



Newland Wood
ACCESS CONSULTANCY

Accessibility Report

Mixed Use Development, 24-26 Railway Parade,
Westmead, NSW

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Revision History

Revision	Date	Version	Prepared By	Reviewed By
1	11.9.2017	Initial Issue DA Phase	Riana Greenberger	Nikki Jackson
2	1.12.2017	Updated plans	Riana Greenberger	Nikki Jackson
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Document Disclaimer

This document has been prepared solely for the use of our client in accordance with our agreement for providing access consulting services. Although all due care has been taken in the preparation of this document, no warranty is given, nor liability accepted (except that required by law) in relation to the information contained within this document. The advice given is based on a professional judgement and an assessment of the information that could be derived at the time of the writing the report. Opinions, judgments and recommendations detailed in this document, are based on our understanding and interpretation of current statutory and regulatory obligations and standards and should not be construed as legal opinions. It is important to note that following the recommendations within this report will not in itself provide exemption from action under the DDA. The process of accessibility under the DDA is much broader than just the built environment; it covers management issues, staff approach and training and ongoing maintenance issues. It is important to note that as with all aspects of the built environment, there is often more than one way of resolving any issue identified. It is for the client to ultimately assess the recommendations put forward and fully assess their suitability for the proposal and the likely use(s) that they will be used and how the completed project will operate in practice.

1.0 Introduction

Newland Wood Access Consultancy has been engaged by First Point Project Management to provide access consultancy services for the proposed mixed-use development at 24-26 Railway Parade, Westmead, NSW.

1.1 Purpose of the Report

This report forms part of the Development Approval documentation. The aim of this document is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including:

- Building Code of Australia National Construction Code (BCA)
- State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
- AS 1428.1 2009 General requirements for access
- AS 4299 – 1995 Adaptable Housing
- AS 1428.4.1 2009 Tactile Ground Surface Indicators
- Australian Standard AS1428.2 - 1992 – Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities
- AS 2890.6 2009 Parking Facilities for people with disabilities
- AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities
- Disability (Access to Premises-Buildings) Standards 2010
- Livable Housing Design Guidelines

1.2 Project Details

The proposed development includes the construction of a new 16 storey mixed use development comprising of:

- 3 levels of basement car parking B2-B4;
- Tenancy, caretakers room, waste rooms, hotel back of house, accessible sanitary facility and supermarket storage on Level B1;
- Loading dock, plant rooms and 1 tenancy on lower ground;
- Supermarket, retail/commercial, hotel and apartment lobby on upper ground;
- Tavern, Food and beverage precinct, building managers office and public amenities including accessible sanitary facility on level 01;
- Medical Centre on level 02;
- Hotel lobby on level 03;
- Hotel on levels 4-7;
- Plant on Level 08 & resident terrace area;
- Residential apartment floor type A on levels 9-11;
- Residential apartment floor type B on level 12-14;

The development includes Class 2 (apartments), Class 3 (hotel), Class 5 (offices & medical centre), Class 6 (retail, supermarket & tavern) and Class 7a car park.

2.0 Legislative Requirements

2.1 Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2 Disability (Access to Premises – Buildings) Standards 2010 & Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The Building Code of Australia aligns with the requirements of the Premises Standards and therefore new building work that complies with the BCA will also comply with the Premises Standards.

2.3 State Environmental Planning Policy No 65

The State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development sets out the requirements with respect to the provisions of access to residential apartments within NSW. The Policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if:

- (a) the development consists of any of the following:
 - (i) the erection of a new building,
 - (ii) the substantial redevelopment or the substantial refurbishment of an existing building,
 - (iii) the conversion of an existing building, and
- (b) the building concerned is at least 3 or more storeys (not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking), and
- (c) the building concerned contains at least 4 or more dwellings.

3.0 Appraisal

The following review is an assessment against Building Code of Australia National Construction Code (2016) and referenced Australian Standards.

3.1 General Building Access Requirements

In accordance with Clause D3.1 of the BCA buildings and parts of buildings must be accessible in accordance with Table 3.1.

A continuous accessible path of travel is to be provided as follows:

Part of Building	Accessibility Requirements
Class 2 – Residential	<ul style="list-style-type: none">• From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU).• To and within not less than 1 type of common room used by residents i.e. laundry, swimming pool etc.
Class 3 - Hotel	<ul style="list-style-type: none">▪ The number of accessible sole occupancy units must be in accordance with Table D3.1 of the BCA. (Refer to section 3.11)▪ Not more than 2 accessible SOUs may be located adjacent each other▪ Where more than 2 accessible SOUs are required, they must be representative of the range of rooms available▪ From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU).▪ To and within not less than 1 type of common room used by residents i.e. laundry, swimming pool etc.
Class 5 (Office & Medical Centre)	<ul style="list-style-type: none">• to and within all areas normally used by the occupants
Class 6 – Retail & Tavern	<ul style="list-style-type: none">• to and within all areas normally used by the occupants
Class 7a – Car parking	<ul style="list-style-type: none">• to and within any level containing accessible car parking spaces

3.2 Exemptions & Departures

Clause D3.4 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development the following areas have been considered as being exempt from access for people with disabilities.

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- Plant rooms including switch room & substations
- Loading docks
- Grease interceptors & arrestors
- Comms Rooms
- Cleaners Stores
- Medical waste room
- Meter rooms
- Commercial kitchen

In some cases it may be necessary to provide a Performance Solution to meet the Performance Requirements of the BCA as opposed to following the Deemed to Satisfy Solutions set out in the National Construction Code. For this development no performance solutions have been identified at this stage of the design.

3.3 Accessible Car Parking

BCA Clause D3.5.

Requirement	Comments	Action Required
In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows:	<p>Carparking is distributed through the building as follows:</p> <ul style="list-style-type: none"> • Level B4 – 44 (including 6 accessible spaces) • Level B3 – 43 (including 1 accessible spaces) • Level B2 – 43 (including 1 accessible spaces) <p>Total number of accessible carparks provided is 8.</p> <p>It is noted that the shared zone also forms the main walkway to the lift lobby on B2 & B3, consideration should be given to relocating the accessible carparks to allow for privacy.</p> <p>Ensure vertical clearance above accessible car spaces of 2500mm is provided.</p>	Compliance indicated
<ul style="list-style-type: none"> • Class 2 parts – no requirements 	<p>Whilst no accessible parking spaces are required under the BCA there is a requirement under SEPP 65 & the relevant council DCP.</p> <p>A total of 33 carparks are provided for residential use as noted on the plans and 3 carparks are marked as accessible.</p>	Capable of compliance

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Requirement	Comments	Action Required
	<p>Five visitor carpark are provided. 1 accessible visitor car space is required.</p> <p>The accessible space provided for the Class 5 medical centre area is sufficient to allow for use for visitors to the residential units.</p>	
<ul style="list-style-type: none"> Class 3 part – total number of carparking spaces designated for class 3 multiplied by percentage of required accessible SOUs 	<p>A total of 19 carpark are provided for use by the hotel, 2 are indicated as accessible.</p> <p>Based on 97 hotel rooms of which 5 are required to be accessible there is a requirement to provide a minimum of 2 accessible carpark spaces.</p>	Compliance indicated
<ul style="list-style-type: none"> Class 5 part <ul style="list-style-type: none"> 1 space per 100 	<p>A total of 5 carpark are provided for the medical centre.</p> <p>1 accessible carpark are indicated on the plans for use by the medical centre.</p>	Compliance indicated
<ul style="list-style-type: none"> Class 6 parts of the building require: <ul style="list-style-type: none"> 1 space per 50 (up to 1000 spaces) 	<p>The number of carpark provided is indicated below;</p> <p>Retail: 18 1 carpark is marked as accessible for use by the retail</p> <p>Supermarket: 50 1 carpark is marked as accessible for use by the supermarket</p> <p>Tavern: 5</p> <p>F & B: 1</p>	Compliance indicated

3.4 External Access to Entrances

BCA Clause D3.2

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Requirement	Comments	Action Required
<p>An accessway must be provided-</p> <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary From another accessible building connected by a pedestrian link From any required accessible car parking space 	<p>The lift provides access from the accessible carparks to the upper levels of the building.</p> <p>The main pedestrian entrance to both buildings is via Railway Parade and is on the ground level.</p> <p>A link bridge provides access between the main building and the adjacent smaller building to levels 1 and 2.</p>	<p>Capable of compliance.</p> <p>Landscape plans are required to ensure an accessible path of travel between the public open space and the arcade is provided.</p>
<p>AS1428.1 2009 specifications include:</p> <p>Walkways:</p> <ul style="list-style-type: none"> Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available. Walkway gradient to be 1:20 (max) with landings every 15m. Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. If gradient of walkway is less than 1:33 no landings are required. TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. <p>Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximize rise of 190mm.</p> <p>Threshold ramps – max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf</p> <p>Step ramps – max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail.</p> <p>Ramps</p> <ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Ramps to be provided with handrails and kerb rails. TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m 		

3.5 Entry and Doorways

BCA Clauses D3.2 and D3.3

Requirement	Comments	Action Required
<p>Access must be provided via the main principal entrance and:</p> <ul style="list-style-type: none"> Not less than 50% of all pedestrian entrances including the principal entrance, and In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 	<p>Building entrances is via Ashley Lane and Railway Parade. Threshold detail to be provided at detailed design stage.</p>	<p>Capable of compliance</p>
<p>Door design</p> <p>AS 1428.1 2009 specification for doors</p> <ul style="list-style-type: none"> All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. Door circulations in accordance with Clause 13.3. Doors to achieve appropriate luminance contrast. Doors to have compliant hardware and opening forces. All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. 	<p>All door widths and circulation spaces to be in accordance with AS1428.1 (2009).</p>	<p>Capable of compliance</p> <p>Door schedule and finishes schedule to be reviewed at the detailed design stage.</p>

3.6 Circulation

3.6.1 Internal Circulation

Requirement	Comments	Action Required
<p>Internal Accessways - A continuous accessible path of travel minimum 1000mm wide is required.</p> <p>Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals.</p> <p>Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on. These are as follows:</p> <ul style="list-style-type: none"> • 60°-90°turn 1500mm wide by 1500mm long • 90°-180° turn 1540mm wide by 2070mm in direction of travel 	Accessways appear to be suitably wide.	Compliance indicated
<p>Surface Finishes - Finishes must be slip resistant.</p> <p>The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm.</p> <p>Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.</p>	No information provided as it is too early in the design stage.	Capable of compliance

3.6.2 Lifts

Requirement	Comments	Action Required
<p>Clause E3.6 of the BCA requires passenger lifts to be in accordance with AS1735.12.</p> <ul style="list-style-type: none"> • Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. 	<p>Several lifts will be provided to serve the building. Lift access is provided to each level including the common resident terrace area on level 8.</p> <p>Please be aware there may be additional requirements for a stretcher lift which would require a length of 2000mm.</p>	<p>Capable of compliance</p> <p>Lift specifications required for review as the design progresses.</p>

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Requirement	Comments	Action Required
<ul style="list-style-type: none"> • Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. • Door width to be min 900mm clear opening • Handrail in accordance with clause 5.3 • Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. • Have car control buttons complying with clause 7 including: <ul style="list-style-type: none"> ○ Lift control buttons on each landing sited between 900-1200mm from floor level and a minimum of 500mm away from any internal corner of obstruction ○ Control buttons within lift car between 700-1250mm above floor level and located where it is able to be tangentially touched by a horizontal disc with a radius of 300mm, where it is located adjacent to a door entrance and 400mm for all other locations. ○ Have appropriate tactile and Braille symbols 	<p>A platform lift appears to be provided to the tavern and to the tenancy area.</p>	

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Requirement	Comments	Action Required
<ul style="list-style-type: none"> Have appropriate lighting levels Have automatic audible information within the lift car to identify the level each time the car stops Have audible and visual indication at each landing to indicate the arrival of the lift car. 		

3.6.3 Stairs

Requirement	Comments	Action Required
<p>Clause D3.3 of BCA requires all stairs (excluding fire-isolated stairs) to be in accordance with Clause 11 of AS1428.1 2009.</p> <ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers Stair nosing's shall not project beyond the face of the riser Stair nosings shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosings require minimum 30% luminance contrast between 50-75mm wide across the full width of the 	<ul style="list-style-type: none"> Fire stairs 1 - 5 Tenancy entrance stairs – Main switch rooms stairs – considered exempt Fire sprinkler stairs – considered exempt Tavern entrance stairs F & B tenancy stairs access from upper ground 	<p>Capable of compliance</p> <p>Stairs serving tenancy, F & B tenancies and tavern to be detailed in accordance with Clause 11 of AS1428.1 (2009). This includes handrails to both sides, TGSI's and luminance contrast to nosing's.</p> <p>Fire isolated stairs to be provided with luminance contrast and handrails in accordance with Clause 12 of AS1428.1 (2009)</p>

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Requirement	Comments	Action Required
<p>path of travel. It may be set back a max of 15mm</p> <ul style="list-style-type: none"> Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. <p>Handrails shall be:</p> <ul style="list-style-type: none"> Circular or elliptical, not less than 30mm or greater than 50mm in height or width for not less than 270° around the upper most surface. Be positioned between 865-1000mm Have the ends turned through 180° or to the ground, or fully to a wall Have a minimum 50mm clearance between any walls or adjacent surfaces <p>Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosings.</p>		

3.6.4 Ramps

Requirement	Comments	Action Required
<p>Clause D3.3 of BCA requires all ramps (excluding fire-isolated stairs) to be in accordance with Clause 10 of AS1428.1 2009.</p>	<p>No ramps indicated on the plans</p>	<p>Further information required.</p> <p>Landscape plans are required to ensure an accessible path of travel between the public open space and</p>

3.0 Appraisal

Requirement	Comments	Action Required
<ul style="list-style-type: none"> Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. Gradient to be consistent throughout ramp. Ramp required to have unobstructed width of 1000mm Ramps to be provided with landings at bottom and top of ramp. Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. Ramps to be provided with handrails and kerb rails. TGSI's in accordance with AS1428.4.1 2009 to be provided. Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. Vertical rise not to exceed 3.6m 		the arcade is provided.

3.7 Sanitary Facilities

BCA Clause F2.4

Requirement	Comments	Action Required
<p>Clause F2.4 of the BCA requires unisex accessible sanitary facilities as follows:</p> <ul style="list-style-type: none"> Class 2 – Where sanitary facilities are provided to common areas, not less than 1. <p>Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009</p>	<p>It is assumed that the internal fit outs for the Class 5, 6 and will take place at a later time.</p> <p>B1- accessible WC</p> <p>Level 1- accessible WC</p> <p>Level 3 – accessible WC with shower</p> <p>All compartment room sizes appear to be adequate in size.</p>	<p>Compliance indicated, detailed room layouts to be provided at the detailed design phase.</p> <p>Fixtures and fittings to be in accordance with AS1428.1 (2009).</p>
<p>Ambulant sanitary facilities - to be in accordance with Clause 16 of AS1428.1 to male and female cubicles (in common areas)</p>	<p>Separate male and female ambulant facilities are provided on level 1.</p> <p>A further ambulant facility is provided on Level 8. Pursuant to F2.4 this facility would be required to be Accessible.</p>	<p>Capable of compliance.</p> <p>Detailed room layouts required to assess for compliance.</p> <p>A dimension of 900mm is required at the front of the pan.</p> <p>Ambulant facility in lieu of an accessible facility at Level 8 can be assessed in a performance solution.</p>
<p>Accessible shower facilities</p> <p>Class 2 – Where showers are provided to common areas, not less than 1.</p> <p>Design to be in accordance with Clause 15.5 of AS1428.1 2009</p>	<p>Level 3 – accessible WC with shower</p> <p>Compartment room sizes appear to be adequate in size</p>	<p>Compliance indicated</p> <p>Fixtures and fittings to be in accordance with AS1428.1 (2009).</p> <p>Detailed room layouts to be provide at the detailed design phase.</p>

3.8 Signage

Requirement	Comments	Action Required
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3.0 Appraisal

<p>Signage in accordance with specification D3.6 of the BCA is required in the following locations:</p> <ul style="list-style-type: none"> • To identify unisex and ambulant sanitary Facilities • Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number • To identify location of accessible entrances at non accessible entrances • Areas containing hearing augmentation 	<p>No information provided as this stage.</p>	<p>Capable of compliance.</p> <p>Signage to be documented at detailed design stage.</p> <p>Wayfinding signage is recommended to be provided at the stairs to the food and beverage precinct directing users to the accessible path of travel to this area.</p>
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3.9 Tactile Ground Surface Indicators

Requirement	Comments	Action Required
<p>Tactile indicators in accordance with D3.8 are required in the following locations:</p> <ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Ramps (other than a fire isolated, step or kerb or swimming pool ramp), • An escalator • A passenger conveyor or moving walkway • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided • Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. <p>TGSI's are to be in accordance with AS1428.4.1.</p>	<p>No information provided. TGSI's will be required to all non fire isolated stairs.</p>	<p>Capable of compliance, TGSI's to be documented at detailed design stage.</p>

3.10 Hearing Augmentation

Requirement	Comments	Action Required
<p>Hearing Augmentation systems must be provided where an inbuilt amplification system is provided (other than for emergency warning) as follows:</p> <ul style="list-style-type: none"> • Rooms in Class 9b building • Auditorium, conference room, meeting room or room for judicatory purposes <p>Ticket office, tellers booth, reception area or the like where the public is screened.</p>	<p>Hearing augmentation may be required in the tenancy and meeting rooms on level 3 depending on the final BCA Classification.</p>	<p>Capable of compliance</p>
<p>If hearing augmentation is required it must be either:</p> <ul style="list-style-type: none"> • An induction loop covering a minimum of 80% of the floor area of the room or space; or <p>Cover 95% of the floor area if a system which requires receivers or the like is provided.</p>		
<p>Any screen or scoreboard associated with Class 9b and capable of displaying announcements must be capable of supplementing any public address system (other than for emergency warning).</p>		

3.11 Accessible Sole Occupancy units (Class 3)

Requirement	Comments	Action Required
<p>Under Clause D3.1 of the BCA access is required for people with a disability 'To and within' sole occupancy at the following rate:</p> <ul style="list-style-type: none"> 81- 100 SOU – 5 accessible SOU 	<p>Rooms 419, 519, 619, 422, 522 have been nominated as accessible.</p>	<p>Compliance indicated</p> <p>Fixtures and fittings to be in accordance with AS1428.1 (2009).</p>
<p>Not more than 2 accessible SOUs may be located adjacent each other.</p> <p>Where more than 2 accessible SOUs are required, they must be representative of the range of rooms available</p>		
<p>Door opening dimensions</p> <p>The unobstructed clear width of doors must achieve a minimum of 850mm (920mm leaf required).</p>		
<p>Door operation force</p> <p>Doors have light operational forces (No more than 20 N except fire doors)</p>		
<p>Door Circulation</p> <p>All doors to and within the unit must comply with the door circulation space requirements of AS1428.1-2009.</p> <p>Front approach doors require:</p> <ul style="list-style-type: none"> Clear width: 850mm Length: 1450mm Latch: 510/530mm Hinge: 0/110mm <p>Depends on direction of approach and swing of door.</p> <p>Either side approach doors require, range:</p> <ul style="list-style-type: none"> Clear width: 850mm Length: 1240mm or 1670mm Latch: 900/660mm Hinge: 660/560mm <p>Refer Figures 31 & 32 of AS1428.1 for further details.</p>		

3.0 Appraisal

Requirement	Comments	Action Required
<p>Door hardware</p> <ul style="list-style-type: none"> Door handles and hardware should be designed to allow operation by one hand, such as D type handles. Clearances to handles shall be not less than 35mm and not more than 45mm. Any snibs should be a minimum of 45mm long. Handles should be positioned between 900-1100mm above finished floor level. Panic bars or controls that are required to be pushed should be positioned between 900-1200mm above ffl. Controls that only need to be touched should be positioned between 900-1250mm above ffl and not less than 500mm from an internal corner. Push buttons should have a min 25mm diameter. Outward opening doors should be provided with a horizontal handrail or pull bar where self-closers are not fitted. 		
<p>Luminance Contrast</p> <p>All doorways must have a minimum 30% luminance contrast minimum 50mm wide between either:</p> <ul style="list-style-type: none"> Door leaf and jamb Door leaf & adjacent wall Architrave & wall Door leaf & architrave; or Door jamb & adjacent wall 		
<p>A minimum clear width shall be maintained to and within the unit.</p> <p>Circulation spaces around fixtures and heavy furniture shall comply with Clause 6 of AS1428.1 to enable a user to safely manoeuvre within the unit.</p>		

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Requirement	Comments	Action Required
<ul style="list-style-type: none"> • Circulation space to make 90 degree turns - 1500x1500 (corner may be truncated), and • Provide a minimum of 1000mm each side of the bed. • Provide circulation space for 180 degree turn of 1540x2070mm in direction of travel at the end of bed <p>Refer to Figures 4 & 5 of AS1428.1 for further details.</p>		
<ul style="list-style-type: none"> • General switches to be located 900-1100mm from ffl and not less than 500mm from an internal corner. • Rocker action & toggle switches with a minimum dimension of 30mm x 30mm are required within the SOU. • Push pad switches to be a minimum of 25mm diameter. • GPO's to be located between 600-1100mm from ffl and not less than 500mm from an internal corner. 		
<p>Layout</p> <p>The layout, fixtures and fittings are to be designed to comply with AS1428.1 2009</p> <p>Ensure a minimum compartment size of:</p> <ul style="list-style-type: none"> ▪ Combined WC and shower facility: 2300x2630mm <p>Provide an equal proportion of LH and RH transfer accessible facilities throughout the building.</p>		
<p>WC</p> <ul style="list-style-type: none"> • 1400mm circulation space to front/side wall and basin • Pan seat height : 460–480 mm • Distance of pan from wall: 790-810 mm • Centre line of seat: 450–460 mm 		

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Requirement	Comments	Action Required
<ul style="list-style-type: none"> Grab rails –800-810 mm to TOP of grab rail, 30-40mm diameter and 50-60mm from wall Toilet paper outlet: 700 mm (max) height; within 300mm of front of WC Flushing control: 600–1100 mm high; within 500mm of centre line of WC (rear mount) or 300mm either side of front of pan (side mount) and proud of surface Backrest 120-150mm from top of seat, vertical height of 150–200mm and width of 350–400mm 		
Washbasin <ul style="list-style-type: none"> Basin height: 800-830mm (clearance 680mm) Tap: Lever style or sensor plate, 300 mm (max) from front of basin 		
Fixtures <u>Mirror</u> Min. 300 mm wide; Extending max. 900 mm to min. 1850 mm height <u>Soap, towel dispenser, hand dryer:</u> Operable by one hand, 900-1100 mm high; 500mm away any internal corners <u>Shelf</u> Within a vanity - 800-830mm height; 120mm width, min 300mm depth Separate shelf– 900-1000mm height; 120mm width, 300-400mm length		
Shower Showers shall have the following: <ul style="list-style-type: none"> Appropriate circulation space (1600x2350mm) Level access Be self-draining - 1:60-1:80 in shower, rest of floor 1:80-1:100. Floor waste to be 580±25mm from the seat wall and 550 ±25mm from the tap wall. 		

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Requirement	Comments	Action Required
<ul style="list-style-type: none">• Be provided with grab rails• Have suitable fixtures• Have a folding seat -300-400mm (w); 960mm (l) x 470-480 (h)• Have 2 coat hooks - 1 hook within 400mm of seat; 1 within 600mm seat. Height 1200mm-1350, min 500mm from internal corners		

3.12 SEPP 65 Assessment - Livable Housing Assessment

State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development requires that a minimum of 20% of the apartments are to incorporate the Livable Housing Guidelines silver level design features.

For this development, there are a total of 33 residential apartments, therefore 7 units are required to be designed as Silver Level Livable Housing.

The plans indicate that 7 apartments will be designed to Silver Level Livable Housing.

3.12.1 Element 1 - Dwelling Access

Performance Statement

There is a safe, continuous, step-free pathway from the street entrance and / or parking area to a dwelling entrance that is level.

Silver Level Requirement	Comments
<p>a. Provide a safe and continuous pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:</p> <ul style="list-style-type: none"> a. No steps; b. An even, firm, slip resistant surface; c. A crossfall of not more than 1:40; d. A maximum pathway slope of 1:14 <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>c. The path of travel as referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <ul style="list-style-type: none"> a. Minimum dimensions of at least 3200mm (Width) X 5400mm (Length); 	<p>Compliance indicated</p>

<ul style="list-style-type: none"> b. An even, firm, slip resistant surface; c. A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). d. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: <ul style="list-style-type: none"> a. A maximum gradient of 1:10 b. A minimum clear width of 1000mm (please note: width should reflect pathway width) c. A maximum length of 1900mm e. Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp. <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for the dimensional requirements.</p>	
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3.12.2 Element 2 - Dwelling Entrance

Performance Statement

There is at least one level (step free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.

Silver Level Requirement	Comments
<p>a) The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> i. A minimum clear opening width of 820mm (see Figure 2 (a)); ii. A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and iii. Reasonable shelter from weather. <p>b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step-free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p>	<p>Capable of compliance Door threshold details to be provided during the detailed design stage.</p>

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<p>c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)).</p> <p>d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>	
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3.12.3 Element 3 - Internal Doors & Corridors

Performance Statement

Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.

Silver Level Requirements	Comments
<p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none"> i. A minimum clear opening width of 820mm (see Figure 2(a)); and ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). <p>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	<p>Capable of compliance Door threshold details to be provided during the detailed design stage.</p>

3.12.4 Element 4 - Toilet

Performance Statement

The ground (or entry) level has a toilet to support easy access for home occupants and visitors.

Silver Level Requirements	Comments
<p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p>	<p>Compliance indicated</p>

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<ul style="list-style-type: none"> i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and ii. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). iii. The toilet pan should be located in the corner of the room (if the toilet is a combined toilet/bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6. 	
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3.12.5 Element 5 – Shower

Performance Statement

The bathroom and shower is designed for easy and independent access for all home occupants.

Silver Level	Comments
<ul style="list-style-type: none"> a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. <p>For hobless specification please see AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	Compliance indicated

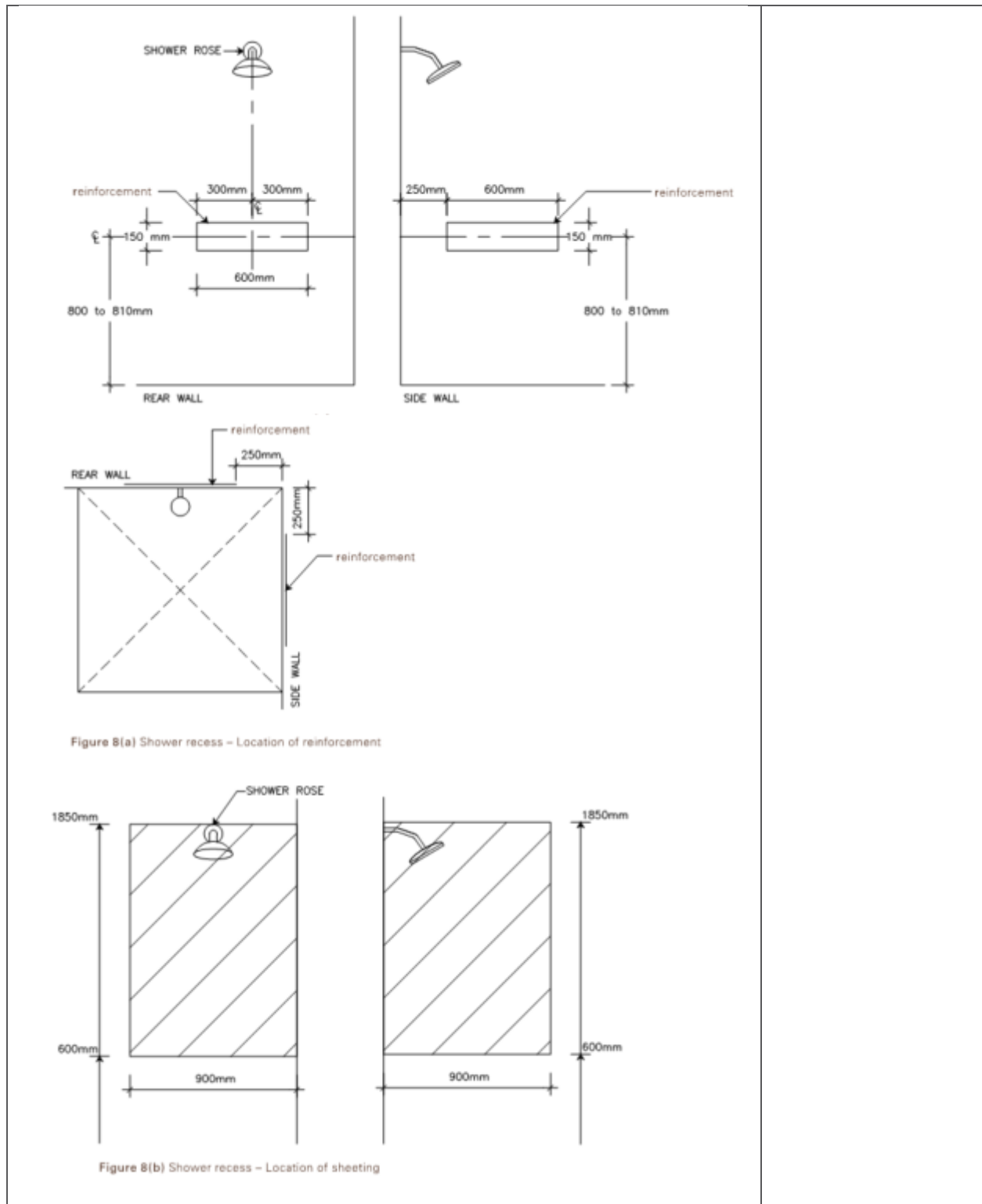
3.12.6 Element 6 – Reinforcement of Bathroom & Toilet Walls

Performance Statement

The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.

Requirements	Comments
Reinforcement to be located as follows:	<p>Capable of compliance</p> <p>Further information required during the detailed design stage</p>

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3.12.7 Element 7 - Internal Stairways Performance Statement

Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Silver Level Requirements	Comments
<p>a. Stairways in dwellings must feature:</p> <p>i. A continuous handrail on one side of the stairway where there is a rise of more than 1m.</p> <p>ii.</p> <p>Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>	N/A

3.12.8 Element 8 – Kitchen Space Performance Statement

The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.9 Element 9- Laundry Space Performance Statement

The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.10 Element 10 – Ground (or entry level) Bedroom Space Performance Statement

There is a space on the ground (or entry) level that can be used as a bedroom.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.11 Element 11 – Switches and powerpoints Performance Statement

Light switches and power points are located at heights that are easy to reach for all home occupants.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.12 Element 12 – Door & Tap Hardware Performance Statement

Home occupants are able to easily and independently open and close doors and safely use tap hardware.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.13 Element 13 – Family/Living Room Space Performance Statement

The family / living room features clear space to enable the home occupant to move in and around the room with ease.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.14 Element 14 – Window Sills Performance Statement

Window sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.

Silver Level Requirements	Comments
No requirements.	N/A

3.12.15 Element 15 – Flooring Performance Statement

Floor coverings are slip resistant to reduce the likelihood of slips, trips and falls in the home.

Silver Level Requirements	Comments
No requirements.	N/A

3.13 Accessible/Adaptable Housing Assessment

The Parramatta DCP requires 10% of apartments to be adaptable to comply with AS4299 Adaptable Housing. The following checklist is a review of the current proposed drawings against this code.

This appraisal has been carried out against the 'essential required features' of AS 4299 (Adaptable house class C) and with reference to AS 1428.1 and AS 1428.2.

The total number of residential apartments provided is 33, therefore 4 apartments are required to be designed as adaptable. The units will be a combination of 1, 2 and 3 bedrooms units.

The plans indicate that 4 units will be designed as adaptable.

In a multi-unit complexes, adaptable dwellings are required to be distributed in the development and be representative of the sizes provided. It is understood that adaptable units are proposed for 2-bedroom units only, amounting to 10% of the proposed Units. While this does not provide a distribution amongst all unit types, we understand this cannot be achieved due to the apartment mix and size making it challenging to comply with the spatial requirements. Despite this, the equivalent percentage of adaptable units has been provided for in accordance with the DCP and this lends itself to being capable of compliance.

Ref	Item	Requirement	Comment
a	Drawings	Pre-adaption and post-adaption stages to be shown	Provided
b	Siting	Site gradient max 1:14	Capable of compliance
		Continuous accessible path of travel from street and vehicle parking to building entry to AS 1428.1	Capable of compliance
c	Letterboxes	To be located on hard standing connected to accessible pathway	Compliance indicated Letterboxes are provided in the foyer
d	Parking (private)	Car space to be min 6m x 3.8m	Compliance indicated 4 accessible carparks are shown
e	Accessible entry	Entry to be accessible to AS 1428.1 i.e. level (max 1:40), low threshold, landing, weatherproofed entry door	Capable of compliance
		Main entrance door minimum 850mm clear opening	Compliance indicated

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Ref	Item	Requirement	Comment
		Door lever handles and hardware to AS 1428.1 (operable with one hand)	Capable of compliance
f	Interior	Doors to be 820mm min	Compliance indicated
		Corridors to be 1000mm min	Compliance indicated
		Door approaches to AS 1428.1	
g	Living & dining room	Circulation space min 2250mm diameter	Compliance indicated
		Telephone adjacent to GPO	Capable of compliance
		Illumination level min 300 lux	Capable of compliance
h	Kitchen	Minimum width 2.7m	Compliance indicated
		Circulation space 1550mm between benches	Compliance indicated
		Circulation at doors to AS 1428.1	Compliance indicated
		Benches planned to include at least one work surface of 800mm length, adjustable in height from 750-850mm or replaceable	Capable of compliance
		Refrigerator adjacent to work surface	
		Kitchen sink adjustable to between 750-850mm or replaceable	
		Kitchen sink bowl max. 150mm deep	
		Tap set capstan, lever handles or lever mixer	
		Tap set located within 300mm of front of sink	
		Cooktops to include either front or side controls with raised cross bars	
		Cooktops to include isolating switch	
		Work surfaces min 800mm length adjacent to cooktop at same height	
		Oven located adjacent to an adjustable height or replacement work surface	
		GPO's to comply with AS 1428.1. At least one GPO within 300mm from front of work surface	
		GPO for refrigerator to be easily reachable when refrigerator is in its operating position	

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Ref	Item	Requirement	Comment
		Slip resistant floor surface	
i	Main bedroom	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space to AS 1428.2	Compliance indicated
j	Bathroom	Provision for bathroom to comply with AS 1428.1	Capable of compliance
		Slip resistant floor surface	
		Shower recess to have no hob and min size 1160x1100 and to comply with AS 1428.1	
		Shower area waterproofed to AS 3740 with floor to fall to waste	
		Recessed soap holder	
		Shower taps positions for easy reach to access side of shower sliding track	
		Adjustable, detachable hand held shower rose mounted on slider grabrail or fixed hook	
		Provision for grabrail in shower to AS 1428.1	
		Tap sets to be capstan or lever handles with single outlet	
		Provision of washbasin with clearances to comply with AS 1428.1	
		Double GPO beside mirror	
k	Toilet	Visitable or accessible toilet	Capable of compliance A visitable toilet is provided in the pre adapted layout.
		To comply with AS 1428.1	
		Location of pan correct distance to walls	
		Provision of grab rail zone	
		Slip resistant floor surface	
		Recessed toilet roll holder	
l	Laundry	Circulation at doors to comply with AS 1428.1	Compliance indicated
		Adequate circulation space in front or beside (min 1550mm depth)	
		Provision for automatic washing machine	Capable of compliance
		Where clothesline is provided, an accessible path is provided	
		Double GPO	
		Slip resistant floor	

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Ref	Item	Requirement	Comment
m	Door locks	Door hardware operable with one hand, located 900-1100mm above floor	Capable of compliance

4.0 Conclusion

In the professional opinion of Newland Wood Access Consulting the proposals are capable of meeting the requirements of the SEPP 65 and the Performance Requirements set out in the Building Code of Australia National Construction Code 2016 and referenced Australian Standards with respect to access for people with a disability. Further design information focusing on the detailed elements will be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

Report authored by:



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Appendix A – Drawings Assessed

Appendix A – Drawings Assessed

The following drawings have been reviewed in preparation of this report:

Drawing No.	Revision	Title
DA111	B	LB4 carpark
DA112	B	LB3 carpark
DA113	B	LB2 carpark
DA114	B	LB1 tenancy/store/loading dock
DA115	B	Lower ground – Ashley Lan
DA116	B	Upper ground – Railway Parade
DA117	B	Level 1 – Tavern
DA118	B	Level 2 – medical centre
DA119	B	Level 3 – hotel lobby
DA120	B	Level 4-7 - hotel
DA121	B	Level 8 – plant room
DA122	B	Level 9-11 – apartment floor type A
DA123	B	Level 12-14 – apartment floor type B
DA124	B	Roof plan
DA151	B	Railway Parade elevations
DA152	B	Ashley Lane elevations
DA153	B	North elevation
DA154	B	West elevation
DA155	B	Arcade elevations
DA161	B	Section 1
DA162	B	Section 2
DA163	B	Section 3
DA164	B	Section 4
DA165	B	Section 5
DA401	B	Apartment plans
DA402	B	Hotel Room Plans
DA403	B	Hotel Room Key Plans

Appendix A – Drawings Assessed
