

DA2016/017/02
22 November 2018

Access Compliance Report to accompany a

Development Application

Development Address: 27-35 Punchbowl Road, Belfield.

Client: Gazcorp Pty Ltd c/o Olsson & Associates Architects



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

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 5 (office building for professional or commercial use)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)

This report is based on the relevant components of;

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

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

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

Yours sincerely,

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

Farah Madon

Accredited Access Consultant and Architect

Vista Access Architects Pty. Ltd.

General overview of Project:

This development proposes a New Building with 122 residential units and Commercial/ Retail use units.

The project is within Strathfield Council that requires 15% Adaptable units. However Council has previously approved provision of 10% Adaptable units which is clearly noted in the DA conditions of consent. Hence this Section 96 development also proposes 10% (total of 12) Adaptable units keeping in line with the previous DA approved stamped plans.

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

Relevant dates:

Fee proposal, number FP 6119 dated 08-06-2016. Fee proposal was accepted by Client on 24-08-2016.

Assessed Drawings:

The following drawings by Olsson & Associates Architects have been assessed for compliance.

Drawing no	Date	Issue	Details
A-2B2	29-10-2018	5	Basement 2 plan
A-2B1	29-10-2018	5	Basement 1 plan
A-201	29-10-2018	5	Lower ground level plan
A-202	29-10-2018	5	Ground level plan
A-203	29-10-2018	5	Upper ground level plan
A-204	29-10-2018	5	Level 2 plan
A-205	29-10-2018	5	Level 3 plan
A-206	29-10-2018	5	Level 4 plan
A-207	29-10-2018	5	Level 5 plan
A-208	29-10-2018	5	Level 6 plan
A-250	29-10-2018	5	Adaptable unit layouts

Document Issue:

Issue	Date	Details
A	15-09-2016	Issued for DA
B	23-11-2017	Issued for Section 96
C	19-12-2017	Issued for Section 96
D	11-01-2018	Issued for Section 96
E	28-02-2018	Issued for Section 96
F	29-10-2018	Issued for Section 96

Limitations and Copyright information:

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

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

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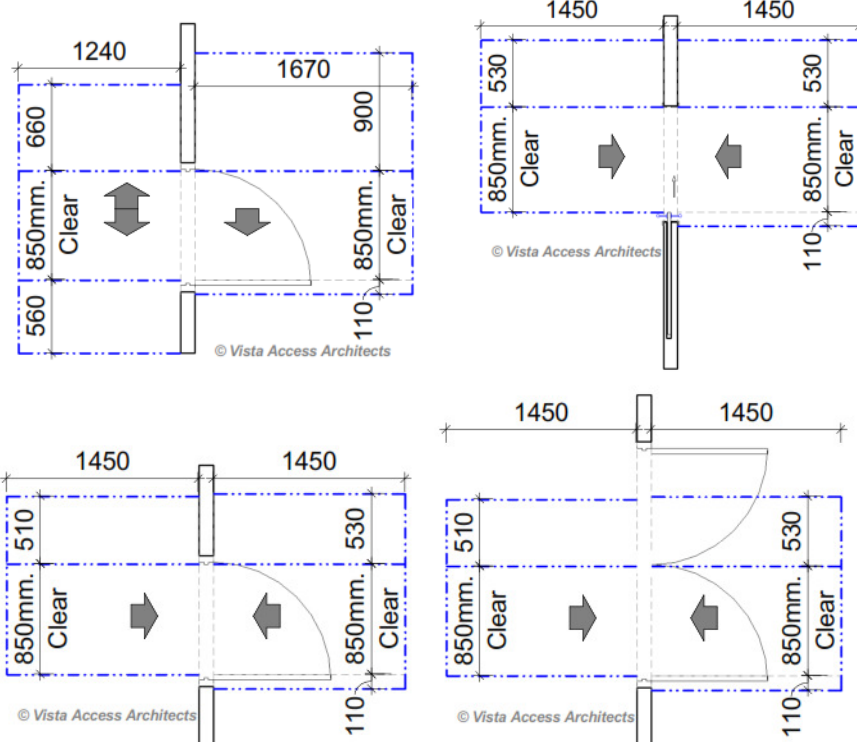
This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete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

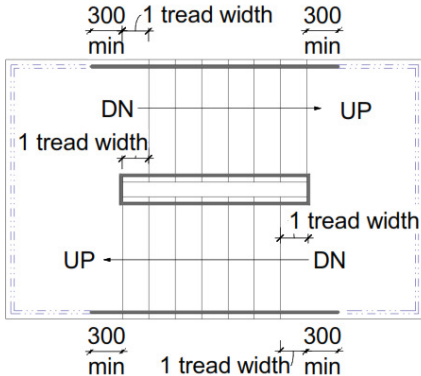
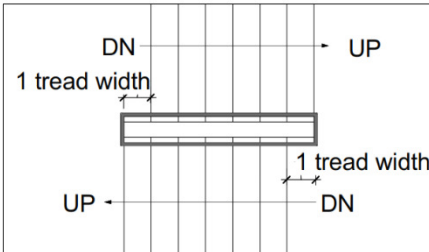
We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full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

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

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

	BCA Part D3 Access for People with a Disability
	BCA D3.1 Requirements for Access SOU refers to a Sole Occupancy Unit
Requirement	Class 2 <ul style="list-style-type: none"> - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level.
Compliance Comments	Capable of compliance. <ul style="list-style-type: none"> - Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts. - Access has been provided to at least 1 of each common use spaces such as at least 1 communal garden on Ground floor level by means of lifts. - Access has been provided to common use garbage chutes on each floor level. Details to be verified at CC stage of works.
Requirement	Class 5 / 6 <ul style="list-style-type: none"> - To and within all areas that are normally used by the occupants.
Compliance Comments	Complies. Access has been provided to and within all areas required to be accessible. Details to be verified at CC stage of works.
Requirement	Class 7a- Covered car park. <ul style="list-style-type: none"> - To and within any level containing accessible carparking spaces.
Compliance Comments	Complies. Access has been provided to all levels containing Accessible carparking spaces. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Access by means of walkways and ramps has been provided from the main pedestrian entry at the site boundary. - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Accessway is required through: <ul style="list-style-type: none"> - Main entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance Comments	Complies All pedestrian entries have been designed to be accessible. Details to be verified at CC stage of works.

Requirement	<p>Where accessible pedestrian entry has Multiple doorways:</p> <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)</p>
Compliance Comments	<p>Capable of compliance.</p> <p>In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>  <p>Note that the circulation spaces (other than doorway threshold ramp) to have a maximum floor grade of 1:40. Where there is a level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>
BCA Part D3.3 Parts of buildings required to be accessible	
Requirement	<p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with :</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at top and bottom of the ramp and at a maximum of 9M of a flight of ramp). - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - 1M clear width between handrails / kerb / kerbrails. - Slip resistance of ramp and landings comply with BCA Table D2.14
Compliance Comments	<p>Capable of compliance.</p> <p>Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>
Requirement	<p>Step / Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009. - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>Capable of compliance.</p> <p>Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>

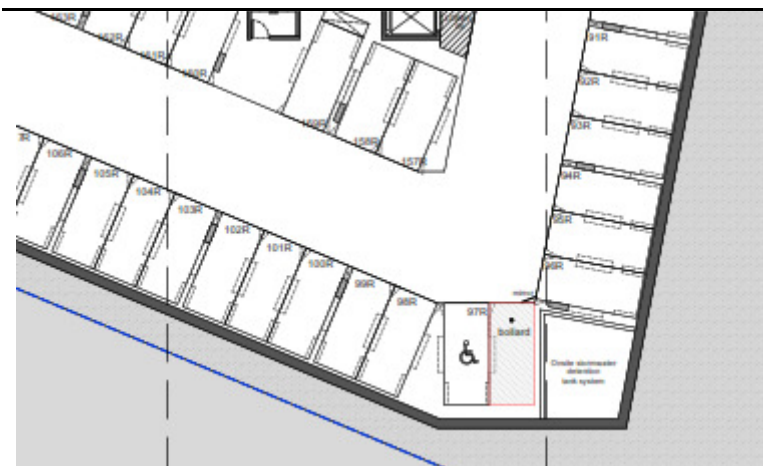
Requirement	Every Stairway (excluding fire-isolated stairway) is to be compliant with: <ul style="list-style-type: none">- AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips)- Slip resistance for treads, landings and nosing strips to also comply with BCA Table D2.14																		
Compliance Comments	<p>Capable of compliance.</p> <p>Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <div><div></div><div><p>Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.</p><p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p></div></div>																		
Requirement	Handrail cross-section – for stairways and ramps to comply with AS1428.1-2009. <ul style="list-style-type: none">- Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.																		
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>																		
Requirement	Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects: <ul style="list-style-type: none">- Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required. There are to be no vertical handrail sections at landings. Raked sections may be permitted subject to PCA’s approval at CC stage.- Nosing strips 50mm-75mm wide with minimum of 30% luminance contrast and- Slip resistance to comply with BCA Table D2.14.																		
Compliance Comments	<p>Capable of compliance.</p> <p>Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <div><div></div><div><p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non-fire-isolated and fire-isolated stairways.</p></div></div>																		
Requirement	Slip resistance requirements as per BCA BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :																		
	<table><tr><th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr><tr><th>Dry</th><th>Wet</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>		Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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	<p>Slip resistance requirements as per AS4299</p> <p>AS4299 has slip resistance requirements based on requirements of AS3661 (Slip resistance of pedestrian surfaces) for the following areas:</p> <ul style="list-style-type: none"> - Floor surfaces in sanitary facilities including all toilets and bathrooms (essential feature). - Floor surfaces in the kitchens and Laundries (essential feature). - Pathways / walkways within the site, within landscaped areas, balconies and other external paved areas (desirable feature for Class A or B developments). - AS3661.1-1993 is an old Australian standard which has been superseded with AS4586:2013 (Slip resistance classification of new pedestrian surface materials). <p>HB 197 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces</p>
Compliance Comments	<p>Capable of compliance.</p> <p>For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of these surfaces complies with the above listed requirements when tested as per AS4586.</p> <p>Add the above requirements to the Project Specifications to ensure compliance.</p>
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.
Compliance Comments	<p>This has been assessed further on in the report in the Lifts section.</p> <p>Refer to Lifts section.</p>
Requirement	<p>Passing spaces requirement</p> <p>It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800 x 2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.</p>
Compliance Comments	<p>N/A</p> <p>There are no accessways over 20M lengths in the development where a direct line of sight is not available.</p>
Requirement	<p>Turning spaces requirement</p> <p>It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).</p>
Compliance Comments	<p>Complies.</p> <ul style="list-style-type: none"> - Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. - A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors. <p>Details to be verified at CC stage of works.</p>
Requirement	<p>Carpet specifications</p> <p>Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.</p>
Compliance Comments	<p>Capable of compliance if carpets are provided in the common use areas and commercial use areas.</p> <p>Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance. Details to be verified at CC stage of works.</p>

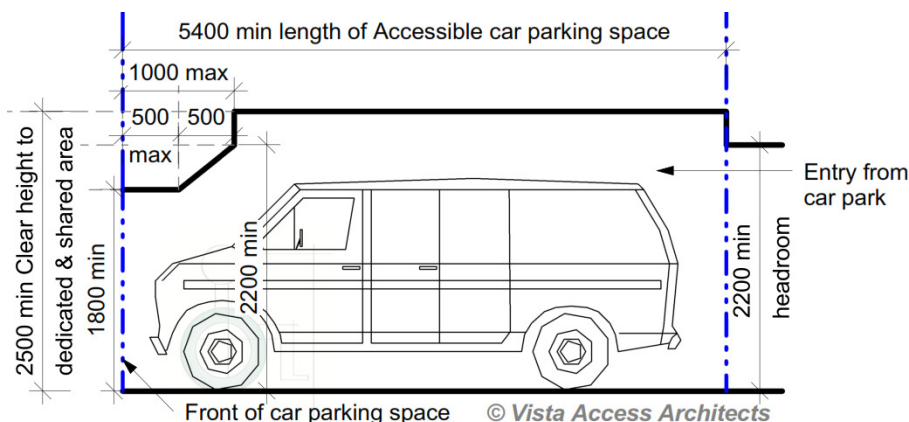
	BCA Part D3.4 Exemption
Requirement	Access is not required to be provided in the following areas : <ul style="list-style-type: none"> - where access would be inappropriate because of the use of the area - where area would pose a health and safety risk - any path which exclusively provides access to an exempted area
Compliance Comments	<p>For information only.</p> <p>Areas such as lift machine rooms, fire services room, commercial kitchens and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.</p> <p>Where a care taker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.</p>
	BCA Part D3.5 Accessible Carparking
Requirement	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing.
Compliance Comments	<p>Complies.</p> <p>Strathfield Council has previously approved 10% Adaptable units in the development. Development has total number of 115 units = 12 required Adaptable units.</p> <p>Therefore 12 accessible carparking spaces are required for the residential component. 12 Accessible car parking spaces have been provided in development. One accessible parking space is required to be allocated to each of the Adaptable units.</p> <p>Any additional accessible car parking spaces if provided are to be provided as visitor parking spaces</p> <p>Detailed features of the accessible/ adaptable parking spaces are to be verified at CC stage of works.</p>
Requirement	Class 5 - 1 space per 100 carparking spaces Class 6 - 1 space per 50 carparking spaces (up to 1000 spaces) and additional 1 space per additional 100 spaces provided
Compliance Comments	<p>Complies.</p> <p>Total number of Accessible parking spaces provided in the development = 1 for commercial component and 1 for retail component which complies with the requirement.</p> <p>Detailed features of the accessible parking space to be verified at CC stage of works.</p>

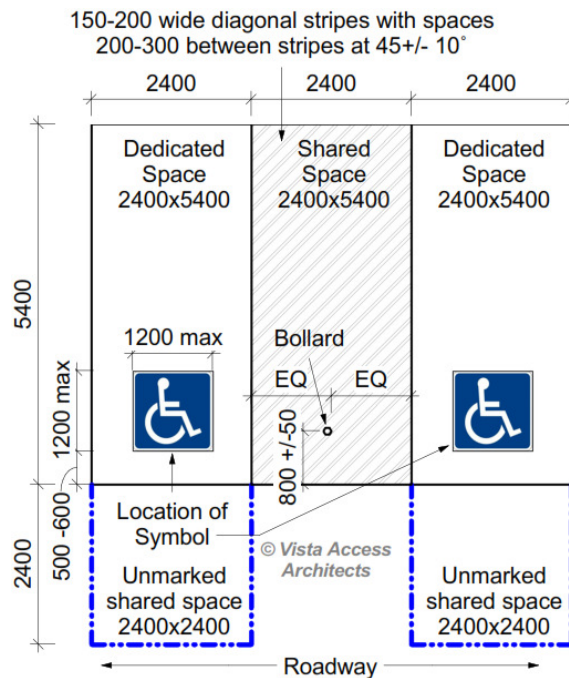


Accessible parking spaces allocated to Basement 1 is shown above (total of 15 accessible)








Accessible parking to basement 2 shown above (total of 1 accessible)

	AS2890.6-2009 requirements for parking
Requirement	<ul style="list-style-type: none"> - Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors - Central Bollard in shared space at 800+/-50mm from entry point - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit) - Minimum headroom of 2.2M at entrances and 2.5M is required over shared zones as well as dedicated spaces - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
Compliance Comments	<p>Capable of compliance.</p> <p>Add the above listed requirements to project specifications to ensure compliance.</p> <p>Refer to diagrams below for requirements, especially in regards to head height requirements.</p> <p>Note: The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.</p>  <p>Head heights for both dedicated accessible parking space and the shared zone to be as shown above. No beams, pipes, sprinklers or any other encroachments are permissible for the entire 5.4M width of the dedicated and shared zone as per Section shown above.</p>



The Accessible parking, shared zones, linemarking and bollards to be as shown above.
Access symbol is not to be provided when spaces are allocated to Adaptable units.

BCA Part D3.6 Signage	
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Male Toilet</p> </div> <div style="text-align: center;">  <p>Female Toilet</p> </div> <div style="text-align: center;">  <p>Unisex Toilet LH</p> </div> <div style="text-align: center;">  <p>Unisex Toilet RH</p> </div> </div> <p>- International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)</p>
Compliance Comments	<p>Capable of compliance.</p> <p>Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance.</p> <p>Details of selected signage to be verified at CC stage of works.</p>
Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
Compliance Comments	<p>N/A</p> <p>No common use, ambulant sanitary facilities have been proposed in the development.</p>
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation
Compliance Comments	<p>N/A</p> <p>Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.</p>
Requirement	<div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either:</p> <ul style="list-style-type: none"> - the floor level number, - floor level descriptor or - a combination of both <p>Sign must be located on the side that faces a person seeking egress</p> <p><i>Exit Signage for Level 1 is shown above.</i></p> </div> </div>
Compliance Comments	<p>Capable of compliance.</p> <p>All doors nominated as Exit doors require signage as described above.</p>

	Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.
Requirement	Signage is required to a non-accessible pedestrian entrance
Compliance Comments	N/A All pedestrian entrances have been designed to be accessible.
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility. Directional signage incorporating the international symbol of access as per AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.
Compliance Comments	N/A
Requirement	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	TGSIs are required when approaching: <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	Capable of compliance. TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part D3.11 Limitations on Ramps
Requirement	<ul style="list-style-type: none"> - A series of connecting ramps cannot have a vertical height of 3.6M - A landing for a step ramp cannot overlap a landing for another ramp
Compliance Comments	Complies. Details to be verified at CC stage of works.
	BCA Part D3.12 Glazing on Accessways
Requirement	Glazing requirements: Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
Compliance Comments	Capable of compliance Glazing is required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

	BCA Part F Accessible Sanitary Facilities BCA F2.4 Accessible sanitary facilities
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance Comments	Complies. 4 unisex accessible facilities have been provided in the development.
Requirement	Accessible unisex toilet are to be designed in accordance with AS1428.1-2009
Compliance Comments	Capable of compliance. Detailed features of the Accessible unisex toilet will be assessed with the requirements of AS1428.1-2009 at the CC stage of works. <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><i>RH transfer toilet shown above Location of door is indicative only.</i></p> </div> <div style="text-align: center;"> <p><i>LH transfer toilet shown above</i></p> </div> </div>
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance Comments	N/A. No common use ambulant use facilities have been provided in the development.
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	N/A. No common use ambulant use facilities have been provided in the development.
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	Class 2 At least 1 when sanitary compartments are provided in common areas.
Compliance Comments	N/A. No common use accessible use facilities have been provided in the residential component of the development.

Requirement	Class 5/ 6 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance Comments	Complies 2 unisex accessible RH and 2 unisex accessible LH transfer toilets have been provided in the common use areas. of the commercial use component.
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 2 At least 1 when showers are provided in common areas.
Compliance Comments	N/A No common use shower facilities have been identified in the development.
Requirement	Class 5 / 6 When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
Compliance Comments	N/A No common use shower facilities have been identified in the development.
Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	N/A No common use shower facilities have been identified in the development.
	BCA Part E Lift Installations
	BCA E3.2 Stretcher facility in lifts
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
	BCA E3.6 Passenger lift
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. Provide a certificate of compliance from the lift supplier , stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations. Add the above listed requirements to project specifications to ensure compliance.
Requirement	Limitations on use of Stairway platform lifts. They must- <ul style="list-style-type: none"> - Only serve an area accommodating maximum 100 persons - Not serve high traffic public areas like cinema, auditorium, transport interchange, shopping centre, etc. - Not be used where it is possible to install another type of lift - Not connect more than 2 storeys - Not serve more than 2 consecutive storeys where more than 1 - Not encroach on the minimum required width of the stairway when in folded position - Lift floor dimensions for Stairway platform lift- 810mm wide x 1200mm deep. Limitations on use of Low-rise platform lift <ul style="list-style-type: none"> - Must not travel more than 1M Limitations on use of Low-rise, low-speed constant pressure lift <ul style="list-style-type: none"> - If enclosed, must not travel more than 4M - If unenclosed, must not travel more than 2M - Must not be used in high traffic public use areas in buildings such as theatres, cinema, auditorium, transport interchange, shopping complex, etc.

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

Additional Features required as per AS1428

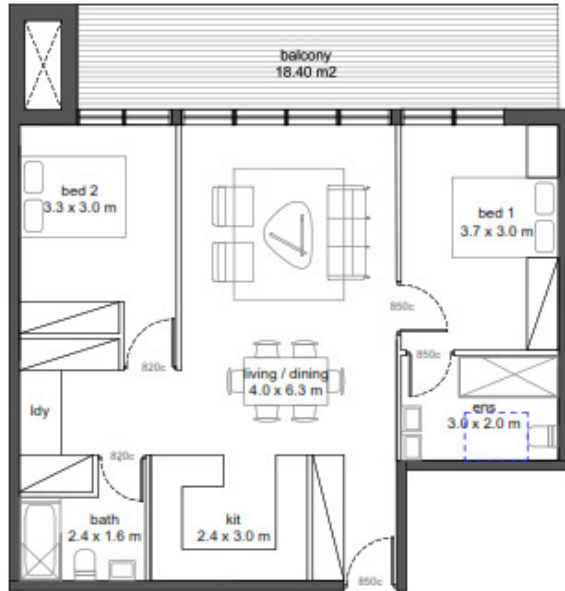
Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: <ul style="list-style-type: none"> - Common use areas within the residential component (including passageways leading to SOUs) - To all commercial use components
Requirement	Accessway width requirements <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Doorway requirements <ul style="list-style-type: none"> - All doorways in the development in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a Threshold ramp as per AS1428.1 - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Door hardware requirements <p>Door hardware including door handles, door closers, snibs in accessible toilets etc. are required to comply with requirements of AS1428.1.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>Door hardware selections generally take place at CC stage of works.</p> <p>Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	Luminance contrast requirements for doorways. <p>All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.</p>
Compliance Comments	<p>Capable of compliance.</p> <p>Painting schedule is generally developed at the CC stage of works. The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Generally a light colour door with a dark colour frame will satisfy requirements.</p> <p>Selection details are to be verified at CC stage of works.</p>
Requirement	Floor or ground surfaces <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	<p>Capable of compliance.</p> <p>Floor surface selections generally take place at CC stage of works.</p> <p>Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
	Switches, Controls and Lighting requirements <p>All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1</p>
Compliance Comments	<p>Capable of compliance.</p> <p>Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.</p>

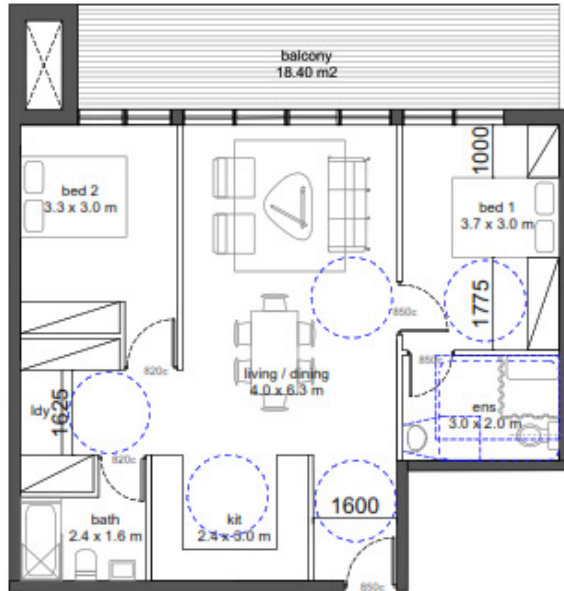
AS4299.1995- Adaptable Housing

12 Adaptable units have been provided. The units designated as adaptable are units D401/ D501/ D601 / D701 / E201 / E301 / E401 / E501 / F101 / F201 / F301 / F401

PRE-ADAPTATION



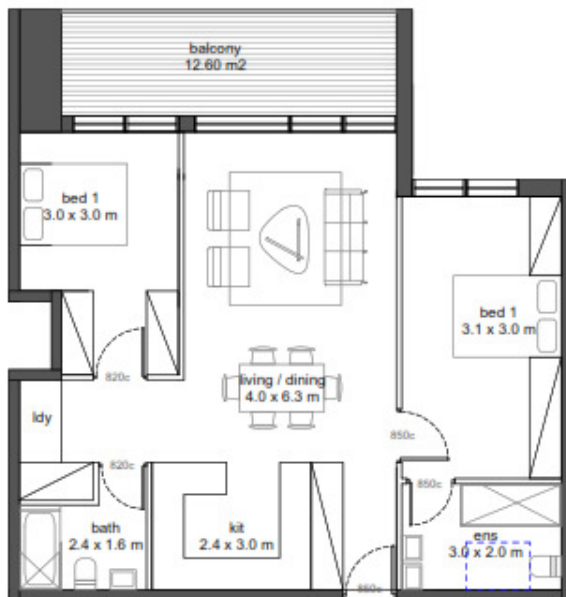
POST-ADAPTATION



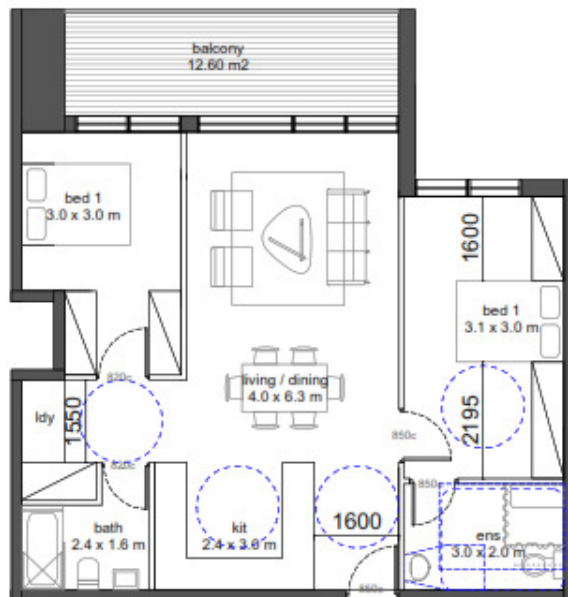
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ADAPTABLE UNITS F101 / F201 / F301 / F401

PRE-ADAPTATION



POST-ADAPTATION

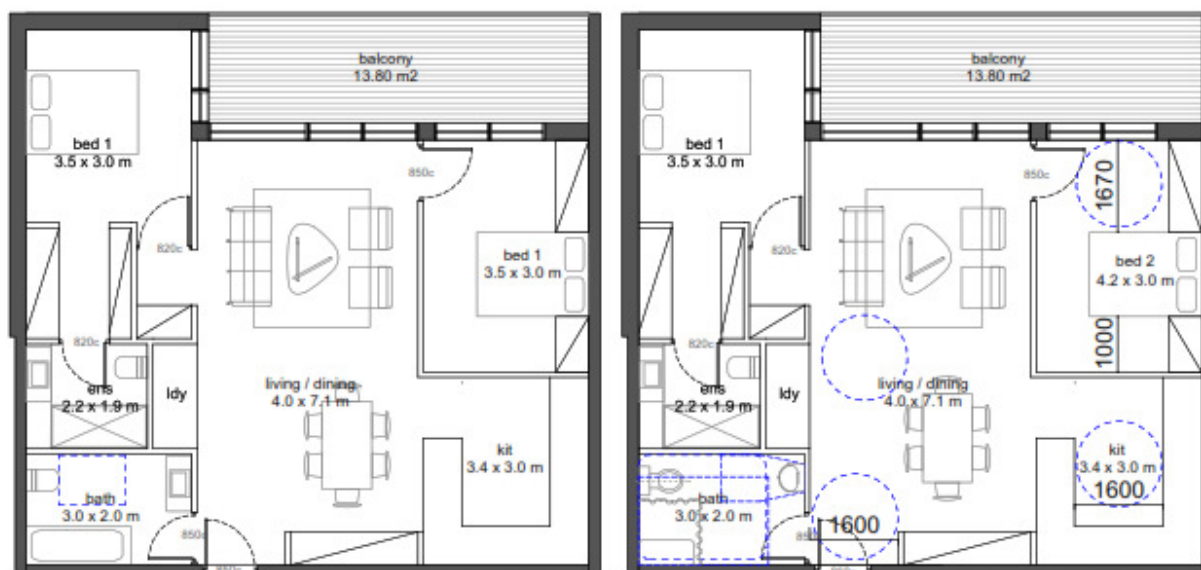


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ADAPTABLE UNITS E201 / E301 / E401 / E501

PRE-ADAPTATION

POST-ADAPTATION



3

ADAPTABLE UNITS D401 / D501 / D601 / D701

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

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

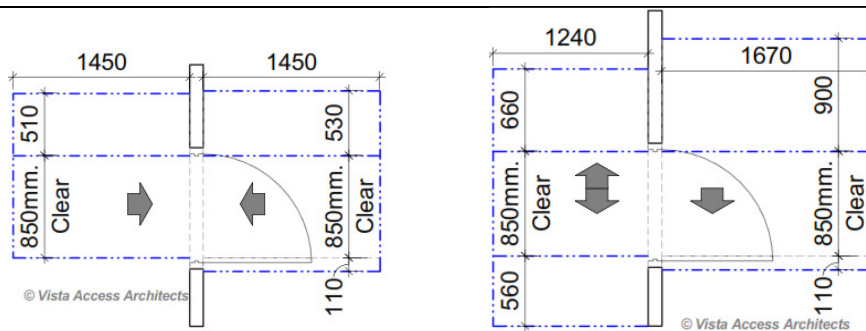
AS4299.1995 - Class C – Essential requirements.

R☑= Required;

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

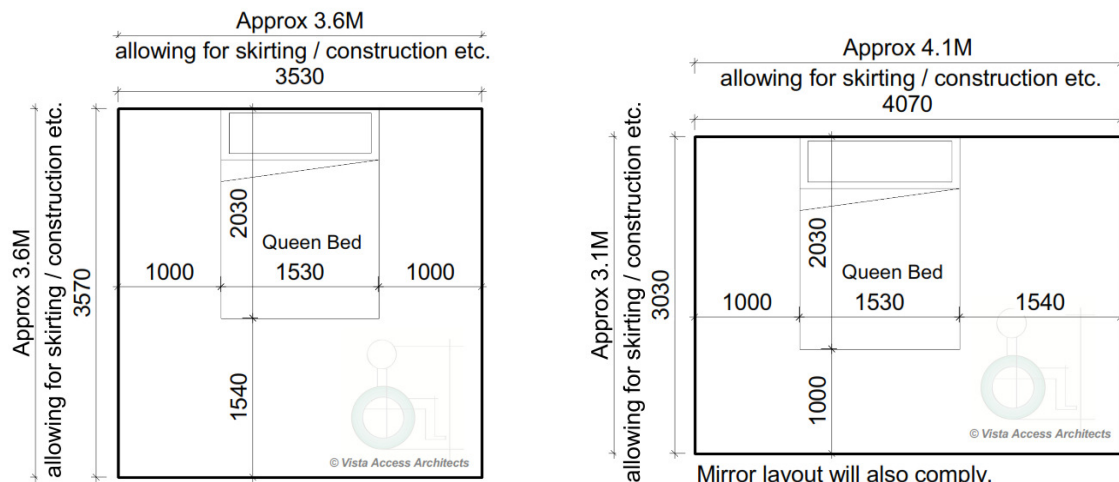
Requirements as per AS4299	R	C	Comments
Siting			
An AS1428.1 compliant, continuous accessible path of travel is required from street frontage and vehicle parking to entry doorway of the Adaptable unit.	☑	☑	Access is provided from street by means of an AS1428.1 compliant ramp / walkway and from accessible parking space by means of a lift. Details to be verified at the CC stage
Letter boxes			
Letterboxes to be on hard standing area connected to accessible pathway	☑	☑	Capable of compliance. Details to be verified at the CC stage
Parking			
Car parking space or garage of minimum 6.0Mx 3.8M or a hard surfaced level outside of 5.4Mx3.8M is to be provided as a sheltered car park or can be provided in the future	☑	☑	Capable of compliance. Space can also be provided as per AS2890.6 Details to be verified at the CC stage

Accessible Entry



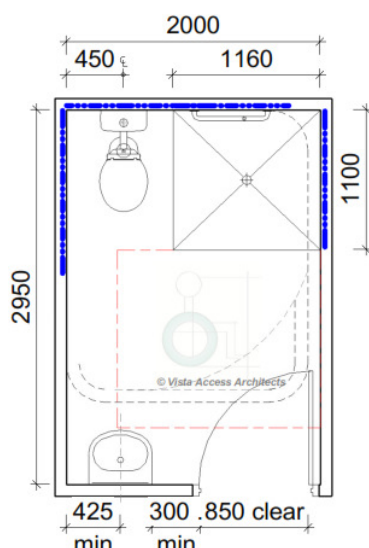
Door circulation requirements of AS1428.1 with approach directions shown with arrows below. Accessible entry to be provided with, <ul style="list-style-type: none"> - An accessible door threshold - 1550mm diameter landing - 850mm clear opening door with clearances, door hardware operable with one hand and located 900-1100mm above floor 	✓	✓	Capable of compliance. Details to be verified at the CC stage
Interior: General <ul style="list-style-type: none"> - Internal doors to have 820mm minimum clearance with provision for compliance with AS1428.1 for door approaches and minimum corridors width of 1M - Door hardware operable with one hand and located 900-1100mm above floor 	✓	✓	Capable of compliance. Provide an 850mm clear opening door to the adaptable bathroom and 1 main bedroom. Rest to have 820mm clear opening. Details to be verified at the CC stage
Living room and dining room Circulation space of minimum 2250mm diameter.	✓	✓	Complies.
Kitchen It is general industry practice to accept that kitchen is something that has a very short life span and can be completely replaced when required to be adapted. As such only the following requirements apply, <u>Potential of achieving the following at Post- Adaptation:</u> <ul style="list-style-type: none"> - Minimum width 2.7M and 1550mm clear between benches - Provision for circulation at doors to comply with AS1428.1 (if doors provided) - Provision for benches, taps, cooktops, ovens as required under AS4299 	✓	✓	Can be compliant post adaptation. Details to be verified at the CC stage

Main bedroom



At least one bedroom of area sufficient to accommodate a queen size bed and wardrobe and circulation space requirements of AS1428.2	✓	✓	Complies Details to be verified at the CC stage
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Main Adaptable bathroom



Post Adaptation bathroom layout shown

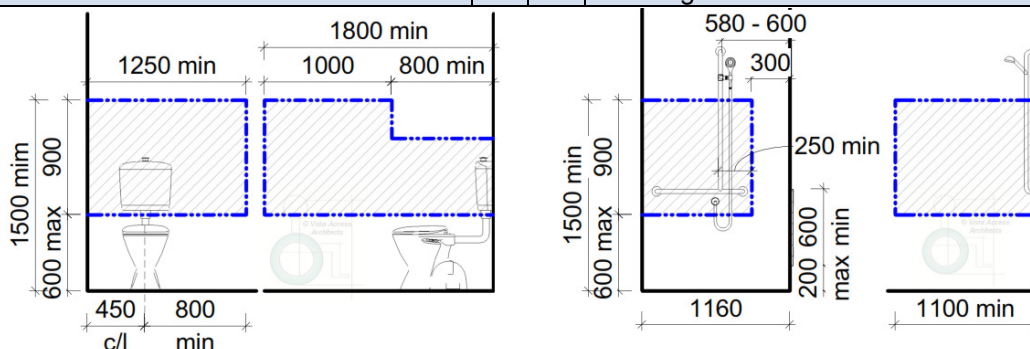
Noted dimensions in these diagrams are approximate and depend on selected features such as size of the basin. These dimensions include allowances for reinforcements and construction tolerances.

Thick blue line indicates the location of wall reinforcements. Red dotted line indicates the shower circulation space. Black dotted line indicates the WC pan circulation space.

<ul style="list-style-type: none"> - Provision for bathroom area with Circulation spaces of Shower and WC (including fixtures) to comply with AS1428.1. - Note that wall reinforcements and waterproofing details to comply with AS4299 	✓	✓	Complies A bathroom with minimum space of 2Mx 2.95M or 2.3Mx2.7M or 2.4Mx2.45M is achievable. Wall reinforcements to be verified at the CC stage.
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Wall reinforcement requirements

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



Laundry			
<ul style="list-style-type: none"> - Provision for adequate circulation space in front of or besides appliances (minimum 1550mm depth) - Circulation at doors to comply with AS1428.1 - Provision for automatic washing machine 	✓	✓	Capable of compliance. Details to be verified at the CC stage
Other General requirements			
<ul style="list-style-type: none"> - All surfaces to be Slip resistant to AS3661 and AS 4586 - All GPOs and Lighting/ lux requirements as per AS4299 - All waterproofing as per AS4730 	✓	✓	Capable of compliance. Details to be verified at the CC stage

Additional requirements for AS4299.1995 - Class B compliance.

In addition to the Class C requirements, 50%, i.e. 32 of the desirable features are required to be provided for a Class B level compliance. Spatial requirements remain the same and the details of the additional desirable features can be detailed out at the CC Stage of works.

Requirement	<ul style="list-style-type: none"> - Where the location of fixtures such as WC pans, wash basins, sinks, laundry fixtures and any other fixtures are to be relocated post-adaptation to comply with AS1428.1, then the service pipes (waste and water supply pipes) have to be laid in the correct AS1428.1 specified position at pre-adaptation itself and the services to be capped off for future use.
General recommendations	<ul style="list-style-type: none"> - It is recommended that where balconies / outdoor areas have been provided to Adaptable units, provide the sliding doors such that the floor tracks are recessed, so level access can be provided to the balcony / outdoor areas from inside the unit.

(Advisory only / not mandatory)	<ul style="list-style-type: none"> - Sliding doors in the living areas leading to outdoor areas are to be such that opening of the door is able to provide a clear opening space of 850mm with a latch side space of 530mm. - If the balcony is to be brought up to the same level as the unit at post-adaptation by means of decking etc. then ensure that the minimum handrail height requirements required under the BCA are complied with, considering the raised height of the balcony. - Consideration to be given to recess the slab in the wet areas so that there is no level difference once the floor finishes are applied (i.e. flush transition from carpeted area to tiles area).

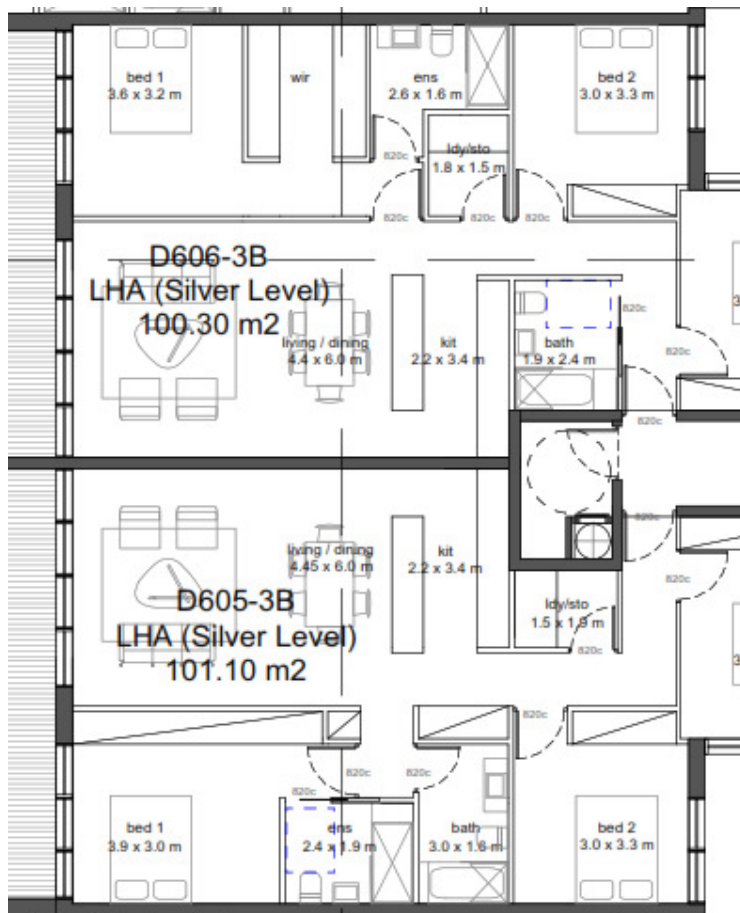
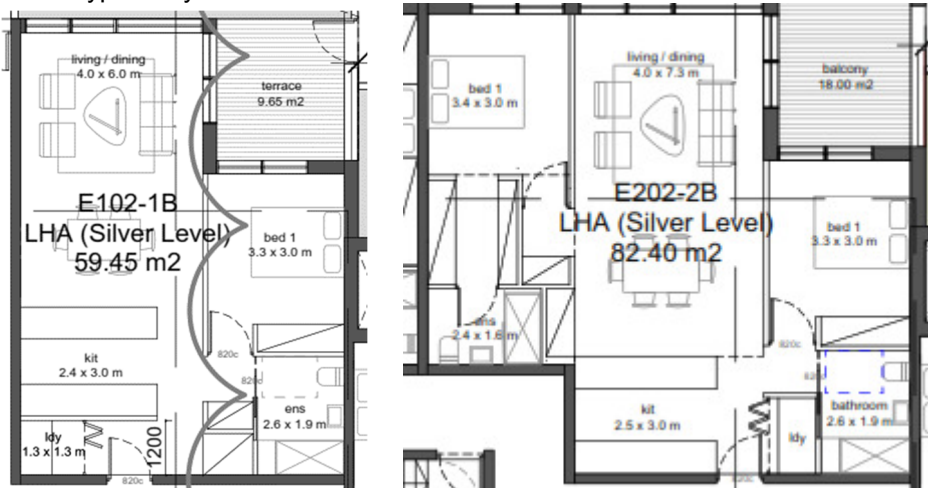
SEPP 65 – Part 4Q1

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

Total number of residential units in the development = 122. 20% of 122 = 24.4 required Livable units (24 have been provided in total). Since **12** of the units **D401 / D501 / D601 / D701 / E201 / E301 / E401 / E501 / F101 / F201 / F301 / F401** already comply with the Adaptable unit requirements, these units are also capable of satisfying the intent of Silver level of Livable Housing Guidelines as noted in the table below.

In addition to the adaptable units provided the following **12** units **D405 / D505 / D605 / D705 / D406 / D506 / D606 / D706 / E102 / E202 / E302 / E402** are capable of providing compliance with the features of Silver level of Livable Housing Guidelines as noted in the table below.

Some typical layouts for Silver level units are shown below



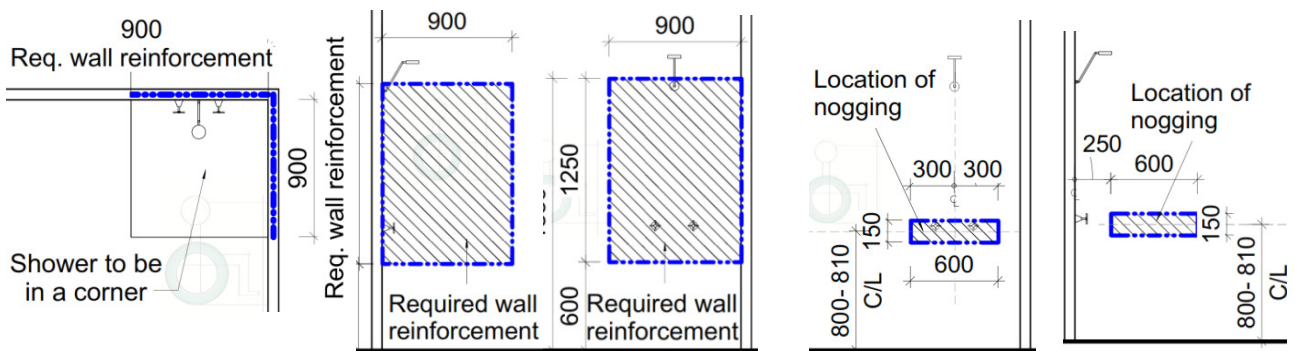
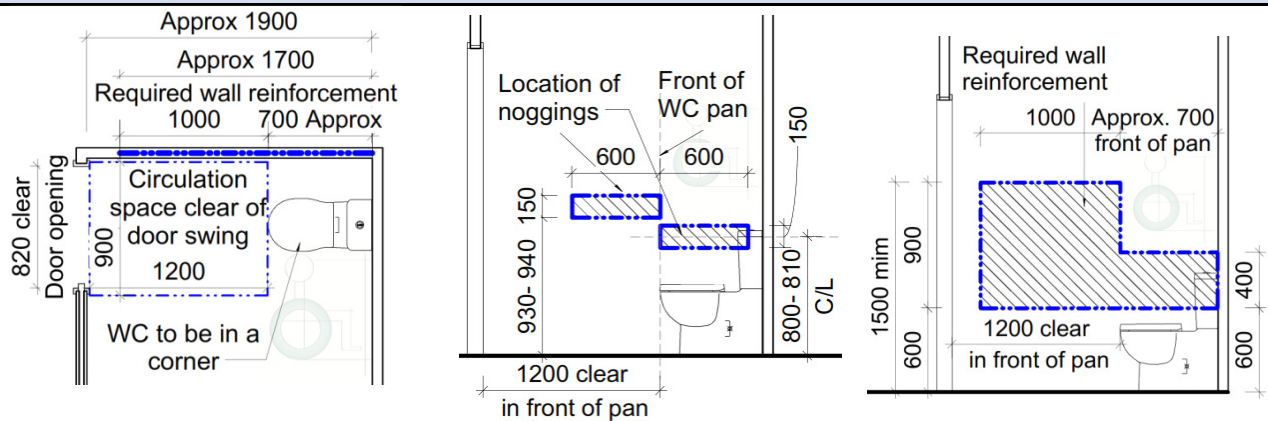
- Note that ALL internal passageways are required to be 1M clear when measured from skirting to skirting so allow for the same.
- Note that the wet areas are to be recessed so that flush transition is available.

By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

Note that in this case the adaptable units are also be counted as Livable / LHA Silver level unit in which case the below requirements apply in addition to the AS4299 requirements.

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
1 Dwelling Access	(a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. (b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required.	Complies. Verify at CC
	(c) Pathway may be provided via an associated car parking in which case the car parking space to be - 3200 (width) x5400 (length), - even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen	N/A
	(d) Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	(e) Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 Dwelling entry	(a) Dwelling Entry should provide an entrance door with (i) min clear opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) reasonable shelter from the weather	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies Verify at CC
	(c) Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
	(d) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 Internal doors and corridors	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC
4 Toilet	(a) Toilet to be provided on the ground or entry level that provides, (i) Min 900mm between walls if located in separate room (ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing. (iii) The toilet pan to be positioned in the corner of a room to enable handrails	Complies. Verify at CC
5 Shower	(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.	Capable of compliance. Verify at CC
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	

6 Reinforcement of bathroom & toilet walls	(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Capable of compliance. Verify at CC
	(b), (c) and (d) the walls around toilet, bath and shower to be via: (i) Noggins with a thickness of at least 25mm (ii) Sheeting with a thickness of at least 12mm Refer to diagrams provided in the Livable Housing Guideline document.	Capable of compliance. Verify at CC



7 Internal Stairways	Stairways in dwellings must feature: (i) a continuous handrail on one side of the stairway where there is a rise of more than 1m. a minimum clear width of 1000mm	N/A No internal stairway in units.
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Disability Discrimination Act

Advisory Only

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

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

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

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

Some recommendations to address common furniture and fittings have been listed below. Non provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

For new kitchens / BBQ areas in residential common use areas / commercial use areas, it is suggested that this kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space (without cabinetry under the bench top) and a tap within 300mm from the front of the sink next to the vacant space. The distance in between the benches to be 1550mm with the height of the kitchen bench top to be 850mm. This would allow a person in a wheelchair to independently move within the kitchen and use basic facility, being the sink independently.

For new reception tables/bar areas or counter serveries in restaurants/cafes etc., it is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm.

Statement of Experience

Farah Madon- Director

ACAA Accredited Access Consultant, Livable Housing & Changing Places Registered Assessor

- Accredited member of Association of Consultants in Access Australia (ACAA) Membership no 281
- Architect, registered with the NSW Architects Registration Board. Registration number 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice member, 49397
- Registered Assessor of Livable Housing Australia. License no 10032
- Registered Assessor of Changing Places Australia. Registration no CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- OHS Construction Induction Training Certificate
- Units PRDAC401A/403A/503A & CPP40811 from Certificate IV in Access Consulting
- Unit CPP50711 from the Diploma in Access Consulting
- Successful completion of ACAA's Access Consultant's testing process
- Changing Places Australia Training Course

Farah has 20 years of experience of working in the field of Architecture and Access. Farah specialises in access consultancy services, including design for access, access related advise and auditing services and performance solution assessment for access related issues under the BCA by means of Expert Judgement. Farah has been invited as an expert witness for Access related matters in the Land and Environment Court.

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

- Vice President of Association of Consultants in Access Australia
- Convener of the ACAA's Access related Practice and Advisory Notes
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's (RAIA) National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member
- Committee member of ME-064 Committee of Standards Australia responsible for the AS4299 and AS1428 suite of standards.

Meet our team

Vanessa Griffin- Access Consultant

ACAA Associate Access Consultant & Livable Housing Assessor

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 500
- Member of AIBS – Australian Institute of Building Surveyors

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying
- Certificate IV in Access Consulting

Jenny Desai- Access Consultant

ACAA Associate Access Consultant

- Associate member of Association of Consultants in Access Australia (ACAA) Membership no 572

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



