

Job No: IAC-613

Wednesday, 19 July 2017

**AUSTCITI DEVELOPMENT PTY LTD
C/- PROJECT TOURISM INTERNATIONAL ARCHITECTURE PTY LTD
LEVEL 10,
263 CLARENCE ST,
SYDNEY NSW 2000**

**REFERENCE: PROPOSED BOARDING HOUSE
77-79 WALDRON RD, CHESTER HILL NSW 2162**

Attention: Mr Peter Israel

Dear Sir,

In accordance with your instructions we have prepared this access report to accompany the Development Application for the proposed boarding house located at 77-79 Waldron Rd, Chester Hill.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 and Australian Standards AS1428.

Once Development Consent has been approved detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be incorporated into the Construction Certificate documentation.

Please feel free to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,

**RICHARD SEIDMAN**

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ACCESS REPORT DEVELOPMENT APPLICATION

PROPOSED BOARDING HOUSE 77-79 WALDRON RD, CHESTER HILL NSW 2162



Prepared by
iAccess Consultants

A division of Seidman & Associates Pty Ltd

ABN 37 002 648 615

19 July 2017
Revision [B]

DOCUMENT CONTROL

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77-79 Waldron Rd
Chester Hill NSW 2162

Document Type: Access Report

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CONTENTS

1. EXECUTIVE SUMMARY	8
1.1. Site Plan	8
1.2. Building Classification	9
1.3. Declaration	9
1.4. NCC Clause D3.4 Exemptions	10
1.5. Performance Solutions Relied Upon	10
1.6. Documents Relied Upon	10
2. STATUTORY FRAMEWORK.....	11
2.1. Disability Discrimination Act 1992	11
2.2. Legislative Framework	11
2.3. Architectural Documentation	12
3. ACCESS REPORT	13
3.1. Paths of Travel, Circulation and Doorways	13
3.1.1. Accessible Path of Travel	13
3.1.2. Grated Drains.....	14
3.1.3. Path of Travel - Internal	15
3.1.4. Doors – Internal & External.....	16
3.1.4.1. Doors – Clear Door Width.....	16
3.1.4.2. Doors – Luminance Contrast	16
3.1.4.3. Doors – Circulation at Doorways	16
3.1.4.4. Doors – Hardware	16
3.1.4.5. Doors – Door Closers	17
3.1.4.6. Doors – Visual Indicators in Glazing	17
3.1.4.7. Letter Boxes	18
3.1.4.8. Doors – Vision Panels in Doors	19
3.2. Switches and Access Control.....	20
3.2.1. Switches to accessible rooms.....	20
3.2.1.1. Switches located in public areas.....	21
3.2.1.2. Switches associated with access control.....	21
3.3. Lighting Levels	22
3.4. Seating and Tables	23
3.5. Floor Finishes.....	25
3.5.1. Slip Resistance	25
3.5.2. Floor Transitions	25
3.6. Fire Stairs	27
3.6.1. Stairs - General.....	27
3.6.2. Fire Stair.....	27
3.7. Signage	28
3.7.1. Directional and Wayfinding	28
3.7.2. Braille Tactile Signage – (Statutory)	29
3.8. Sanitary Facilities	31
3.9. Carparking and Line Marking	34
3.10. Vertical Transport	35
3.11. Accessible Sole Occupancy Units.....	37
4. DISABILITY (ACCESS TO PREMISES) STANDARDS 2010- COMPLIANT REPORT	43

TABLE OF FIGURES

Figure 1 – Site Plan (Source Google Maps).....	9
Figure 3 – Extract from Ground Floor Plan.....	14
Figure 4 – Diag.7 DE-IG02 2013 – example of heel guard grates	15
Figure 5 – Fig.3 Section 6 AS1428.1 2009.....	15
Figure 6 – Fig.5 Section 6 AS1428.1 2009.....	15
Figure 6 – Extract from Ground Floor Plan.....	16
Figure 7 – Fig. 35 Section 13 AS1428.1:2009.....	17
Figure 8 – Diag.4 DE-IG02 2013.....	17
Figure 9 – Fig.37 Section 14 of AS1428.1 2009	21
Figure 10 – photographs (top: large room switches, bottom: door release button).....	21
Figure 11 – Extract from Ground Floor Plan.....	23
Figure 12 – Fig.25 AS1428.2:1992.....	23
Figure 13 – Fig.6 Section 7 AS1428.1 2009	26
Figure 14 – Fig.7 Section 7 AS1428.1 2009	26
Figure 15 – Diag.5A DE-IG02 2013.....	26
Figure 16 – Diag.5B DE-IG02 2013.....	26
Figure 17 – Diag.6A DE-IG02 2013.....	26
Figure 18 – Diag.6B DE-IG02 2013.....	26
Figure 19 – Fig. 28 of AS1428.1:2009.....	27
Figure 20 – Fig.30 Section 25 AS1428.2.....	29
Figure 21 – iAccess technical sheet- accessible door sign.....	29
Figure 22 – Fig.9 Section 8 AS1428.1 2009.....	30
Figure 23 – Figures from http://www.brailletactilesigns.com.au	30
Figure 24 – Extract from Ground Floor Plan.....	31
Figure 25 – Concept sketch indicating layout compliant to the provisions of Clause 15 of AS1428.1:2009 ..	31
Figure 26 – Section 4.4.4 AS1428.2:1992	32
Figure 27 – Fig.44B AS1428.1 2009	33
Figure 28 – Fig.44B AS1428.1 2009	33
Figure 29 – Fig.44B AS1428.1 2009	33
Figure 30 – Fig. 2.7 of Section 2 AS2890.6 2009	34
Figure 31 – Fig. 3.1 of Section 2 AS2890.6 2009	34
Figure 32 – image of non-compliant lift call button installation.....	35
Figure 33 – image of compliant lift call button installation	35
Figure 34 – Fig.A1 AS35.12 1999	36
Figure 35 – Extract from Typical Floor (Level 1)	37
Figure 36 – Extract from Typical Floor (Level 1)	38
Figure 38 – Fig.4.8 AS4299:1995.....	42

ABBREVIATIONS

The following abbreviations are employed in this Checklist:

ACAA	Association of Consultants in Access Australia
AS	Australian Standard
BCA	Building Code of Australia
NCC	National Construction Code
TGSI	Tactile Ground Surface Indicators
USAT	Unisex Accessible Toilet

1. EXECUTIVE SUMMARY

This access report has been prepared to accompany the Development Application submission for the proposed Boarding House at 77-79 Waldron Rd, Chester Hill NSW.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed boarding house development. The key legislative requirements are mainly in relation to the requirements of the NCC Section D, Access and Egress and AS1428.1:2009 Design for access and mobility.

The proposed development includes a ground floor and three levels comprising 52 studio-style rooms. The development will include three accessible rooms, which is a requirement of Table D3.1 of the NCC.

Proposed Works

The scope of the development comprises the following:

Ground Floor:

- 17 carparking spaces, including 1 accessible carparking space
- 8 motorbike parking spaces
- Bicycle parking
- One (1) Unit (building manager)
- Bin room
- Switch Room, Comms. Room and Central Hot Water Plant
- Communal Room with USAT
- Two Retail Tenancies
- Communal Outdoor Area

Levels 1-3:

- A total of 51 Units over three levels (17 units on each level)
- One accessible unit is featured on every level in the same configuration
- Storage and bin chute

Access to all levels of this building is via fire stairs and a lift

1.1. Site Plan

The site is located at 77-79 Waldron Rd, Chester Hill NSW.

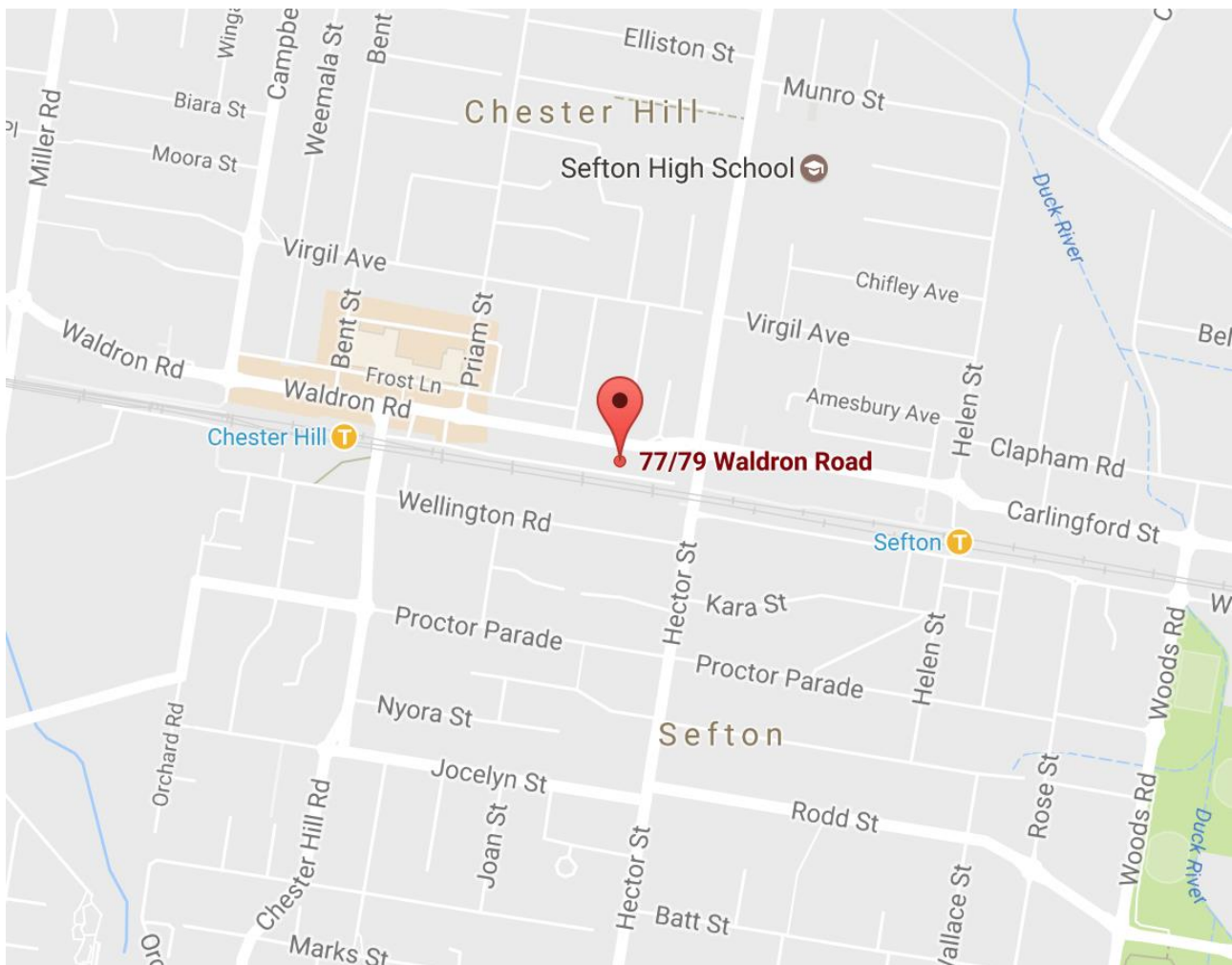


Figure 1 – Site Plan (Source Google Maps)

1.2. Building Classification

The following Access Report has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis when coupled with the technical provisions of the National Construction Code and the provisions of Australian Standards AS1428

Australian Standards provide certainty and direction to address accessibility compliance.

The NCC classification for this Development is:

- NCC Class 3 – a Boarding House
- NCC Class 6 – Retail Tenancies
- NCC Class 7a – A Carpark

1.3. Declaration

The works if constructed in accordance with the detail proposed in these design drawings and this access report will achieve a high level of accessibility.

1.4. NCC Clause D3.4 Exemptions

The work required to be undertaken in service areas are inherently mobile, requiring staff members to undertake carrying and lifting as part of core work practices. The staff-only areas (i.e. manager or the like) are therefore deemed exempt from providing accessibility. Applying the **NCC D3.4 Exemptions** concession the following rooms within this development has been designated as not requiring to be accessible:

- Switch Room
- Comms. Room
- Central Hot Water Plant

1.5. Performance Solutions Relied Upon

This Access Report does not currently rely on any Performance Solution Reports:

1.6. Documents Relied Upon

At the completion of the delivery of this project, the Access Design Statement required for the issue of the Occupation Certificate will be reliant on the following documents:

- Lift certification provided by relevant lift company indicating compliance with the provisions of AS1735.12
- Slip resistance certification issued by the respective floor finishes manufacturers indicating compliance with NCC Table D2.14 and Australian Standard HB198.
- Documentation provided by the sign supplier indicating Braille Tactile signage is compliant with the provisions of NCC Specification D3.6

2. STATUTORY FRAMEWORK

2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

It is unlawful for a person to discriminate against another person on the ground of the other person's disability:

- a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
- b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
- c) in relation to the provision of means of access to such premises; or*
- d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
- e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
- f) by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

2.2. Legislative Framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code (NCC 2016)
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

2.3. Architectural Documentation

The following documents prepared by PTI Group form the basis of this access report:

Dwg No	Title	Revision
DA03	Ground Floor Plan	A
DA04	Typical Floor (Level 1)	A

3. ACCESS REPORT

The following access report has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the National Construction Code of Australia and the provisions of Australian Standards AS1428

Australian Standards provide certainty and direction to address accessibility compliance.

The accessibility requirements to be achieved are been detailed in sub-sections following:

3.1. Paths of Travel, Circulation and Doorways

NCC Reference:	D2.21 Operation of latch
	D3.2 Access to buildings
	D3.3 Parts of buildings to be accessible
Australian Standard Reference:	Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009
	Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009
	AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.1.1. Accessible Path of Travel

A continuous accessible path of travel to accessible facilities has been provided to enable people to *'approach the building from the road boundary'* so that they can *'access work and public spaces, accommodation and facilities for personal hygiene'* in accordance with the requirements of **DP1** of the National Construction Code 2016.

The site fronts Waldron Rd.

Pedestrian accessible access is provided from Waldron Rd.

Vehicular access is also from Waldron Rd.



3.1.2. Grated Drains

Any grated drains located within the paths of travel within the parking level will need to be fitted with compliant heel guard grates (Clause 7.5).

7.5 Grates

Grates shall comply with the following:

- (a) *Circular openings shall be not greater than 13 mm in diameter.*

(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

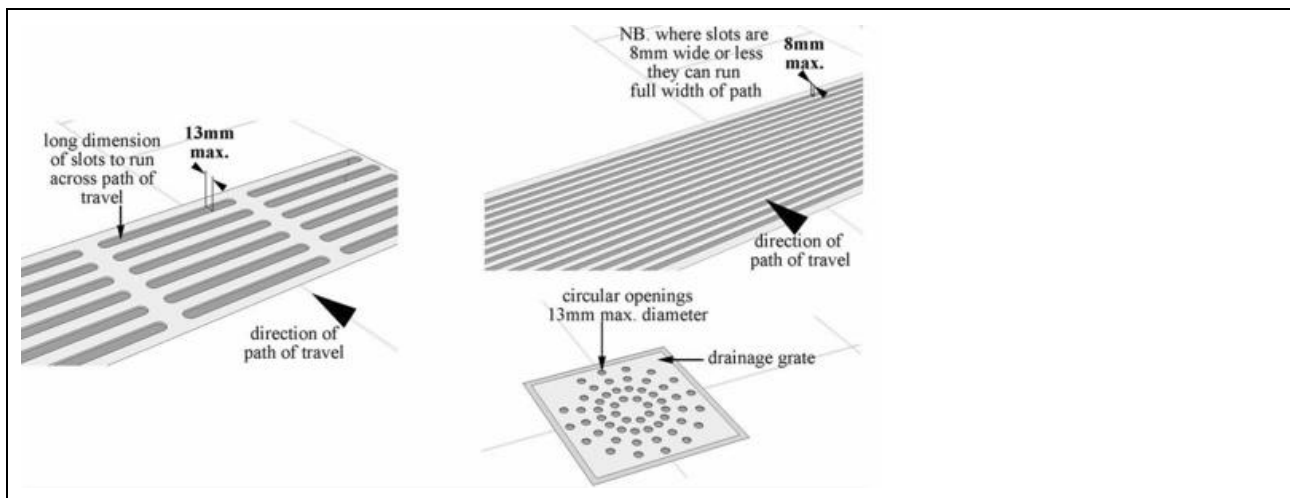


Figure 3 – Diag.7 DE-IG02 2013 – example of heel guard grates

3.1.3. Path of Travel - Internal

The building design requires locations where a wheelchair can make a 180deg turn (1540 x 2070mm) at corridor ends in accordance with the provisions of fig. 5, clause 6 of AS1428.1 2009 as well as 1240mm clearance in corridors outside office doors to comply with latch-side clearance requirements.

A 1500x1500 circulation zone will need to be provided where the path of travel changes direction.

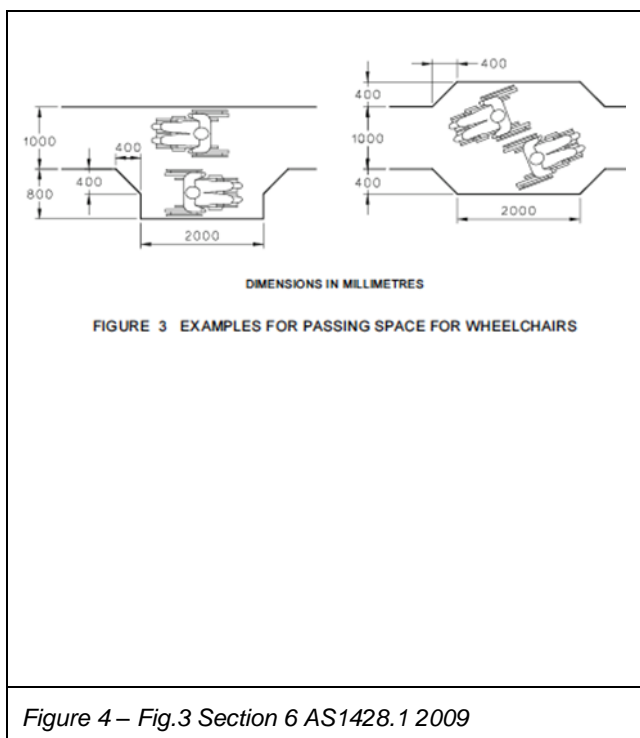


Figure 4 – Fig.3 Section 6 AS1428.1 2009

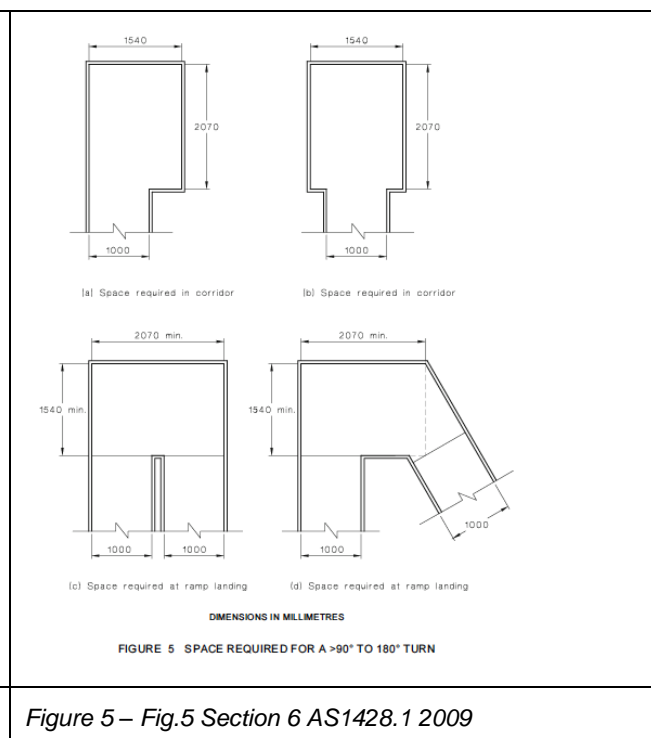


Figure 5 – Fig.5 Section 6 AS1428.1 2009

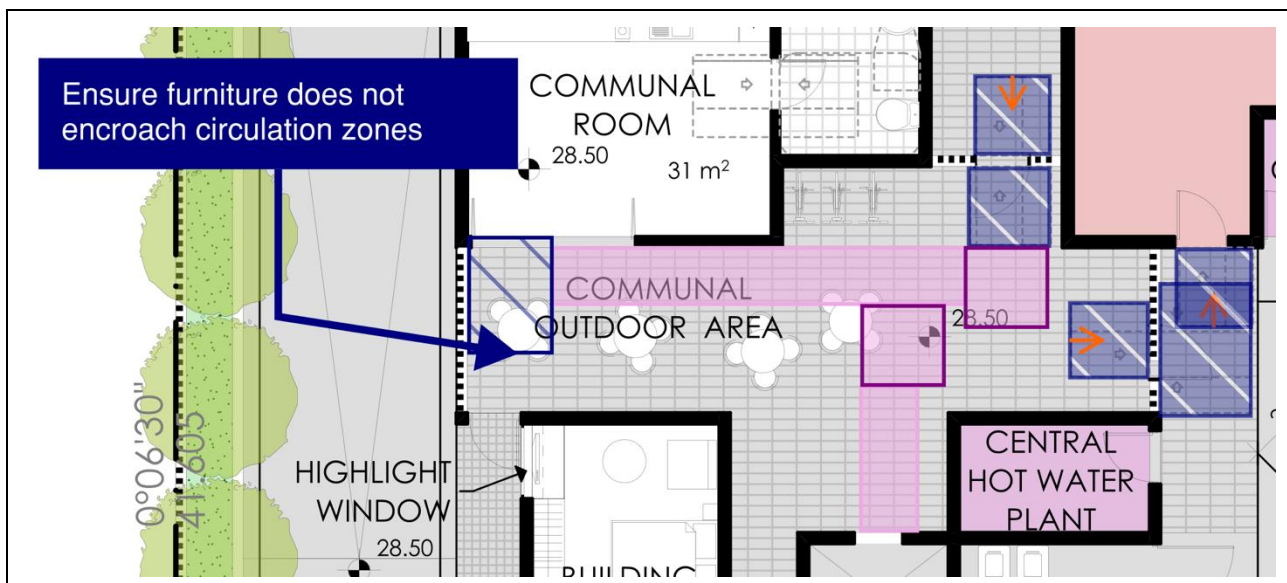


Figure 6 – Extract from Ground Floor Plan

3.1.4. Doors – Internal & External

3.1.4.1. Doors – Clear Door Width

The minimum clear width of doorways to rooms required to be accessible is to be not less than 850mm clear.

3.1.4.2. Doors – Luminance Contrast

The luminance contrast provisions of Clause 13.1 of AS1428.1:2009 will need to be addressed as part of the Construction Certificate Documentation prepared for this project.

The following extract from the Standard indicates the luminance contrast requirements to be achieved:

All doorways shall have a minimum luminance contrast of 30% provided between—

- (a) door leaf and door jamb;
- (b) door leaf and adjacent wall;
- (c) architrave and wall;
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50 mm.

3.1.4.3. Doors – Circulation at Doorways

The circulation associated with all doorways will need to comply with the provisions of Clause 13.3 of AS1428.1:2009. The design complies with doorway clearance requirements.

3.1.4.4. Doors – Hardware

The Australian Standard requires that door hardware is generally located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:20096.

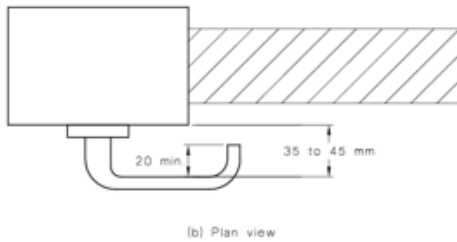


FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

Figure 7 – Fig. 35 Section 13 AS1428.1:2009

3.1.4.5. Doors – Door Closers

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

3.1.4.6. Doors – Visual Indicators in Glazing

Where full height glazing is proposed then visual indicators will need to be fixed to the glazing in accordance with Clause 6.6 of AS1428.1:2009.

6.6 Visual indicators on glazing

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

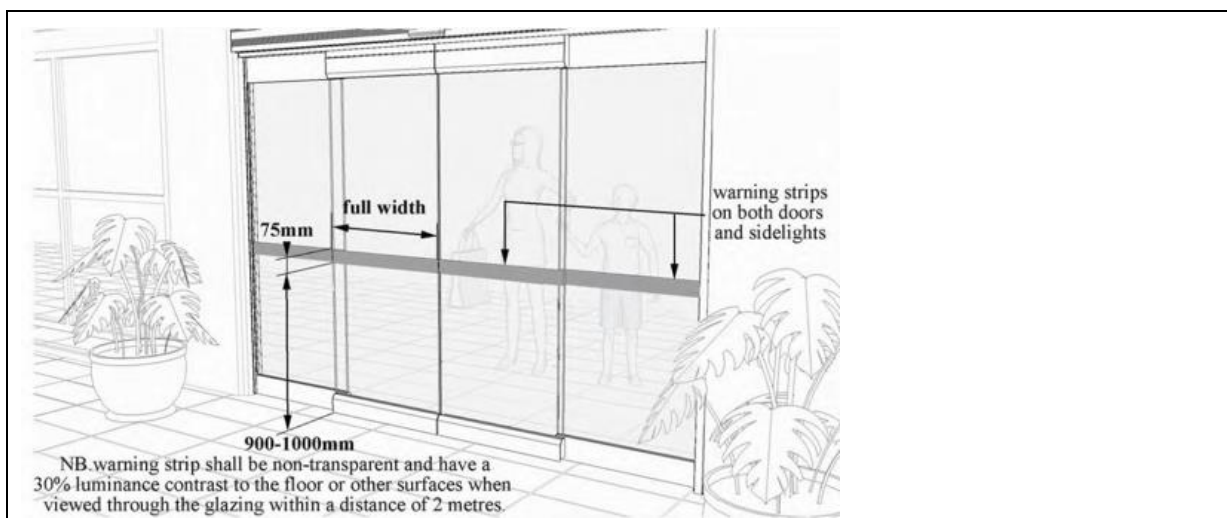


Figure 8 – Diag.4 DE-IG02 2013

The following are some examples of the application of Visual Indicators on glazing.



3.1.4.7. Letter Boxes

Presently, there are no letterboxes detailed in the plans, however if letterboxes are provided, they will need to be located in a position that is clear of obstacles and on a flat surface, i.e. not above a ramp.

The detailing of the letterboxes will need to comply with the rules of Australia Post and AS4253:1994 – Mailboxes.

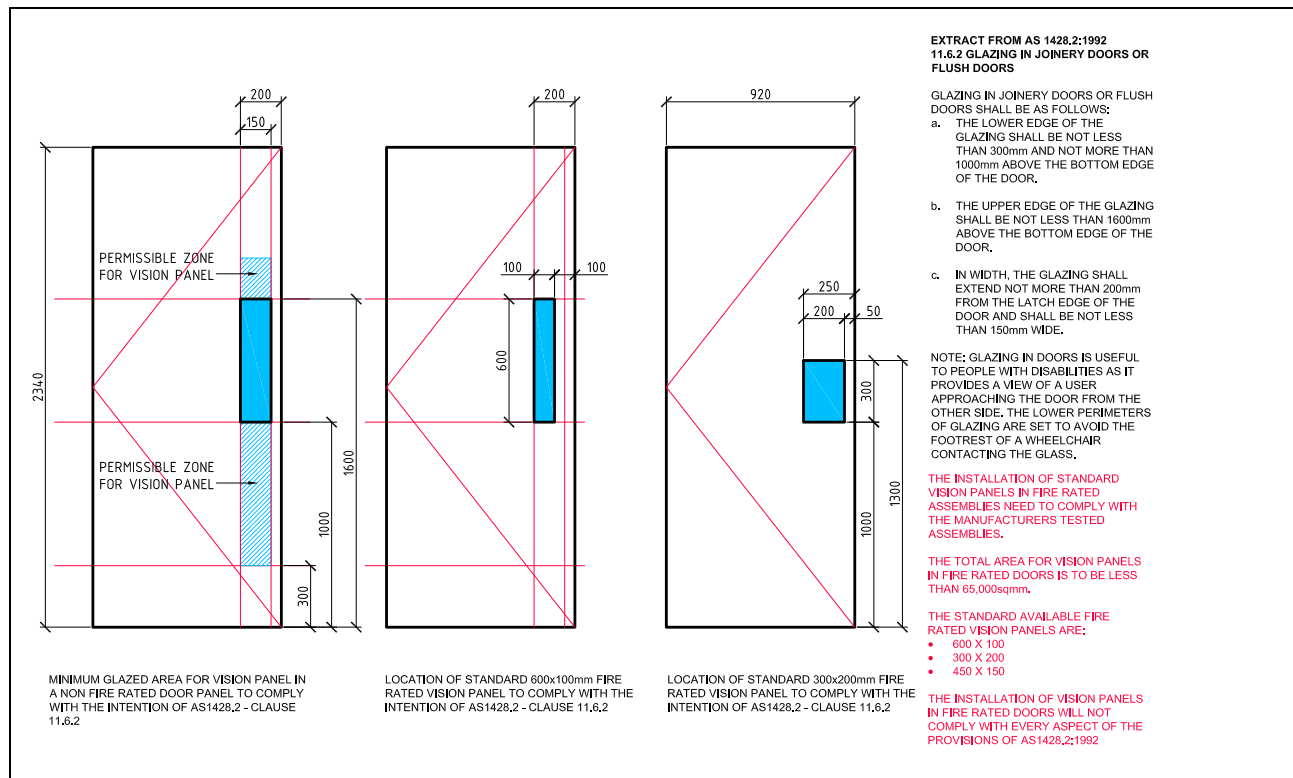
Mailboxes should be positioned so that the aperture is between 900 mm and 1200 mm above ground level and conveniently located so that the delivery officer does not have to dismount from a bicycle or motorcycle to insert mail.

Groups of mailboxes for flats or apartments may be positioned at right angles to the footpath or roadway and parallel to the driveway with apertures located within the height range of 600 to 1600 mm. Mailboxes positioned in this way should commence as close to the footpath boundary as practicable, and provide adequate room for the delivery officer to park a bicycle or motorcycle and place mail in the boxes safely.

Details of the mailboxes will need to be provided. Specific reference is directed to mounting position of mailboxes above the floor.

3.1.4.8. Doors – Vision Panels in Doors

The detailing of door with glazing will need to satisfy the following:



3.2. Switches and Access Control

NCC Reference:	D3.2 Access to buildings D3.3 Parts of buildings to be accessible
Australian Standard Reference:	Clause 14 (Switches and General Purpose Outlets) of AS1428.1 2009

3.2.1. Switches to accessible rooms

Switches in all rooms where there is the individual control of lighting will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner. The various switches provided within the accessible room will need to satisfy this requirement.

In the absence of information within AS1428 concerning the placement and number of GPOs and other switches within the accessible room reference is made to information provided in ASA4299 for guidance.

Bathroom – A double GPO located adjacent to the vanity unit. A light should be located adjacent to the mirror

Bedroom Power outlets – A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1.

Bedroom Light switches – Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1.

Bedroom Telephone – A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.

Bedroom Television outlet – A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.

Living room Power outlets – A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1.

NOTE: Power outlets are relevant for maximizing potential layouts of television sets, etc. which are important to those people with disabilities who may be shut in.

Living room Telephone – A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

Living room Television outlets – Two television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs.

Light switches shall be located at a height not less than 900 mm nor more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.

NOTE: Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.

Power outlets – Except as elsewhere described, GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners.

3.2.1.1. Switches located in public areas

Switch associated with the public accessible WC facilities are to be sensor type or large form rocker type. (35mm x 35mm plate).

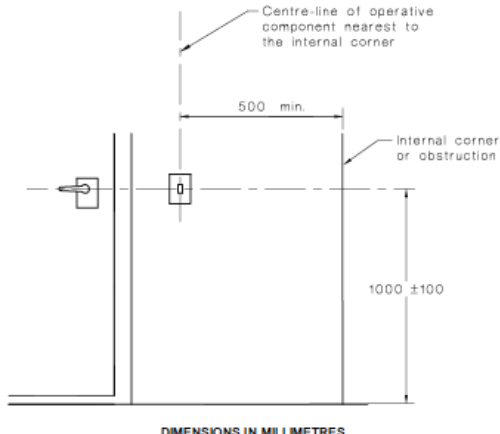

3.2.1.2. Switches associated with access control

Where push button switches are located associated with the security system of the entry doors then the push button will need to be the mushroom type.

Details of the security access intercom locations and design have yet to be finalised.

The position of the access control on the public side of the door will need to be installed in accordance with the manufacturer's instructions however the console is not to be installed closer than 500mm from any internal corner.

The door release button within the lobby is to be mounted between 900-1100mm AFFL and not closer than 500mm of an internal corner.

 <p>FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES</p>	
<p>Figure 9 – Fig.37 Section 14 of AS1428.1 2009</p>	<p>Figure 10 – photographs (top: large room switches, bottom: door release button)</p>

3.3. Lighting Levels

NCC Reference: Table D2.14
 Australian Standard Reference: Clause 19 of AS1428.2:1992
 Appendix D of AS1680.2.1:2008

It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

In addition to the minimum lighting levels identified at Clause 19 of AS1428.2:1992 the provisions of Table D1 of AS168.2.1:2008 which nominates interior light levels to be achieved must be considered.

The following table schedules the lighting levels nominated within the Australian Standards for accessibility:

LOCATION	CLAUSE 19 AS1428.2:1992	APPENDIX D AS1680.2.1:2008
Entrances, passages & walkways	150lx	160lx
Corridors Passageways	-	40lx
Stairs	150lx	80lx
Ramps	150lx	40lx
Toilets	200lx	
Counter tops	250lx	320lx
General displays	200-300lx	

The electrical documentation will need to indicate compliance with these minimum lighting levels.

3.4. Seating and Tables

NCC Reference: D3.3 Parts of buildings to be accessible
 Australian Standard Reference: 24 (Furniture and Fitments) of AS1428.2 1992

The kitchen counter within the Communal Room needs to incorporate a section of the counter suitable for wheelchair users. The detailing will need to comply with Clause 24 – Furniture and Fitments of AS1428.2.

Furniture layout plans will need to be provided to ensure accessibility is provided.

Note: the furniture should not be not built in to allow for accommodation of different seating opportunities and spatial allowances for any users who may require enhanced circulation space.

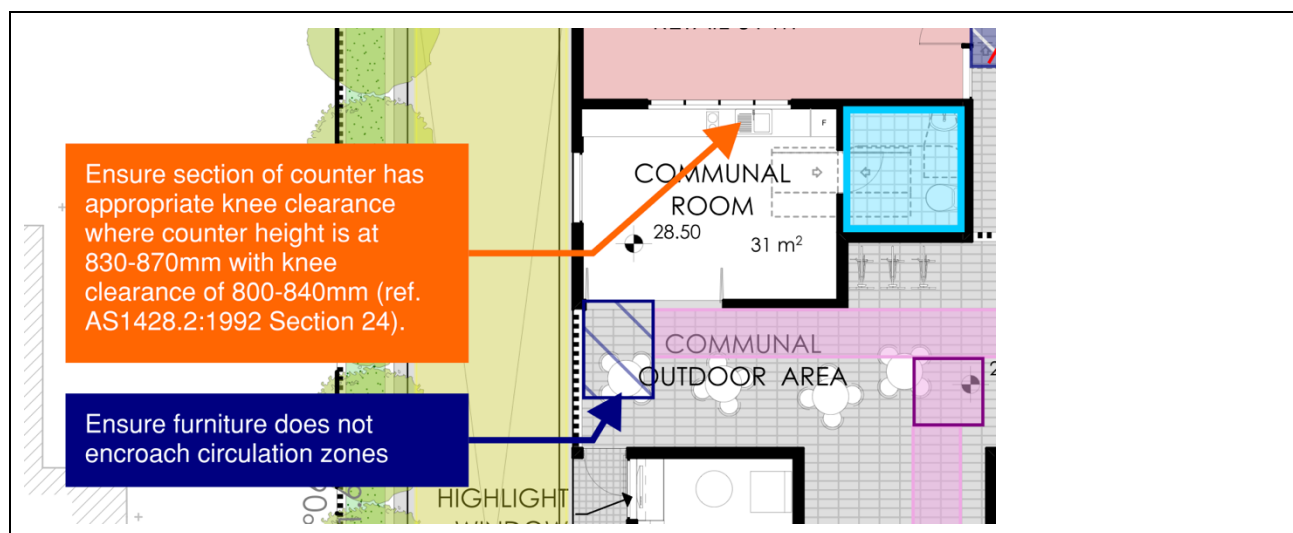


Figure 11 – Extract from Ground Floor Plan

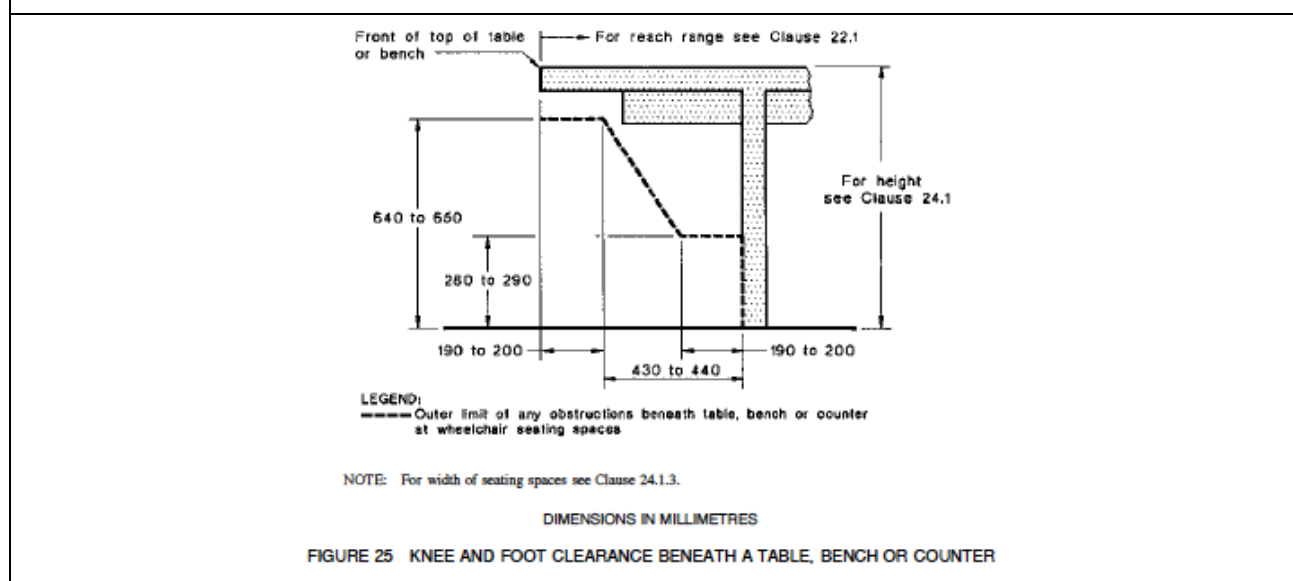


Figure 12 – Fig.25 AS1428.2:1992

All counter tops, within the kitchens and kitchenettes where a single worktop is provided should have a height from the finished floor level of 850 ± 20 mm.

The height of clearance beneath the unit from the finished floor should be 820 ± 20 mm.

Where there are two tables/counters provided, the following dimensions apply:

- (a) *Height from the finished floor to the top of the unit:*
 - (i) 1st unit: 750 ± 20 mm.
 - (ii) 2nd unit: 850 ± 20 mm.
- (b) *Height of clearance beneath unit, from the finished floor:*
 - (i) 1st unit: 730 ± 20 mm.
 - (ii) 2nd unit: 820 ± 20 mm.

3.5. Floor Finishes

NCC Reference: Table D2.14

Australian Standard Reference: Clause 7 (Floor or Ground Surfaces on Continuous Accessible Paths of Travel and Circulation Spaces) of AS1428.1:2009
HB198:2014 (slip resistance)

3.5.1. Slip Resistance

The slip resistance of internal and external floor finishes will need to satisfy the slip resistance requirements of Table 3B of HB198:2014. Specific attention is directed to the slip resistance requirements to be satisfied of the forecourt, which is considered a Transition Area.

Floor finish types have not been specified. The following table is a summary from Table 3B of HB198 2014:

LOCATION	FINISH TYPE	SLIP RESISTANCE
• Under cover parking	Type to be advised	P3/R10
• Ground Floor Foyer	Type to be advised	P3/R10
• Transition Areas	Type to be advised	P2/R9
• WC facilities/ wet areas	Type to be advised	P3/R10
• Toilets	Type to be advised	P2/A
• Offices	Type to be advised	P1/R1
• Staff room	Type to be advised	R9
• Tread or landing	Type to be advised	Dry P3/R10 – Wet P4/R11

3.5.2. Floor Transitions

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1:2009.

Detail of floor tiles have yet to be provided. Specific attention is directed to the nonslip provisions of the floor tiles.

In addition, it will be necessary to detail the junctions between differing materials in accordance with the provisions of AS 1428.1.

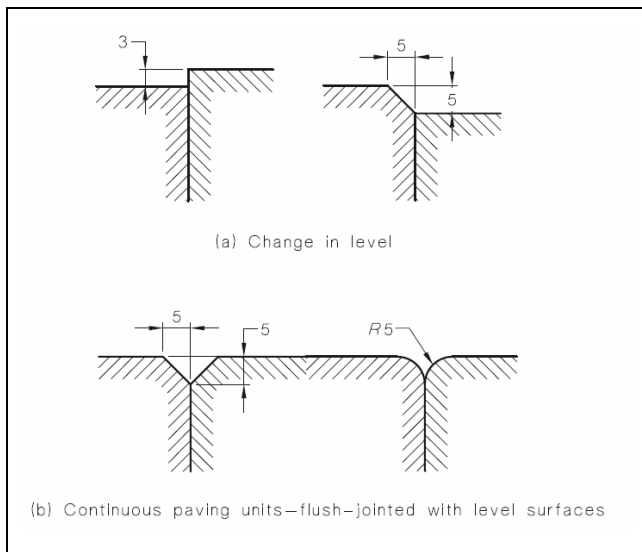


Figure 13 – Fig.6 Section 7 AS1428.1 2009

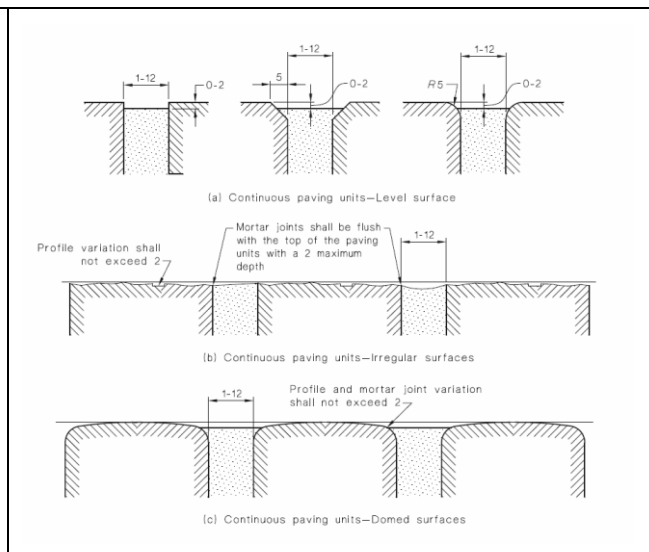


Figure 14 – Fig.7 Section 7 AS1428.1 2009

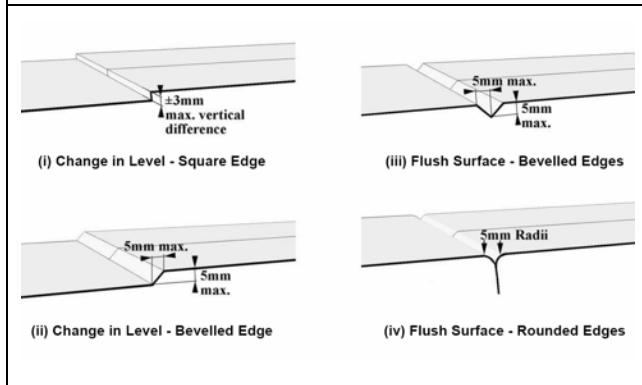


Figure 15 –Diag.5A DE-IG02 2013

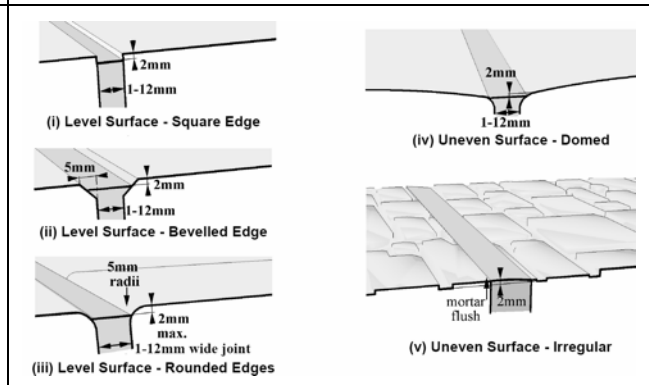


Figure 16 –Diag.5B DE-IG02 2013

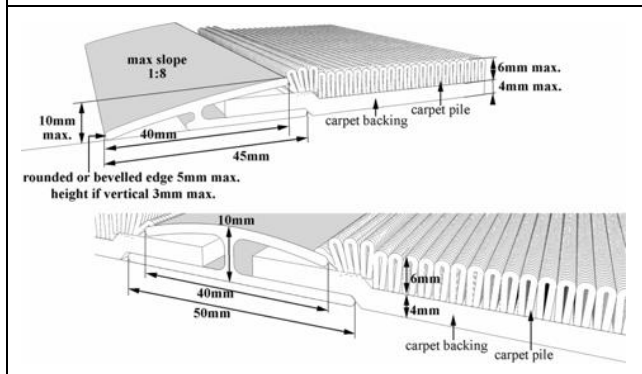


Figure 17 –Diag.6A DE-IG02 2013

The pile height of the carpet will need to comply with the provisions of both the NCC and AS1428.1:2009. To achieve compliance, the carpet will need to be direct stuck to the floor substrata without the use of underlay.

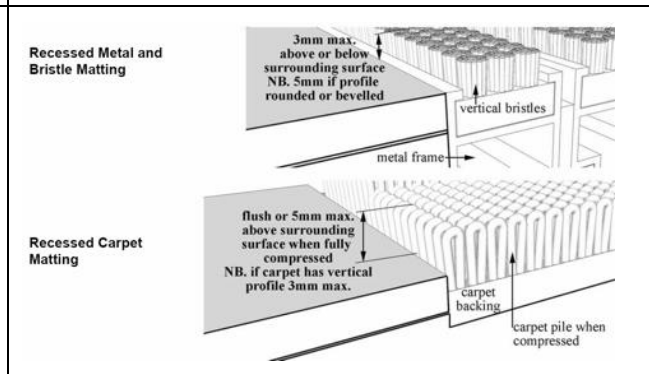


Figure 18 –Diag.6B DE-IG02 2013

Any recessed mat wells associated with the foyer areas will need to satisfy the requirements of Clause 7.4.2 of AS1428.1:2009 as far as the abutment of finishes.

3.6. Fire Stairs

NCC Reference:	Table D2.14 Slip Resistance Classification
	D3.3 Parts of buildings to be accessible
	(a)(ii) for a stairway
	D3.8 Tactile Indicators
Australian Standard Reference:	Clause 11 Stairways AS1428.1:2009

3.6.1. Stairs - General

A single fire stair is provided for this development. This fire stair is services all levels of the development.

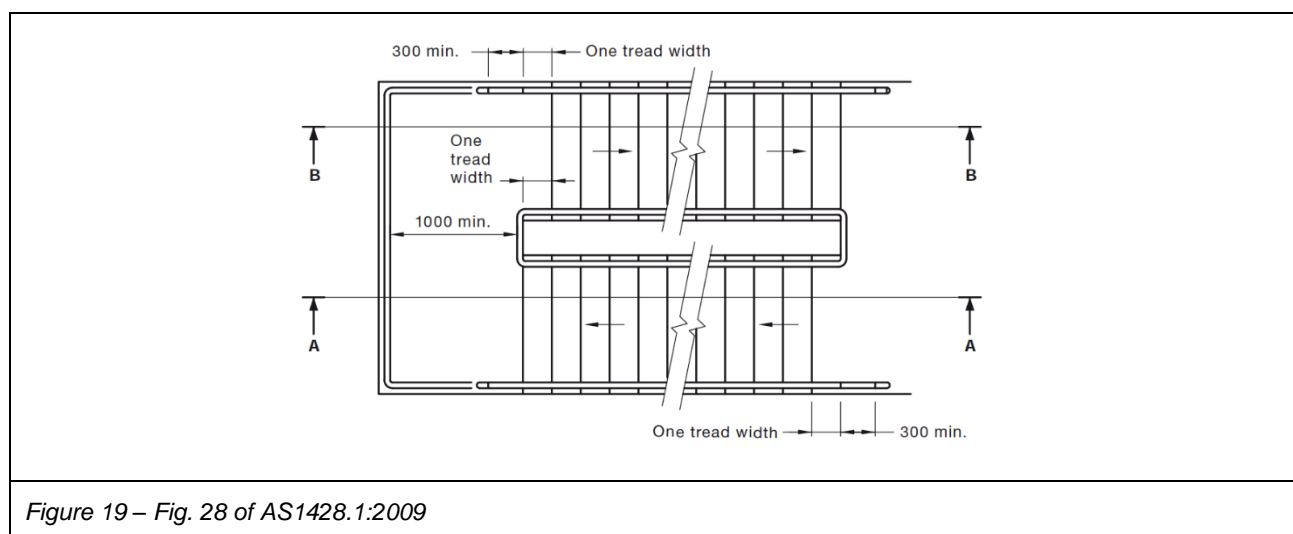
3.6.2. Fire Stair

The detailing of these stairs will need to satisfy the requirements of Clauses 11.1 (f) & (g) of AS1428.1:2009.

Specific attention is directed to the following:

- f) *At the nosing, each tread shall have a strip not less than 50 mm and not more than 75 mm deep across the full width of the path of travel. The strip may be set back a maximum of 15 mm from the front of the nosing. The strip shall have a minimum luminance contrast of 30% to the background. Where the luminous contrasting strip is affixed to the surface of the tread, any change in level shall comply with Clause 7.2 and Clause 7.3.*
- g) *Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm*

The detailing of the handrail provided within the fire stairs will need to satisfy the provisions of Clause 11.2(c) which requires that there be no vertical sections in the handrail design and that the handrail follow the angle of the stairway nosing. The details of the handrail design will need to be provided as part of the Construction Certificate documentation.



Appropriate exit Braille Tactile Signage is required. Refer to Section 3.7 'Signage', below.

3.7. Signage

NCC Reference:	D2.23 Signs on Doors D3.2 Access to buildings D3.3 Parts of buildings to be accessible D3.6 Signage E4.5 Exit Signs
Australian Standards Reference:	Clause 8 Signage of AS1428.1 2009

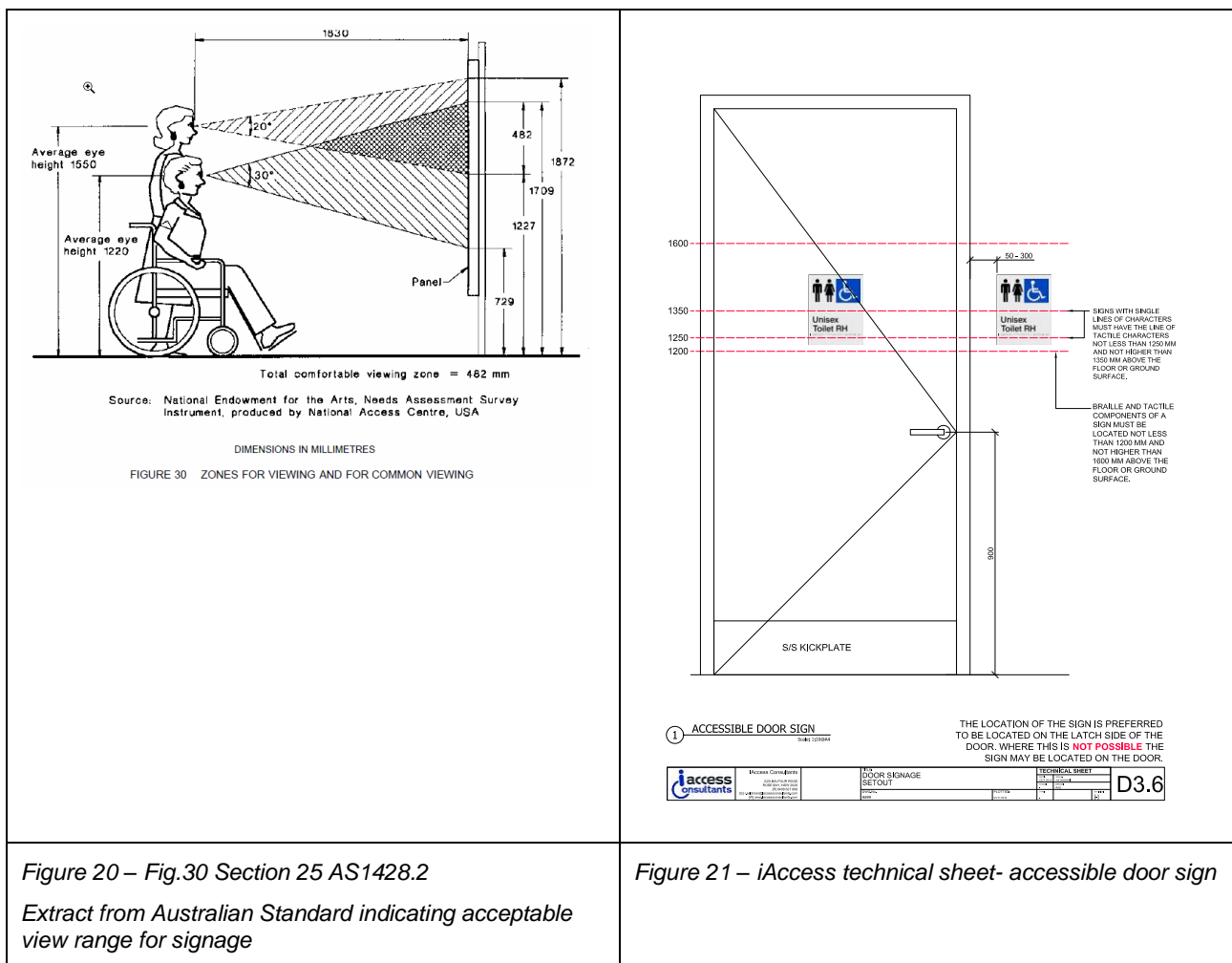
3.7.1. Directional and Wayfinding

Directional and wayfinding signage will need to comply with the signage provisions of AS1428.2 1992:

- (a) Be presented in large print (70–80 mm height) letters and raised 6–8 mm from background*
- (b) Be of sanserif type—upper face case preferred—light colour (e.g. white/yellow) against a dark background.*
- (c) Be positioned 1500–1650 mm from ground height.*
- (d) Be placed centrally on the door*
- (e) Be well lit with matt or non-reflecting finish.*
- (f) Be illuminated in accordance with Clause 19 for general displays*
- (g) Be installed at changes of direction and at sites where directional decisions are made, to enable the appropriate decision to be made before changing direction*

Signage details are to be provided as part of the Construction Certificate documentation.

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992. The zoned for signage is identified as being between 729 – 1709 mm AFFL.



3.7.2. Braille Tactile Signage – (Statutory)

Braille tactile WC signage will need to be provided to the accessible WC facilities located on the ground floor.

Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress door.

The braille tactile signage will need to satisfy the requirements of NCC Clause D3.6 and NCC Specification D3.6.

Examples of Braille Tactile Signage include:



Figure 22 Fig.9 Section 8 AS1428.1 2009



Figure 23 Figures from <http://www.brailletactilesigns.com.au>

3.8. Sanitary Facilities

NCC Reference: FP2.1

F2.4 Accessible Sanitary Facilities

Australian Standard Reference:

Clause 15 (Sanitary Facilities)

Clause 16 (Sanitary Compartments for People with Ambulant Disabilities) of AS1428.1 2009

A USAT is provided on the ground level of the building.

Each Accessible Unit on levels 1-3 include an accessible bathroom.

The ground floor USAT requires the toilet to be repositioned to ensure compliant circulation space, including 1400mm clearance from the toilet pan to other fixtures.

The toilets associated with the accessible rooms will need to be extended and redesigned to be in accordance with circulation requirements outlined in AS1428.1:2009. Extracts from SK01 and SK02 plans below:

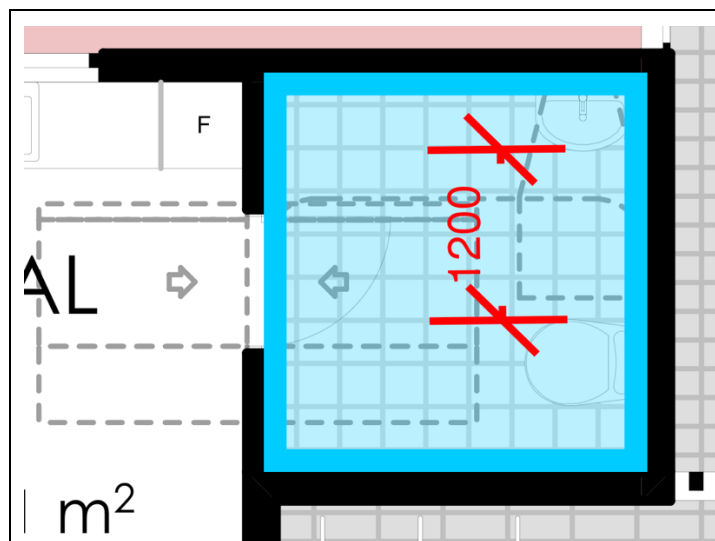


Figure 24 – Extract from Ground Floor Plan

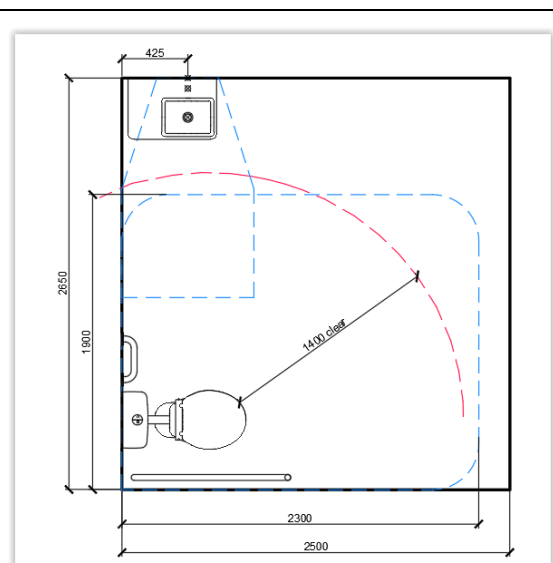
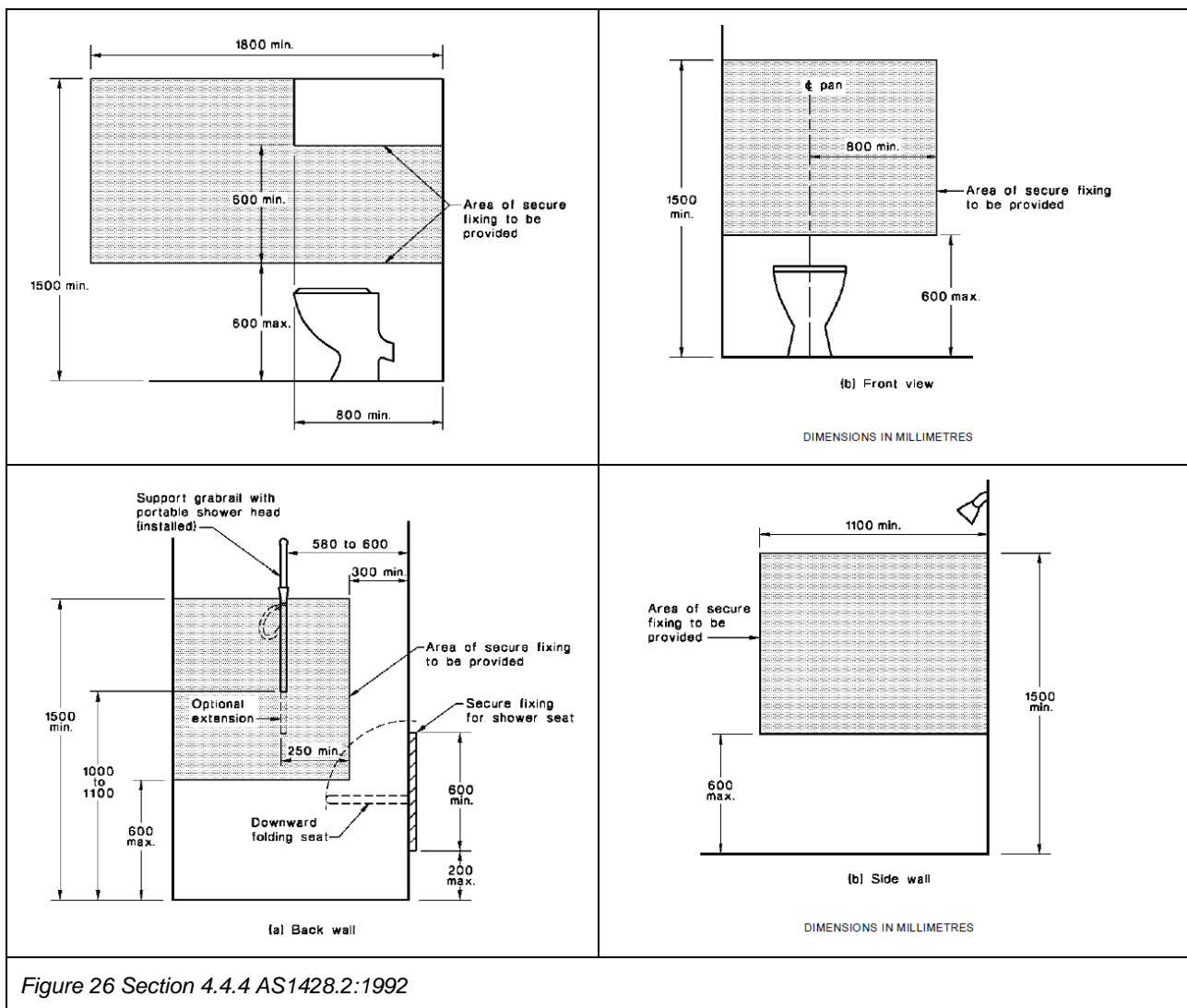


Figure 25 – Concept sketch indicating layout compliant to the provisions of Clause 15 of AS1428.1:2009

Details of the non-slip floor finish to the sanitary facilities will need to be provided.

Tap sets will need to be specified with lever or capstan handles in the accessible sanitary facilities.

Provision of wall strengthening for grabrails will need to be provided adjacent to the WC shower of the accessible sanitary facilities within the accessible units.



The shower compartment will need to have an area of 1160 x 1100mm. The position of the shower rose, tapware and the soap holder recess will need to be compliant to the provisions of Clause 15 of AS1428.1.

3.9. Carparking and Line Marking

NCC Reference:	DP1(a)(i) DP8(a) and (b) D3.5 Accessible Parking
Australian Standard Reference:	AS 2890.6 2009 Car parking

Onsite car parking for 17 vehicles is provided on the Ground Floor within the development, with one allocated accessible carparking space. The design provides lift access from the carparking to each floor.

If the two tenancies require associated designated carparking spaces, then at least one accessible parking space will need to be provided in addition to the accessible parking space provided in association with the boarding house units.

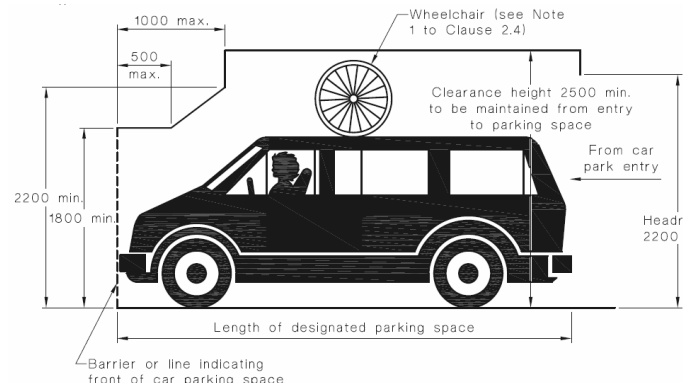
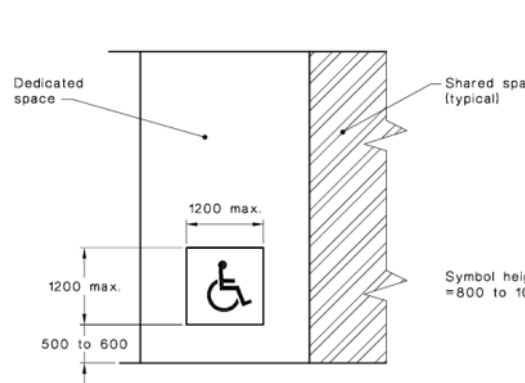
In addition to the onsite parking provided, there is also unrestricted street parking provided on Waldron Rd (*Source Google Maps*).

Access to the ground parking area is provided by the driveway on Waldron Rd.

Details as to access control to the parking level is yet to be determined, if one if being provided. The details of the access control system will need to be reviewed once an access system has been determined.

A 2200mm clear path of travel is to be provided within the traffic aisle ways of the carpark. A clear zone of 2500mm will need to be provided above the accessible parking space.

Line marking for the accessible parking space will need to satisfy the requirements of Section 3 of AS2890.6:2009, with the dedicated space identified by means of a white symbol of access in accordance with AS 1428.1 between 800 mm and 1000 mm high placed on a blue rectangle with no side, more than 1200 mm, placed as a pavement marking in the centre of the space between 500 mm and 600 mm from its entry point as illustrated in Figure 3.1.

 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES</p>	 <p style="text-align: center;">DIMENSIONS IN MILLIMETRES</p> <p style="text-align: center;">FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES</p>
<p>Figure 30 Fig. 2.7 of Section 2 AS2890.6 2009</p>	<p>Figure 31 Fig. 3.1 of Section 2 AS2890.6 2009</p>

3.10. Vertical Transport

NCC Reference:	D3.3 Parts of buildings to be accessible E3.6 Passenger Lifts
Australian Standard Reference:	AS1735.12 1999 Lifts, Escalators and Moving Walks



This development proposes a new lift to service all levels of the development.

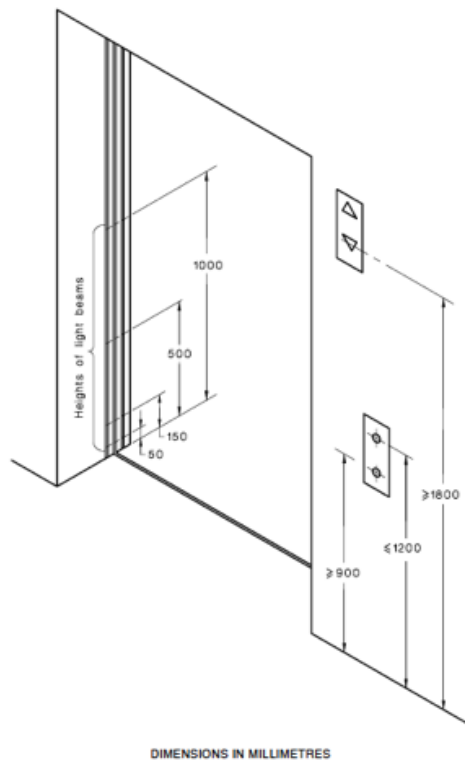
The travel distance of the lift service is 9m. The minimum lift car internal dimensions shall be 1100 mm wide by 1400 mm deep between the inside of the closed car doors to the inside back wall of the car.

The minimum clear width of car door openings shall be not less than 900 mm.

Attention is directed to the placement of the lift call button at each level. Many lift suppliers are locating the call button for single lift car installations in the jamb of the lift door assembly. If this surface is not flush with the adjoining wall the position of the button is not compliant with the provisions of Clause 14.1 of AS1428.1:2009. If the call button is located on the lift jamb, then a Performance Solution will be required to be prepared. Some lift suppliers have prepared Performance Solutions addressing this alternative design approach. If such a Performance Solution has been prepared, then we will be happy to rely of the documentation provided by the lift manufacturer.

Image References:

	
<p><i>Figure 32 image of non-compliant lift call button installation</i></p>	<p><i>Figure 33 image of compliant lift call button installation</i></p>



DIMENSIONS IN MILLIMETRES

FIGURE A1 TYPICAL ARRANGEMENT OF A LIFT ENTRANCE

Figure 34 Fig.A1 AS35.12 1999

3.11. Accessible Sole Occupancy Units

NCC Reference: D3.3 Parts of buildings to be accessible
 Australian Standard Reference: AS4299 1995 Adaptable Units

NCC Table D3.1 provides the method of calculation to provide accessible sole occupancy units (SOU) within this facility.

The calculation results in 3 sole occupancy units being required to be provided as accessible accommodation to satisfy the requirements of NCC Table D3.1.

In addition, NCC Table 3.1 states:

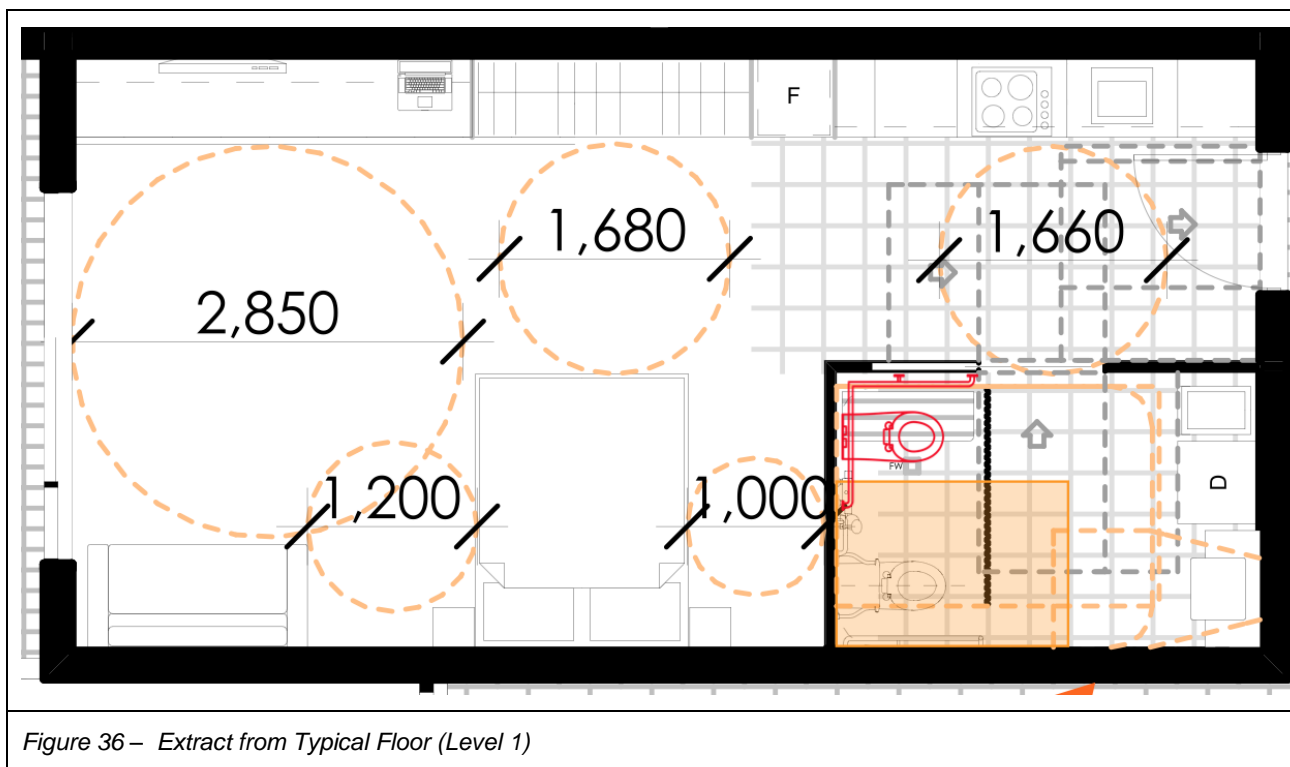
Not more than 2 required accessible sole-occupancy units may be located adjacent to each other.

Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.

This plan proposes to locate the required 3 SOUs over all levels (1, 2 and 3) of this development, all of which are studio-style units, in line with the offerings of the other room types.



Reconfigure toilet and shower in accessible units to allow for a 1160 x 1100mm shower zone:



General Requirements

The layout of the accessible units requires the following accessible features:

- Compliant circulation associated with the entry doors
- Accessible circulation within the units
- An indication that the planning of the bathroom within the SOU will satisfy the requirements of Clause 15 of AS1428.1:2009
- There is the ability to achieve compliant circulation around the bed locations within the accessible unit.
- GPOs located at 600mm AFFL
- Switches to be the large format rocker type
- Door hardware to be the lever type
- Luminance contrast to be provided at doorways
- The detailing of the servery to include the ability for a wheelchair to forward approach the bench (refer to layout requirements of AS4299)
- Level threshold detailing for all doorways
- The application of visual indicators to all doors with full-height glazing
- The pile height of the carpet to satisfy the pile height thickness nominated at Clause D3.3(g) & (h)
- Any floor tile to be non-slip
- The junction of floor finishes to satisfy the requirements of Clause 7.2 of AS1428.1:2009.

- Lighting levels within the SOU to satisfy the requirements of AS4299.

Kitchen Areas

- Circulation – Minimum clearances in front of appliances and between opposing base cabinets shall be provided at the outset. A minimum clear floor space of 1500 mm x 820 mm that allows either a forward or parallel approach by a person in a wheelchair shall be provided at the sink and all appliances in the kitchen. In addition, a minimum clearance of 1550 mm shall be maintained between all opposing base cabinets, appliances and walls to allow for a 180° turn by a person in a wheelchair.
- Floor surfaces – The floor surface shall be slip-resistant
- Work surfaces – At least one section of the work surface, not less than 800 mm in length, should comply with the following:
 - The work surface should be adjustable within the range 750 mm to 850 mm above the finished floor surface.
 - Base cabinets, if provided, should be removable over the full 800 mm length of the work surface. The finished floor shall extend under the work surface to the wall.
 - The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the work surface. No more than 500 mm of this clear floor space should extend beneath the work surface.
 - There should be no sharp, abrasive or heat-transferring surfaces or corners protruding into travel paths under the work surface, sink or cooktop.
 - A refrigerator shall be located adjacent to a work surface.
- Sinks – The sink and an adjacent work surface which shall be a minimum of 800 mm in length shall comply with the following:
 - The sink and surrounding work surface shall be adjustable within the range 750 mm to 850 mm above the finished floor surface
 - Where sinks are installed to be adjustable in height, plumbing shall be installed to accept supply and drainage connections for sinks remounted at any height referred to in Item (a).
 - The maximum depth of the bowl of the sink should be 150 mm. This would only apply to the main bowl of a double bowl sink.
 - The required clear floor space of 1500 mm x 820 mm should allow a forward approach to the sink. No more than 500 mm of this clear floor space should extend beneath the sink.
 - Taps shall comply with AS 1428.1 Taps or their operating handles shall be within 300 mm of the front of the sink to allow for ease of operation.
 - Hot water systems shall be installed to deliver hot water at a maximum of 50°C at the hot water outlet.
- Cooktops – Circulation spaces and clearances shall be provided for all sinks and cooktops
 - Cooktops shall have controls which do not require reaching over the hotplates to adjust them. Controls shall have raised cross-bars for ease of grip.
 - Cooktops shall have an adjacent work surface of 800 mm minimum length at the same height.

- Cooktops should be provided with isolating switches or gas stop valves which can be easily and safely operated while the cooktop is in use.
- Ovens shall be located adjacent to a work surface. Where the oven door is hinged, the clear work surface shall be on the opposite side to the hinge.
- Microwave ovens – Provision shall be made for a microwave shelf to be installed at any height between 750 mm and 1200 mm above the floor.

Bedrooms

- Bedroom areas – At least one bedroom shall can accommodate a queen size bed and a wardrobe and the circulation space requirements of AS 1428.2 clear of wardrobe fixtures.
- The circulation space at the foot of the bed will need to be 1550mm min clear
- The circulation space to the side of the bed will need to be 1m to either side of the bed.
- Window sills – Sleeping area window sills are preferred to be 600 mm above floor level. Elevations of the window wall to the bedrooms will need to be provided as part of the construction certificate documentation.
- Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- Power outlets – A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located. GPOs should be provided to opposite walls in the main bedroom. These should be approximately 1800 mm apart. Height to be in accordance with Clause 4.11.1.
- Light switches – Two-way light switches should be provided, one located near the planned bed position. Height to be in accordance with Clause 4.11.1.
- Telephone – A telephone outlet should be provided in each bedroom next to the bed on the side closest to the door.
- Television outlet – A television outlet should be provided in each bedroom on the opposite wall to the bedhead, adjacent to the double GPO.
- Sliding doors to wardrobe – Wardrobe sliding doors are desirable, with a full-length mirror on the most accessible door.

Living Areas

- Circulation space – Provision shall be made for circulation space to enable a 360° wheelchair turn after the furniture has been placed.
- 4.7.2 Windows Living area window sills are preferred to be 730 mm above floor level. Details indicating compliance with this requirement will need to be provided as part of the construction certificate documentation
- Full height glazed panels or door units where provided shall have a transom at 600 to 730 mm above floor. The glazing shall be of safety glazing materials in accordance with AS 1288.
- Power outlets – A minimum of four double GPOs should be provided in the living room. Height to be in accordance with Clause 4.11.1.

- Telephone – A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.
- Television outlets – 2 television outlets should be provided in the living area; one location to enable viewing from dining and kitchen. Locate television outlets adjacent to GPOs.
- Security screens – Exterior doors and windows should have the capability for fitting security screens.

Laundry Areas

- A diameter of 1550mm circulation zone in front of laundry facilities is required.

Lighting

- Lighting levels will need to satisfy the provisions of Table 4.1 of AS4299 as well as the provisions of AS1680.

TABLE 4.1
RECOMMENDED ILLUMINATION LEVELS
FOR PEOPLE WITH VISION IMPAIRMENT

Area	Illumination level (Lux)	
	General	For people with vision impairment
Entries and passages	50–150	300
Steps, stairs and ramps	50–160	350
NOTE: The higher level of illumination on steps and stairs is required for safety reasons		
Living areas	110–200	300–350
Kitchens — general	160	300
— task lighting	240	550–600
Laundries — general	100	300
— task lighting	250	550–600
Toilets	80	300–350
Bathrooms — general	100	300–350
— task lighting	200	550–600
Bedrooms	50–150	300
Garages — general	50	300
— task lighting	200	550–600

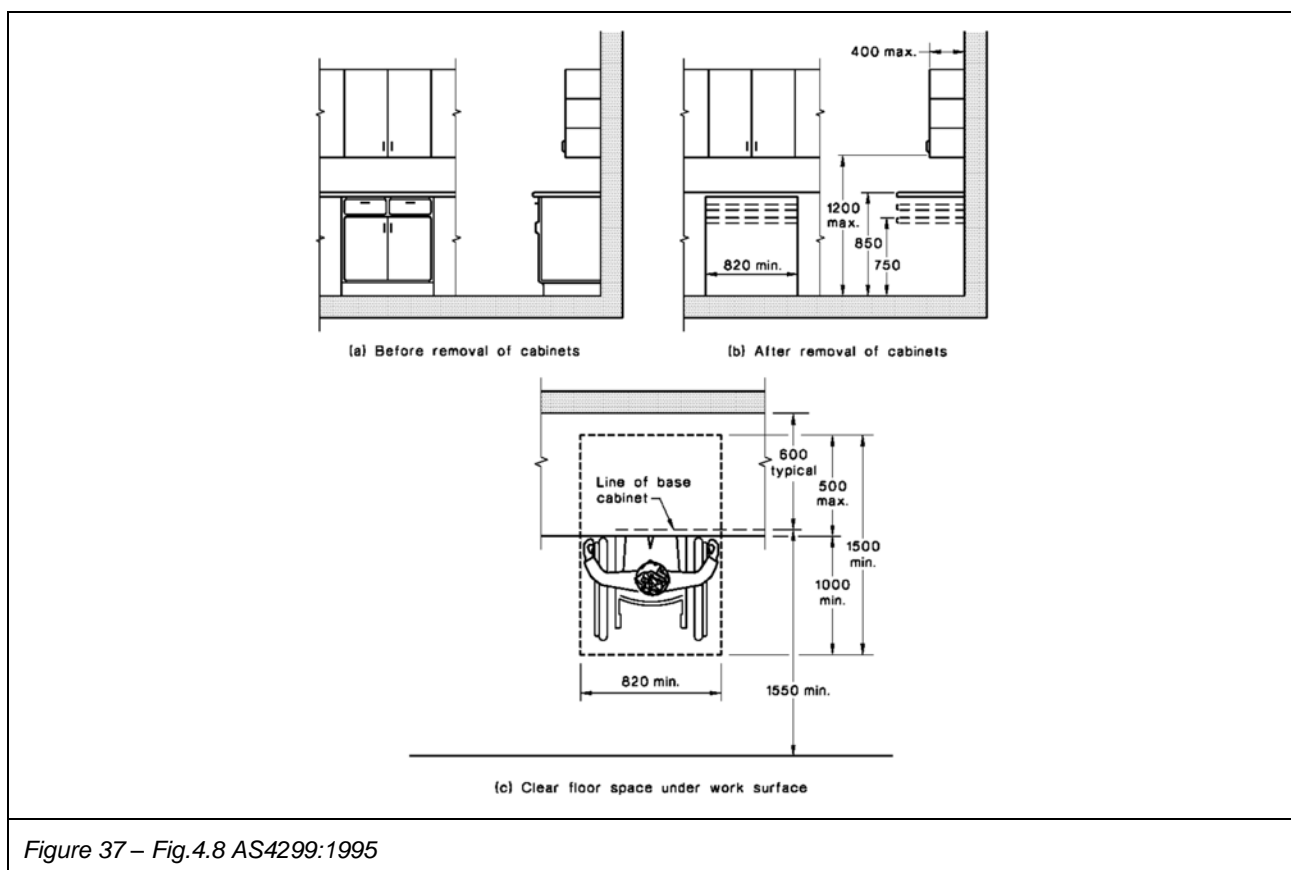
Ancillary

4.11.1 Switches and power points. These shall be as follows:

- (a) Switches Light switches shall be located at a height not less than 900 mm or more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.
- Rocker action, toggle or push pad switches with a recommended width of 35 mm are preferred. For people with severe finger or hand disabilities, these allow convenient operation by arm or elbow.
- GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners
- 4.11.2 Electrical distribution board. The electrical distribution board should be located inside the housing unit and be accessible.

- 4.11.3 Additional telephone outlets. The main living area should be prewired for a second outlet.
- 4.11.4 Windows – Operating controls should be located in an accessible position.
- 4.11.5 Linen storage – A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided.
- 4.11.6 External areas – Provision should be made for the following facilities which may be required:
 - Garbage storage area which is accessible from the housing unit and which is connected to an accessible path leading to an off-site disposal point.
 - Wheelchair storage – Secure, weather-protected outside storage facilities for wheelchairs.
 - Charging facilities – Secure facilities for recharging wheelchair batteries along with an external, weatherproof GPO.
 - Guide dog accommodation – Paling fence minimum 1500 mm height with grassed area for toileting and provision for doggy door entrance on door nearest to grassed area.
- 4.11.7 Fire safety items. For guidance on fire protection items such as fire blankets and related measures, e.g. emergency procedures.

The following extracts from the Standard are noted for reference:




4. DISABILITY (ACCESS TO PREMISES) STANDARDS 2010- COMPLIANT REPORT


PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
A4.1	Classifications Class 3 — A Boarding House Class 6 – Retail Tenancies Class 7a – A Carpark	Note	
DP1	Performance requirement Access must be provided, to the degree necessary, to enable: a) people to: <ul style="list-style-type: none"> i. approach the building from the road boundary and from any <i>accessible</i> carparking spaces associated with the building; and 	Satisfied	
	<ul style="list-style-type: none"> ii. approach the building from any accessible associated building; and 	Not Applicable	
	<ul style="list-style-type: none"> iii. access work and public spaces, accommodation and facilities for personal hygiene; and 	Satisfied	
	b) Identification of accessways at appropriate locations which are easy to find.	Satisfied	
DP4	Performance requirement <i>Exits</i> must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: <ul style="list-style-type: none"> a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the <i>exit</i> is from above or below ground level. 	Additional Information to be provided	Details of the evacuation plan will need to be provided as part of the Construction Certificate Documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
DP6	Performance requirement So that occupants can safely evacuate the building, <i>accessways</i> to <i>exits</i> must have dimensions appropriate to: <ol style="list-style-type: none"> the number, mobility and other characteristics of occupants; and the function or use of the building. 	Satisfied	
DP8	Performance requirement Carparking spaces for use by people with a disability must be: <ol style="list-style-type: none"> provided, to the degree necessary, to give equitable access for carparking; and designated and easy to find. 	Satisfied	
DP9	Performance requirement An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable	Unless a mounted TV is included in the communal room
D3.1	General Building Access Requirements Class 3 — a Boarding House		
Table D3.1	To and within all areas normally used by the occupants	Satisfied	
D3.2	Access to Buildings		
	(1) An <i>accessway</i> must be provided:	Satisfied	
	(a) to a building <i>required</i> to be <i>accessible</i> ;		
	(b) from the main points of a pedestrian entry at the allotment boundary; and	Satisfied	
	I. from another <i>accessible</i> building connected by a pedestrian link; and	Not Applicable	There are no other buildings located on this site.
	II. from any required accessible carparking space on the allotment.	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	<p>(2) In a building <i>required</i> to be <i>accessible</i>, an <i>accessway</i> must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none"> a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total <i>floor area</i> more than 500sqm, a pedestrian entrance which is not <i>accessible</i> must not be located more than 50 m from an <i>accessible</i> pedestrian entrance; <p>Except for pedestrian entrances serving only areas exempted by clause D3.4.</p>	Satisfied	
D3.3	Parts of buildings to be accessible		
	In a building <i>required</i> to be <i>accessible</i> :		
	a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Not Applicable	
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Not Applicable	
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Additional Information to be provided	Details addressing the slip resistance of going, non-slip nosing are to be provided as part of the Construction Certificate Documentation
	b) every passenger lift must comply with clause E3.6;	Additional Information to be provided	Details of the lift service indicating compliance with the provisions of NCC Clause E3.6 and AS1735.12 are to be provided as part of the Construction Certificate Documentation

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	c) <i>accessways</i> must have: <ul style="list-style-type: none"> i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an <i>accessway</i> where a direct line of sight is not available; and ii. turning spaces complying with AS 1428.1: <ul style="list-style-type: none"> A. within 2m of the end of <i>accessways</i> where it is not possible to continue travelling along the <i>accessway</i>; and B. at maximum 20 m intervals along the <i>accessway</i>; 	Satisfied	
	d) an intersection of <i>accessways</i> satisfies the spatial requirements for a passing and turning space;	Not Applicable	
	e) a passing space may serve as a turning space;	Not Applicable	
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a <i>storey</i> or level other than the entrance <i>storey</i> in a Class 5, 6, 7b or 8 building- <ul style="list-style-type: none"> (i) containing not more than 3 <i>storeys</i>; and (ii) with a <i>floor area</i> for each <i>storey</i>, excluding the entrance <i>storey</i>, of not more than 200sqm. 	Not Applicable	
D3.5	Carparking	Additional Information to be provided	Details of line marking compliant to the provisions of Section 3 of AS2890.6:2009 will need to be provide as part of the Construction Certificate Documentation.

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT										
D3.6	Signage	Additional Information to be provided	<p>The signage documentation has yet to be prepared.</p> <p>The detail of the Braille Tactile signage to be installed will need to be documented as part of the detailed documentation associated with the Construction Documentation phase / stage.</p> <p>The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.</p> <p>16.3 Size of international symbols for access and deafness access The size of the international symbols for access and deafness access shall be not less than that given in Table 1.</p> <table><caption>TABLE 1 SIZE OF INTERNATIONAL SYMBOLS FOR ACCESS AND DEAFNESS FOR VARYING VIEWING DISTANCES</caption><tr><th>Required viewing distance m</th><th>Minimum size of symbol mm</th></tr><tr><td>≤7</td><td>≥ (60 x 60)</td></tr><tr><td>>7 ≤18</td><td>≥ (110 x 110)</td></tr><tr><td>>18</td><td>≥ (200 x 200)</td></tr><tr><td></td><td>≥ (450 x 450)</td></tr></table>	Required viewing distance m	Minimum size of symbol mm	≤7	≥ (60 x 60)	>7 ≤18	≥ (110 x 110)	>18	≥ (200 x 200)		≥ (450 x 450)
Required viewing distance m	Minimum size of symbol mm												
≤7	≥ (60 x 60)												
>7 ≤18	≥ (110 x 110)												
>18	≥ (200 x 200)												
	≥ (450 x 450)												
D3.6	Signage	Additional Information to be provided	<p>Braille Tactile signage will need to be provided to the WC facilities provided within this facility. The detailing and placement of the Braille Tactile Signage will need to satisfy the requirements of NCC Clause D3.6 and NCC Specification D3.6.</p> <p>Please refer to the attached technical sheet for mounting height details.</p> <p>Example of the WC Braille tactile signage for this project include the following:</p>										
													

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D3.6	Signage		<p>Specific attention is directed to the requirements of Clause D3.6(a)(ii) of the BCA</p> <p>(ii) identify each door <i>required</i> by E4.5 to be provided with an <i>exit</i> sign and state—</p> <p>(A) "Exit"; and</p> <p>(B) "Level" followed by the floor level number; and</p> <p>The image below is an example of the type of Braille Tactile signage to be installed.</p>
			
D3.7	Hearing Augmentation	Additional Information to be provided	If mounted TVs are provided within the communal room, a hearing augmentation system is required.
D3.8	Tactile Indicators	Not Applicable	
D3.9	Wheelchair seating	Not Applicable	
D3.10	Swimming pool	Not Applicable	
D3.11	Ramps (Connecting Ramps)	Not Applicable	
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 Clause 6.6 of AS 1428.1.	Additional Information to be provided	To be detailed

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
Part D4	Braille & Tactile Signs	Additional Information to be provided	<p>The detail of the Braille Tactile signage to be installed will need to be documented as part of the detailed documentation associated with the Construction Documentation phase / stage.</p> <p>The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.</p>
Part E3	Lift Installation	Additional Information to be provided	Details of the lift installation are to be provided.
Part F2	Sanitary and other facilities	Additional Information to be provided	The detailing of the USAT provided as part of this development will need to satisfy the requirements of Clause 15 of AS1428.1:2009.