

Access Compliance Report to accompany a

Development Application

Development Address: 9-13 Goulburn Street, Warwick Farm

Client: VENTUS Group c/o Urban Link Architects



This report is for a proposed New Building, the development being a building with classification as detailed below;

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)

This report is based on the relevant components of;

- Building Code of Australia (BCA) 2016, Volume Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS4299-1995 Adaptable Housing
- AS1735.12-1999 Lifts Part 12: Facilities for persons with disabilities
- Australian Human Rights Commission's Guidelines on application of APS, Version 2
- State Environmental Planning Policy 65 (SEPP 65) relating to requirements of the provision of Livable Housing Australia's Silver Level Apartments
- Livable Housing Australia's Livable Housing Design Guidelines- Third Edition

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

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of Building Code of Australia 2016, the requirements of SEPP 65 related to Objective 4Q1 - Livable Housing and the essential criteria of AS4299-Adaptable Housing.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Farah Madon'.

Farah Madon

Accredited Access Consultant and Architect

Vista Access Architects Pty. Ltd.

General overview of Project:

This development proposes a New Building with a total of 101 residential units. The project is within Liverpool Council that requires 10% Adaptable units; therefore 11 Adaptable units have been proposed.

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

Relevant dates:

Fee proposal, number FP 6149 dated 14-07-2016. Fee proposal was accepted by Client on 13-09-2016.

Assessed Drawings:

The following drawings by Urban Link Architects have been assessed for compliance.

Drawing no	Date	Issue	Details
DA2100	13-10-2016	A	Basement 02 plan, emailed on 13-10-2016
DA2101	13-10-2016	A	Basement 01 plan, emailed on 13-10-2016
DA2102	18-08-2016	A	Ground floor plan, emailed on 30-09-2016
DA2103 to DA2110	18-08-2016	A	To Levels 1 to Level 8 plans, emailed on 30-09-2016
DA2112	18-08-2016	A	Adaptable units, emailed on 30-09-2016
DA2113	18-08-2016	A	Adaptable units, emailed on 30-09-2016

Document Issue:

Issue	Date	Details
Draft	30-09-2016	Issued for Architect's review
A	13-10-2016	Issued for DA

Limitations and Copyright information:

The assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction. Assessment is based on classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings we assume that the dimensions noted are CLEAR dimensions. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regards to the LHA assessments. However, we are not to be held responsible if another registered LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6

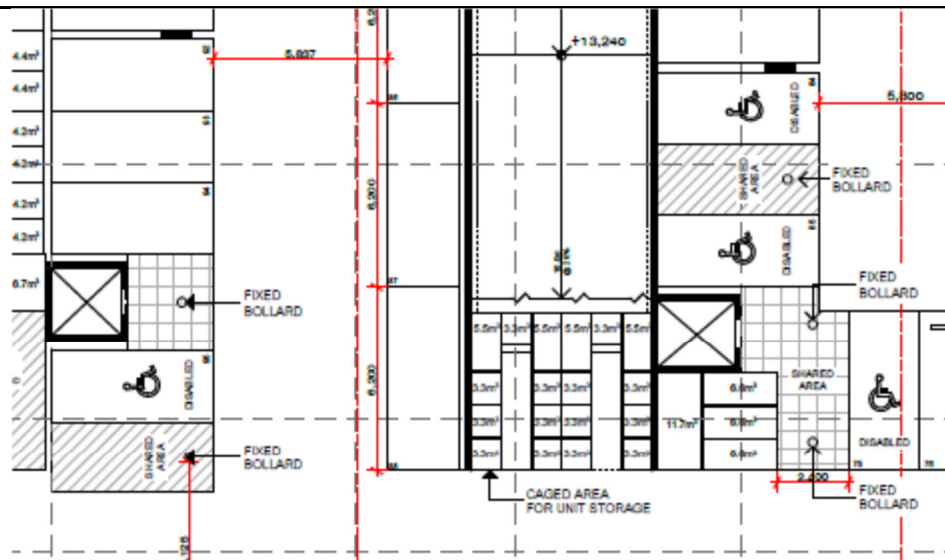
A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

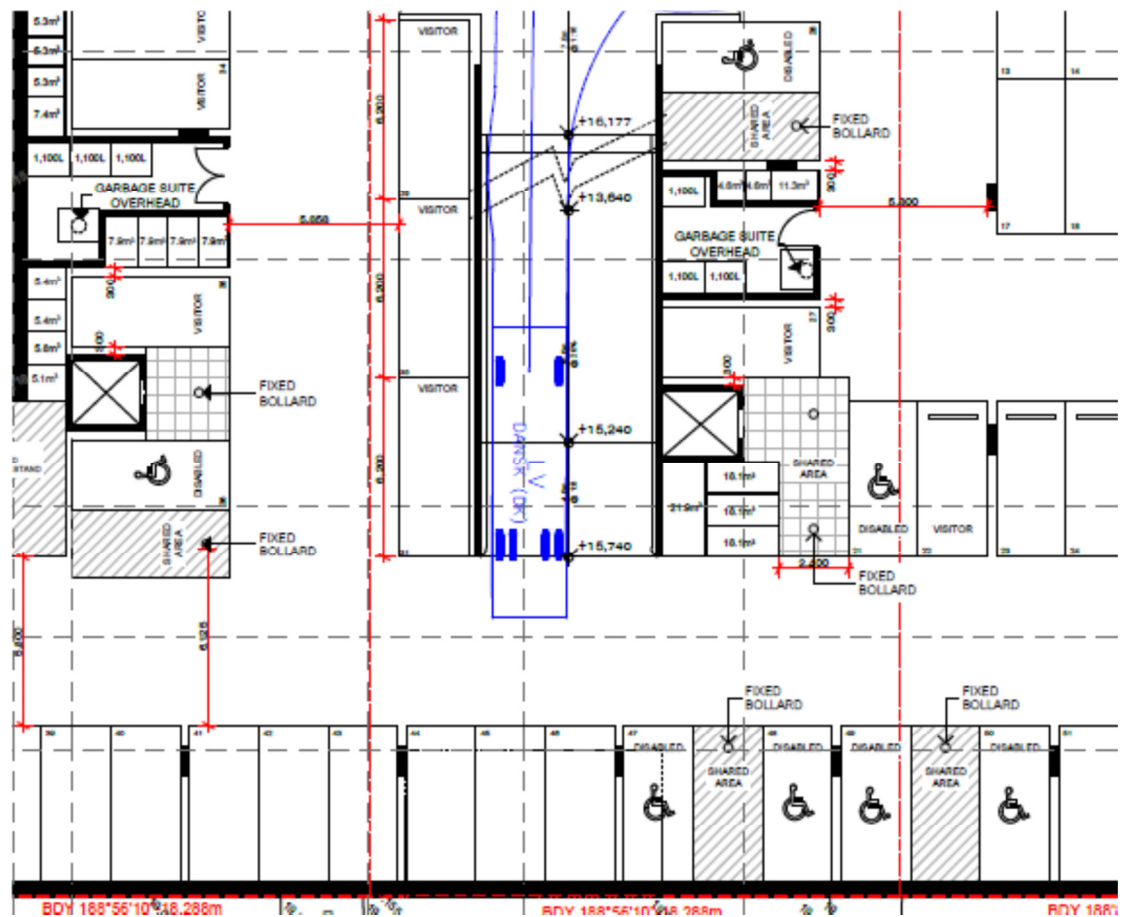
BCA Part D3 Access for People with a Disability	
	BCA D3.1 Requirements for Access SOU refers to a Sole Occupancy Unit
Requirement	Class 2 - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level.
Compliance Comments	Complies. - Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts. - Access has been provided to at least 1 of each common use spaces such as communal garden on Ground floor level. - Access has been provided to common use garbage storage room in Basement and garbage chutes on each floor level. Details to be verified at CC stage of works.
Requirement	Class 7a- Covered car park. - To and within any level containing accessible carparking spaces.
Compliance Comments	Complies. Access has been provided to all levels containing Accessible carparking spaces. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. - Access by means of Wheelchair platform lift has been provided from the main pedestrian entry at the site boundary. - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Accessway is required through: - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies 50% of the pedestrian entries, including the main entry have been designed to be accessible with the non-accessible entry not more than 50M from the accessible entry. Details to be verified at CC stage of works.

Requirement	Where accessible pedestrian entry has Multiple doorways : - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Capable of compliance. In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009. This is achievable and the door selections are to be verified at CC stage of works.
BCA Part D3.3 Parts of buildings required to be accessible	
Requirement	Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with : - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at top and bottom of the ramp and at a maximum of 9M of a flight of ramp). - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - 1M clear width between handrails / kerb / kerbrails. - Slip resistance of ramp and landings comply with BCA Table D2.14
Compliance Comments	N/A No 1:14 ramps have been identified in the development.
Requirement	Step / Kerb ramp if provided is to be compliant with: - AS1428.1-2009. - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	N/A No step / kerb ramps have been identified in the development.
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with: - AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips) - Slip resistance for treads, landings and nosing strips to also comply with BCA Table D2.14
Compliance Comments	Capable of compliance. Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works. Note: In some cases the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.
Requirement	Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009. - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects: - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required. There are to be no vertical handrail sections at landings. Raked sections may be permitted subject to PCA's approval at CC stage. - Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and - Slip resistance to comply with BCA Table D2.14.
Compliance Comments	Capable of compliance. Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.
Compliance Comments	This has been assessed further on in the report in the Lifts section. Refer to Lifts section.

Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800 x 2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
Compliance Comments	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).
Compliance Comments	Complies. Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. A space of 1540mmx2070mm is also provided in front of all passenger lift doors. Details to be verified at CC stage of works.
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance Comments	Capable of compliance if carpets are provided in the common use areas Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.
	BCA Part D3.4 Exemption
Requirement	Access is not required to be provided in the following areas : - where access would be inappropriate because of the use of the area - where area would pose a health and safety risk - any path which exclusively provides access to an exempted area
Compliance Comments	For information only. Areas such as lift machine rooms, fire services room, commercial kitchens and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns. Where a care taker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.
	BCA Part D3.5 Accessible Carparking
Requirement	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing.
Compliance Comments	Complies. Liverpool Council requires provision of 10% Adaptable units in the development. Development has total number of 101 units. 10% of 101 = 11 required Adaptable units. Therefore 11 accessible carparking spaces are required. 11 Accessible car parking spaces have been provided in development. One accessible parking space is required to be allocated to each of the Adaptable units. Detailed features of the accessible/ adaptable parking spaces are to be verified at CC stage of works.

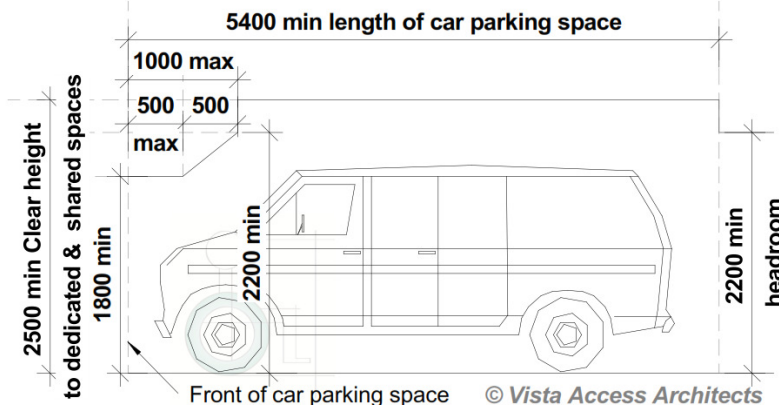


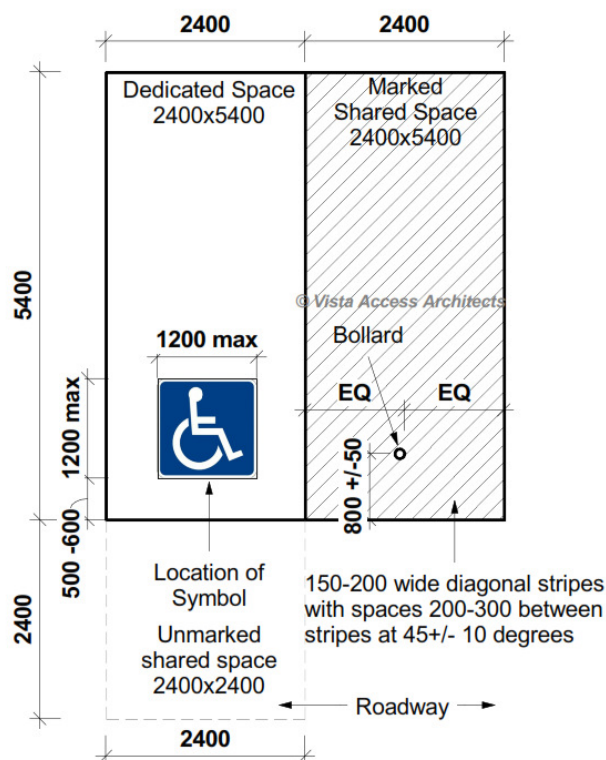
Basement 02 shown above



Basement 01 shown above

Note: All shared zones to be not less than 2.4M in width.

AS2890.6-2009 requirements for parking	
Requirement	- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors - Central Bollard in shared space at 800+/-50mm from entry point - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit) - Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
Compliance Comments	Capable of compliance. Add the above listed requirements to project specifications to ensure compliance. Refer to diagrams below for requirements, especially in regards to head height requirements. Note: The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.  © Vista Access Architects



	BCA Part D3.6 Signage	
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities	
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.	
Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities	
Compliance Comments	N/A No common use / ambulant sanitary facilities have been proposed in the development.	
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation	
Compliance Comments	N/A Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.	
Requirement	 Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either: - the floor level number, - floor level descriptor or - a combination of both Sign must be located on the side that faces a person seeking egress <i>Exit Signage for Level 1 is shown above.</i>	
Compliance Comments	Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.	
Requirement	 Signage is required to a non-accessible pedestrian entrance as per AS1428.1-2009 to direct to the nearest accessible pedestrian entry. <i>Arrow direction on this signage is indicative only and the direction of the arrow will be based on the location of the accessible entry.</i>	
Compliance Comments	Capable of compliance. The stepped entry (without the platform lift will require this signage) Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.	
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility. Directional signage incorporating the international symbol of access as per 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.	
Compliance Comments	N/A	
Requirement	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.	
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.	

	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	TGSIs are required when approaching: - Stairways other than fire-isolated stairways - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	Capable of compliance. TGSIs selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part D3.11 Limitations on Ramps
Requirement	- A series of connecting ramps cannot have a vertical height of 3.6M - A landing for a step ramp cannot overlap a landing for another ramp
Compliance Comments	N/A No ramps have been identified in the development.
	BCA Part D3.12 Glazing on Accessways
Requirement	Glazing requirements: Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance Comments	Capable of compliance Glazing is required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part F Accessible Sanitary Facilities
	BCA F2.4 Accessible sanitary facilities
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1-2009
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.

	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	Class 2 At least 1 when sanitary compartments are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 2 At least 1 when showers are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
	BCA Part E Lift Installations
	BCA E3.2 Stretcher facility in lifts
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
	BCA E3.6 Passenger lift
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. Provide a certificate of compliance from the lift supplier , stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations. Add the above listed requirements to project specifications to ensure compliance.
Requirement	Limitations on use of Stairway platform lifts. They must- - Only serve an area accommodating maximum 100 persons - Not serve high traffic public areas like cinema, auditorium, transport interchange, shopping centre, etc. - Not be used where it is possible to install another type of lift - Not connect more than 2 storeys - Not serve more than 2 consecutive storeys where more than 1 - Not encroach on the minimum required width of the stairway when in folded position - Lift floor dimensions for Stairway platform lift- 810mm wide x 1200mm deep. Limitations on use of Low-rise platform lift - Must not travel more than 1M Limitations on use of Low-rise, low-speed constant pressure lift - If enclosed, must not travel more than 4M - If unenclosed, must not travel more than 2M - Must not be used in high traffic public use areas in buildings such as theatres, cinema, auditorium, transport interchange, shopping complex, etc. Limitations on use of small sized, low-speed automatic lift - Must not travel more than 12M
Compliance Comments	Capable of compliance. To be verified at CC stage of works.

Requirement	Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Lift floor dimensions (excluding stairway platform lift) - Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep - Lifts travelling more than 12M , floor size 1400mm wide x 1600mm deep
Compliance Comments	Capable of compliance Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
Requirement	Minimum Door opening size complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	All lifts with a power operated door are required to have a Passenger protection system complying with AS1735.12.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift landing doors to be provided at upper landing (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift car and landing control buttons to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	To all lifts serving more than 2 levels , audible and visual indication to be provided as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

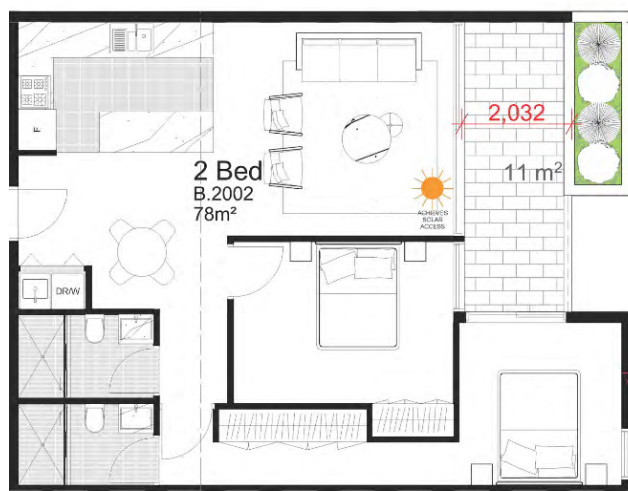
	The following accessibility requirements apply only to: - Common use areas within the residential component (including passageways leading to SOUs)
Requirement	Accessway width requirements - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	Complies. Details to be verified at CC stage of works.
Requirement	Doorway requirements - All doorways in the development in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp as per AS1428.1 - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Door hardware requirements Door hardware including door handles, door closers, snibs in accessible toilets etc. are required to comply with requirements of AS1428.1.
Compliance Comments	Capable of compliance. Door hardware selections generally take place at CC stage of works. Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	Luminance contrast requirements for doorways. All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	Capable of compliance. Painting schedule is generally developed at the CC stage of works. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements. Selection details are to be verified at CC stage of works.
Requirement	Floor or ground surfaces - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	Capable of compliance. Floor surface selections generally take place at CC stage of works. Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	Switches, Controls and Lighting requirements All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	Capable of compliance. Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.

AS4299.1995- Adaptable Housing

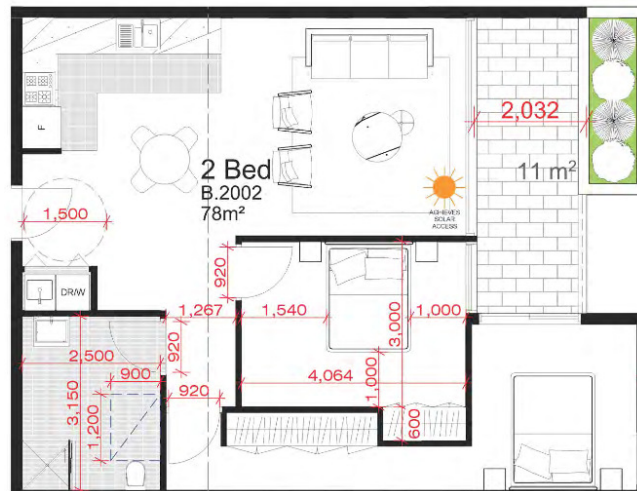
11 Adaptable units are required by the Council's DCP.

The units designated as adaptable are units B.G002, B.1002, B.2002, B.3002, B.4002, B.5002, B.G004, B.2004, B.3004, B.4004 and B.5004.

At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the nominated units can comply with the spatial requirements of AS4299 for Adaptable Housing.



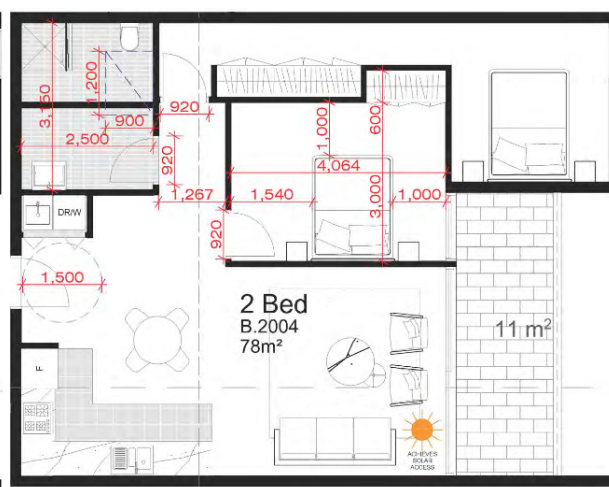
PRE-ADAPTABLE - UNITS B.G002, B.1002, B.2002, B.3002, B.4002, B.5002
1:50



POST - ADAPTABLE - UNITS B.G002, B.1002, B.2002, B.3002, B.4002, B.5002
1:50



PRE-ADAPTABLE - UNITS B.G004, B.2004, B.3004, B.4004, B.5004
1:50



POST ADAPTABLE UNITS - B.G004, B.2004, B.3004, B.4004, B.5004

By incorporating the essential requirements listed below in the Specifications, the nominated Adaptable units can achieve full compliance with Adaptable House Class C

AS4299.1995 - Class C – Essential requirements.

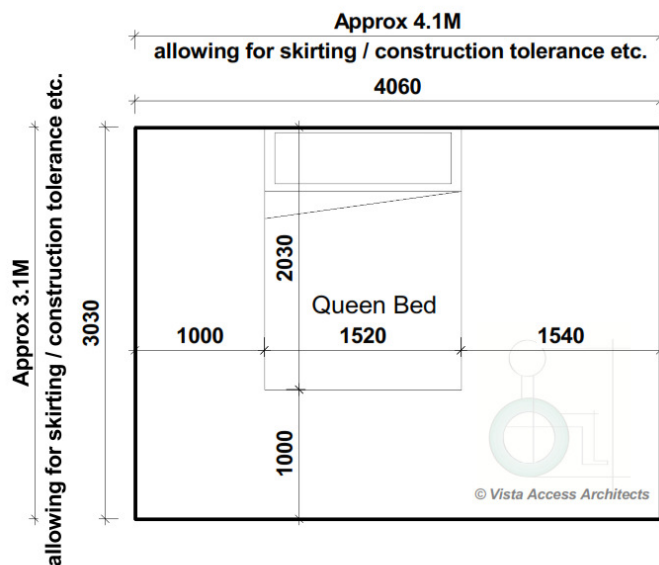
R☑= Required;

C☑ =Capable of compliance at **by adding the requirement to the project specifications** or in some cases capable of compliance at post adaptation stage (where noted in comments).

	Clause no	Requirements as per AS4299	R	C	Comments
		Drawings			
1	2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	☑	☑	
		Siting			

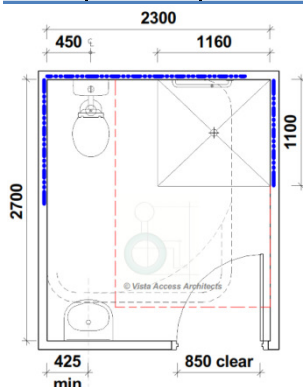
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	☒	☒	Access is provided from street by means of an AS1428.1 compliant ramp / walkway and from accessible parking space by means of a lift.
		Letter boxes			
11	3.8	Letterboxes to be on hard standing area connected to accessible pathway	☒	☒	Capable of compliance. Letterboxes for all Adaptable units to be between 900mm to 1100mm above FFL and min 500mm from any internal corner.
		Parking			
14	3.7.2	Car parking space or garage min. area 6.0Mx 3.8M or a hard surfaced level outside of 5.4Mx3.8M is provided as a sheltered car park or can be provided in the future	☒	☒	Can also be provided as per AS2890.6, which is permissible.
		Accessible Entry			
20	4.3.1	Accessible entry	☒	☒	
22	4.3.2	Accessible entry to be level (i.e. maximum of 1:40 slope)	☒	☒	
23	4.3.2	Threshold to be low-level	☒	☒	
24	4.3.2	Landing to enable wheelchair manoeuvrability 1550mm diameter	☒	☒	
25	4.3.1	Accessible entry door to have 850mm min. clearance	☒	☒	Usually achieved by 920mm door leaf.
27	4.3.4	Door lever handles and hardware to AS1428.1	☒	☒	Add to Specifications.
		Interior: General			
32	4.3.3	Internal doors to have 820mm minimum clearance	☒	☒	Provide an 850mm clear opening door to the adaptable bathroom and 1 main bedroom. Rest to have 820mm clear opening.
33	4.3.7	Internal corridors min. width of 1000mm	☒	☒	
34	4.3.7	Provision for compliance with AS1428.1 for door approaches	☒	☒	Can be compliant post adapt, with easily removable cabinetry.
		Living room and dining room			
36	4.7.1	Circulation space of min. 2250mm diameter.	☒	☒	
38	4.7.4	Telephone adjacent to GPO	☒	☒	Add to Specifications.
41	4.10	Potential illumination level minimum 300 lux	☒	☒	Add to Specifications.
		Kitchen			
42	4.5.2	Minimum width 2.7M, (1550mm clear between benches)	☒	☒	Can be compliant post adaptation.
43	4.5.1	Provision for circulation at doors to comply with AS1428.1	☒	☒	N/A, No door provided to kitchen.
44	4.5.5	Provision for benches to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.	☒	☒	Can be compliant post adaptation.
45	4.5.5	Refrigerator adjacent to work surface	☒	☒	Can be compliant post adaptation.
46	4.5.6	Kitchen sink adjustable to heights from 750mm to 850 mm or replaceable	☒	☒	Can be compliant post adaptation.
47	4.5.6	Kitchen sink bowl maximum 150mm deep	☒	☒	Can be compliant post adaptation.
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	☒	☒	Can be compliant post adaptation.
49	4.5.6 e	Tap set located within 300mm of front of sink	☒	☒	Can be compliant post

					adaptation.
51	4.5.7	Cooktops to include either front or side controls with raised cross bars.	✓	✓	Can be compliant post adaptation.
52	4.5.7	Cooktops to include isolating switch	✓	✓	Can be compliant post adaptation.
53	4.5.7	Work surface minimum 800 mm length, adjacent to cook top at same height	✓	✓	Can be compliant post adaptation.
54	4.5.8	Oven located adjacent to an adjustable height or replaceable work surface. It is recommended that a side door opening wall oven is provided with the clear work surface to be on the opposite side of the hinge.	✓	✓	Can be compliant post adaptation.
59	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	✓	✓	Can be compliant post adaptation.
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	✓	✓	Can be compliant post adaptation.
61	4.5.4	Slip-resistant floor surface	✓	✓	Add to Specifications.
		Main bedroom			



Mirror layout will also comply.

62	4.6.1	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	✓	✓	A space of 1.54Mx2.07M at the base or one side of the bed is considered to be compliant.
		Main Adaptable bathroom			
75	4.4.1	Provision for bathroom area to comply with AS1428.1	✓	✓	A bathroom with minimum space of 2Mx 2.95M or 2.3Mx2.7M or 2.4Mx2.45M is required.

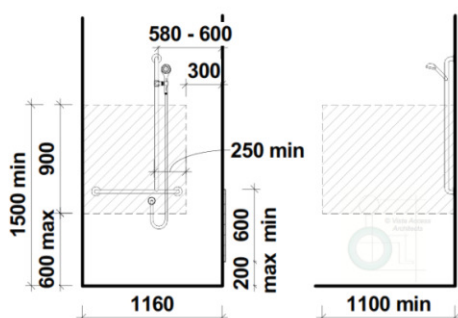


Post Adaptation bathroom layout shown above

Noted dimensions on the above diagrams are approximate and depend on selected features such as size of the basin. Thick blue line indicates the location of wall reinforcements. Red dotted line indicates the shower circulation space. Black dotted line indicates the WC pan circulation space.

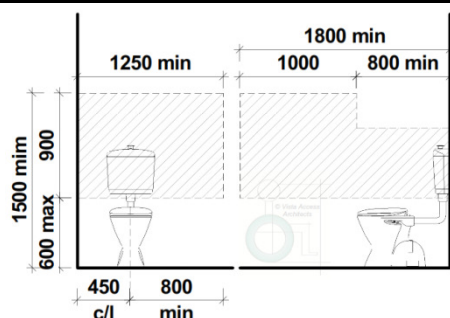
76	4.4.2	Slip-resistant floor surface	✓	✓	Add to Specifications.
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77	4.4.4 f	Shower recess - no hob. Minimum size 1160x1100mm to comply with AS1428.1	✓	✓	Add to Specifications.
78	4.4.4 f	Shower area waterproofed to AS3740 with floor to fall to waste	✓	✓	Add to Specifications.
79	4.4.4 f	Recessed soap holder	✓	✓	If recessed is not provided a heavy duty load bearing soap holder will be required.
80	4.4.4 f	Shower taps positioned for easy reach to access side of shower sliding track.	✓	✓	Add to Specifications.
82	4.4.4 h	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook plumbing and wall-strengthening provision (unless brick walls provided)	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299
83	4.4.4 h	Provision for grabrail in shower to comply with AS1428.1	✓	✓	Add to Specifications.



Reinforcement requirements for the Adaptable unit- Shower (in post adaptive position) showed hatched.
Refer to AS4299 for further details.
Note: Shower seats are not required to be provided in Adaptable units.

83	4.4.4 h	Provision for grabrail in shower to comply with AS1428.1	✓	✓	Add to Specifications.
86	4.4.4 c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Add to Specifications.
88	4.4.4 g	Provision for washbasin with clearances to comply with AS1428.1	✓	✓	Min of 425mm is required from the side wall to the centre line of the basin. Basin is required to be at least 300mm away from door swing.
90	4.4.4 d	Double GPO bedside mirror	✓	✓	Add to Specifications.
		Toilet			
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	✓	✓	Visitable is provided. Accessible can be provided post-adaptation.
93	4.4.1	Provision to comply with AS 1428.1	✓	✓	
94	4.4.3	Location of WC pan at correct distance from fixed walls	✓	✓	450mm – 460mm is required from the side wall to the centre line of the WC pan. Add to Specifications.
95	4.4.4 h	Provision for grabrail zone.	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299 unless brick walls have been provided. Add to Specifications.



Reinforcement requirements for the Adaptable unit- WC pan (in post adaptive position) showed hatched.
Refer to AS4299 for further details.

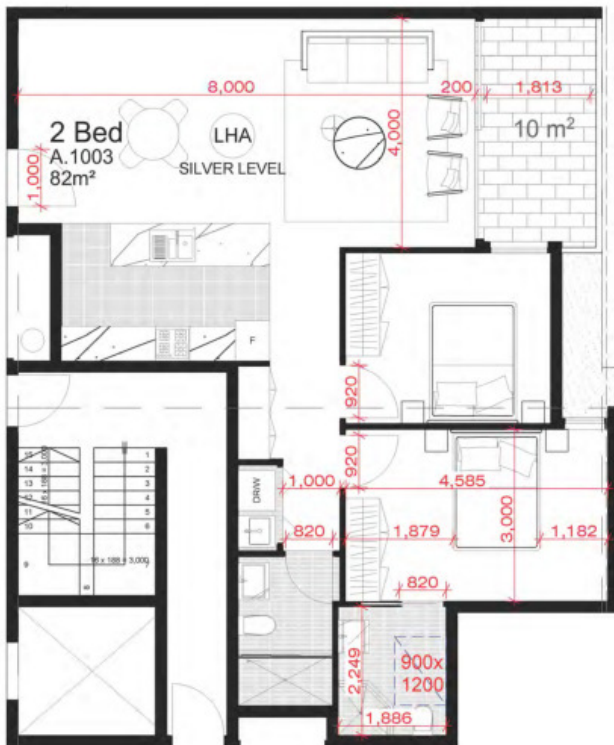
96	4.4.2	Slip-resistant floor surface (vitreous tiles or similar)	☒	☒	Add to Specifications.
		Laundry			
98	4.8	Circulation at doors to comply with AS1428.1	☒	☒	N/A cupboard style laundry is proposed.
99	4.8	Provision for adequate circulation space in front of or besides appliances (minimum 1550mm depth)	☒	☒	Add to Specifications.
100	4.8 e	Provision for automatic washing machine	☒	☒	Add to Specifications.
102	4.8 a	Where clothes line is provided, an accessible path of travel to this	☒	☒	Add to Specifications.
105	4.8 g	Double GPO	☒	☒	Add to Specifications.
108	4.9.1	Slip-resistant floor surface	☒	☒	Add to Specifications.
		Door locks			
110	4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	☒	☒	Add to Specifications.
Requirement		- Where the location of fixtures such as WC pans, wash basins, sinks, laundry fixtures and any other fixtures are to be relocated post-adaptation to comply with AS1428.1, then the service pipes (waste and water supply pipes) have to be laid in the correct AS1428.1 specified position at pre-adaptation itself and the services to be capped off for future use.			
General recommendations (Advisory only / not mandatory)		- It is recommended that where balconies / outdoor areas have been provided to Adaptable units, provide the sliding doors such that the tracks are recessed, so level access can be provided to the balcony / outdoor areas from inside the unit. - If the balcony is to be brought up to the same level as the unit at post-adaptation by means of decking etc. then ensure that the handrail height requirements are complied with, considering the raised height of the balcony level. - Also sliding doors in the living areas leading to outdoor areas are to be such that opening of the door is able to provide a clear opening space of 850mm with a latch side space of 530mm. - Consideration to be given to recess the slab in the wet areas so that there is no level difference once the floor finishes are applied (i.e. flush transition from carpeted area to tiles area).			

SEPP 65 – Part 4Q1

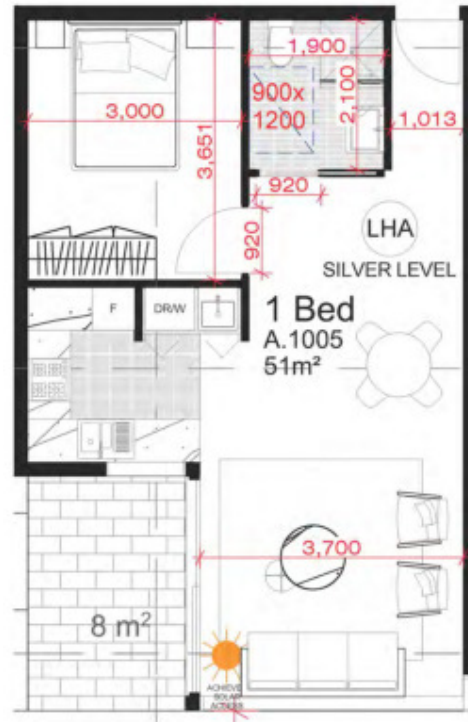
Compliance assessment with Objective 4Q1 that requires 20% of the units to incorporate the features of the **Livable Housing Guidelines Silver level**.

Total number of residential units in the development =
20% of 101 = 21 required Livable units.

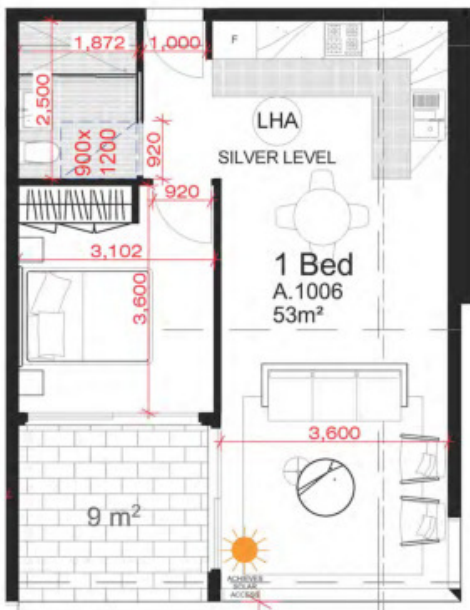
The following 21 units are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.



SILVER COMPLIANCE - UNIT A.1003, A. 2003, A. 3003, A. 4003, A. 5003, A. 6003, A. 7003



COMPLIANCE - UNITS A.1005, A.2005, A.3005, A.4005, A.5005, A.6005, A.7005



SILVER COMPLIANCE - UNITS A.1006, A.2006, A.3006, A.4006, A.5006, A.6006, A.7006

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
1 Dwelling Access	(a) Provide a safe and continuous pathway from: (i) front site boundary or (ii) associated carparking space, if provided, which may include the driveway on the site, to a step-free entrance (not applicable to sites steeper than 1:14)	Complies. Verify at CC
	(b) The path to be 1M clear, step-free, even, firm, slip-resistant with a crossfall of not more than 1:40. Landings of 1.2M to be every 9M for 1:14 and every 15M for 1:20	Complies. Verify at CC
	(c) Step ramp can be provided for max height of 190mm, max grade of 1:10, min width of 1M and max length of 1900mm.	N/A
	Note: Level landings of 1200mm required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 Dwelling entry	(a) Dwelling Entry should provide an entrance door with (i) min clear opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) Sheltered	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door	Complies Verify at CC
	(c) Max permissible threshold is 56mm where provided with a threshold ramp.	N/A
	(d) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 Car parking	(a) Where the parking forms part of the dwelling access, the space to be (i) Min 3.2m wide and 5.4m long (ii) even, firm and a slip resistant surface and (iii) level with 1:40 max gradient (1:33 for bitumen)	N/A
	Note: Does not apply to Class 2 buildings.	
4 Internal doors and corridors	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and bathroom to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC
5 Toilet	(a) Toilet to be provided on the ground or entry level with (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in front of the WC pan exclusive of door swing.	Complies. Verify at CC
	(b) If toilet is located in bathroom, toilet pan should be located in corner of the room to enable installation of grabrails.	Complies. Verify at CC
6 Shower	(a) One bathroom to have a slip resistant hobless (step free) shower. Shower screens are permitted as long as they can be easily removed at a later date.	Capable of compliance. Verify at CC
	(b) Shower to be located in the corner of the room	Complies
7 Reinforcement of toilet & bathroom walls	(a) Bathroom walls shall be constructed of masonry or provided with wall reinforcement to allow the later fixing of grabrails around the shower, bath (if provided) and toilet.	Capable of compliance. Verify at CC
	(b) The fastenings, wall reinforcement and grabrails combined must be	Capable of compliance.

Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

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

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Statement of Experience

Farah Madon

Access Consultant, Architect & LHD Assessor

Director of Vista Access Architects Pty Ltd

- Disability Access Consultant and Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, Membership no 49397
- Registered Assessor of Livable Housing Australia. License no 10032

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch) in 1998
- Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A in 2008
- OHS Construction Induction Training Certificate in 2007
- Successful completion of Reaccreditation written test administered by a RTO on behalf of ACAA in 2012

Farah has 17 years of experience in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and alternative solution assessment for access related issues under the BCA by means of Expert Judgement.

Farah has acted as an expert witness for Access related matters in the Land and Environment Court.

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

- **Member of the Penrith City Council's Access Committee.**
Farah currently serves as a Community representative member on Penrith City Council's Access Committee.
- **Australian Institute of Architects (RAIA) National Access Work Group. (NAWG)**
Farah is a current member of NAWG.
- **Management Committee member of ACAA**
Farah is a National Management Committee member of ACAA and serves as the convener of the ACAA's Access related Practice Notes.
- **Management Committee member of NSW Network of Access Consultants**
Farah currently serves as the Secretary of ACAA's NSW Network of Access Consultants.
- **Member of Livable Housing Australia's Industry Reference Group**



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