

Access Report (*DA*)

Proposed Residential Development
Building B, C & D – 5-15 Rynan Avenue
Edmondson Park NSW 2174

Client: KMT Constructions Pty Ltd

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1. INTRODUCTION

Ergon Consulting has been engaged by the client KMT Constructions Pty Ltd to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed residential development for Building B, C & D at 5-15 Rynan Avenue Edmondson Park.

This report has been prepared to accompany the development application and has relied on the following design documentation prepared by Joshua Farkash & Associates Pty Ltd (*attached to this report in **Appendix 1***).

Document Number	Rev	Title	Date
A-2101	A	Basement Floor Plans Bldg B, C & D	12.04.16
A-2102	A	Ground Floor Plans Bldg B, C & D	12.04.16
A-2103	A	Level 1 & 2 Floor Plans Bldg B, C & D	12.04.16
A-2104	A	Level 3 & 4 Floor Plans Bldg B, C & D	12.04.16
A-2105	A	Roof Plan Bldg B-D	12.04.16
A-6101	A	Adaptable Apartments Bldg B & C	12.04.16
A-6102	A	Adaptable Apartments Bldg D	12.04.16
A-6103	A	Livable Dwellings	12.04.16

a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the accessibility provisions found within:

- Building Code of Australia (BCA) 2015, 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 (DAPS) 2010;
- SEPP 65: Apartment Design Guide – Part 4Q Universal Design;
- AS1428.1-2009: Part 1 – General requirements for access - New building work;
- AS2890.6-2009: Part 6 – Off-street parking for people with disabilities;
- AS4299-1995: Adaptable Housing;
- Livable Housing Design Guidelines (*Second Edition*);
- Liverpool City Council Development Control Plan (DCP) 2008 Part 2.11 (*Land Subdivision and Development in Edmondson Park*); and
- General best practice access requirements.

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, gradients and levels, lighting, signage and the like, which will be confirmed at construction certificate design 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 or specifications 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 proposed residential development will include the following:

Building B & C

- 5 residential levels and 2 basement car parking levels;
- Basement with 144 residential car parking spaces of which 9 must be accessible car parking spaces for residents, 20 visitor car parking spaces of which 2 must be accessible for visitors, storage, garbage rooms, lift lobbies, plant and services rooms;
- 82 residential units of which 9 must be adaptable dwellings and 9 must be livable dwellings; and
- Landscaped external communal open space provided on the ground floor.

Building D

- 4 residential levels and 1 basement car parking level;
- Basement with 41 residential car parking spaces of which 3 must be accessible car parking spaces for residents, 7 visitor car parking spaces of which 1 must be accessible for visitors, storage, garbage rooms, lift lobbies, plant and services rooms;
- 28 residential units of which 3 must be adaptable dwellings and 3 must be livable dwellings; and
- Landscaped external communal open space provided on the ground floor.

b. Building Details

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

Property Address: Building B, C & D – 5-15 Ryman Avenue Edmondson Park NSW 2174

Legal Description: Lot 1 DP774700 and Lot 22 DP631868

Total Site Land Area:

Building B & C – 6448m²

Building D – 2175m²

Proposed Building Classification:

Class 2 – Residential Sole Occupancy Units

Class 7a – Car Parking

Note: Assumed the storage, plant rooms, services rooms and garbage rooms constitute less than 10% of the total floor areas on each floor. Determined in accordance with Clause A3 of the BCA. To be confirmed at CC design stage.

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.
Complies	The design complies with the subject clause.
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
D3.0	Deemed-to-satisfy provisions 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 a performance based alternative solution must be provided.
D3.1	General building access requirements Buildings and parts of buildings must be accessible as required by Table D3.1 of the BCA, unless exempted by Clause D3.4. Class 2 – Residential Sole	Capable of complying at CC stage	Adaptable Housing Requirements Liverpool City Council's Development Control Plan 2008 Part 2.11 (<i>Land Subdivision and Development in Edmondson Park</i>), states residential developments must have a minimum 10% of

BCA Clause		Status	Comment/Recommendation
	Occupancy Units • <i>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole occupancy unit on that level.</i> • <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> • <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 or ramp.</i> Class 7a – Car parking <i>To and within any level containing accessible car parking spaces.</i>		dwellings designed and constructed in accordance with the requirements of AS4299-1995. Building B & C – 9 adaptable dwellings must be provided. Building D – 3 adaptable dwellings must be provided. Refer to Section 5 of this report for 'Class C' schedule of adaptable housing features required within the adaptable dwellings. Livable Housing Requirements SEPP 65 Apartment Design Guide Part 4Q states 20% of all dwellings within a site must be designed and constructed in accordance with the requirements of the Livable Housing Design Guideline. The adaptable dwellings may be counted towards the 20% SEPP65 requirement. Building B & C – 9 livable dwellings must be provided. Building D – 3 livable dwellings must be provided. The livable dwellings must achieve a 'Silver' level classification as per the requirements of the Livable Housing Design Guideline. Refer to Section 6 of this report for 'Silver' level schedule of livable housing features required within the livable dwellings. Class 2 – Residential Sole Occupancy Units Access is required to the entrance doorway of each sole-occupancy unit and to any common areas (<i>i.e. communal open space</i>) accessed via a compliant ramp or passenger lift. Access is readily achievable to all sole-occupancy units and common areas within each building. The main entrance door to each sole occupancy unit within this development must have a minimum 850mm wide clear door opening

BCA Clause		Status	Comment/Recommendation
			(920mm x 2040mm door) complying with AS1428.1-2009. Class 7a – Car parking Access is required to and within the car parking areas containing accessible car parking spaces. Access is generally provided to and within the basement car parking areas containing accessible car parking within each building.
D3.2	Access to buildings An accessway must be provided to a building required to be accessible: (i). From the main points of a pedestrian entry at the allotment boundary; and (ii). From another accessible building connected by a pedestrian link; and (iii). From any required accessible car parking on the allotment. In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and: (i). Through not less than 50% of all other pedestrian entrances, including the principal pedestrian entrance; and (ii). In a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. Where a pedestrian entrance required to be accessible has multiple doorways: (i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and (ii). If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.	Capable of complying at CC stage	Access to the Buildings Accessways (<i>i.e. continuous accessible path of travel without steps or steep grades</i>) must be provided to each building from the pedestrian entry points at the allotment boundary, other associated accessible buildings within the allotment and the accessible car parking provided within each building. Accessways to each building must comply with AS1428.1-2009 and must have clear circulation for turning and passing spaces. Accessways are generally provided to each building, however must be confirmed in detail at CC design stage. Accessible Entrances to Buildings The accessible entrance doors (<i>i.e. principal pedestrian entrance</i>) providing access to each building must have a minimum 850mm clear wide opening (920mm x 2040mm door), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009. A non-accessible entrance must not be more than 50m from an accessible entrance. Where automatic doors are provided hinge and latch side door clearances are not required.

BCA Clause		Status	Comment/Recommendation
	An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where: (i). All doorways serve the same part or parts of the building; and (ii). The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance. (iii). A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves. 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.		Multiple Door Leaves Doorways that have multiple door leaves must have at least one accessible door with a minimum 850mm clear wide opening (920mm x 2040mm door). Where possible both doors should be accessible doors with 850mm clear openings. The CC design documents will provide details showing clear opening of doorways, level thresholds, door hardware and door circulation space requirements in accordance with AS1428.1-2009.
D3.3	Parts of buildings to be accessible In a building required to be accessible: (i). Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with: - For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and - For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and - For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1. (ii). Every passenger lift must comply with E3.6. (iii). Accessways must have: - Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and - Turning spaces complying with AS1428.1 within 2m of the end of accessways	Capable of complying at CC stage	Accessways within Buildings Accessways within each building must comply with AS1428.1-2009 and must incorporate the following: • 1000mm minimum clear width, except where a turning, passing or door circulation space is required; • 1500mm x 1500mm minimum clear circulation space to perform a 90-degree turn; • 1540mm x 2070mm minimum clear circulation space to perform a 180-degree turn within 2 metres of a terminated accessway; and • 1800mm wide x 2800mm long minimum passing space must be provided at 20m intervals on parts of an accessway where a direct line of sight is not available. Accessways are generally provided with appropriate widths, turning and passing spaces within this each building, however must be confirmed in detail at CC design stage.

BCA Clause		Status	Comment/Recommendation
	where it is not possible to continue travelling along the accessway and at maximum 20m intervals along the accessway. (iv). An intersection of accessways satisfies the spatial requirements for a passing and turning space. (v). A passing space may serve as a turning space. (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: - Containing not more than 3 storeys; and - With a floor area for each storey, excluding the entrance storey, of not more than 200m². (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'. (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.		Walkways All walkways (<i>i.e. 1 in 20 graded walkways</i>) must comply with AS1428.1-2009. Walkways must have a minimum 1000mm clear width, firm level surface on abutting sides, wall or handrail with a kerb or kerb rail, adequate landings every 15m, grades and crossfalls. Stairs All stairs, except for fire-isolated stairs must comply with AS1428.1-2009. Stairs must have a minimum 1000mm clear width, handrails on both sides with extensions (<i>300mm top extension and 550mm bottom extension</i>) and terminations to the wall or ground, tactile ground surface indicators at landings (<i>excluding mid-landings</i>) complying with AS1428.4.1-2009, non-slip nosings with a 30% luminance contrast and enclosed risers. The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance. Handrails must not intrude within the clear circulation space of an accessway. Ramps All ramps (<i>i.e. 1 in 14 graded ramps, 1 in 10 graded step ramps and 1 in 8 graded threshold ramps</i>) except for fire-isolated ramps must comply with AS1428.1-2009. Ramps must have a minimum 1000mm clear width, adequate landings, grades and crossfalls, handrails and kerbrails on both sides with 300mm extensions and terminations to the ground or wall, tactile ground surface indicators at landings (<i>excluding mid-landings</i>) complying with AS1428.4.1-2009. Tactile ground surface indicators and handrails are not required at threshold ramps or step ramps. Step ramps must have a balustrade

BCA Clause		Status	Comment/Recommendation
			with a kerb or kerb rail, or 450mm high low wall. Threshold ramps must be have tapered or splayed 45-degree edges. Handrails must not intrude within the clear circulation space of an accessway. Fire-Isolated Stairs All fire-isolated stairs must have non-slip nosings with a 30% luminance contrast and a compliant handrail complying with AS1428.1-2009. The first riser at each mid-landing must be setback one tread width to achieve handrail height compliance. Fire Doors Fire exit doors must have a minimum 850mm clear wide door opening (<i>920mm x 2040mm door</i>) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency. Clear door circulation complying with AS1428.1-2009 must be provided to the external side of the door. Passenger Lifts The proposed passenger lifts must provide access to all levels and areas required to be accessible within each building. The proposed passenger lifts must comply with Clause E3.6 of the BCA and AS1735.12-1999. Soft Floor Coverings Carpet provided in common areas must comply with the BCA. The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>total 15mm thickness</i>). Slip Resistant Surfaces Flooring (<i>i.e. tiles, pavers, timber or</i>

BCA Clause		Status	Comment/Recommendation
			<i>polished concrete</i>) provided in common areas must have a slip resistant rated surface complying with the BCA and AS4586-2013 (e.g. <i>minimum R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>). Accessible Storage Units The storage units provided for the adaptable and livable dwellings must be accessible via an accessway complying with AS1428.1-2009. Garbage Disposal Rooms The garbage disposal rooms must have a minimum 850mm wide clear door opening (920mm x 2040mm door) with clear door circulation space on both sides of the door and clear internal circulation space complying with AS1428.1-2009. External Communal Open Space The external communal open space provided within each building must be accessible via an accessway complying with AS1428.1-2009.
D3.4	Exemptions 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 as they could pose a health and safety risk for a person with a disability: • Plant and services rooms; • Meter and services cabinets. Information must be provided 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. Non-accessible areas to be confirmed at CC design stage.
D3.5	Accessible car parking Accessible car parking spaces: (i). Subject to (ii), must be provided in accordance with Table D3.5	Capable of complying at CC stage	Accessible Car Parking The accessible car parking provided within each building must comply

BCA Clause		Status	Comment/Recommendation
	of the BCA in: - A Class 7a building required to be accessible; and - A car parking area on the same allotment as a building required to be accessible. (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. Class 2 – Residential Sole Occupancy Units <i>The BCA has no requirements for accessible car parking within a Class 2 building.</i> Class 7a – Car parking <i>1 space for every 100-car parking spaces or part thereof.</i>		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 wide x 5400mm long shared zone. The accessible car parking spaces must have a minimum 2500mm overhead clearance (<i>pipes and cable trays should not intrude into this overhead clearance</i>). The entrance door and vehicle path of travel within the basement car park for each building must have provision for a minimum 2200mm overhead clearance. Appropriate identification (<i>including the international symbol of access</i>) and non-slip line marking must be provided to the accessible car parking spaces and shared zone. The shared zone must have provision for a yellow bollard. The cross-fall within the basement car park must have a minimum 1 in 40 grade in any direction. Adaptable Dwellings AS4299-1995 requires that 1 accessible car parking space is provided per adaptable dwelling. Building C & D – 9 residential accessible car parking spaces must be provided. Building D – 3 residential accessible car parking spaces must be provided. Class 7a – Car parking Building C & D – 2 visitor accessible car parking spaces must be provided. Building D – 1 visitor accessible car parking space must be provided. Accessible car parking details to be confirmed at CC design stage.
D3.6	Signage In a building required to be accessible – braille and tactile signage complying	Capable of complying	Accessible Signage

BCA Clause		Status	Comment/Recommendation
	with Specification D3.6 must: (i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each: – Sanitary facility, except a sanitary facility within a sole occupancy unit in a Class 1b or Class 3 building; and – Space with a hearing augmentation system. (ii). Identify each door required by E4.5 to be provided with an exit sign and state: – “Exit”; and – “Level” followed by either the floor level number, level descriptor or both. (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: – The type of hearing augmentation; – The area covered within the room; and – If receivers are being used and where the receivers can be obtained. (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. (v). Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility. (vi). Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1	at CC stage	All signage relating to access must comply with Specification D3.6 of the BCA and AS1428.1-2009. Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non reflective, illuminated and include legible braille and tactile. Fire Exit Doors Signage must be provided to all emergency evacuation doors stating “Exit” and “Level” followed by the floor number, name or both. Directional signage must be provided directing a person with a disability to the emergency exit on each floor. Building Identification Signage must be provided identifying each building and where required directional or way-finding signage to accessible building entrances. Garbage Disposal Room Signage stating “Garbage Room” must be provided identifying the garbage rooms within the each building. Non-Accessible Rooms Non-accessible rooms must have signage stating the use of the room. Signage details to be confirmed during CC design stage.

BCA Clause		Status	Comment/Recommendation
	must be provided to direct a person to the location of the nearest accessible pedestrian entrance. (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.		
D3.7	Hearing Augmentation A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning is installed: (i). In a room within a Class 9b building; and (ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; and (iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider. If a hearing augmentation system is required: (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 (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: - If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or	Not applicable	A hearing augmentation system is not required within this development.

BCA Clause		Status	Comment/Recommendation
	2 receivers, whichever is greater; and - 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 - 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 - If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13. 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.		
D3.8	Tactile Indicators 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: (i). A stairway, other than a fire-isolated stairway; and (ii). An escalator; and (iii). A passenger conveyor or moving walk; and	Capable of complying at CC stage	Tactile Ground Surface Indicators Tactile ground surface indicators must comply with Sections 1 and 2 of AS/NZS1428.4.1-2009. Integrated tactile ground surface indicators must have a 30% luminance contrast and discrete tactile ground surface indicators must have a 45% luminance contrast to surrounding surfaces. Tactile ground surface indicators

BCA Clause		Status	Comment/Recommendation
	(iv). A ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v). In the absence of a suitable barrier: - An overhead obstruction less than 2m above floor level, other than a doorway; and - An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point. (vi). Except of areas exempted by Clause D3.4. Tactile ground surface indicators must comply with Section 1 and 2 of AS/NZS 1428.4.1. 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 building need not comply with (i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway 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.		(warning type) must be provided to the top and bottom landings of stairs and ramps (<i>except for fire-isolated stairs or ramps</i>), overhead obstructions less than 2m (<i>except doorways</i>) and where an accessway meets a vehicle way. Tactiles ground surface indicators provided at stairs must be a minimum 600-800mm wide where the total distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide. Tactile ground surface indicators provided at ramps, overhead obstructions (<i>i.e. underneath open stairways</i>) and accessway/vehicle way meeting points must be a minimum 600-800mm wide. The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard. Tactile ground surface indicators must not be provided to intermediate landings where a continuous handrail is provided. Tactile ground surface indicator locations to be confirmed at CC design stage.
D3.9	Wheelchair seating spaces in Class 9b assembly building Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following: (i). The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9 of the BCA; (ii). In a cinema: - With not more than 300 seats, wheelchair seating	Not applicable	There are no parts or areas of this development that are classified as Class 9b. Fixed seating is not provided within this development.

BCA Clause		Status	Comment/Recommendation
	spaces must not be located in the front row seats; and - 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 - The location of wheelchair seating is to be representative of the range of seating provided.		
D3.10	Swimming pools 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. An accessible entry/exit must be by means of: (i). A fixed or moveable ramp and an aquatic chair; or (ii). A zero depth entry at a maximum gradient of 1:14 and an aquatic chair; or (iii). A platform swimming pool lift and an aquatic wheelchair; or (iv). A sling style swimming pools lift. 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). Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.	Not applicable	There are no swimming pools within this development.
D3.11	Ramps 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	Noted	There are no ramps with a total rise of 3.6m and no overlapping step ramp landings.

BCA Clause		Status	Comment/Recommendation
	step ramp or ramp.		
D3.12	Glazing on an accessway On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.	Capable of complying at CC stage	All frameless glazed doors and windows (<i>without mid-rails</i>) that can be mistaken as an opening 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
E3.6	Passenger lifts In an accessible building, every passenger lift must: (i). Be one of the types identified in Table E3.6a of the BCA, subject to the limitations on use specified in the Table; and (ii). Have accessible features in accordance with Table E3.6b of the BCA; (iii). Not rely on a constant pressure device for its operation if the lift car is fully enclosed. Electric passenger lifts <i>There are no limitations on the use of this type of lift.</i> <i>The accessible features required for this type of lift include:</i> (i). <i>Handrails complying with AS1735.12;</i> (ii). <i>Lift floor dimension of not less than 1400mm wide x 1600mm deep;</i> (iii). <i>Minimum clear door opening</i>	Capable of complying at CC stage	Passenger Lifts The proposed passenger lifts must comply with Clause E3.6 of the BCA and AS1735.12-1999. Table E3.6b of the BCA requires the following accessible features: • Lift door opening to be a minimum 900mm wide. • Lift car dimensions not less than 1400mm wide x 1600mm deep (<i>unless a stretcher lift is required</i>); • Handrails complying with the provisions for a mandatory handrail in AS1735.12-1999. • Passenger protection system complying with AS1735.12-1999. • Lift landings with clear circulation space for a 90 or 180-degree turn. • Lift car and landing controls buttons must comply with AS1735.12-1999. Control buttons

BCA Clause		Status	Comment/Recommendation
	<i>complying with AS1735.12;</i> (iv). <i>Passenger protection system complying with AS1735.12;</i> (v). <i>Lift doors at the upper landings;</i> (vi). <i>Lift car and landing control buttons complying with AS1735.12;</i> (vii). <i>Lighting in accordance with AS1735.12;</i> (viii). <i>Automatic audible information within the lift car to identify the level each time the car stops;</i> (ix). <i>Audible and visual indication at each lift landing to indicate the arrival of the lift car;</i> (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> (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>		must have provision for tactile and braille • Lighting in accordance with AS1735.12-1999. • Audible and visual indication systems as prescribed in AS1735.12-1999. • 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. Lift details to be provided at CC design stage for review.

d. Part F2 – Sanitary and other facilities

BCA Clause		Status	Comment/Recommendation
F2.4	Accessible sanitary facilities In a building required to be accessible: (i). Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a) of the BCA; and (ii). Accessible unisex showers must be provided in accordance with Table F2.4 (b) of the BCA; (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	Capable of complying at CC stage	Unisex Accessible Toilets The unisex accessible toilets provided within the basement car park levels of each building must have fixtures, fittings and circulation space complying with AS1428.1-2009. The WC, washbasin, grabrails, toilet paper dispenser, soap dispenser, clothes hanging device and other associated fittings within the unisex accessible toilet must comply with AS1428.1-2009. Detail relating to fixtures, fittings and circulation space to be verified

BCA Clause		Status	Comment/Recommendation
	person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and (iv). An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; (v). The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) of the BCA must comply with the requirements of AS1428.1; and (vi). An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (vii). 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 (viii). 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 (ix). 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. Class 2 – Residential Sole Occupancy Units <i>Table F2.4 (a)</i> <i>Where sanitary compartments are provided in common areas, not less than 1 is required.</i> <i>Table F2.4 (b)</i> <i>Where showers are provided in common areas, not less than 1 is</i>		at CC design stage.

BCA Clause		Status	Comment/Recommendation
	<i>required.</i> Class 7a – Car parking <i>Table F2.4 (a)</i> <i>Where Clause F2.3 requires 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 sanitary compartments, at not less than 50% of those banks.</i> <i>Table F2.4 (b)</i> <i>Where Clause F2.3 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.</i>		

4. 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.
Complies	The design complies with the subject clause.
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	Continuous accessible path of travel	Capable of complying at CC stage	A continuous accessible path of travel must be a minimum 1000mm wide x 2000mm high (<i>except where door circulation space, a turning or passing space is required</i>). Permanent fixtures must not impose within the continuous accessible path of travel (<i>i.e. accessway</i>) or any turning spaces e.g. fire hose reel, signs, bins, and cabinets. Gradients and cross falls along a continuous accessible path of travel must be in accordance with AS1428.1-2009. The continuous accessible path of travel must be free of any steps and traversable by a mobility aid user.
2	Floor surfaces on continuous accessible path of travel and circulation spaces	Capable of complying at CC stage	All floor surfaces e.g. tiling, pavers timber and polished concrete flooring must be slip resistant and must have a slip resisting rating in accordance with the BCA and AS4586-2013 (<i>e.g. R10 or P3</i>).

Item		Status	Comment/Recommendation
			<i>rating for dry areas and R11 or P4 rating for wet areas).</i> A smooth transition must be provided between abutting surfaces e.g. tiling, timber flooring and carpet. A construction tolerance of up to 3mm if vertical or 5mm is acceptable using a rounded or beveled edge. Raked joint pavers must be installed so that they do not create trip hazards. Recessed mats must be provided in accordance with AS1428.1-2009. Recessed mats must be traversable a mobility aid user and must not create trip hazards. Carpets pile heights and thickness must comply with the BCA (<i>15mm total thickness including the carpet pile height and backing</i>). Exposed edges of floor coverings must be fastened to the floor and must have a trim the entire length on any exposed surface. Leading edges, carpet trims and any soft flexible materials must not have a vertical face of not more than 3mm or a beveled edge no higher than 5mm or a gradient of 1 in 8 to a maximum of 10mm.
3	Doorways	Capable of complying at CC stage	All doors including fire doors and gates required to be accessible must have a minimum 850mm clear width and 1980mm clear height (<i>920mm x 2040mm door</i>). Internal and external door circulation space must be provided in accordance with AS1428.1-2009, except for where an automatic door system is provided (<i>hinge and latch side clearances are not required</i>). Outward opening doors must have provision for a door closing mechanism, horizontal bar or pull bar on the closing face side of the door (900-1200mm from the ground surface). Doors and gates must have D-lever type handles with sufficient grasping clearances. Door handles must be provided at 900-1100mm from the ground surface. Door handles and door hardware (<i>e.g. locks, snibs</i>) must be operable with one hand. Automatic door opening systems must have provision for a motion sensor,

Item		Status	Comment/Recommendation
			presence sensor and manual door controls. Manual automatic door controls must be fitted on both sides of the door. The controls must be located no closer than 500mm from the internal wall corner and between 1000-2000mm from the hinged door leaf when open or closed. Push button controls must have a 25mm diameter button and be proud of the surrounding surface. Doors and gates must not exceed 20 newtons of operating force. Doors and door frames (<i>combined</i>) must have a 30% luminance contrast to surrounding surfaces. The minimum width of the areas of a luminance contrast must be 50mm. Garbage chute access doors must have provision for a D-type handle 900-1100mm from the ground.
4	Switches and controls	Capable of complying at CC stage	All new light switches, intercoms and controls (<i>other than power outlets</i>) must be provided 900-1100mm from the ground and 500mm from internal wall corners (<i>measured from the centre of the switch or control</i>). Power points must be located 300-500mm from the ground surface and 500mm from internal wall corners (<i>measured from the centre of the power point</i>).
5	Walkways	Capable of complying at CC stage	Walkways must have a minimum 1000mm clear width. The abutting sides of a walkway must provide a firm and level surface of a different material to that of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm unless a kerb, kerb rail or 450mm high low wall is provided. Landings along a walkway are required every 25m intervals for gradients of 1 in 20 to 1 in 33 and every 15m for gradients 1 in 14 to 1 in 20. Where a walkway has a gradient more than 1 in 33, landings are not required.
6	1 in 14 Ramps	Capable of complying at CC stage	1 in 14 graded ramps must have a maximum gradient of 1 in 14, landings every 9m, 1000mm clear width between handrails or 1500mm clear width on a curved ramp, handrails on both sides, setback of 900mm from a boundary, 400mm setback at intersections, handrails

Item		Status	Comment/Recommendation
			extending 300mm at the top and bottom (<i>except where the handrail is continuous</i>) and a kerb or kerb rail on both sides of the ramp edge.
7	Threshold Ramps	Not applicable	Threshold ramps must have a maximum rise of 35mm, maximum length of 280mm and a maximum gradient of 1 in 8. Threshold ramps must not be located more than 20mm from a door opening and the edges must be either tapered or splayed at 45 degrees (<i>where not abutting a wall</i>).
8	Step Ramps	Not applicable	Step ramps must have maximum rise of 190mm, maximum length of 1900mm and a maximum gradient of 1 in 10. The sides of the step ramp (<i>those not abutting a wall</i>) must have either a 450mm high low wall, balustrade with a kerb or kerb rail and if provided at a pedestrian crossing 45 degree splayed sides.
9	Landings	Capable of complying at CC stage	Landings must be level unless they require a 1 in 40 grade for shedding of water. Landings for a ramp or walkway must be 1200mm long where a change of direction is not required. A 1500mm x 1500mm minimum clear landing is required where a 90-degree turn is required or 1540mm x 2070mm clear landing for a 180-degree turn.
10	Stairs	Capable of complying at CC stage	Stairs must have a 1000mm clear width, setback 900mm from the allotment boundary, opaque risers, nosings with a rounded or chamfered profile. The first riser after every mid-landing must be setback one tread width to ensure handrail height compliance can be achieved. Stair nosings must have a non-slip nosing with a 30% luminance contrast complying with AS1428.1-2009.
11	Stairway Handrails	Capable of complying at CC stage	Stairway handrails must be continuous throughout the stair flight, provided on both sides (<i>except for fire stairs only one handrail is required</i>), must not have obstructions above and below for a height of 600mm, top extension of 300mm and bottom extension one tread width plus

Item		Status	Comment/Recommendation
			300mm (<i>where not continuous</i>) and at a consistent height throughout the stair flight.
12	Handrails	Capable of complying at CC stage	Handrails must not encroach within circulation space requirements, the cross section of the handrail must be clear for not less than 270 degrees for the upper most section of the handrail so as to not obstruct the passage of a hand along the entire rail, 30-50mm outside diameter, 50mm clearance to a wall or fixed object, exposed edges must be rounded, positioned at a consistent height of 865mm-1000mm from the nosing to the top of the handrail, securely fixed and ends returned 180 degrees or 90 degrees to the wall/ground.
13	Unisex Accessible Toilet and Shower	Capable of complying at CC stage	Circulation space for the accessible WC, washbasin and shower must comply with AS1428.1-2009. The WC pan must have appropriate clearances to a wall, seat height and width as per the setout requirements in AS1428.1-2009. The WC seat must have a 30% luminance contrast to surrounding surfaces, load rated for 150kgs and securely fixed to prevent accidents. The WC backrest must be capable of withstanding forces of 1100 newtons, the lower edge of the backrest positioned 120mm-150mm from the top of the WC and at an angle of 95 to 100 degrees. WC flushing controls must be hand operated or automatic. The controls must be positioned within the allowable zones outlined in AS1428.1-2009. Toilet paper dispenser must be located within the allowable zone outlined in AS1428.1-2009 and must not encroach into the grabrail clearance zones. Grabrails must have a 30-40mm outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most section of the grabrail so as to not obstruct

Item		Status	Comment/Recommendation
			the passage of hand along the entire rail. Where baby change tables are provided they must not encroach into the required circulation spaces when in a folded position and must have a maximum height of 820mm with a clearance underneath of 720mm when open. WC doors must be hinged or sliding, if outward opening must have a mechanism that holds the door in a closed position without the use of a latch, include an in-use indicator and a bolt or snib catch, latch mechanism that is openable from the outside during an emergency, D-lever handles and must not require more than 20 newtons of operating force. The washbasin must have lever type taps, insulated exposed hot water pipes and setout as per the requirements of AS1428.1-2009. A shelf 300-400mm wide must be positioned 900-1000mm from the ground surface next to the washbasin or a vanity with integrated shelf space. Soap, towel dispensers and other fittings (e.g. <i>hand dryers</i>) must be operable with one hand and must be positioned 500mm from internal corners, and 900-1000mm from the ground surface. Clothes hanging devices must be positioned 1200-1350mm from the ground surface and 500mm from internal wall corners. A portable sanitary disposal unit must be provided within the toilet and located near the WC. The shower must have grabrails, shower hose fittings, lever type taps, soap holder and folding seat as per the requirements of AS1428.1-2009.
14	Ambulant Toilets	Not applicable	Circulation space for the ambulant toilet must comply with AS1428.1-2009. Grabrails must have a 30-40mm outside diameter, 50mm wall clearance, be securely fastened to a wall and must be able to withstand a force of 1100 newtons, exposed edges must be rounded, must not have obstructions above and below for a height of 600mm and the cross section of the grabrail must be clear for not less than 270 degrees for the upper most

Item		Status	Comment/Recommendation
			section of the grabrail so as to not obstruct the passage of hand along the entire rail. Ambulant toilet doors must be a minimum 700mm wide, include an in-use indicator and a bolt or snib catch and a latch mechanism that is openable from the outside during an emergency. A coat hook must be provided at a height of 1350-1500mm from the ground surface.

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.
Complies	The design complies with the subject clause.
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 Housing Features

Item		Status	Comment/Recommendation
1	Pre and Post Adaptation of Adaptable Dwellings		
	Provision of drawings showing housing unit in pre-adaptation and post-adaptation stages.	Capable of complying at CC stage	Detailed pre and post adaptation plans for adaptable dwellings must be reviewed and certified at CC design stage.
2	Site		
	A continuous accessible path of travel from street frontage and car parking to the building entry complying with AS1428.1.	Capable of complying at CC stage	A continuous accessible path of travel (<i>without steps or steep grades</i>) complying with AS1428.1-2009 must be provided each building from the main pedestrian entry point at the allotment boundary and the car parking.
3	Letterboxes		
	Letterboxes are to be provided to a hard standing area connected to the	Capable of complying	Letterboxes must be shown in an accessible location on a flat

Item		Status	Comment/Recommendation
	accessible pathway.	at CC stage	handstand surface (<i>maximum 1 in 40 grade</i>) preferably covered from the weather. The letterboxes for the adaptable dwellings must be 900-1100mm from the ground.
4	Car Parking		
	A car parking space or garage minimum area of 6m x 3.8m	Capable of complying at CC stage	The accessible car parking spaces allocated for adaptable dwellings must comply with AS2890.6-2009, in lieu of the AS4299-1995 requirements.
5	Accessible entry to adaptable dwelling		
	Accessible entry.	Capable of complying at CC stage	The adaptable dwelling must have an accessible entrance door. Clear door circulation space must be provided on both sides of the door 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	The entry to the adaptable unit must have a step free level threshold.
	Landing to enable wheelchair maneuverability.	Capable of complying at CC stage	The door landing must have sufficient circulation space for a mobility aid user.
	Accessible entry door to have 850mm minimum clearance.	Design information required at CC stage	The adaptable dwelling entrance door must have a 850mm wide clear opening (<i>920mm x 2040mm door</i>) when measured from the face of the opened door to the doorstep.
	Door lever handles and hardware to AS1428.1.	Design information required at CC stage	The adaptable dwelling entrance door must have provision for D-lever type handles in accordance with AS1428.1-2009.
6	Interior: General		
	Internal doors to have 820mm minimum clearance.	Design information required at CC stage	The internal doors within the adaptable dwelling must have a 850mm wide clear opening (<i>920mm x 2040mm door</i>) when measured from the face of the opened door to the

Item		Status	Comment/Recommendation
			doorstop.
	Internal corridors must be 1000mm wide.	Capable of complying at CC stage	Internal corridors must be a minimum 1000mm wide except where a turning space or door circulation space is required. Turning spaces and door circulation 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 door circulation space on both sides of the door complying with AS1428.1-2009.
7	Living Room & Dinning Room		
	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 area.
	Provide a minimum of 4 GPO's.	Design information required at CC stage	4 GPO's must be provided next to the antenna outlet.
	Telephone line adjacent to GPO's.	Design information required at CC stage	A telephone line must be provided next to the GPO's.
	TV antenna outlet adjacent to GPO's	Design information required at CC stage	A TV antenna outlet must be provided next to the GPO's.
	Lighting that can achieve a minimum 300-lux level.	Design information required at CC stage	Lighting with a 300 lux level must be provided.
8	Kitchen		
	Minimum width 2700mm (1550mm clear between benches.	Capable of complying at CC stage	The kitchen must have a minimum 2700mm total width. A 1550mm clear circulation space must be provided in front or between the kitchen benches.
	Provision for circulation at doors to comply with AS1428.1.	Not applicable	Open plan kitchen provided.

Item		Status	Comment/Recommendation
	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 to 850mm or replaceable.	Design information required at CC stage	The kitchen must have provision for a 800mm wide bench with adjustable legs and separate from other cabinets for lowering at post adaptation. The wall tiling on the rear kitchen wall must extend downwards for lowering of bench at post adaptation.
	Refrigerator adjacent to work surface.	Design information required at CC stage	The refrigerator must be located adjacent to the 800mm long work surface.
	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.	Design information required at CC stage	The kitchen sink cabinet must have provision for adjustable legs and separate from other cabinets for lowering at post adaptation.
	Kitchen sink 150mm deep.	Design information required at CC stage	A 150mm deep kitchen sink must be provided at post adaptation.
	Tap set capstan or lever handles or lever mixer	Design information required at CC stage	A lever type mixer must be provided at the sink.
	Tap set within 300mm from front of sink.	Design information required at CC stage	Tap set to be provided 300mm from the front of the sink at post adaptation.
	Cooktop to include either front or side controls with raised crossbars.	Design information required at CC stage	Raised crossbar controls must be provided to the cooktop and oven.
	Cooktop to include isolation switch.	Design information required at CC stage	Isolation switch must be provided for the cooktop and oven.
	Work surface adjacent to cooktop minimum 800mm length and at same height.	Design information required at CC stage	A 800mm long work surface must be provided adjacent to the cooktop.
	Oven located to an adjustable height or replaceable work surface.	Design information required at CC stage	The oven cabinet must have provision for adjustable legs and separate from other cabinets for lowering at post-adaptation.

Item		Status	Comment/Recommendation
	GPO's to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	Design information required at CC stage	The double GPO must be provided 300mm from the front of the bench and 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	The GPO for the refrigerator must be provided 900-1100mm from the ground.
	Floor within kitchen area to be slip resistant.	Design information required at CC stage	Flooring must have a slip resistant rating. The floor surface must extend underneath a kitchen bench that must be moved for post adaptation.
9	Main Bedroom		
	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	At least one accessible bedroom must be provided with sufficient space to accommodate a queen size bed (1530mm wide x 2030mm length) with 1000mm clear width around all sides of the bed and 1550mm clear width at the end of the bed or the side of the bed with a wardrobe.
	Two double GPO's on wall where bedhead will be located.	Design information required at CC stage	Two double GPO's must be provided at the bedside table.
	TV antenna point on opposite wall to bedhead.	Design information required at CC stage	A TV antenna point must be provided at the opposite wall to the bedhead.
	Minimum of one GPO on opposite wall adjacent to TV antenna point.	Design information required at CC stage	One double GPO must be provided next to antenna outlet.
	Telephone outlet next to bed on the side closest to door (with GPO adjacent to telephone outlet).	Design information required at CC stage	A telephone outlet must be provided at the bedside table next to GPO's.
	2 way switches, one located above bed 1000mm high above floor and another at next to the door.	Design information required at CC stage	Two-way light switches must be provided within the bedroom, one at the bedroom door and the other at the bedside table.
	Lighting that can achieve a minimum	Design information	Lighting with a 300-lux level to be

Item		Status	Comment/Recommendation
	300-lux level.	required at CC stage	provided.
10	Bathroom & Toilet		
	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 provision for a bathroom and toilet that can be converted into an accessible sanitary facility complying with AS1428.1-2009.
	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	A 1160mm x 1100mm shower recess must be provided complying with AS1482.1-2009. For ease of plumbing, shower inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009.
	Shower area waterproofed to AS3740 with floor falling to floor waste outlet.	Design information required at CC stage	All post adaptation areas must be waterproofed during the pre-adaptation stage.
	Recessed soap holder or shelf for soap.	Design information required at CC stage	Provision for a soap shelf within the shower area at 900mm high from the ground.
	Shower taps positioned for easy reach to access side of shower sliding track.	Design information required at CC stage	Shower taps must be located 900mm high from the ground and 300mm from the internal shower corner wall.
	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	Shower with adjustable and detachable hand held shower rose with a reach of 1000mm to 1800mm from the ground.
	Provision for grabrail in shower to comply with AS1428.1	Design information required at CC stage	Provision for a grabrail within the shower complying with AS1428.1-2009 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1800mm if timber stud frame walls used.
	Tap sets to be capstan or lever	Design information	Lever type handles must be provided

Item		Status	Comment/Recommendation
	handles with single outlet.	required at CC stage	at washbasin.
	Provision for washbasin with clearances complying with AS1428.1.	Design information required at CC stage	Provision for a washbasin complying with AS1428.1-2009. For ease of plumbing, washbasin inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009.
	Double GPO beside mirror.	Design information required at CC stage	Double GPO must be provided next to the mirror 1000mm from the ground.
11	Toilet		
	Provision of either a visitable toilet or accessible toilet.	Capable of complying at CC stage	Provision for an accessible toilet.
	Provision to comply with AS1428.1.	Design information required at CC stage	Provide toilet with circulation space complying with AS1428.1-2009.
	Location of WC pan at correct distance from fixed walls.	Design information required at CC stage	For ease of plumbing, WC inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009.
	Provision for a grab rail zone.	Design information required at CC stage	Provision for a grabrail within the toilet complying with AS1428.1-2009 at post adaptation. Ensure all walls are strengthened with 12mm structural plywood to a height of 1800mm if timber stud frame walls used.
	Slip resistant floor surface.	Design information required at CC stage	Flooring must have a slip resistant rating.
12	Laundry		
	Circulation at doors to comply with AS1428.1.	Capable of complying at CC stage	The laundry doors must have sufficient door circulation space and D-lever type handles complying with AS1428.1-2009.
	Provision for adequate circulation space in front of or beside appliances	Capable of complying	Clear circulation space of 1550mm depth must be provided in front of the

Item		Status	Comment/Recommendation
	(minimum 1550mm depth).	at CC stage	washing machine and drier.
	Provision for automatic washing machine.	Design information required at CC stage	Provision for an automatic washing machine.
	Provision for drier.	Design information required at CC stage	Provision for a drier.
	Where a clothes line is provided, a continuous accessible path of travel must be provided to this.	Not applicable	A drier must be provided within each adaptable dwelling. No clothes line required.
	Double GPO.	Design information required at CC stage	Double GPO must be provided within the laundry room or cabinet 1000mm high from the ground.
	Slip resistant floor surface	Design information required at CC stage	Flooring must have a slip resistant rating if tiled.
13	Door Hardware		
	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 type handles complying with AS1428.1-2009.
14	Ancillary Items		
	Switches located 900-1100mm above the floor in line with door handles.	Design information required at CC stage	All switches and controls (<i>i.e. air-condition control panel or intercom</i>) must be provided between 900-1000mm high from the ground.
	GPO's located not less than 600mm above floor unless otherwise noted	Design information required at CC stage	GPO's must be provided 600mm above the ground, unless otherwise noted.

6. LIVABLE HOUSING ASSESSMENT

a. General

The following assessment summarises the compliance status of the design documentation with reference to the Livable Housing Design Guide Silver Level Schedule of Livable Housing 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.
Complies	The design complies with the subject clause.
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 Livable Housing Features

Item		Status	Comment/Recommendation
1	Dwelling Access		
	(i). Provide a safe, step free and continuous pathway from the pedestrian entrance to at least one floor containing sole occupancy dwellings and to the entrance of dwellings located on that level.	Capable of complying at CC stage	The livable dwellings must be accessible via a continuous accessible path of travel (<i>without steps or steep grades</i>) from the main pedestrian entry points at the allotment boundary and car parking.
2	Dwelling Entrance		
	(i). The dwelling should provide an entrance door with: – A minimum clear opening width of 850mm; – A level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting	Capable of complying at CC stage	The livable dwelling entrance door must have provision for a step free level threshold, 850mm clear wide door opening (920mm x 2040mm door), 1200mm x 1200mm door landings, and connected to the continuous accessible path of travel from the allotment boundary.

Item		Status	Comment/Recommendation
	surfaces is allowable provided the lip is rounded or beveled); and Reasonable shelter from the weather. (ii). A level landing area of 1200mm x 1200mm should be provided at the level (step free) entrance door; (iii). Where the threshold at the entrance exceeds 5mm and is less than 56mm, a 1 in 8 ramped threshold may be provided; (iv). The level (step free) entrance should be connected to a safe and continuous pathway.		
3	Car parking		
	(i). Where the parking areas form part of the dwelling access the space should incorporate: - Minimum dimensions of at least 3200mm (width) x 5400mm (length); - An even, firm and slip resistant surface; and - A level surface (1 in 40 maximum gradient, 1 in 33 maximum gradient for bitumen).	Design information required at CC stage	Council to confirm if livable dwellings must be allocated an accessible car parking space.
4	Internal Doors and Corridors		
	(i). Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: - A minimum clear opening width of 850mm; and - A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).	Design information required at CC stage	All internal doors within the livable dwelling must have provision for a step free level threshold and 850mm clear wide door opening (920mm x 2040mm door) when measured from the face of the opened door to the doorstep. Internal corridors must be 1000mm clear except where a turning space or door circulation space is required.

Item		Status	Comment/Recommendation
	(ii). Internal corridors/passageways to the doorways should provide a 1000mm clear width.		
5	Toilets		
	(i). Dwellings should have a toilet on the ground (or entry) level that provides: – A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and – A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. (ii). If the toilet is located within the ground (or entry) level bathroom, toilet pan should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying at CC stage	The livable dwelling bathroom must have provision for 900mm wide x 1200mm long clear circulation space in front of the toilet pan. The toilet pan must be located in the corner of the bathroom.
6	Shower		
	(i). One bathroom should feature a slip resistant, hobless (step free) shower recess. Shower screens are permitted provided they can be easily removed at a later date. (ii). The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying at CC stage	The livable dwelling bathroom must have provision for a hobless shower and shower screen that can be removed if required. The toilet pan must be located in the corner of the bathroom.
7	Reinforcement of Bathroom & Toilet Walls		
	(i). Except for wall 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; (ii). The fastenings, wall reinforcement and grabrails combined must be able to	Design information required at CC stage	Ensure all walls within the bathroom are strengthened with 25mm thick noggings and 12mm structural plywood to a height of 1800mm if timber stud frame walls used.

Item		Status	Comment/Recommendation
	withstand 1100 Newtons of force applied in any position and in any direction. (iii). The walls around the toilet, bath and hobless (step free) shower recess are to be reinforced by installing: - Noggings with a thickness of at least 25mm; and - Sheeting with a thickness of at least 12mm.		
7	Internal Stairways		
	(iv). Stairways in dwellings must feature: - A continuous handrail on one side of the stairway where there is a rise of more than 1m.	Not applicable	There are no internal stairways within the livable dwelling.

7. STATEMENT OF DESIGN COMPLIANCE (*DA DESIGN*)

Ergon Consulting has completed a review of the design documentation with reference to the minimum applicable access requirements of Part D3, Clause E3.6 and Clause F2.4 of the Building Code of Australia 2015, Disability (*Access to Premises – Building*) Standards 2010, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS2890.6-2009 and AS4299-1995*), SEPP65 Apartment Design Guide Part 4Q, Livable Housing Design Guide and Liverpool City Council DCP 2008 (Part 2.11).

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and 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 – IATA

B. Construction Management and Property (*Building*) – UNSW

Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

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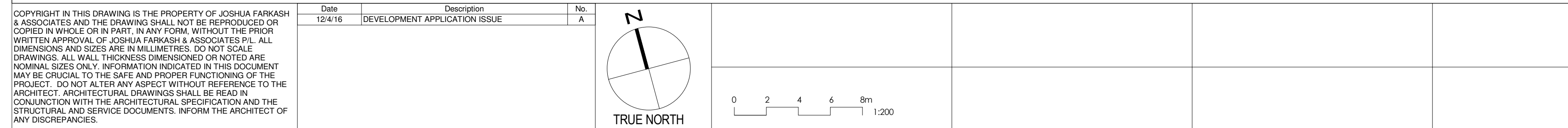
sydney@ergonconsulting.com.au

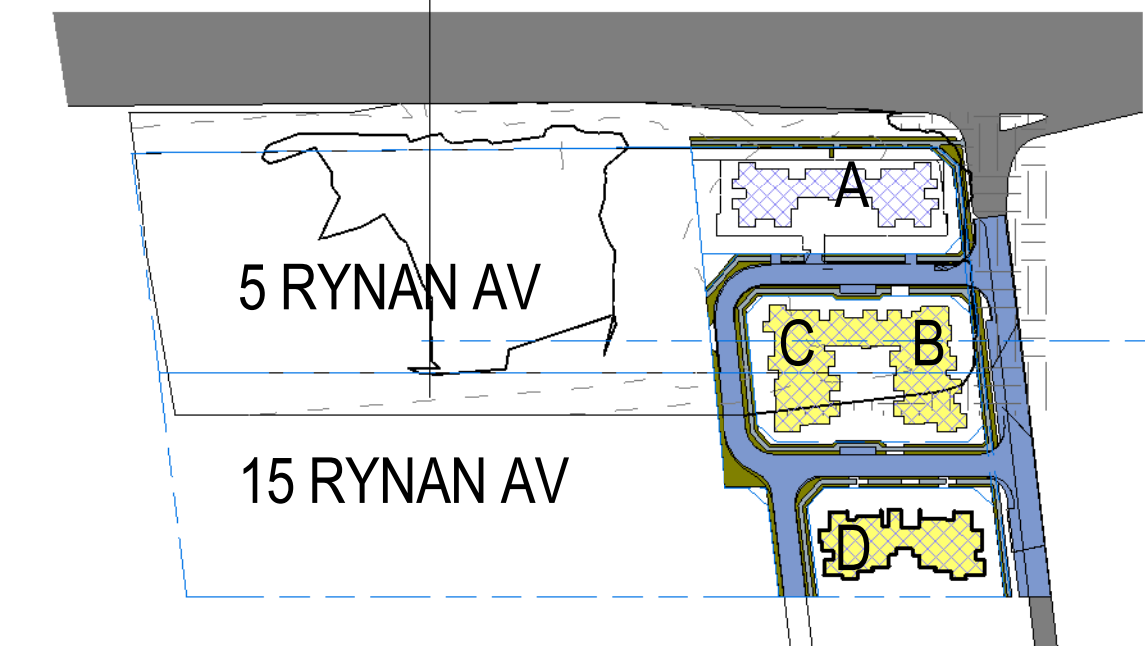
www.ergonconsulting.com.au

ABN: 41 694 776 796

ACN: 606 772 776

APPENDIX 1





1 SITE PLAN - KEY PLAN - Ground
1:2500

LEGEND:

- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- NEW VERGE
- NEW FOOTPATHS
- NEW ROADWAY

2 Landscape Calculation
1:200

2 B&C GROUND
1:200



5- 15 RYMAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
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SYDNEY NSW 2000

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYMAN
AVENUE, EDMONDSON PARK
DRAWING TITLE
GROUND FLOOR PLAN BLDG
B,C&D

CHECKED
Author 14-24684

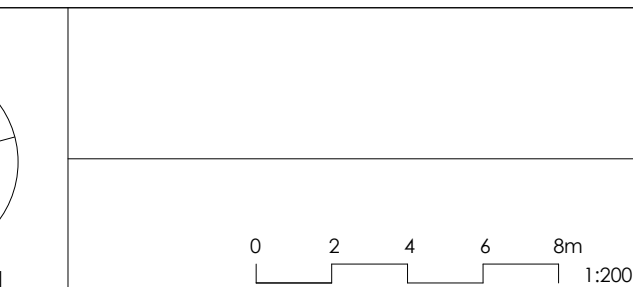
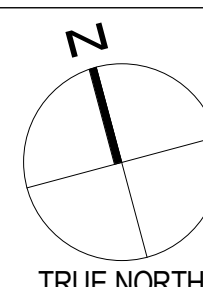
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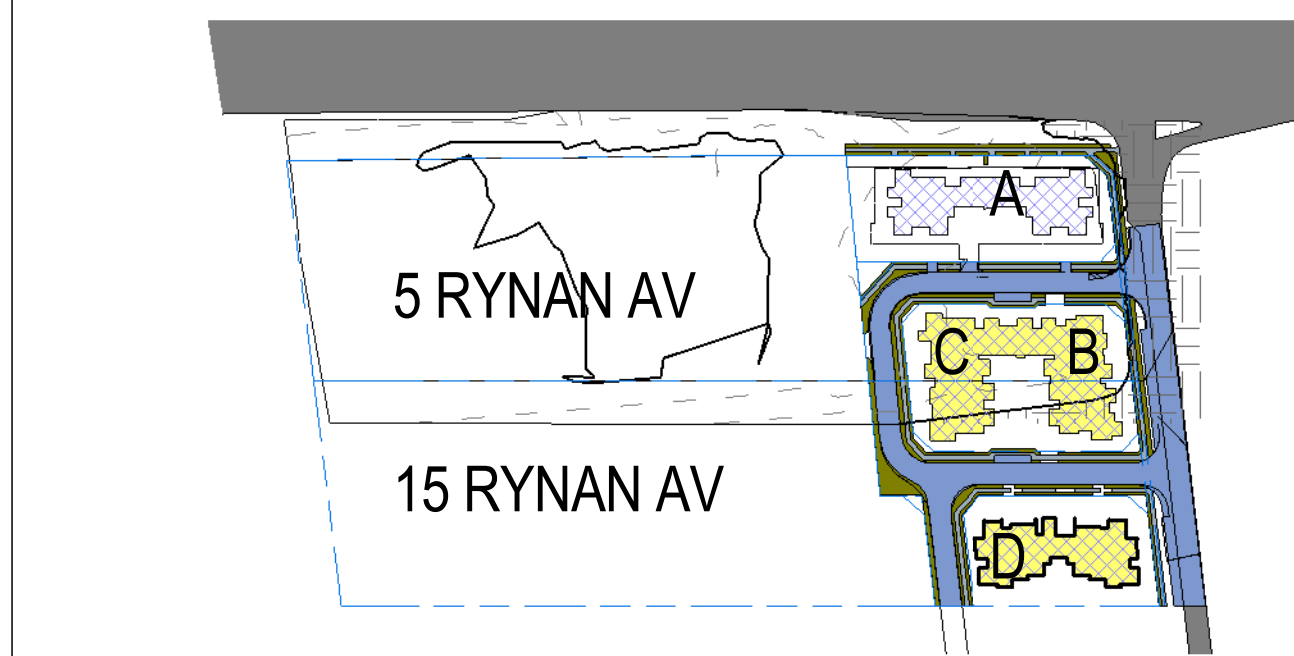
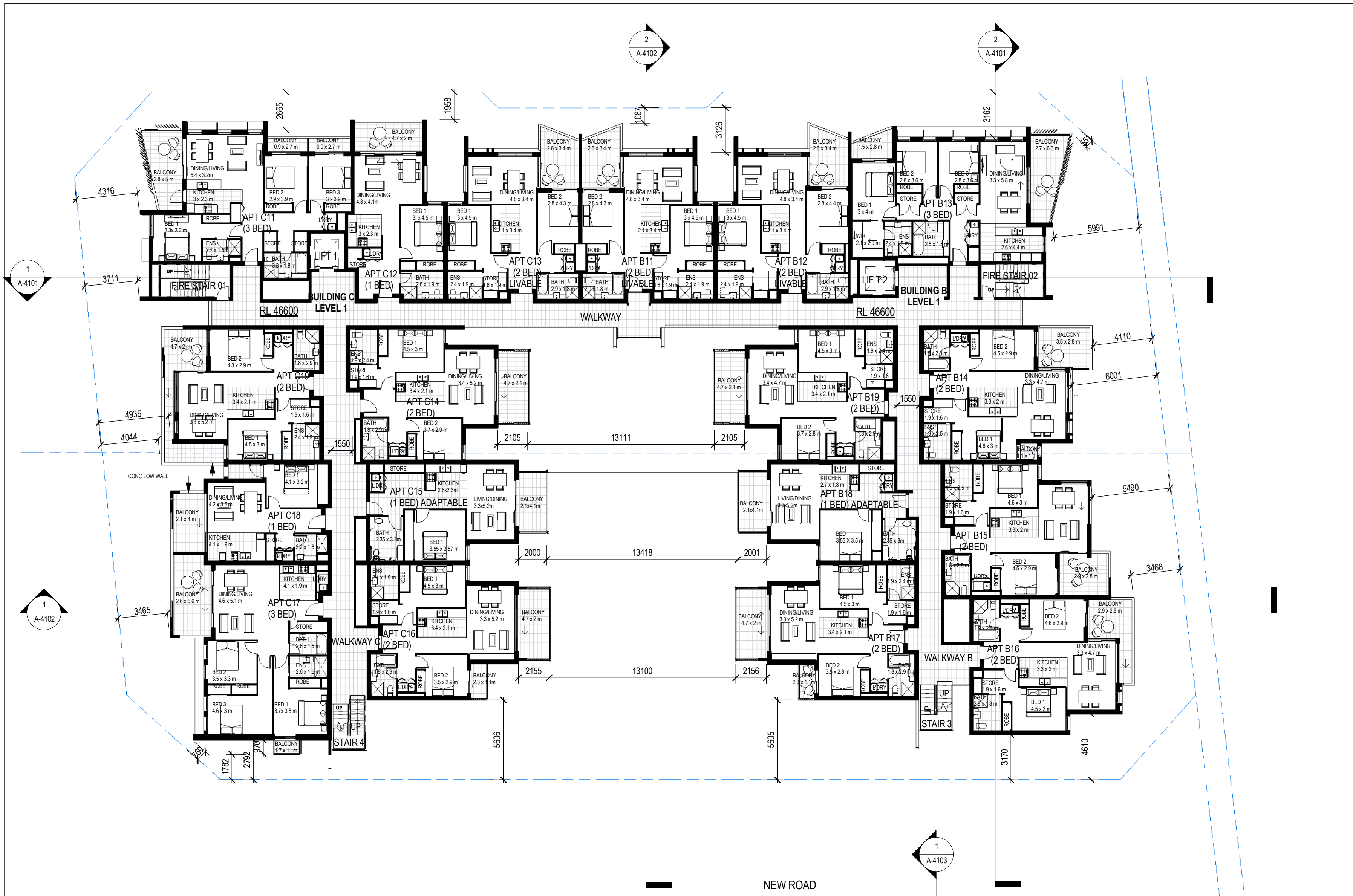
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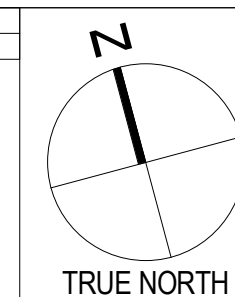
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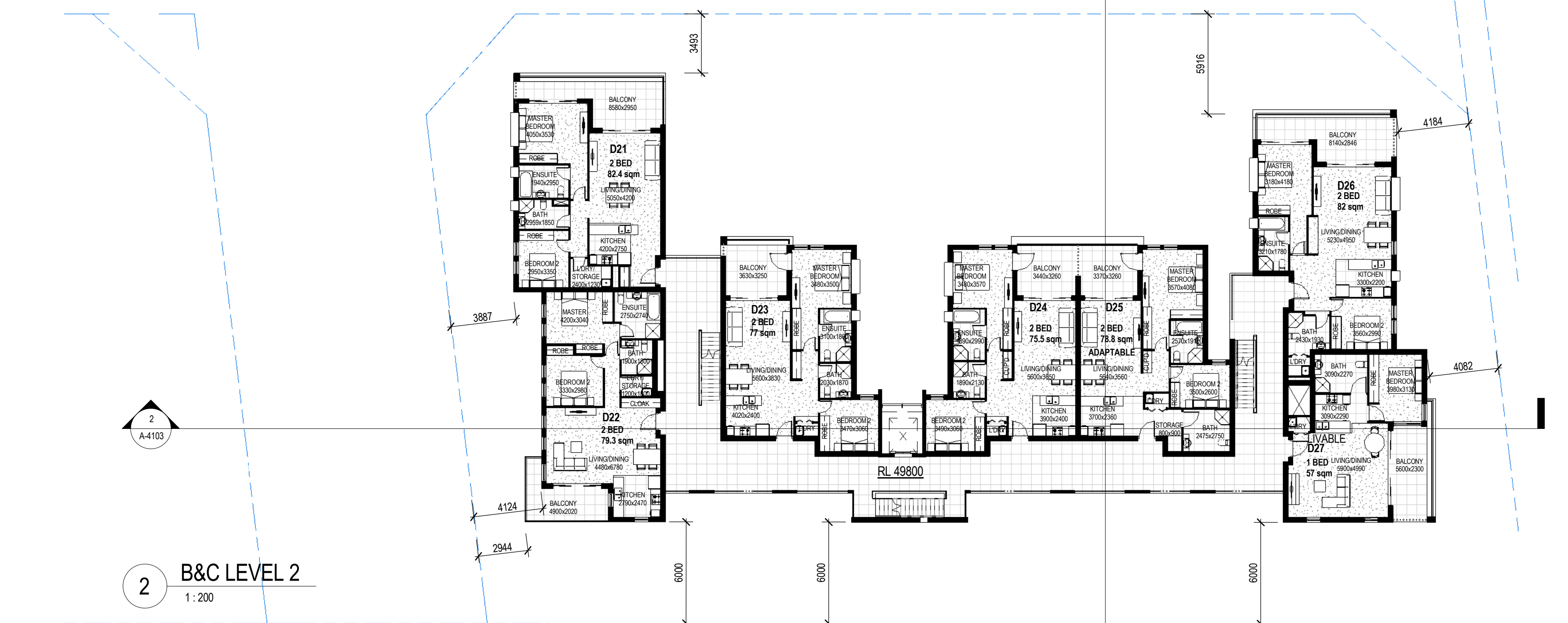
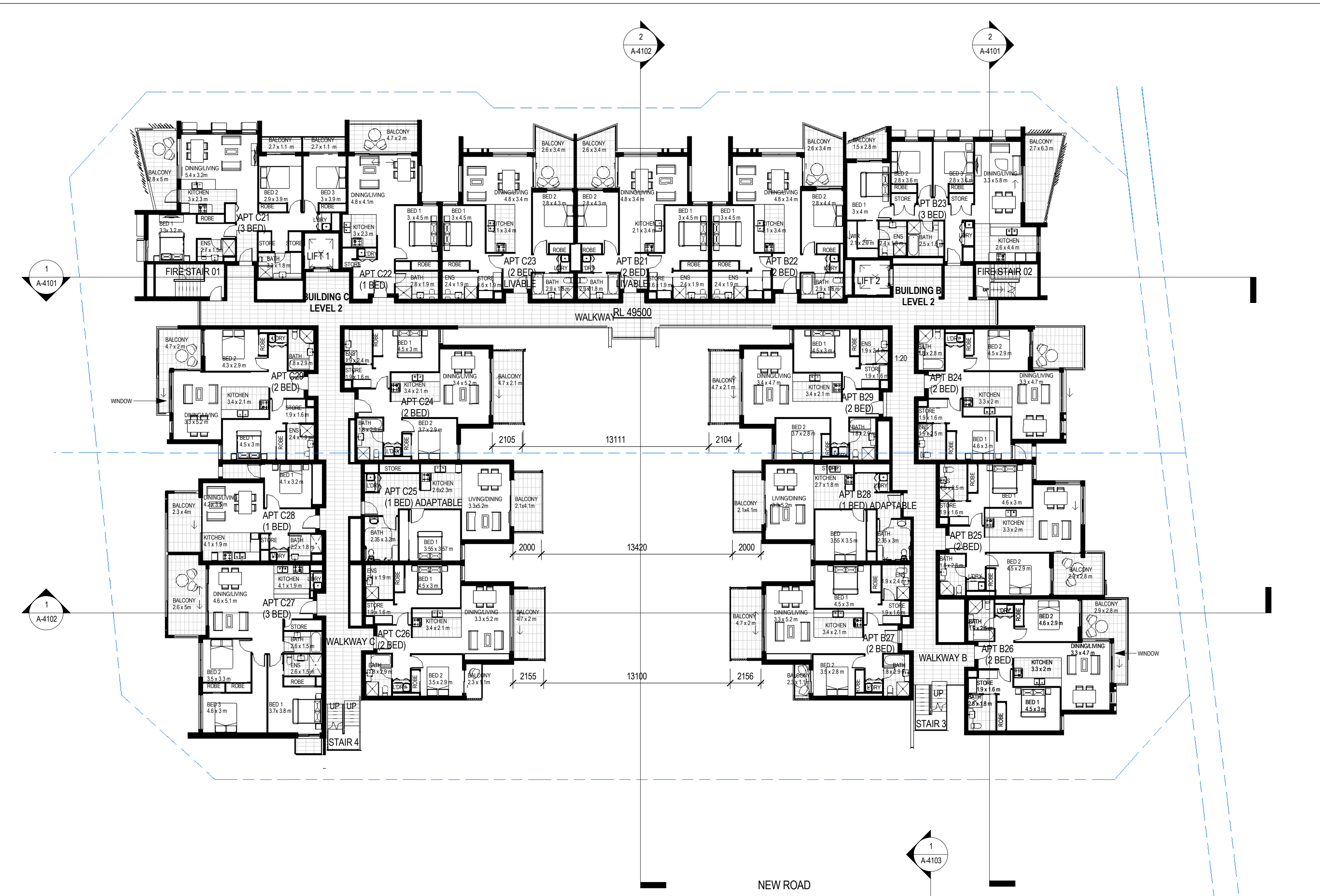
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2 B&C LEVEL 2
1:200

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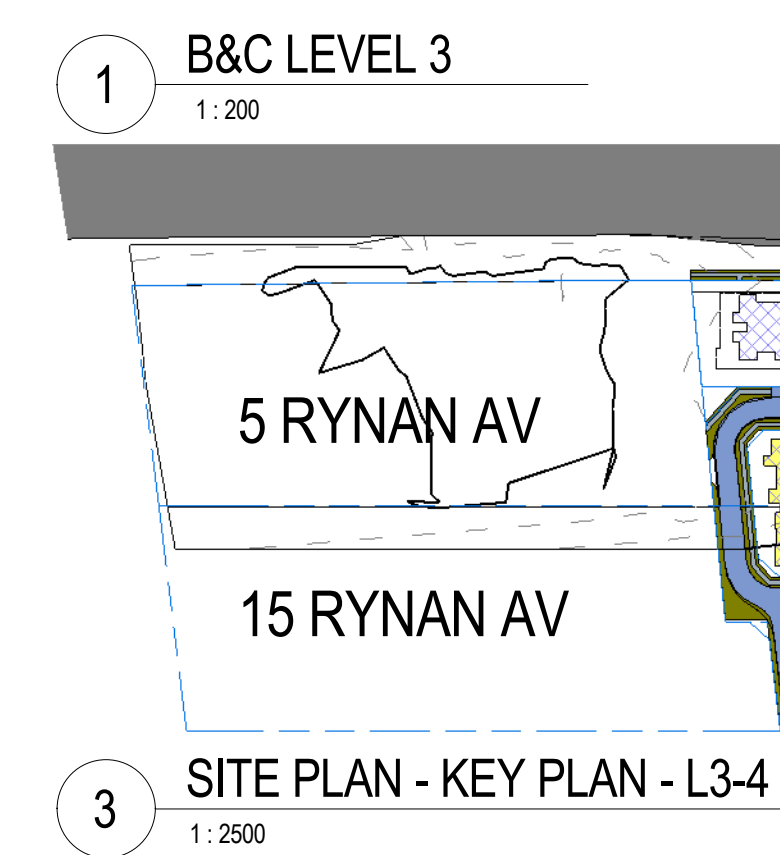
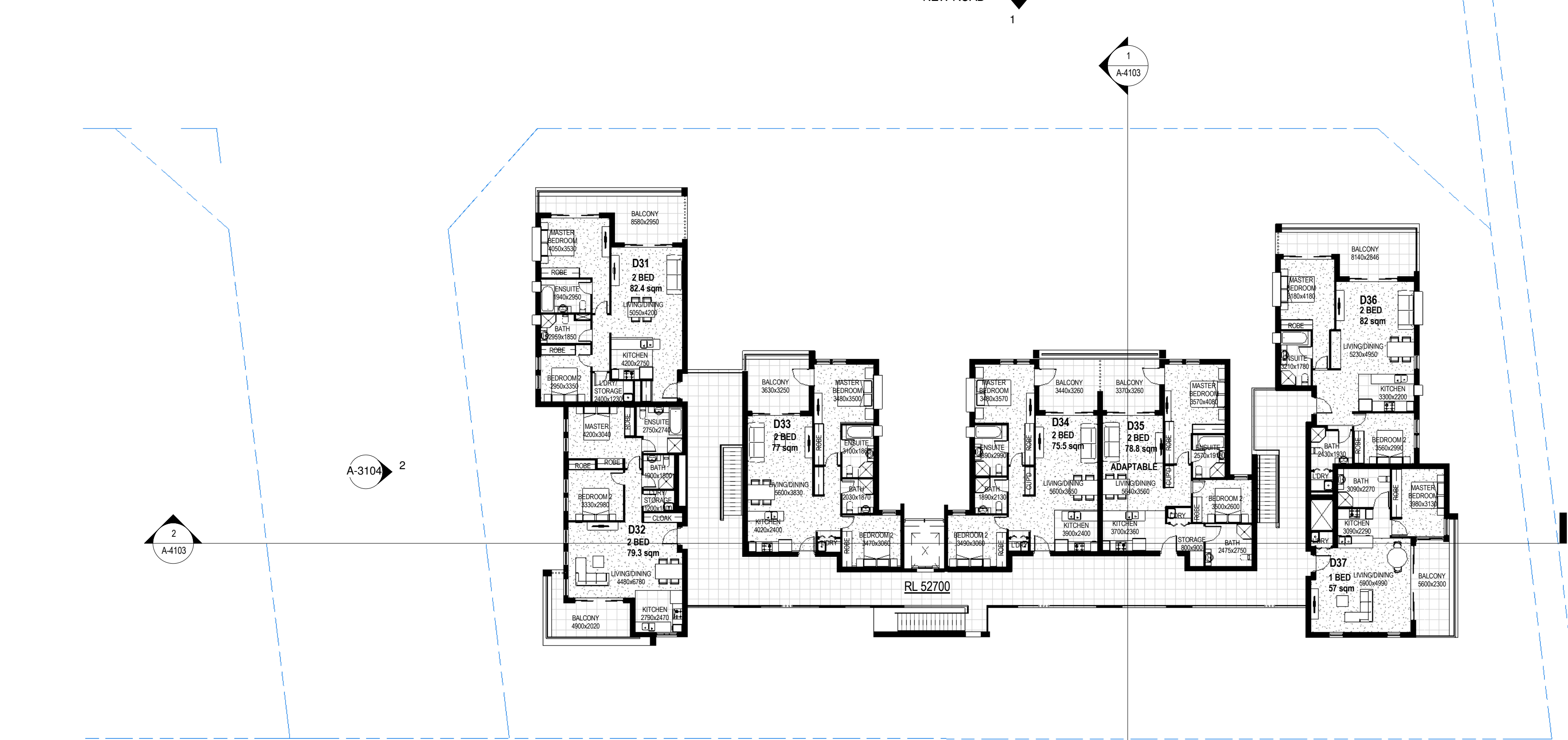
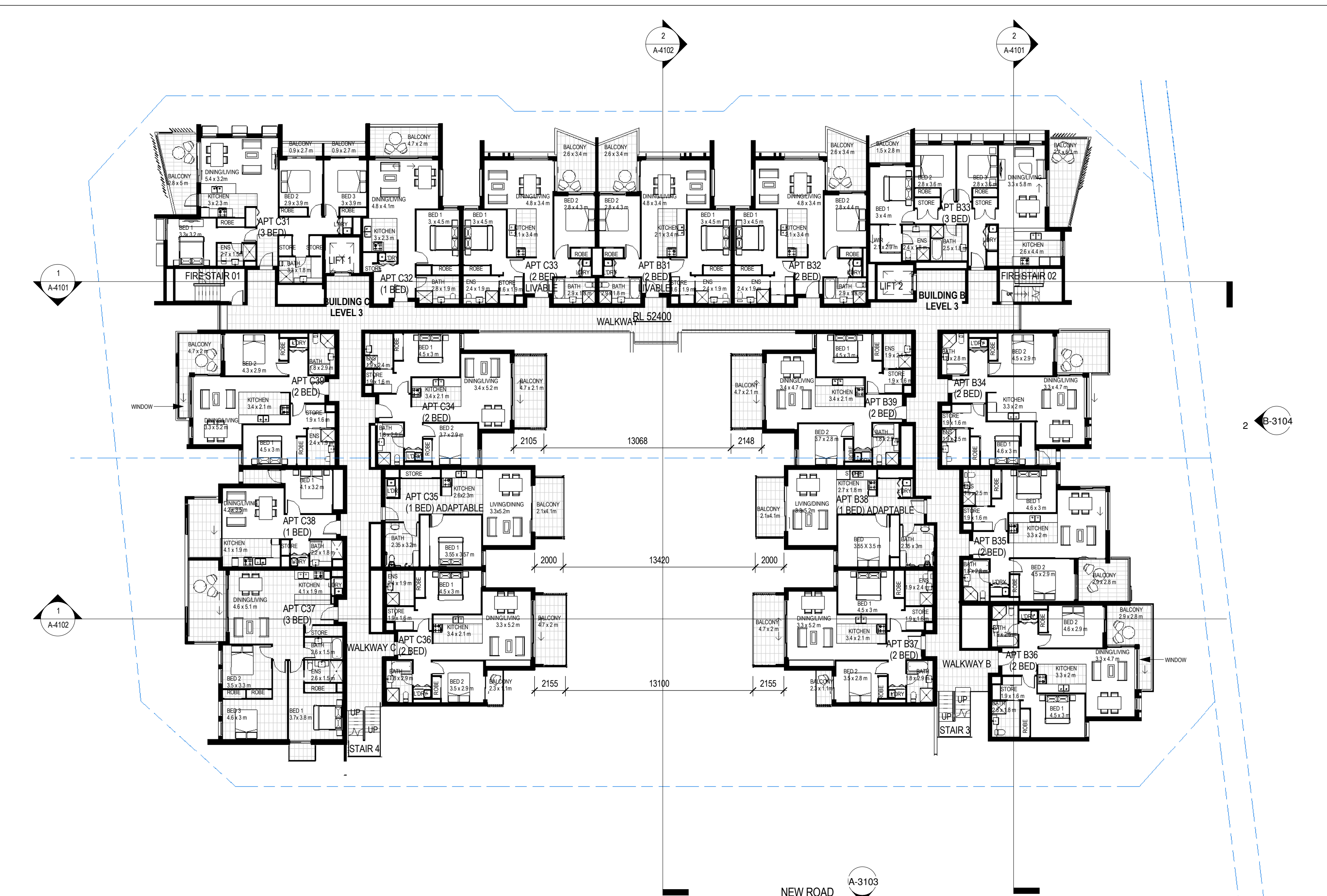
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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYMAN
AVENUE, EDMONDSON PARK

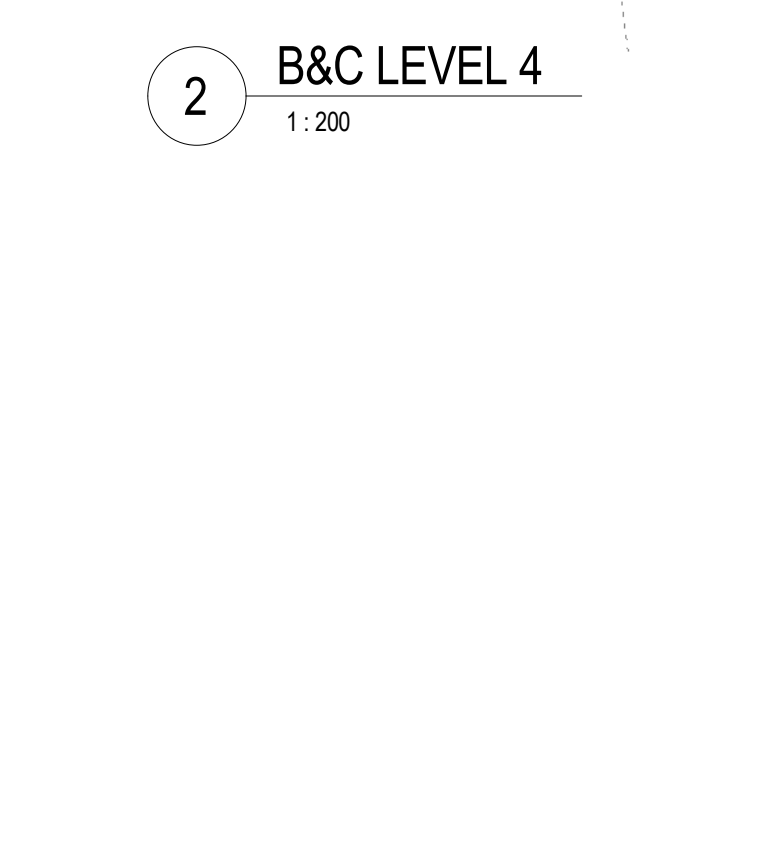
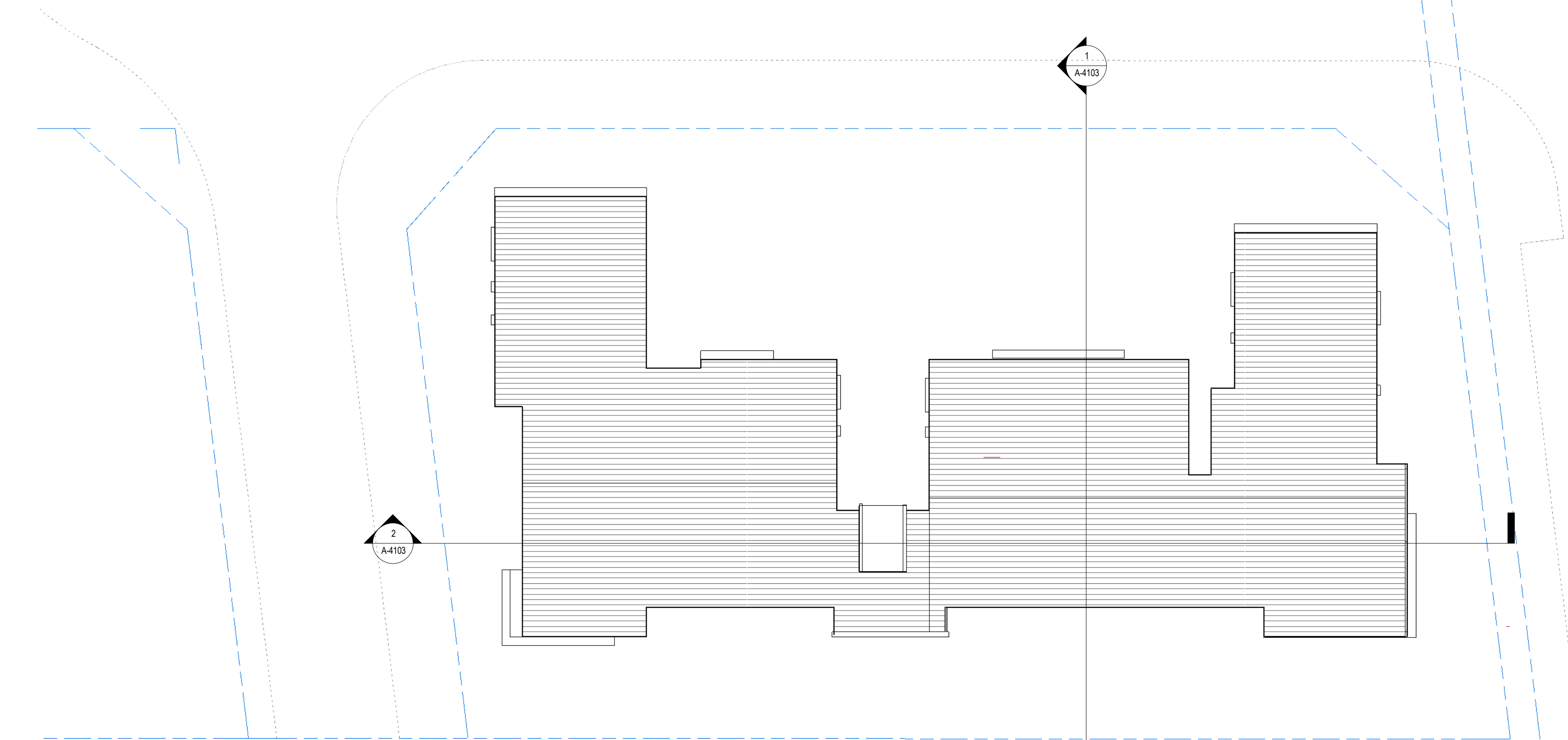
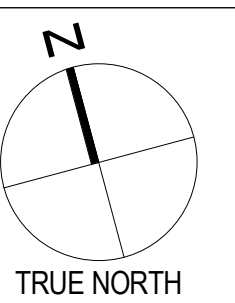
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LEVEL 1 & 2 FLOOR PLANS
BLDG B,C&D

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JOSHUA FARKASH
DATE PLOTTED
02/10/16
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DRAWING NO.
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No.	Description	Date
1	DEVELOPMENT APPLICATION ISSUE	12/04/16



5- 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYNAN
AVENUE, EDMONDSON PARK

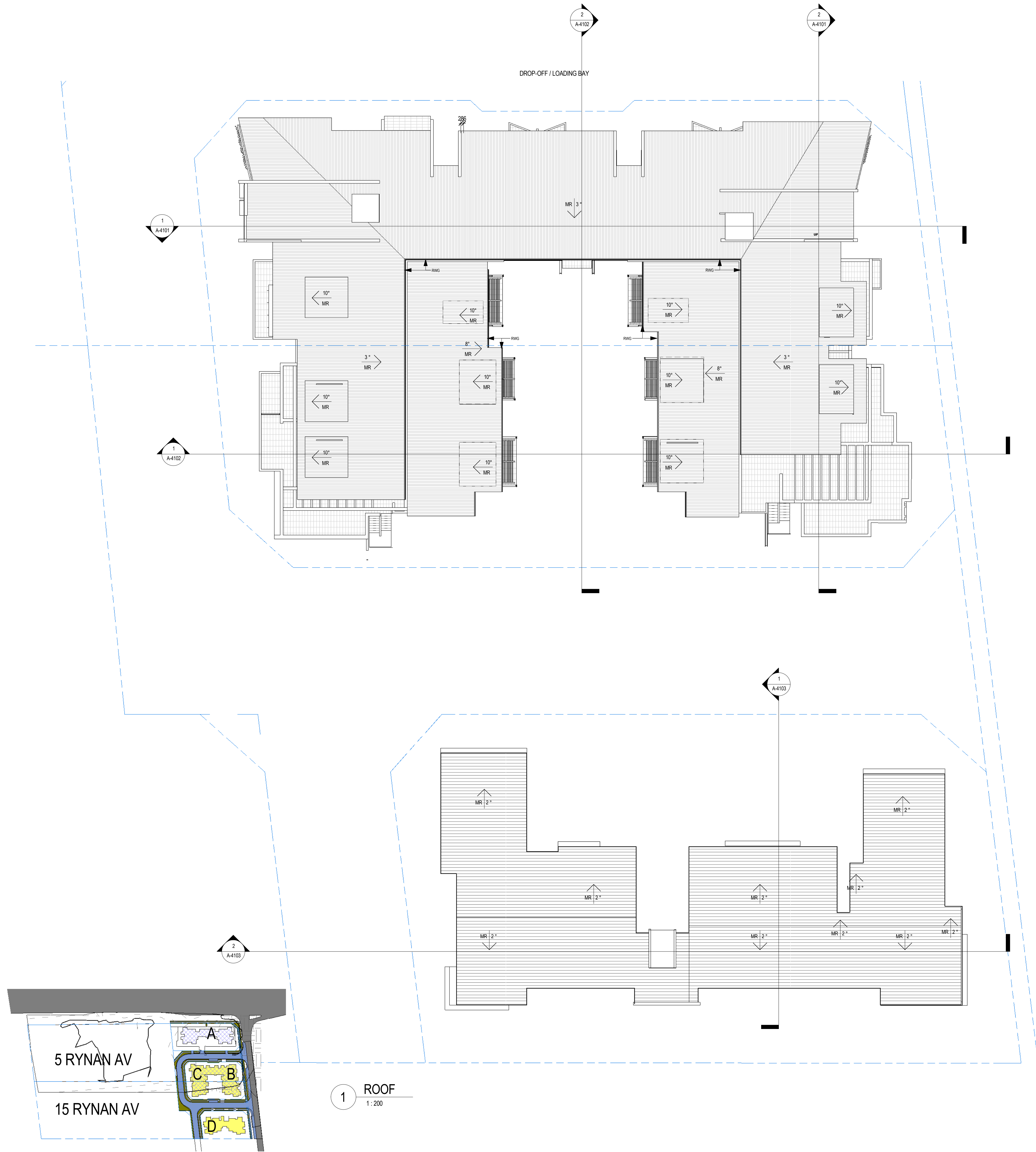
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BLDG B,C&D

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DATE PLOTTED
02/15/16

SCALE
As Indicated

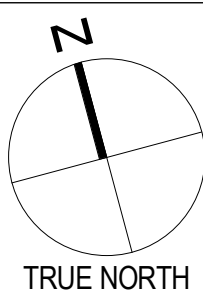
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2 SITE PLAN - KEY PLAN - Roof
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Date	Description	No.
12/4/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYNNAN
AVENUE, EDMONDSON PARK

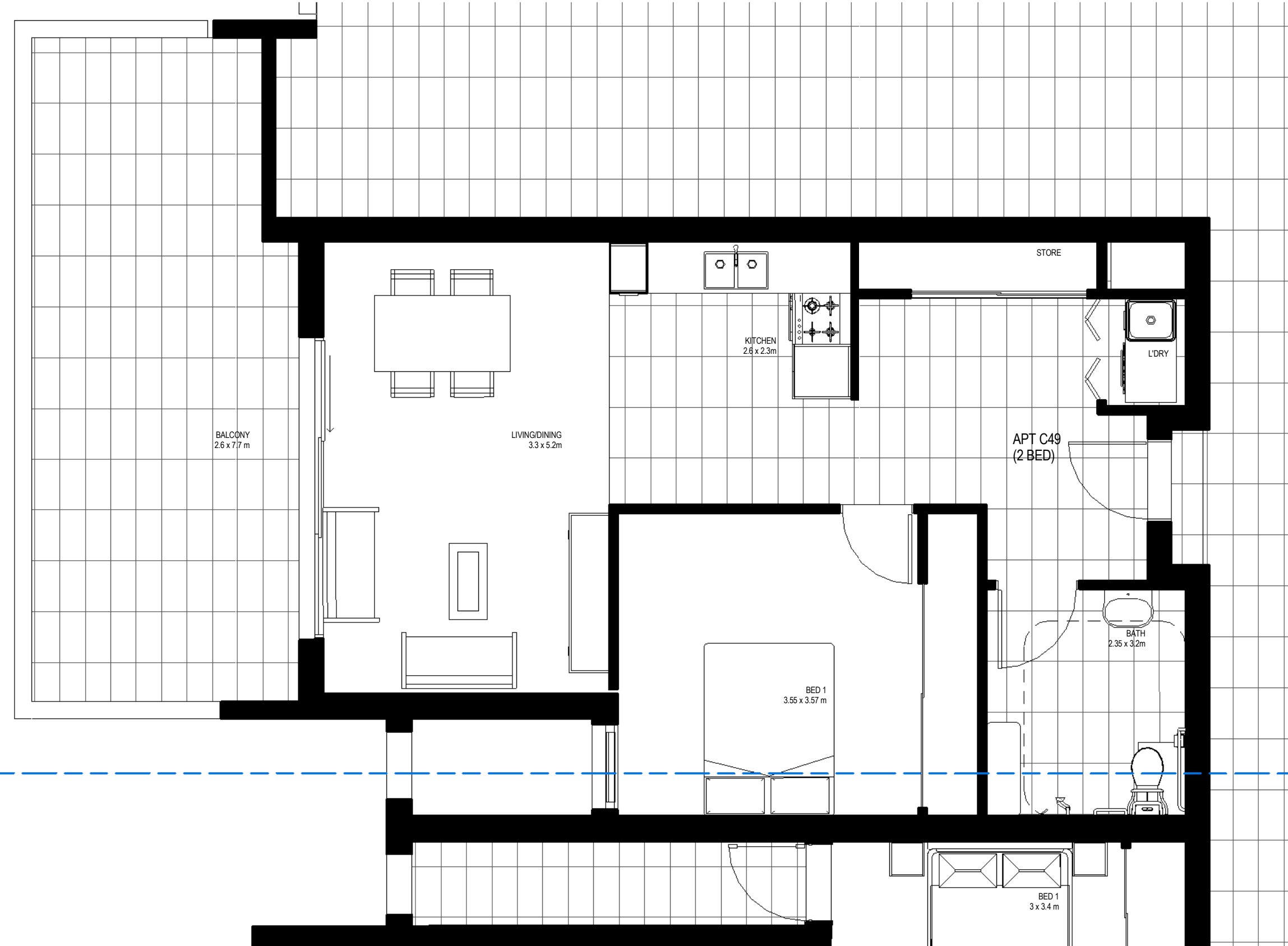
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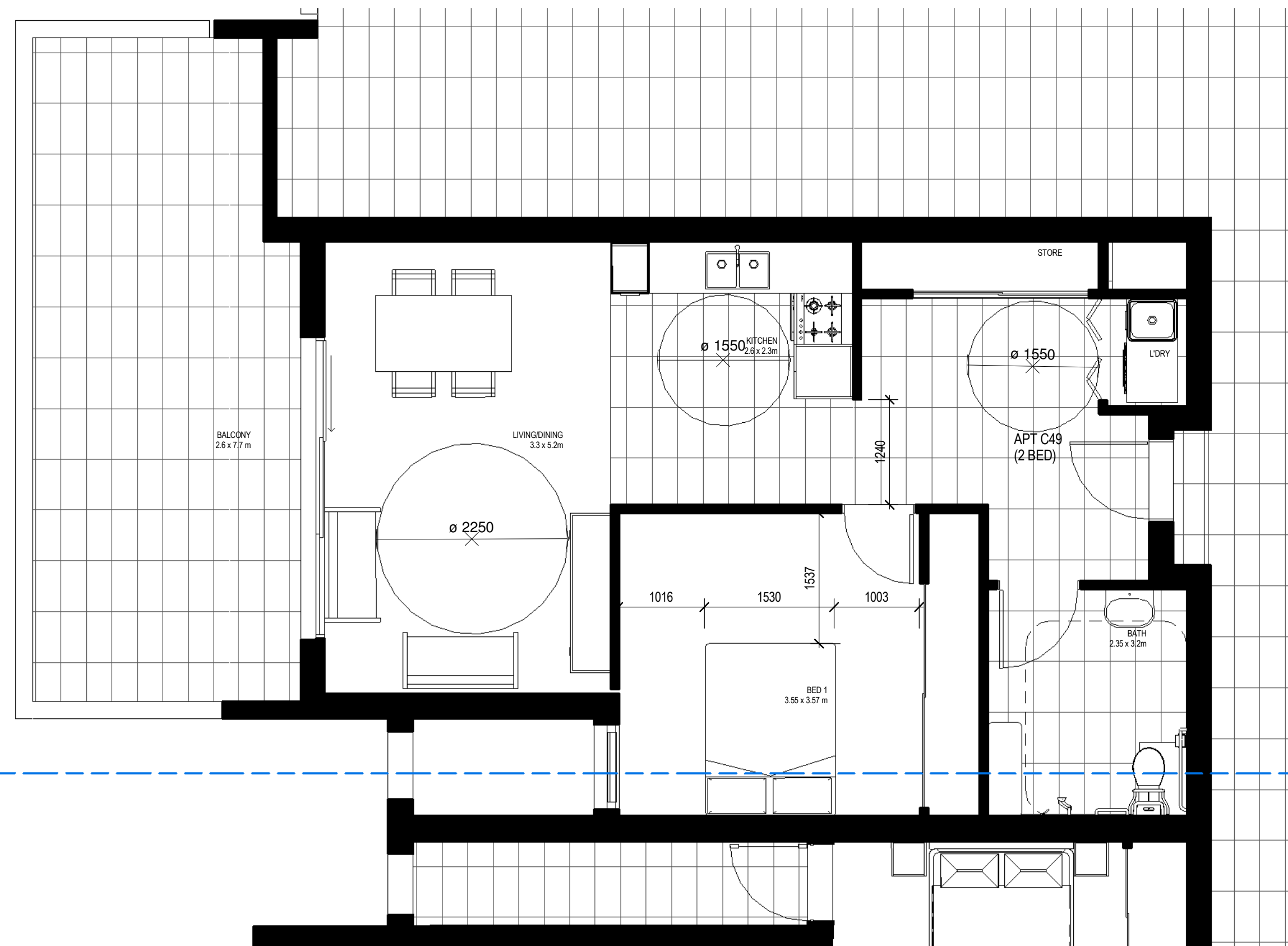
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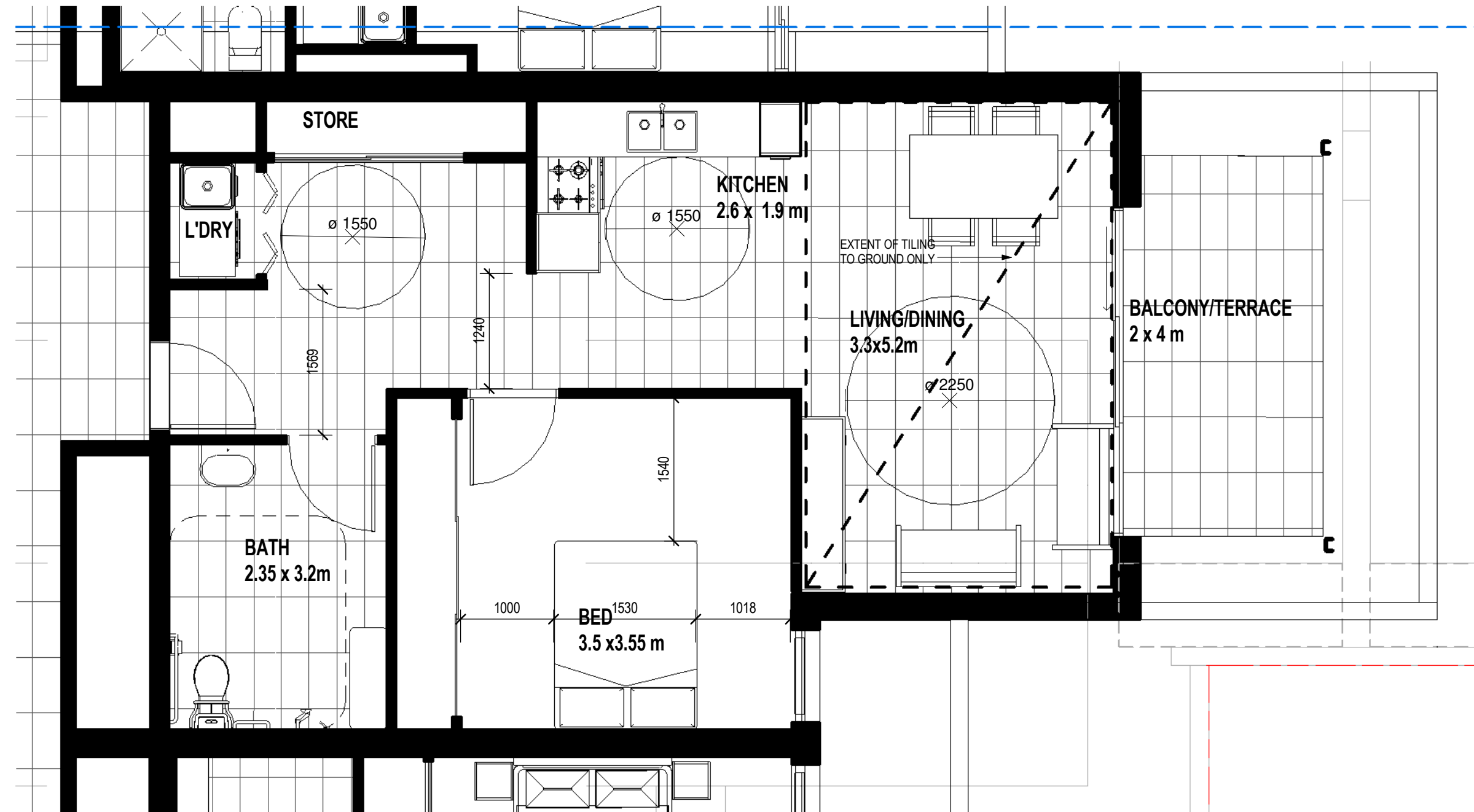
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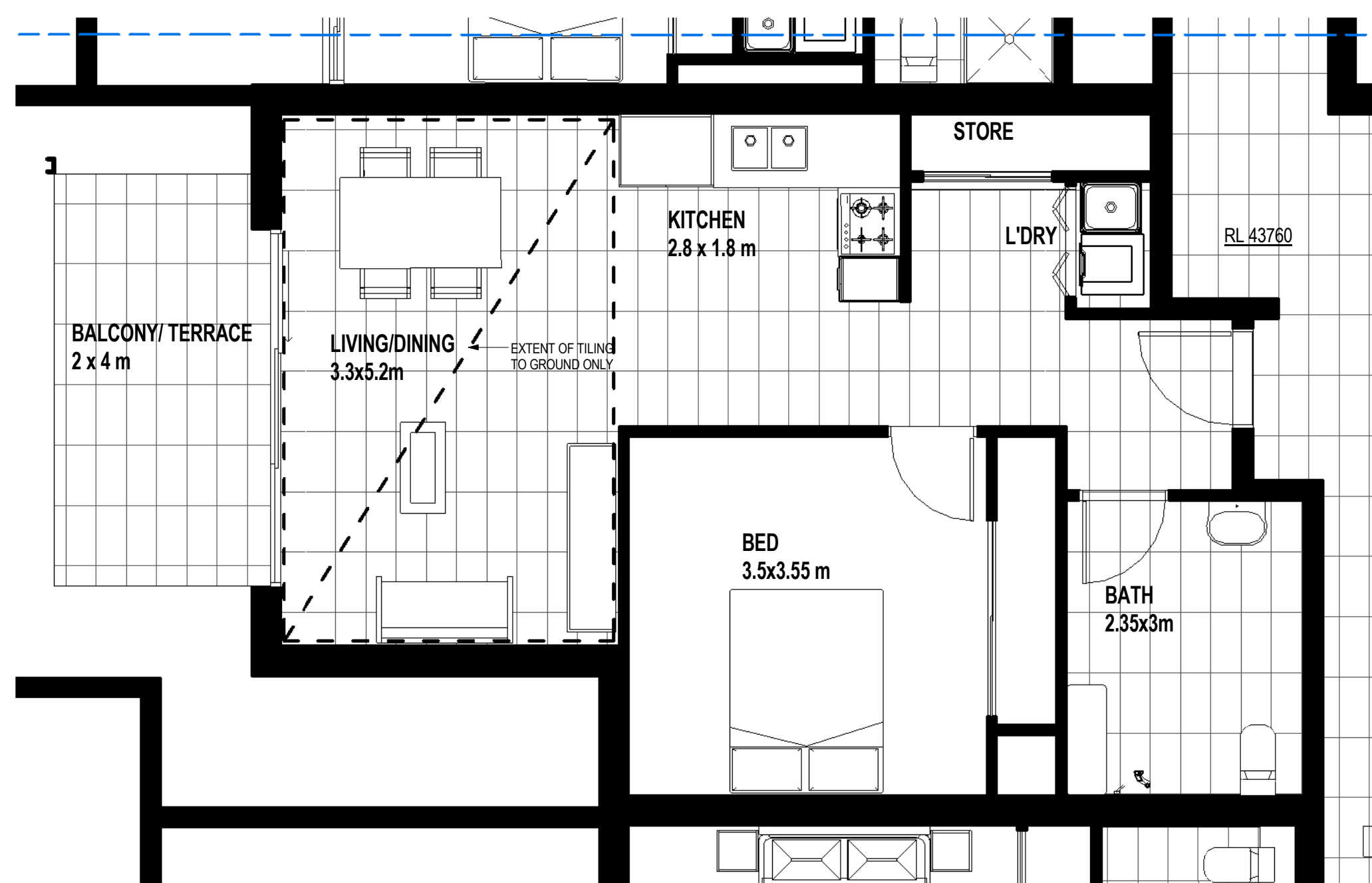
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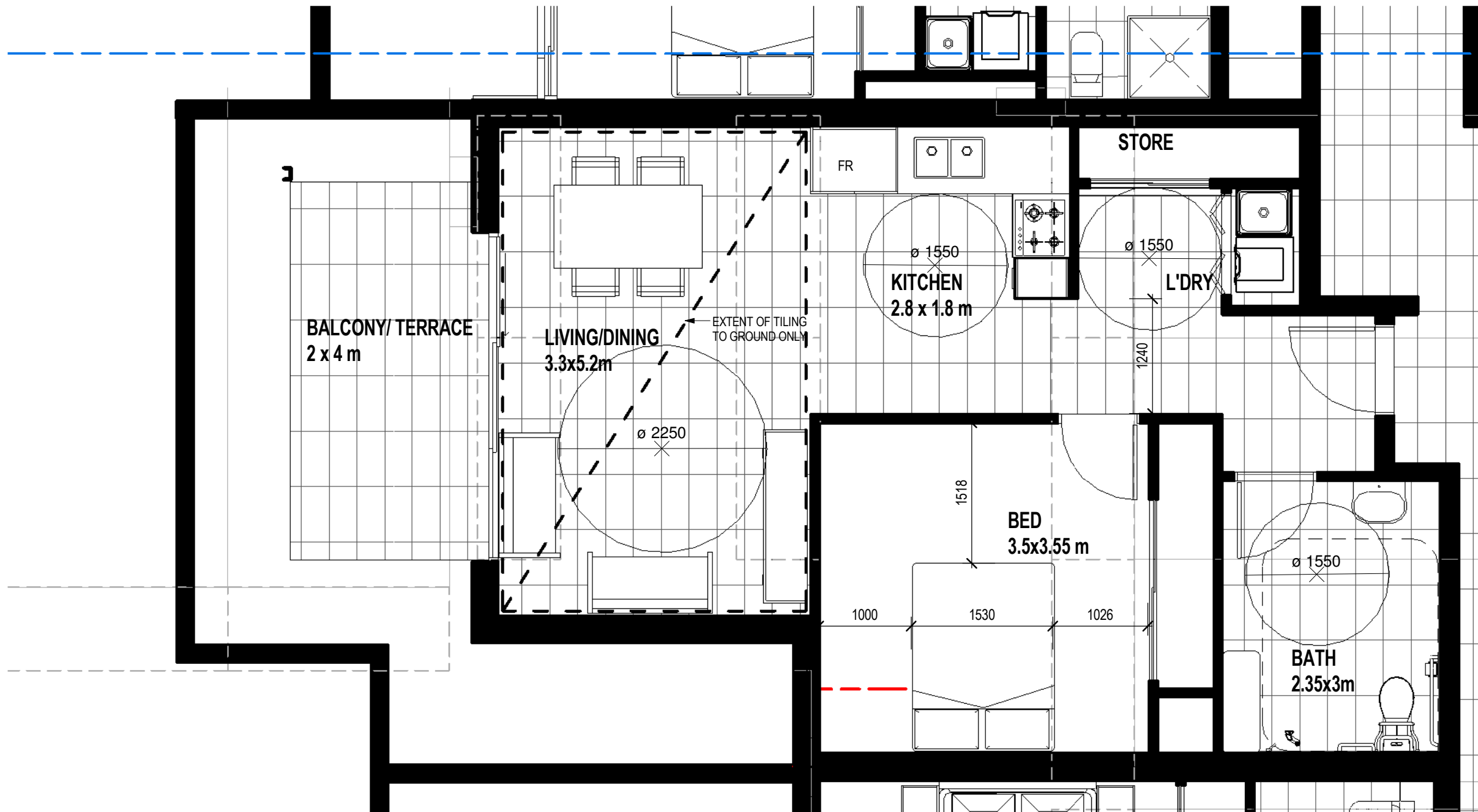
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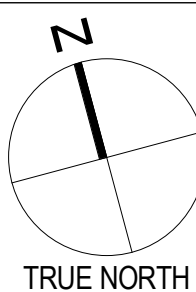
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Date	Description	No.
12/4/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

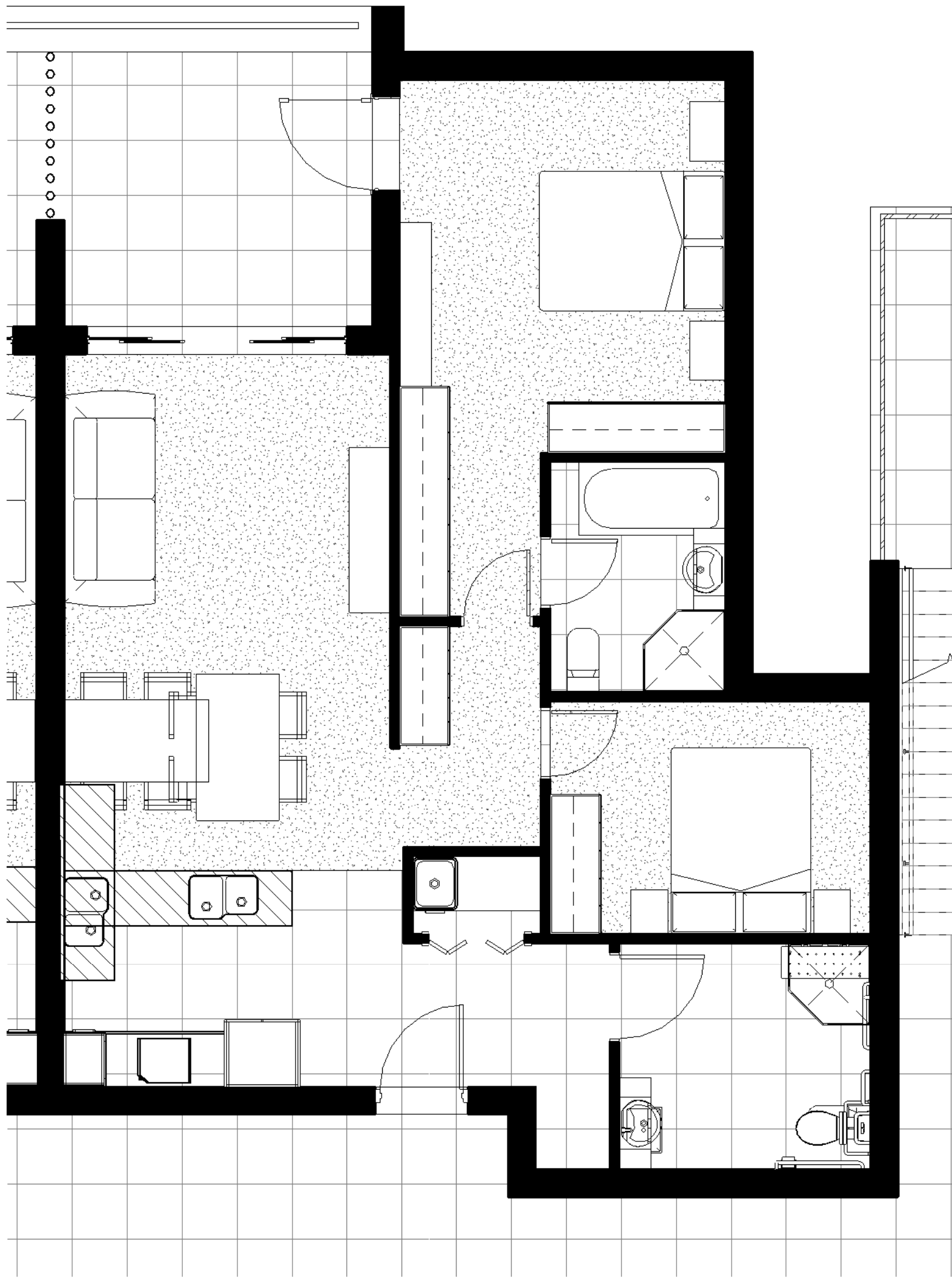
CLIENT
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2 APRIL 2016 040 055 A.C.N. 620 540 055
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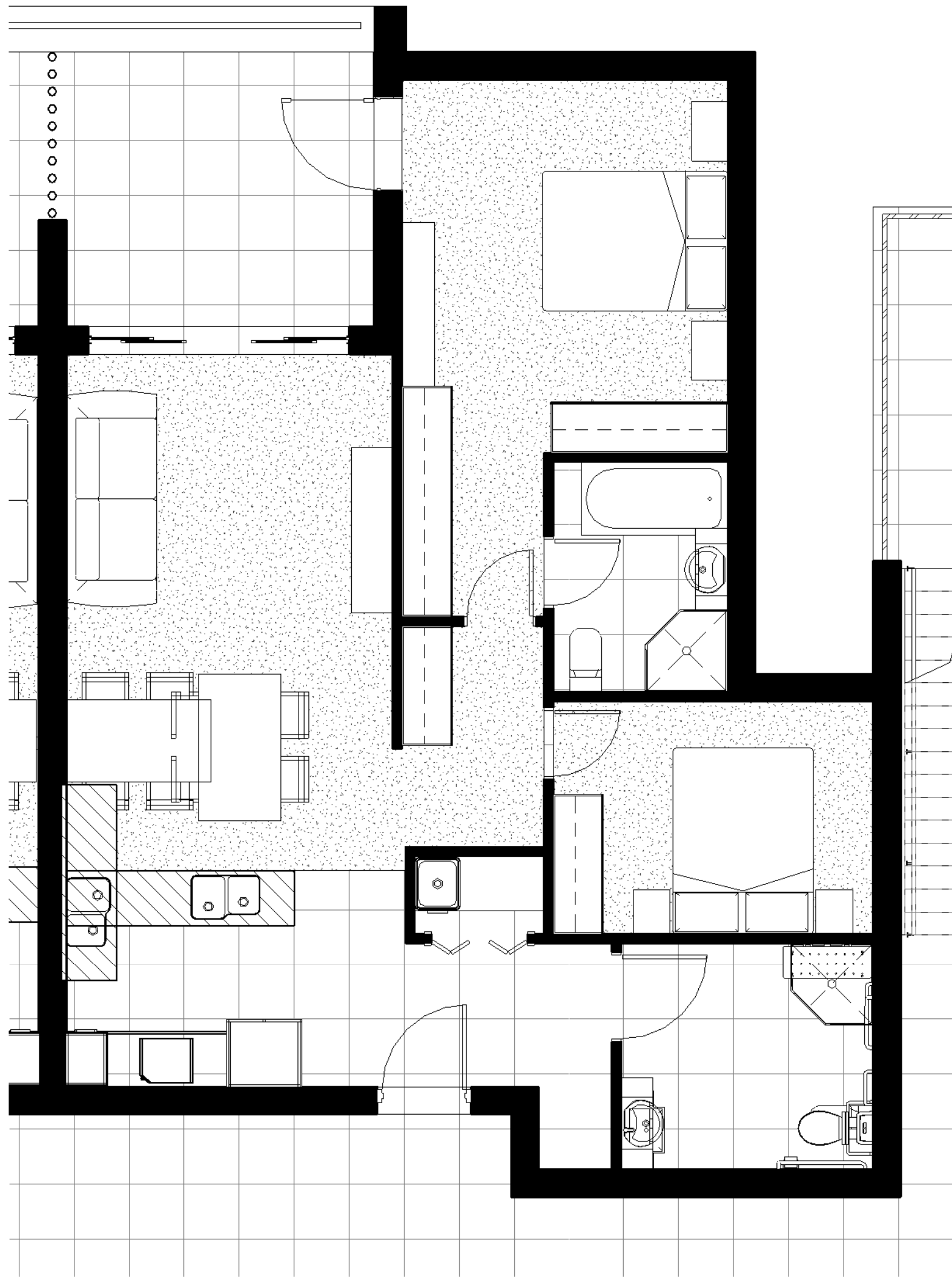
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PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYNAN
AVENUE, EDMONDSON PARK
DRAWING TITLE
ADAPTABLE APARTMENTS
BLDG B & C

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PROJECT NO.
Check author 14-24684
DATE PLOTTED
03/08/16
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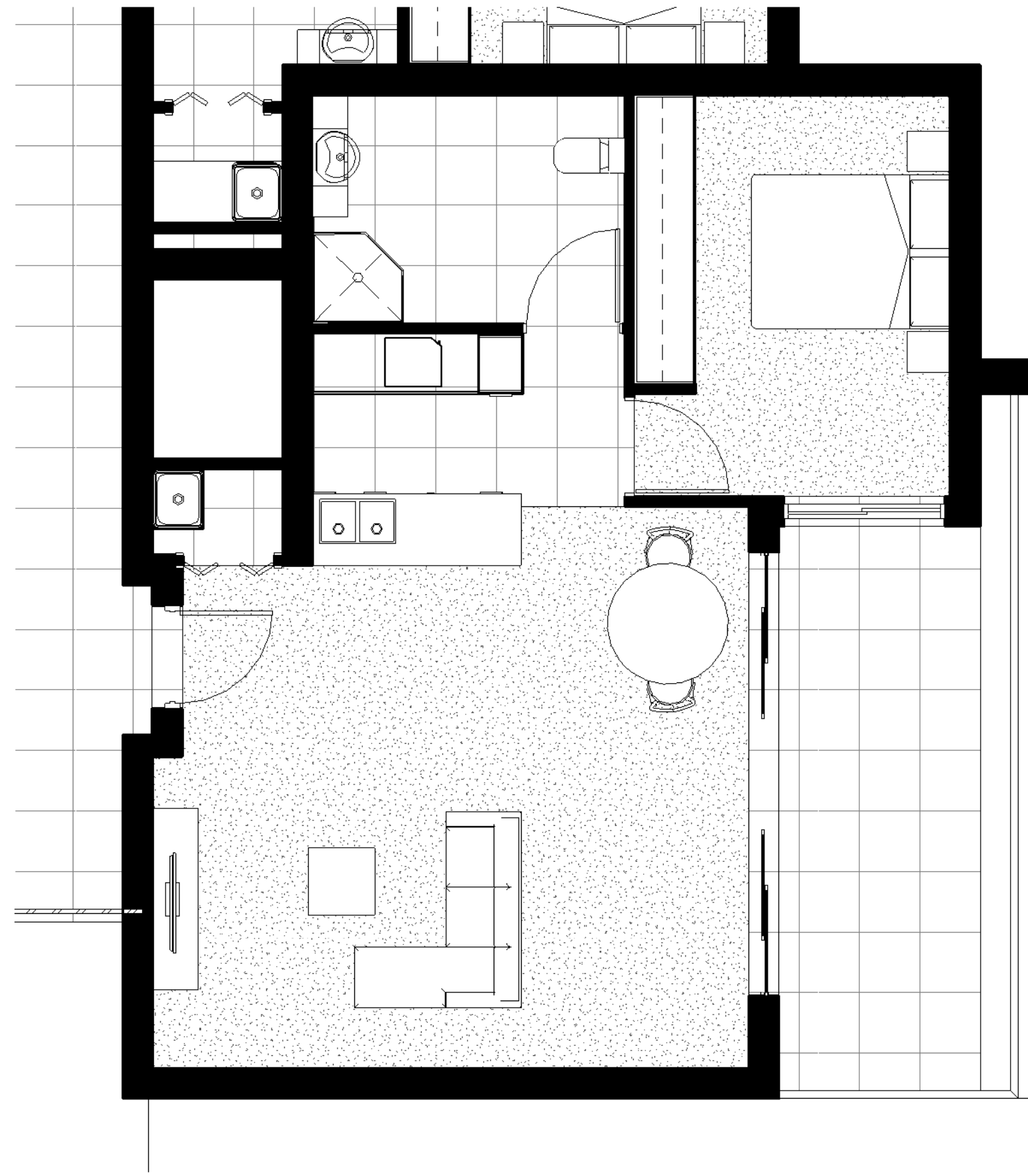
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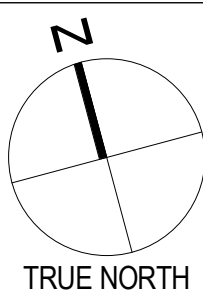
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3 PRE ADAPTION LIVABLE -BUILDING D- APT. No. D07, D17 & D27
1:50

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Date	Description	No.
12/4/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

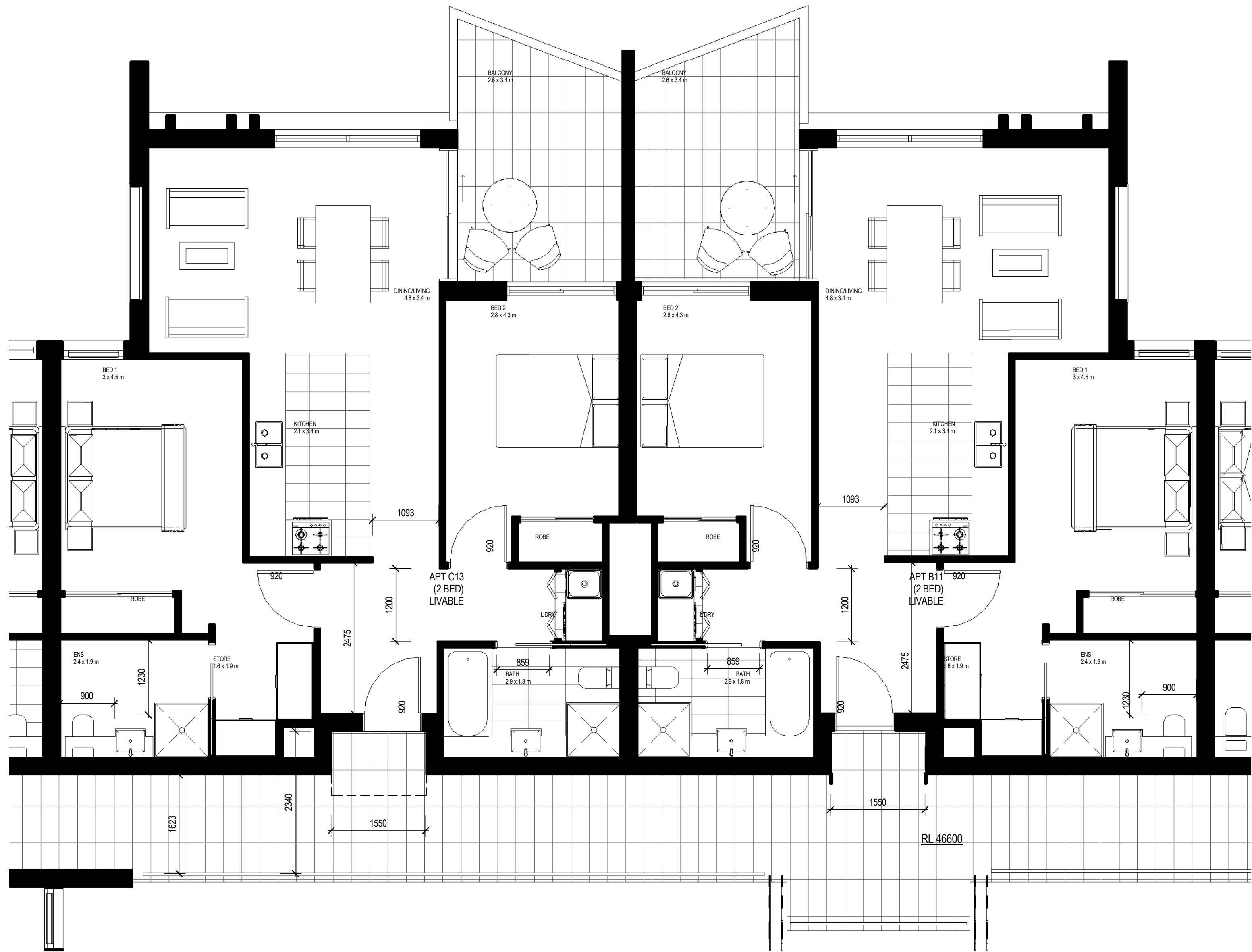
CLIENT
KMT CONSTRUCTIONS Pty Ltd

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
2 APRIL 2016 5:00 PM A.C.N. 000 540 095
402 KENT STREET
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5166
EMAIL: architect@jarkash.com.au

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYNAN
AVENUE, EDMONDSON PARK
DRAWING TITLE
ADAPTABLE APARTMENTS
BUILDING D

CHECKED
JF K.A. PROJECT NO.
14-24684
DATE PLOTTED
07/10/2014 SCALE 80%
1:50
DRAWING No. / Rev.
A-6102 A

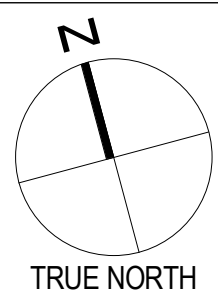
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1 B&C LEVEL 1 Livable Dwellings (Apartment C3,13,23,33,43 & B01,11,21,31)
1 : 50

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Date	Description	No.
12/4/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT	KMT CONSTRUCTIONS Pty Ltd
ARCHITECT	JOSHUA FARKASH & ASSOCIATES PTY. LTD. 2 APRIL 2016 040 005 A.C.N. 000 640 005 402 KENT STREET SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5166 EMAIL: architect@farkash.com.au

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT AT 5-15 RYNAN
AVENUE, EDMONDSON PARK
LIVABLE DWELLINGS

DATE PLOTTED 03/30/16	SCALE 1:50 1:2.38 FOR A3
DRAWING No. / Rev	A-6103 A