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**DA2020/08/01  
16 January 2020**

## **Accessibility Review Report – DA Review**

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**Project Title:** Stage 2 – Building C – Multi-Storey Residential Building  
17-35 Parramatta Road, Homebush

**Job Number:** 9360

**Date:** 16 January 2020

**Prepared For:** Hyside Projects Subtwo Pty Ltd

**Report Version:** 9360\_ADR\_DA\_v1.1

**ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES**

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Report	Revision	Date	Details
Final	1.0	10/12/19	Final Issue For Submission
Final	1.1	18/12/19	Updated Final Issue

# ACCESSIBILITY DESIGN REVIEW

**PROJECT:** Stage 2 – Building C – Multi-Storey Residential Building

**ADDRESS:** 17-35 Parramatta Road, Homebush

## 1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Stage 2 – Building C – Multi-Storey Residential Building located at 17-35 Parramatta Road, Homebush.

### 1.1 Project Information & Classification

The proposed development consists of a single tower referred to as Building C which consists of a multi-storey residential building over an existing basement carpark at the subject site.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building / building part (to be confirmed by the BCA Consultant / PCA) –

Level/Building Part	Building Classification	Use
Basement Level 1 - 4	Class 7a	Carpark
Ground Floor	Class 6	Retail
Level 1 - Level 24	Class 2	Residential

### 1.2 Purpose of the Report

Hyside Projects Subtwo Pty Ltd engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

### 1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;

This Accessibility Design Review is based on –

- Architectural design documentation prepared SJB Architects, Project No. 6136 as follow –

Dwg#	Title	Date – Issue
DA-0201	Basement 4	17.12.2019 – 5
DA-0202	Basement 3	17.12.2019 – 5
DA-0203	Basement 2	17.12.2019 – 5
DA-0204	Basement 1	17.12.2019 – 5
DA-0205	Ground	17.12.2019 – 7
DA-0206	Level 1 - Level 4	17.12.2019 – 7

DA-0207	Level 5 - Level 7	17.12.2019 – 3
DA-0208	Level 8	17.12.2019 – 8
DA-0209	Level 9 - Level 20	17.12.2019 – 7
DA-0210	Level 21 - Level 23	06.12.2019 – 7
DA-0211	Level 24	17.12.2019 – 1
DA-0212	Roof	17.12.2019 – 5
DA-1401	Apartment Types - Adaptable and Accessible Apartments	09.12.2019 – 3

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

## 1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;

- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials.  
We recommend surface finish advice be sought from an independent specialist slip safety consultant.

## 2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

<b><u>Capable of Complying (CoC) –</u></b>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<b><u>Compliance Departure (CD) –</u></b>	A compliance departure with the DtS provisions of the BCA.
<b><u>Design Detail (DD) –</u></b>	A detail commentary/specification is offered within the report.
<b><u>Performance Solution (PS) –</u></b>	A Performance Solution Report is being pursued to justify the compliance departures
<b><u>Not Applicable (N/A) –</u></b>	Not applicable or not relevant to the project. Commentary provided.
<b><u>Informational (Info) –</u></b>	Provided for informational purposes

### **Interpretation Note(s) –**

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

## BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

### Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><b><u>Class 2 –</u></b></p> <ul style="list-style-type: none"> <li>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> <li>a) to the entrance doorway of each sole-occupancy unit; and</li> <li>b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul> </li> </ul> <p><b><u>Class 3 –</u></b></p> <p><b><u>Common Areas</u></b></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <ul style="list-style-type: none"> <li>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> <li>c) to the entrance doorway of each sole-occupancy unit; and</li> </ul> </li> </ul>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p><b><u>Doorways</u></b></p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p><b><u>Serviced Apartments –</u></b></p> <ul style="list-style-type: none"> <li>It has been communicated that the serviced apartments are a BCA Class 2 building part as determined by the BCA Consultant.</li> <li><b>4x</b> accessible SOUs are provided in accordance with BCA Cl. D3.1 for a Class 3 building and as such are assessed against these requirements.</li> <li>These rooms are to be representative of the range of rooms available (i.e. 1x bedroom and 2x bedroom accessible units are to be provided).</li> <li>Compliance is readily achievable with minor design development at the Detailed Design Stage to accommodate 1x bedroom accessible units.</li> </ul> <p><b><u>Design Detail –</u></b></p> <ul style="list-style-type: none"> <li>The Bin Rooms will require minor design development and a Performance Solution to justify an alternative accessible configuration.</li> <li>Access to raised turf/common areas will require further design development at the Detailed Design Stage.</li> </ul> <p>Compliance readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC & DD

<p>d) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p> <p><u>Sole-occupancy units</u></p> <ul style="list-style-type: none"> <li>• Not more than 2 required accessible sole occupancy units may be located adjacent to each other.</li> <li>• Where more than 2 accessible sole occupancy units are required, they must be representative of the range of rooms available.</li> <li>• <b>61 to 80</b> Class 3 SOUs require access to and within <b>4x</b> accessible SOUs.</li> </ul> <p><u>Class 7a –</u></p> <p>To and within any level containing accessible carparking spaces.</p>		
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### **Cl. D3.2: Access to Buildings**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> <li>• from the main points of pedestrian entry at the allotment boundary; and</li> <li>• from another accessible building connected by a pedestrian link; and</li> <li>• from any required accessible carparking space on the allotment.</li> </ul> <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>• through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>• in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</li> </ul> <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Compliance readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>



### **Cl. D3.3: Parts of buildings to be accessible**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> <li>for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC
<ul style="list-style-type: none"> <li>for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable.</p>	CoC
<ul style="list-style-type: none"> <li>for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul>	<p>Compliance is readily achievable.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	CoC
<p>Accessways must have—</p> <ul style="list-style-type: none"> <li>passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available</li> <li>turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway.</li> </ul>	<p>Compliance is readily achievable with the implementation of a Performance Solution relating to the Bin Rooms throughout the building.</p>	CoC & PS

### **Cl. D3.4: Exemptions**

<b>DtS Provision</b>	<b>Comment(s)/Recommendation(s)</b>	<b>Status</b>
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> <li>An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>An area that would pose a health or safety risk for people with a disability.</li> <li>Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> <li>Caretaker only areas</li> <li>Plant &amp; equipment room(s)</li> <li>Loading Dock</li> <li>Storage rooms</li> </ul>	Info

## Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> <li>are to comply with AS2890.6-2009.</li> <li>need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public</li> <li>need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability</li> </ul> <p><b><u>Class 3 –</u></b></p> <p>To be calculated by multiplying the total number of carparking spaces by the percentage of –</p> <ul style="list-style-type: none"> <li>accessible sole-occupancy units to the total number of sole-occupancy units; or</li> <li>Accessible bedrooms to the total number of bedrooms.</li> </ul> <p>The calculated number is to be taken to the next whole figure.</p>	<p><b><u>Class 2 – Serviced Apartments –</u></b></p> <p>The BCA does not prescribe the provision of accessible carparking spaces for Class 2 buildings.</p> <ul style="list-style-type: none"> <li>It has been communicated that the serviced apartments are a BCA Class 2 building part as determined by the BCA Consultant.</li> <li>In this instance BCA Cl. D3.5 for a Class 3 building would require the provision of <b>3x</b> accessible carparking spaces.</li> <li><b>4x</b> accessible carparking spaces are provided.</li> </ul> <p><b><u>Compliance Departure –</u></b></p> <p>Column intrusions are proposed into the “shared zones” of the 4x accessible carparking spaces and will require further design development at the Detailed Design Stage.</p> <p><b><u>Class 2 – Adaptable Housing Units –</u></b></p> <p>Refer to the Adaptable Housing Review section of this report for an assessment of adaptable housing unit carparking spaces.</p>	DD

### Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"><li>• braille and tactile signage must identify each sanitary facility and space with hearing augmentation;</li><li>• braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “<b>Exit</b>” and “<b>Level</b>” followed by the floor level number;</li><li>• signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained;</li><li>• signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use;</li><li>• signage to identify an ambulant accessible sanitary facility must be located on the door of the facility;</li><li>• directional signage where a pedestrian entrance is not accessible.</li><li>• directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.</li></ul> <p><b>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</b></p>	DD

### Cl. D3.7: Hearing augmentation

N/A – No areas requiring the provision of a hearing augmentation system are proposed.

### Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching —</p> <ul style="list-style-type: none"><li>• a stairway, other than a fire-isolated stairway;</li><li>• an escalator/moving walk;</li><li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li><li>• in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li></ul>	<p>TGSIs are to be provided to —</p> <ul style="list-style-type: none"><li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp;</li><li>• all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways;</li><li>• any overhead obstruction less than 2m above floor level.</li><li>• where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.</li></ul>	CoC

### Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – Not a Class 9b building.

### **Cl. D3.10: Swimming pools**

N/A – No swimming pool is proposed as part of the Stage 4 works.

### **Cl. D3.11: Ramps**

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable.	DD

### **Cl. D3.12: Glazing on an accessway**

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

## **BCA Part E3 – LIFT INSTALLATIONS**

### **Cl. E3.6: Passenger lifts**

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – <ul style="list-style-type: none"><li>• be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li><li>• have accessible features in accordance with Table E3.6b; and</li><li>• not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li></ul>	The proposed passenger lifts shall have the following features – <ul style="list-style-type: none"><li>• Handrail complying with the mandatory handrail provisions of AS1735.12,</li><li>• Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m,</li><li>• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,</li><li>• Minimum clear door opening complying with AS1735.12,</li><li>• Passenger protection system complying with AS1735.12,</li><li>• Lift landing doors at the upper landing,</li><li>• Lift car and landing control buttons complying with AS1735.12,</li><li>• Lighting in accordance with AS1735.12,</li><li>• Automatic audible/visual information within the lift car and at the landings as prescribed,</li><li>• Emergency hands-free communication, including a button that alerts a call</li></ul>	CoC

	centre of a problem and a light to signal that the call has been received.	
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## BCA Part F2 – SANITARY AND OTHER FACILITIES

### Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> <li>• Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a),</li> <li>• Accessible unisex showers must be provided in accordance with Table F2.4(b),</li> <li>• At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.</li> <li>• An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.</li> <li>• Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.</li> <li>• An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>• Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.</li> </ul>	<p><b><u>Class 2 –</u></b></p> <p>N/A – No common area sanitary facilities are proposed.</p>	Info
	<p><b><u>Class 6 –</u></b></p> <p>N/A – No sanitary facilities are proposed.</p>	
	<p><b><u>Class 2 – Serviced Apartments –</u></b></p> <ul style="list-style-type: none"> <li>• It has been communicated that the serviced apartments are a BCA Class 2 building part as determined by the BCA Consultant.</li> <li>• In this instance BCA Cl. F2.4 for a Class 3 building would require the provision of an accessible sanitary compartment within each of the Class 3 accessible SOUs.</li> </ul> <p>The size of each of the accessible sanitary compartments within the accessible serviced apartments is readily capable of complying with AS1428.1-2009.</p> <p><b><u>Design Detail –</u></b></p> <ul style="list-style-type: none"> <li>• Left and right hand closet pan transfers are to be provided as evenly as possible.</li> </ul> <p>Compliance readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC

### 3.0 ADAPTABLE HOUSING REVIEW

The following is a summary of the overall residential apartments within the development located at 17-35 Parramatta Road, Homebush including Buildings A, B & C –

Building	Number of Units	Adaptable Housing Units
<b>A, B &amp; C</b>	A total of <b>283x</b> residential apartments are proposed throughout the site.  15% of which have been communicated as being required to be adaptable housing units.	A total of <b>43x</b> adaptable housing comply with the provisions of AS4299-1995 Class C are required.
<b>A &amp; B</b>	A total of <b>158x</b> residential apartments are provided within Buildings A & B.	It has been communicated that a total of <b>35x</b> adaptable housing comply with the provisions of AS4299-1995 Class C are provided within the Building A & B part of the overall development.
<b>C</b>	A total of <b>125x</b> residential apartments are proposed within Buildings C.	<b>8x</b> adaptable housing units are proposed to comply with the provisions of AS4299-1995 Class C adaptable housing units.  This complies with the total number of required adaptable housing units throughout the overall development  Refer to the table below for an assessment of the pre & post adaptation plans provided.

#### Class C Adaptable Housing Units – As per AS4299-1995

To comply with the requirements of AS4299, adaptable housing units must include all ‘essential’ features listed at Appendix A of AS4299. A dwelling that satisfies this requirement can be certified as an Adaptable House Class C - AS4299-(1995).

The following table provides a review against the required AS4299 – Class C adaptable housing units which includes all ‘essential’ features –

Item No	Description	Clause No.	Comments
<b>DRAWINGS</b>			
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages along with a description of how the adaptation is to be achieved shall also be provided.	2.3	Pre and post adaptation plans have been provided.  The key elements which cannot be adapted are the location of service risers, any change to structural building

			<p>members or common property. The number of bedrooms/bathrooms is to remain consistent pre and post adaptation.</p> <p>Capped services are to be provided where required in order to provide a suitable adaptation process.</p> <p>The adaptation process appears readily capable of complying and will require minor development/specification at the Detailed Design Stage.</p>
<b>SITING</b>			
2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	Refer to the BCA assessment table for further commentary.
<b>LETTERBOXES IN ESTATE DEVELOPMENTS</b>			
3	Letterboxes to be on a hard standing area connected to accessible pathway	3.8	Provide letterboxes on a hard standing surface with a maximum gradient of 1:40.
<b>PRIVATE CAR ACCOMODATION</b>			
4	<p>Carparking space or garage min. area 6.0m x 3.8m.</p> <p><i>A garage may be reduced if a hard surface level outside space of minimum dimensions 5.4m X 3.8m is provided as a sheltered carpark, or can be provided in the future.</i></p>	3.7.2	<b>8x</b> residential accessible carparking spaces in accordance with AS2890.6-2009 are indicated within the basement and have been communicated as being allocated to the subject adaptable housing units.
<b>ACCESSIBLE ENTRY</b>			
5	Accessible entry	4.3.1	Compliance is readily achievable.
6	Accessible entry to be provided with a landing outside the door with a maximum fall of 1:40 with a low threshold if not protected from weather by a minimum of 1,600mm overhang.	4.3.2	N/A – entrance doors are internal.
7	Threshold to be low-level	4.3.2	Where threshold ramps are proposed to service external areas they must comply with AS1428.1 and AS4299.
8	Landing to enable wheelchair maneuverability	4.3.2	Compliance is readily achievable.
9	Accessible entry door to have 850 mm min. clearance	4.3.1	Compliance is readily achievable.

10	Door lever handles and hardware to AS1428.1 clause 11.1 door to be unlocked and opened with one hand. Where lever handles are provided, the clearance between the handle and the back plate or door face at the centre of the handle shall be not less than 35 mm and not more than 45 mm.	4.3.4	To be provided/specified at the Construction Certificate Stage.
<b>INTERIOR: GENERAL</b>			
11	Internal doors to have 820 mm min. clearance	4.3.3	It is to be noted that AS4299 is superseded in this case by AS1428.1 which requires the appropriate 850mm clear opening width of all accessible doors.  Internal doors to areas required to be adaptable are required to comply including – <ul style="list-style-type: none"> <li>• Adaptable bedroom</li> <li>• Sanitary facility</li> <li>• Kitchen</li> <li>• Laundry</li> <li>• Living/Dining room</li> </ul> Compliance is readily achievable.
12	Internal corridors min. Width of 1000 mm	4.3.7	Complies
13	Provision for compliance with AS1428.1 for door approaches	4.3.7	Complies
<b>LIVING ROOM &amp; DINING ROOM</b>			
14	Provision for circulation space of min. 2250 mm diameter	4.7.1	Complies
15	Telephone adjacent to GPO	4.7.4	To be provided.
16	Potential illumination level min. 300 lux	4.10	To be provided.
<b>KITCHEN</b>			
17	Minimum width 2.7 m (1,550 mm clear between benches)	4.5.2	Floor & wall surfaces are to extend under the cabinets with sufficient capped services to allow island benches to be removed/relocated in the future.
18	Provision for circulation at doors to comply with AS1428.1	4.5.1	N/A – No kitchen door is proposed
19	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height	4.5.5	To be provided.



	from 750mm to 850mm or replaceable. Refer to Figure 4.8		Capped services are required where appliances or plumbing/electrical fixtures are to be relocated.
20	Refrigerator adjacent to work surface	4.5.5	As per Item 19.
21	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	As per Item 19.
22	Kitchen sink bowl max. 150mm deep	4.5.6	As per Item 19.
23	Tap set capstan or lever handles or lever mixer	4.5.6(e)	As per Item 19.
24	Tap set located within 300mm of front of sink	4.5.6(e)	As per Item 19.
25	Cooktops to include either front or side controls with raised cross bars	4.5.7	As per Item 19.
26	Cooktops to include isolating switch or gas stop valves which can be easily and safely operated while the cooktop is in use.	4.5.7	As per Item 19.
27	Worksurface min. 800 mm length adjacent to cooktop at same height.	4.5.7	As per Item 19.
28	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	As per Item 19.
29	GPOs to comply with AS1428.1. At least one double GPO within 300 mm of front of worksurface	4.5.11	As per Item 19.
30	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	As per Item 19.
31	Slip-resistant floor surface	4.5.4	To be provided/specified at the Construction Certificate Stage.
<b>MAIN BEDROOM</b>			
32	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	4.6.1	Compliance is readily achievable.
<b>BATHROOM</b>			
33	Provision for bathroom area to comply with AS1428.1; circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. Also: <ul style="list-style-type: none"> <li>toilet paper dispenser (see Clause 10.2.7AS1428.1)</li> </ul>	4.4.1	<p>The post adaptation proposed sanitary compartment is readily capable of complying with AS1428.1-2009.</p> <p>Capped services are to be provided to allow future adaptation of the sanitary facility.</p>

	<ul style="list-style-type: none"> <li>Flushing control (see Clause 10.2.6AS1428.1)</li> </ul>		
34	Slip-resistant floor surface	4.4.2	To be provided/specified at the Construction Certificate Stage.
35	Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS1428.1 (refer Figures 4.6 and 4.7)	4.4.4(f)	As per Item 33.
36	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	As per Item 33.
37	Recessed soap holder	4.4.4(f)	As per Item 33.
38	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	As per Item 33.
39	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4(h)	As per Item 33.
40	Provision for grabrail in shower (refer to Figure 4.7 in AS 4299) to comply with AS1428.1	4.4.4(h)	As per Item 33.
41	Taps sets to be capstan or lever handles with single outlet	4.4.4(c)	As per Item 33.
42	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	As per Item 33.
43	Double GPO beside mirror	4.4.4(d)	To be provided/specified at the Construction Certificate Stage.
<b>TOILET</b>			
44	Provision of either 'visitable toilet' or accessible toilet	4.4.3	An AS1428.1-2009 compliant sanitary compartment as per the above 'bathroom' section capable of being provided with the appropriate grabrails at a later stage will comply with the requirements of this clause.
45	Provision to comply with AS1428.1	4.4.1	Compliance is readily achievable in the post adaptation configuration.
46	Location of WC pan at correct distance from fixed walls	4.4.3	Compliance is readily achievable in the post adaptation configuration.
47	Provision for grabrail zone. (refer Figure 4.6)	4.4.4(h)	To be provided/specified at the detailed design stage.
48	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	To be provided/specified at the Construction Certificate Stage.
<b>LAUNDRY</b>			
49	Circulation at doors to comply with AS1428.1	4.8	Refer to Item 13 of this table.

50	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	Compliance is readily achievable
51	Provision for automatic washing machine	4.8(e)	Compliance is readily achievable.
52	Where a clothes line is provided, an accessible path of travel to this	4.8(a)	N/A – No clothes lines are proposed.
53	Double GPO	4.8(g)	To be provided/specified at the Construction Certificate Stage.
54	Slip-resistant floor surface	4.9.1	To be provided/specified at the Construction Certificate Stage.
<b>Door Locks</b>			
55	Door hardware operable with one hand, located 900-1100 mm above floor	4.3.4	To be provided/specified at the Construction Certificate Stage.

## 4.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and the pertinent Australian Standards.

Furthermore, this report has provided an assessment of the proposed adaptable housing units against the relevant adaptable housing provisions of AS4299-1995 and AS2890.6-2009.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application stage of design, the development can readily achieve compliance with the aforementioned BCA and adaptable housing provisions.

## 5.0 REVIEW PROVIDED BY

<b>Prepared by:</b>  <b><u>Aleksandar Stevanovic</u></b> Senior Accessibility Consultant B. Construction Management (Hons)	<b>Reviewed by:</b>  <b><u>Abe Strbik</u></b> Director Member - Association of Consultants in Access Australia # 405
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