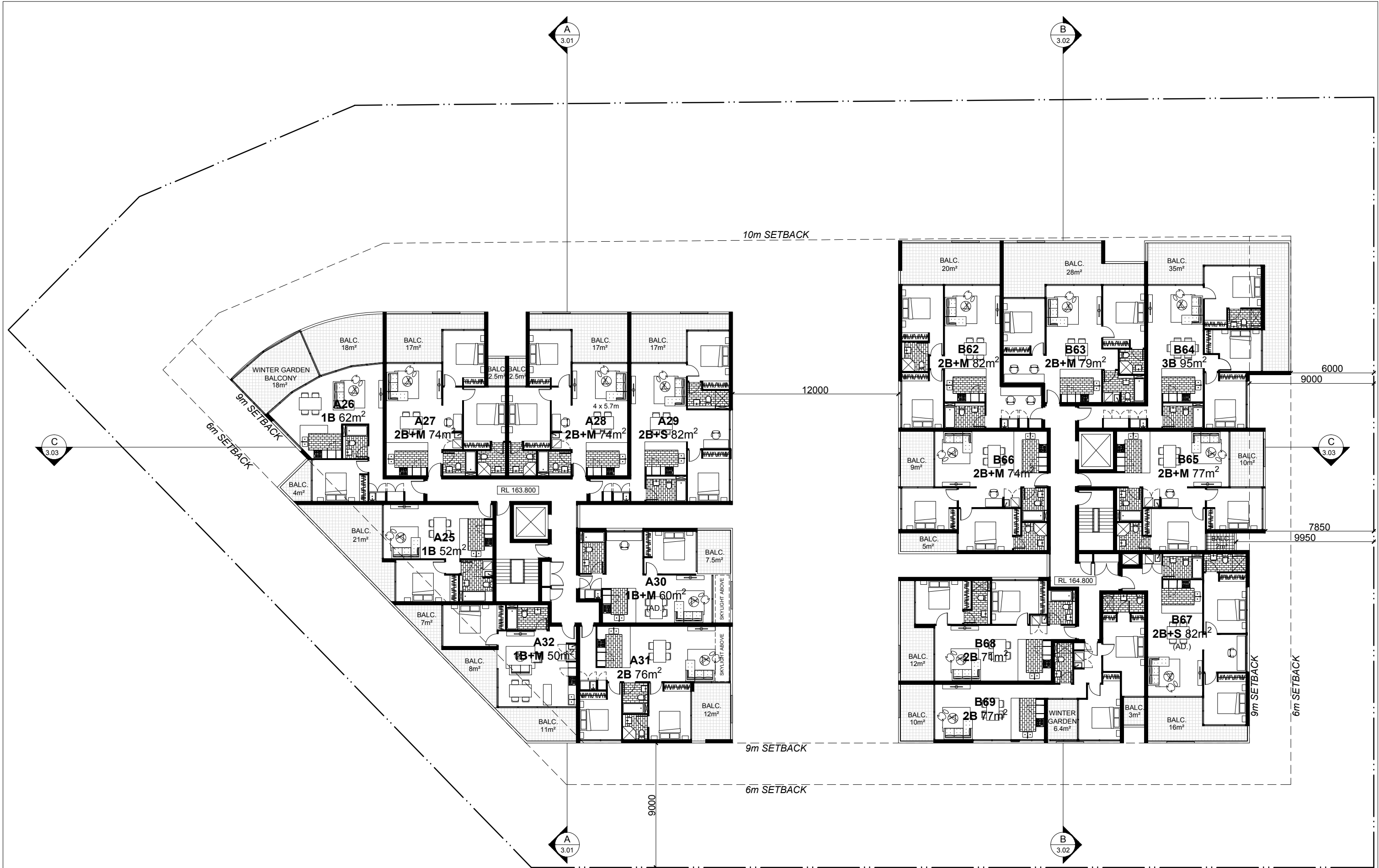
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JOB	DRAWING	REVISION	
14071	DA-1.02	A	



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124-128 KILLEATON STREET ST IVES NSW 2075		JOB 14071		DRAWING DA-1.03				REVISION A												

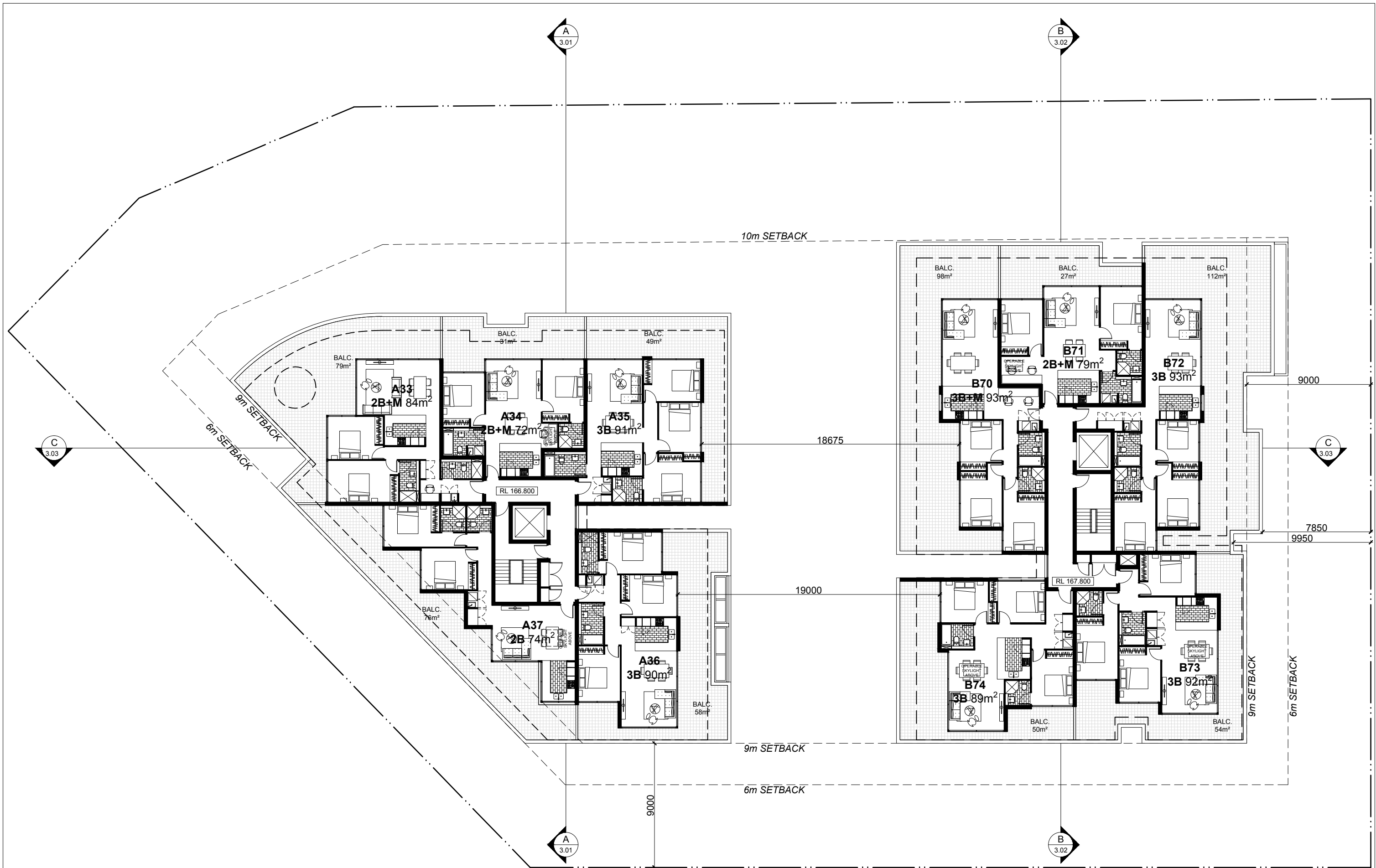


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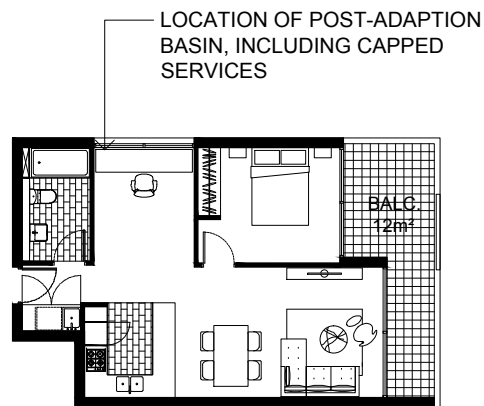
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REVISION	DATE	DESCRIPTION	BY
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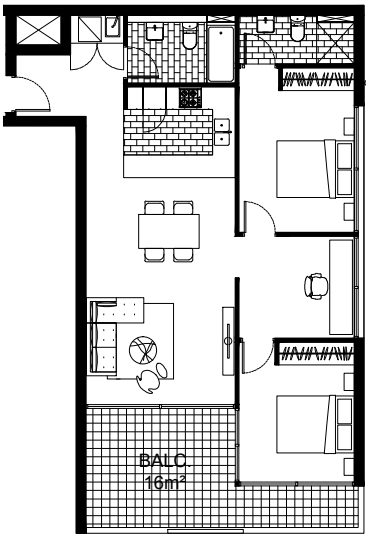
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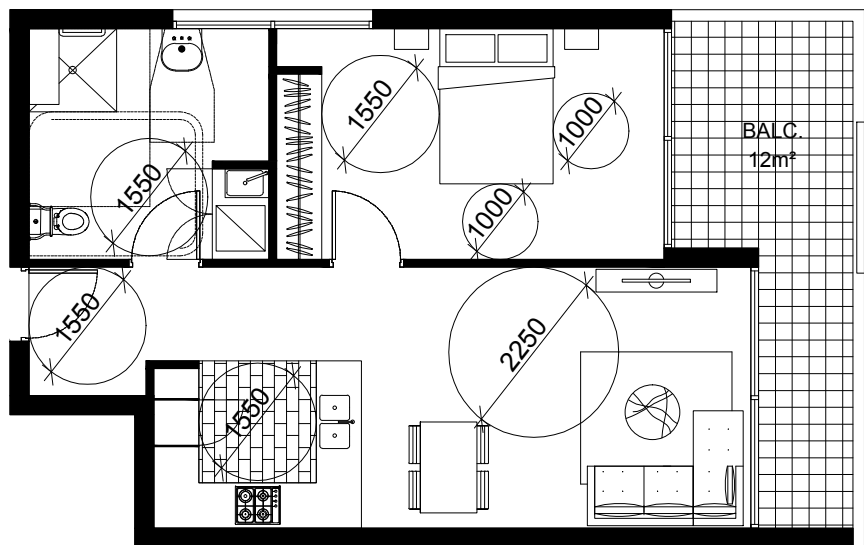
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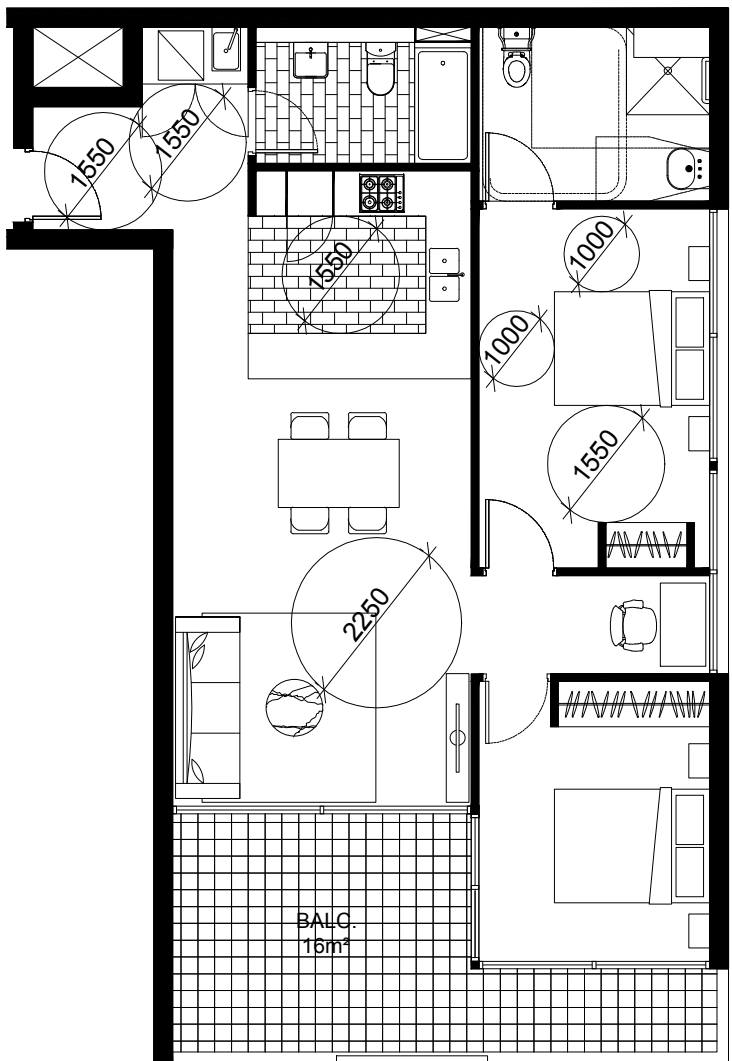
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1 BED + STUDY 56m<sup>2</sup>  
PRE ADAPTION LAYOUT  
SCALE 1:200 AT A3



UNITS B43, B51, B59, B67  
2 BED + STUDY 82m<sup>2</sup>  
PRE ADAPTION LAYOUT  
SCALE 1:200 AT A3



UNITS A06, A14, A22, A30  
1 BED 56m<sup>2</sup>  
POST ADAPTION LAYOUT  
SCALE 1:100 AT A3



UNITS B43, B51, B59, B67  
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	PROJECT						SCALE AS NOTED	DATE JUNE 2014	DRAWN LP	CHECKED SZ		
	JOB 14071						DRAWING DA-5.01		REVISION A			