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Job No: IAR-0234

17 April 2024

**WINIM DEVELOPMENTS**
**LEVEL 10,**
**255 GEORGE STREET**
**SYDNEY NSW 2000**

Reference: **1 GATACRE AVE & 5 ALLISON AVE, LANE COVE**

Attention: Mr Tamiru Kawashima
Email: ccaldarola@winim.com.au
Phone No: +61 438 496 575

Dear Mr Kawashima,

Thank you for inviting iAccess Consultants to undertake this access assessment of Development Application documentation for this residential development located at 1 Gatacre Ave and 5 Allison Ave Lane Cove.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010, the applicable National Construction Code 2022 as well as the provisions of the relevant Australian Standards.

Several issues have been identified which will need to be addressed by the project team in the finalisation of the documents for this project.

Please do not hesitate to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,

**RICHARD SEIDMAN**
**DIRECTOR**
**ACCESS CONSULTANT**

M.PropDev
BArch (Hons), ARB Reg No 4829
Diploma in Access, ACA (Accredited Access Consultant No 330)
NDIS SDA Accredited Assessor No 00052
Livable Housing Registered Assessor 10041

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# ACCESS REPORT – DEVELOPMENT APPLICATION

## RESIDENTIAL DEVELOPMENT
## 1 GATACRE AVE & 5 ALLISON AVE
## LANE COVE, NSW 2066

Prepared by

**iAccess Consultants**

A division of iAccess Group Pty Ltd

ABN 37 002 648 615

Revision **[B]**

17 April 2024

## Document Control

Project: 1 Gatacre Ave and 5 Allison Ave
Lane Cove, NSW 2066

Document Type: Access Report – Development Application

Report Number: IAR-0234

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Consultants.



Revision History:

| Rev | Remarks | Issue Date |
|---|---|---|
| - | Access report prepared and submitted to client | 10 March 2024 |
| A | Access report revised and submitted to client | 8 April 2024 |
| B | Unit numbers of adaptable dwellings revised. | 17 April 2024 |

**RICHARD SEIDMAN**
**DIRECTOR**
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M.PropDev
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Diploma in Access, ACA (Accredited Access Consultant No 330)
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## Contents

## Summary of Actions to be undertaken

The following table summarises the actions yet to be undertaken as part of the detailed construction documentation to be prepared for this project. The schedule indicates the report number and report page number.

***To be closed out as part of th OC stage of this project.***

## Abbreviations

The following abbreviations are employed in this Checklist:

- ACAA Association of Consultants in Access Australia
- AS Australian Standard
- BCA Building Code of Australia
- NCC National Construction Code
- Dts Deemed to satisfy
- CAPT Continuous Accessible Path of Travel
- GPO General Power Outlet
- USAT Unisex Accessible Sanitary Toilet
- AFFL Above Finished Floor Level
- TGSI Tactile Ground Surface Indicator
- PPE Principal Pedestrian Entrance
- DAPB Designated Accessible Parking Bay

## Legend

The following list of differing colour toning are indicators of access compliance throughout this report:

| | |
|---|---|
| | The design as proposed is capable of satisfying the NCC Performance Requirement and or the relevant clauses of AS1428.1:2009, AS1428.4.1:2009, AS2890.6:2009, AS1735.12:1999. |
| | Not Compliant, Design to be revised and resubmitted |
| | Information to be provided as part of the detailed documentation to be prepared for this project. |
| | Information to be provided for the issue of the OC Access Installation Certificate |
| | To be addressed by way of a Performance Based Design Brief and Solution |

Examples of these compliance summaries include:

| | |
|---|---|
| ***Compliance:*** | An accessible path of travel is provided from the set-down point to the Principal Pedestrian Entry to the event. |

| | |
|---|---|
| ***Compliance:*** | Door circulation zones are not compliant. Ensure door latch-side clearance achieves a minimum of 530mm. |

| | |
|---|---|
| ***Compliance:*** | The doorways luminance contrast levels is not able to be assessed. Information is to be provided. |

Lines that are written in red and highlighted in yellow (like this line of text) indicate an item that may require action by the project team, impacting on the overall design.

# 1. EXECUTIVE SUMMARY

This access report has been prepared to provide commentary on the documentation prepared for the Development Application for the proposed development.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed development. The key accessible areas of assessment noted in the Legislative Frameworks and considered by this access report are: -

- Disability (Access to Premises – Buildings) 2010
- the National Construction Code 2022 addressing Access & Egress, Lift services, Sanitary facilities.
- The Australian Standards referenced by the National Construction Code

There is generally a high level of compliance throughout the project, however there are several items where additional information will need to be provided as part of the detailed documentation yet to be prepared for this project.

## 1.1. Access Declaration

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 where possible have been incorporated into the proposed design.

## 1.2. Scope of Works

The scope of this project relates to the construction of 2 basemen t parking levels and a multi-level residential apartment building. Comon areas are provided at Ground level and levels 3 & 4 of the development.

## 1.3. Building Classification

The NCC classification for this Development is:

- *Class 2 - Residential Apartment*
- *Class 7a - Carpark*

## 1.4. Report Exclusions

The assessment discussed in this report is limited to the Scope of Works highlighted in the above Executive Summary.

## 1.5. Performance Solutions

The proposed design does not rely upon any Performance Based Design Solutions.

Please note that a Performance Basded Design Brief and Solution will need to be prepared to address the provision of Unisex Ambulant Toilets if the toilets are not nominated as being gender specific.

## 1.6. Equitable Egress Strategy - NCC Clauses D1P4 Exits & D1P6 Paths of travel to exits

An NCC Deemed to Satisfy solution addressing egress from a building satisfies the provisions of D1P4 and D1P6.

Please note that refuge areas have been provided at each level of the building associated with the fire stairs as required by Council's DCP.

## 1.7. NCC Clause D4D5 Concession

The NCC Clause **D4D5** notes a concession for accessibility to particular areas/rooms:

*(a) An area where access would be inappropriate because of the particular purpose for which the area is used.*

*(b) An area that would pose a health or safety risk for people with a disability.*

*(c) Any path of travel providing access only to an area exempted by (a) or (b).*

The building has several rooms of which the NCC **D4D5** concession applies:

- Plantrooms
- Storerooms
- Equipment stores
- Cleaners' areas
- Rooms where access is only permitted by specialist technicians.

## 1.8. Architectural Documentation

This Access Report references the following architectural documentation.

| Dwg No | Title | Revision |
|---|---|---|
| DA100 | Basement 2 Floor Plan | P7 |
| DA101 | Basement 1 Floor Plan | P7 |
| DA102 | Ground Floor Plan | P7 |
| DA103 | Upper Ground Floor Plan | P7 |
| DA104 | Level 1 Floor Plan | P7 |
| DA105 | Level 2 Floor Plan | P7 |
| DA106 | Level 3 Floor Plan | P7 |
| DA107 | Level 4 Floor Plan | P7 |
| DA700 | Adaptable Units UG.01-1.08-2.08 | P7 |
| DA701 | Adaptable Units G.03-UG.05-1.05 | P7 |
| DA702 | Adaptable Units G.01 | P7 |
| DA703 | Adaptable Units 3.05 | P7 |
| DA704 | Adaptable Units 3.02 | P7 |

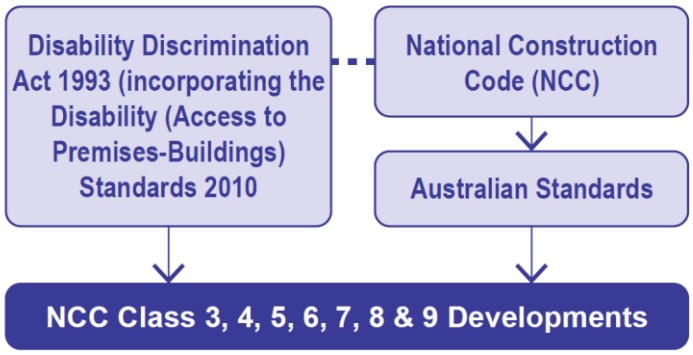
## 1.9. Occupation Certificate Checklist – Access NCC Section D, Clauses E3D7, E3P4, E3D8, F4P1, F4D6 and F4D8.

The following requirements are to be provided for the issue of the Occupation Certificate Access Installation Certificate.

- Lift installation certificate for each lift nominating compliance with NCC 2022 Clause E3D8 Accessible features required for passenger lifts and AS1735.12.
- Slip resistance rating for external pavements.
- Slip resistance rating for internal floor finishes to corridors and wet areas of rooms required to be accessible.
- Slip resistance rating of stair nosing
- Slip resistance rating of stair going
- Slip resistance rating of TGSIs
- Luminous contrast of TGSIs to background floor finish
- Luminous contrast of stair nosing to going.
- Luminous contrast of Visual Indicators installed to full height glazing.
- Luminous contrast at doorways
- Installation of wall strengthening to locations where grabrails are installed.
- Setout of Accessible WCs to the requirements of Clause 15 of AS1428.1:2009
- Setout of Ambulant WCs to the requirements of Clause 16 of AS1428.1:2009
- Certification of hearing augmentation systems installed to the provisions of NCC Clause D4D8 and AS1428.5:2021.
- Certification that the Statutory Braille Tactile signage is designed and installed to NCC Clause D4D7, NCC Specification 15 and Section 5 of AS1428.5:2010 where hearing augmentation is installed.
- Detailing of handrails to ramps and stairs to the provisions of Clause 10, 11 & 12 of AS1428.1:2009
- Line marking of any accessible parking spaces to be to Section 3 of AS2890.6:2009.
- Gradients of kerb ramps to be not more than 1:8
- Gradients of ramps to be between 1:14 and 1:20
- Gradients of walkways to be shallower than 1:20
- Certification of force to operate doors other than fire or smoke doors fitted with door closers to be not more than 20N force
- Setout of door release buttons
- Location of switches to be not closer than 500mm to an internal corner

## 2. STATUTORY FRAMEWORK

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




### 2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

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

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

### 2.2. Legislative Framework (including Australian Standards referenced by NCC 2022

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code 2022
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities

- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas
- AS1735.12:1999 Lifts, escalators and moving walks - Facilities for persons with disabilities.
- AS2890.6:2009 Parking facilities - Off-street parking for people with disabilities

## 2.3. Australian Standards not referenced by NCC 2022

The following Australian Standards address accessibility and may be referenced by this access report. The following Australian Standards are not referenced by National Construction Code 2022.

- AS1428.1:2021 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.2:2018 Means to assist the orientation of people with vision impairment - Wayfinding signs.
- AS1428.5:2021 Design for access and mobility - Communication for people who are deaf or hearing impaired.
- AS1735.12:2020 Lifts, escalators and moving walks - Facilities for persons with disabilities.
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces.

# 3. ACCESS REPORT

## 3.1. Access Report Preamble

The Access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the current National Construction Code 2022 and the provisions of Australian Standards AS1428.

Please note that AS1428.1:2021 is not referenced by NCC 2022 and is therefore not referenced in this access report.

## 3.2. General Building Access Requirement

### 3.2.1. Legislative references

NCC 2022 D1P1 Access for people with a disability
D4D2 General building access requirements
D4D3 Access to buildings
D4D4(c) Parts of buildings to be accessible

---

### 3.2.2. Preamble

This section discusses the general building access requirement in accordance with the building classification.

The requirements for general building access requirements are noted in the National Construction Code at Clause D4D2 and Table D4D2(b).

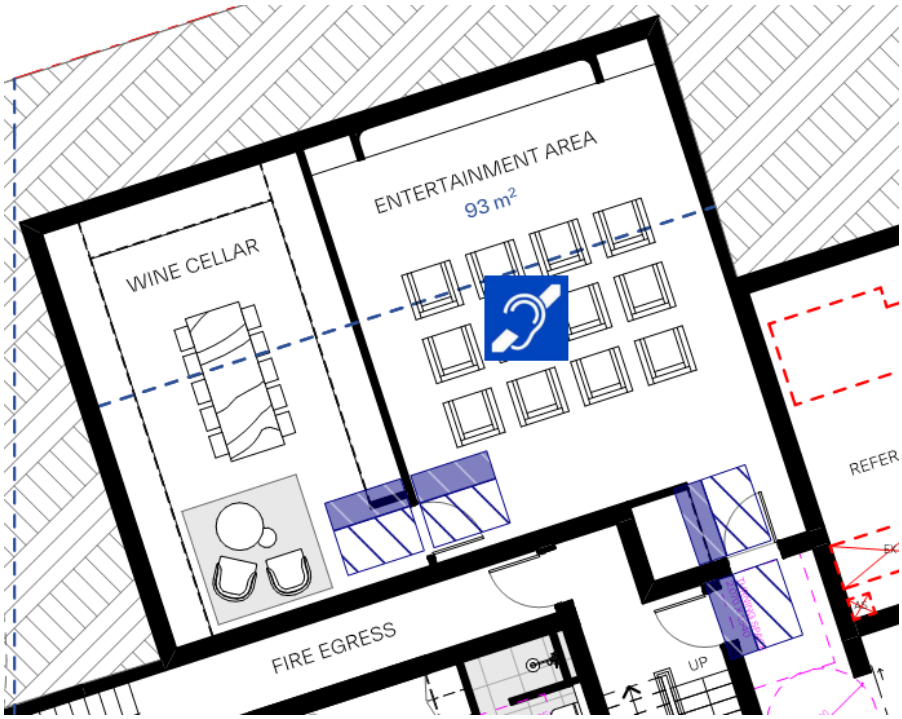
The development proposes 44 sole occupancy units (SOUs).

9 Dwellings have been nominated as adaptable dwellings compliant to AS4299 Class C.

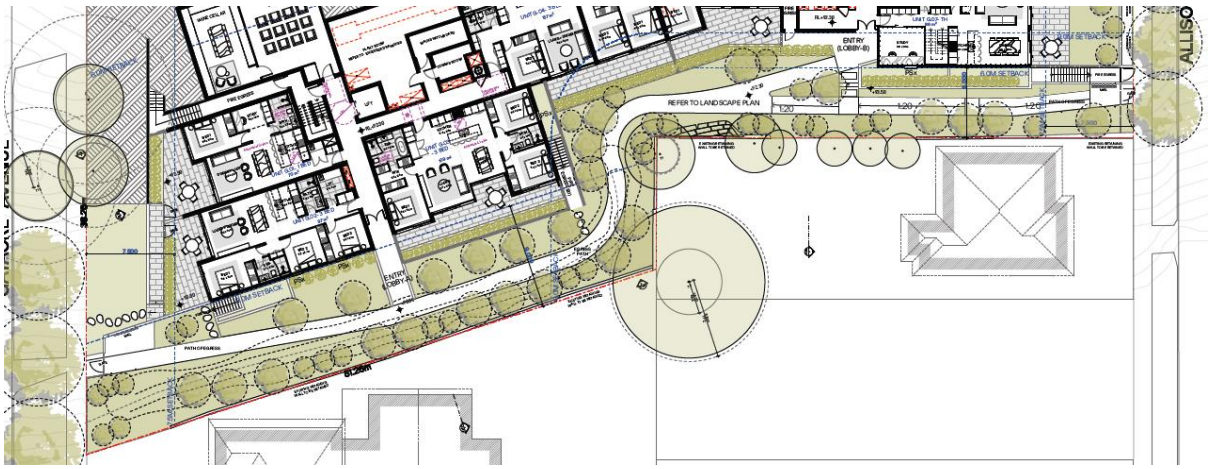
20% of the dwellings have been designed to meet the Silver LHA requirements.

### 3.2.3. Accessible access to common areas.

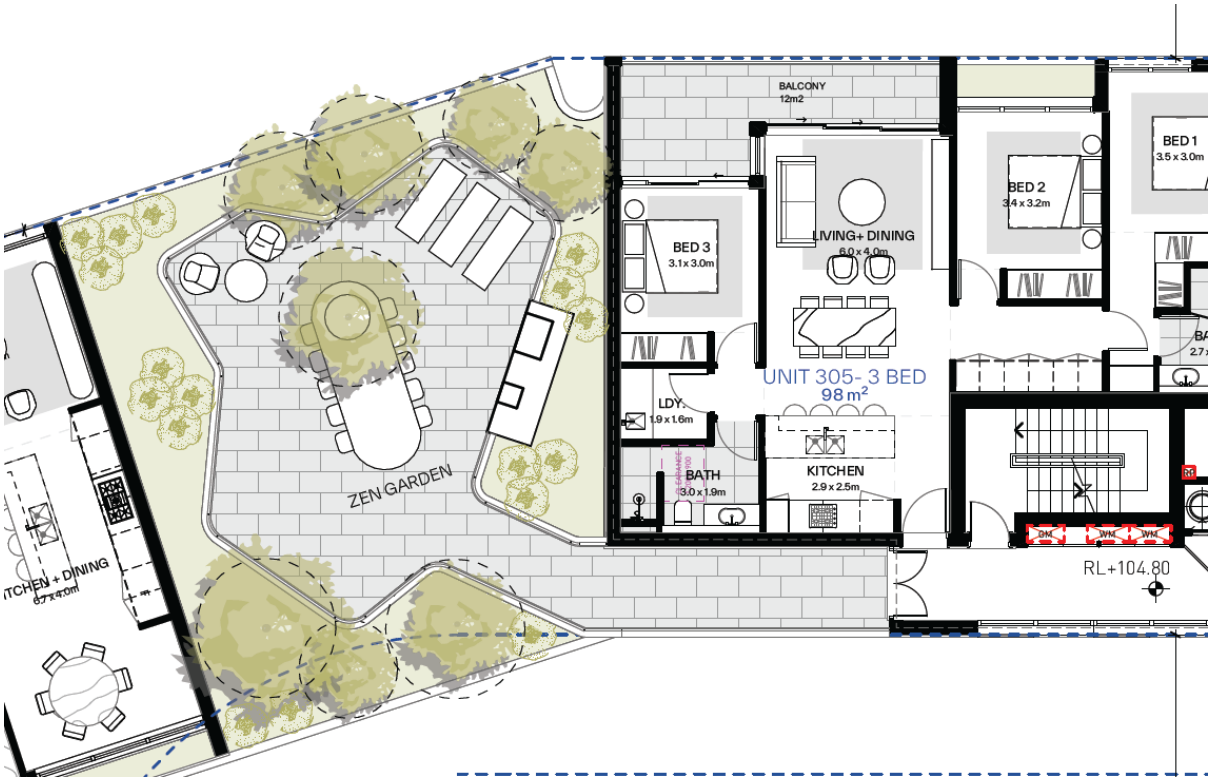
The design proposes a Wine Cellar and entertainment area on the ground floor. Compliant circulation at doorways will need to be provided and hearing augmentation will need to be provided to the entertainment area if a built in amplification system is installed. Braille tactile signage will need to be provided where hearing augmentation is provided.



The design proposes a common landscaped accessway connecting Gatacre and Allison Avenues. This zone does not include any special facilities.

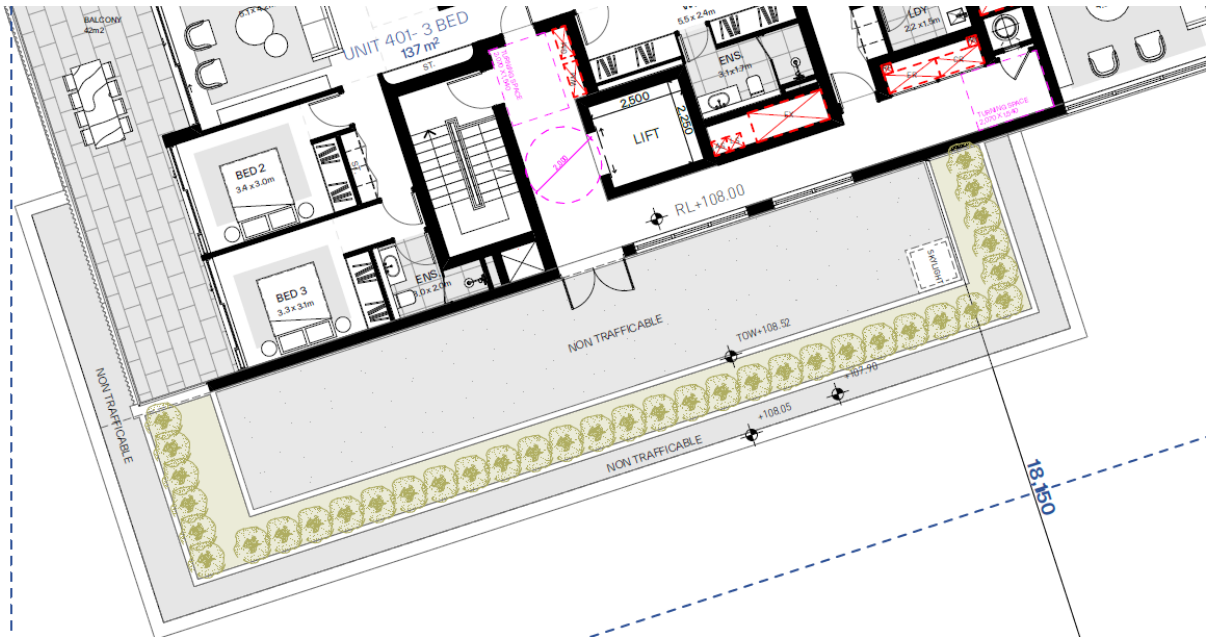


Common garden areas are provided at levels 3 of this development. The features provided at each common terrace area are identical. The common areas are not connected. Lift access enables all residents to access each of the independent terraces. The Level 4 Terrace is non trafficable.




*Level 3 Terrace*

The design proposes non trafficable terraces to Levels 3 & 4.




*Level 4 Terrace*

| | |
|---|---|
| **Compliance:** | The provisions of NCC Performance requirement D4D2(4)(b) are satisfied by this design. |

## 3.3. Continuous Accessible Paths of Travel

### 3.3.1. Legislative references

| | |
|---|---|
| NCC 2022 | D1P1 Access for people with a disability |
| | D1P2 Safe movement to and within a building |
| | D4D2 General building access requirements |
| | D4D3 Access to buildings |
| | D4D4(c) Parts of buildings to be accessible. |
| AS Reference: | Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009 |

### 3.3.2. Preamble

This section discusses Continuous Accessible Paths of Travel (CAPT) throughout the development.

The requirements for Continuous Accessible Paths of Travel are noted in the National Construction Code at Clauses D1P1 and D4D3.

A continuous accessible path of travel to accessible facilities will need to be provided to enable people to *'approach the building from the road boundary'* so that they can *'access work and public spaces, accommodation and facilities for personal* hygiene' in accordance with the requirements of ***D1P1*** of the National Construction Code 2022.

The NCC Clause **D4D3(1)** identifies that

*An accessway must be provided to a building required to be accessible—*

*(a) from the main points of a pedestrian entry at the allotment boundary; and*

*(b) from another accessible building connected by a pedestrian link; and*

*(c) from any required accessible carparking space on the allotment.*

| | |
|---|---|
| **Compliance:** | The provisions of NCC Performance requirements D1P1(a)(i) and (ii) are capable of being satisfied. |

### 3.3.3. Site

Pedestrian entry is proposed to be provided via Gatacre Ave to the northwest of the site and Allison Avenue to the southeast of the site. A common access away connects these entry points to the various building entries.

Vehicle entry is provided to the basement parking levels from Allison Ave.

### 3.3.4. Lighting Levels

The lighting level along path of travels will need to achieve a minimum level of 150lx as noted at Clause 19 of AS1428.2:1992 or the minimum lighting levels noted at AS1680.

### 3.3.5. Height and Width of Continual Accessible Paths of Travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at doorways.

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

*(a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.*

*(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.*

*(c) Door handles less than 900 mm above the finished floor level.*

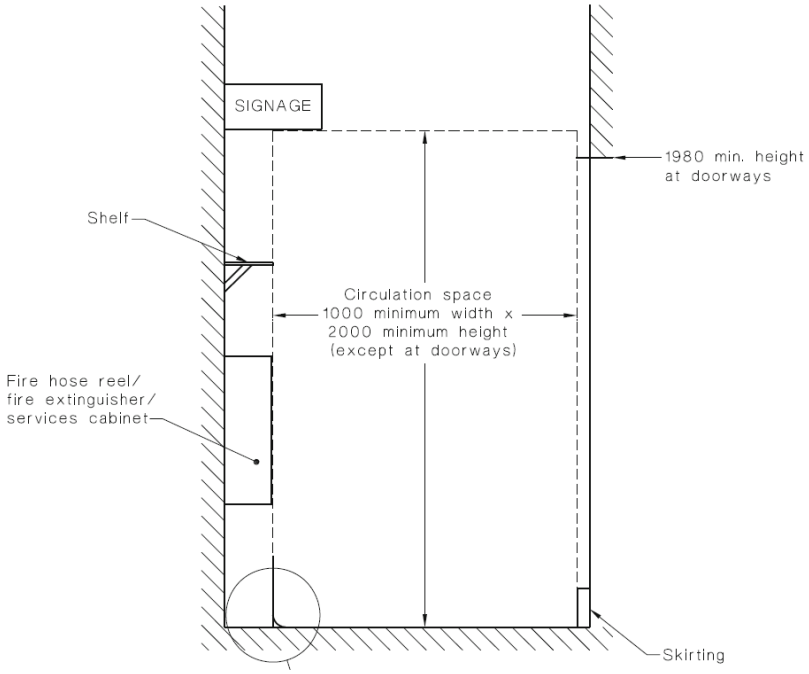



*Figure 1 – Fig. 2 of Section 6, AS1428.1:2009*

***3.3.5*** ***Height and Width of Continual Accessible Paths of Travel -*** *The detailed construction documentation to be prepared for this project will need document the paths of travel with a minimum 1m clear width. The room height requirements of NCC 2022 Part F5 need to be complied with.*

### 3.3.6. Circulation Zones

A minimum pathway of 1m width is required throughout all accessible areas.

The design also requires locations where a wheelchair user can make a 180deg turn (1540 x 2070mm) at corridor/pathway ends in accordance with the provisions of Fig. 5, Clause 6 of AS1428.1 2009 as well as 1500x1500 circulation zones where the path of travel changes direction.

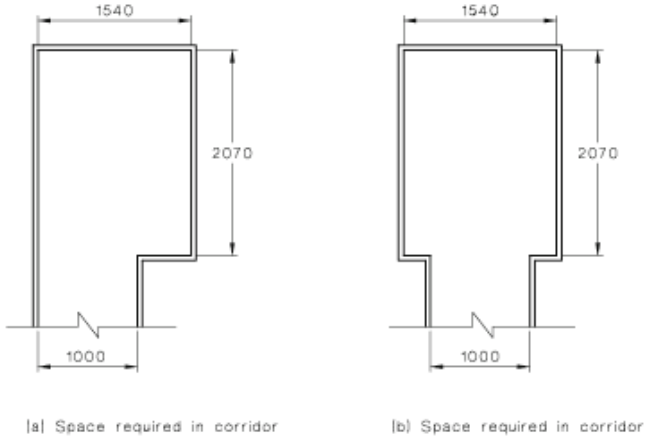



*Figure 2 – Fig.3 Section 6 AS1428.1 2009*

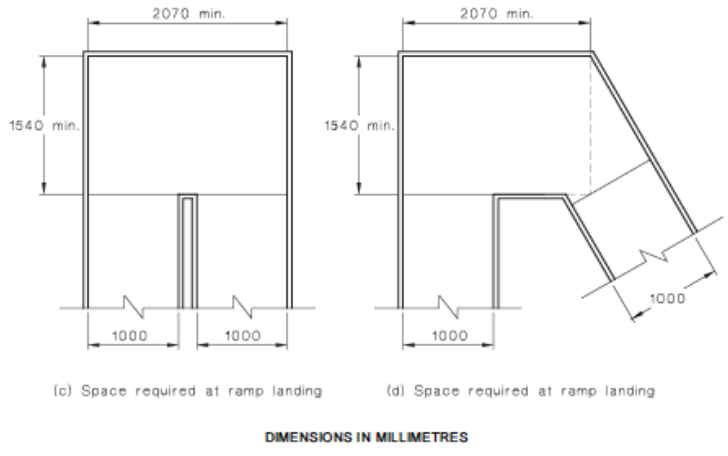



*Figure 3 – Fig.5 Section 6 AS1428.1 2009*

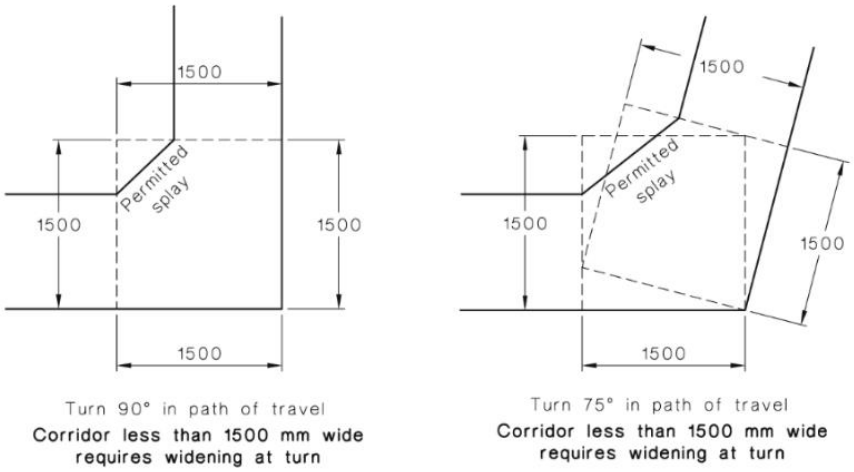
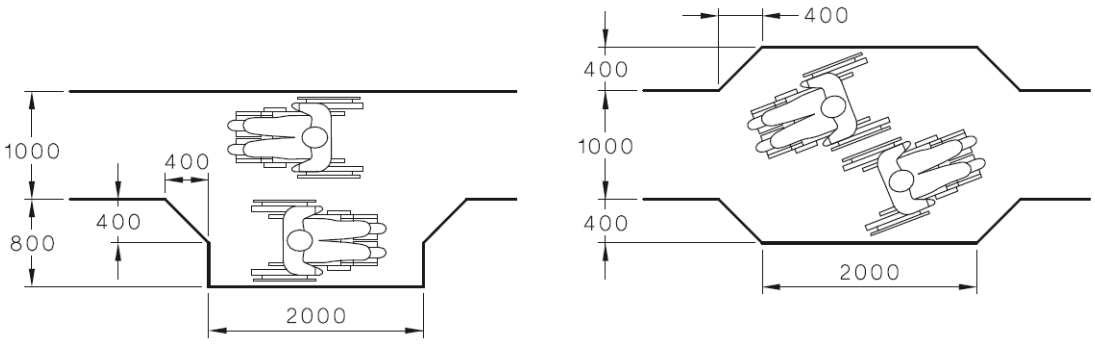



*Figure 4 – Fig.4 Section 6 AS1428.1 2009*

**Compliance:** The provisions of Clause 6 of AS1428.1:2009 are satisfied by this design.

### 3.3.7. Wheelchair Passing Spaces

Where the lengths of the Paths of Travel are longer than 20m, an 1800 x 2000mm passing bay is required to be provided in accordance with the provisions of Clause 6.4 of AS1428.1:2009.




DIMENSIONS IN MILLIMETRES

FIGURE 3 EXAMPLES FOR PASSING SPACE FOR WHEELCHAIRS

*Figure 5 – Extract from Clause 6.4 of AS1428.1:2009*

The design proposes a pedestrian pathway connecting Gatacre Ave to Allison Ave. The length of this pathway is more than 20m in length. The detailed construction documentation to be prepared for this project is to detail 2000 x 1800mm passing bays along the length of the walkway. The plans presently do not indicate the width of the walkways or the detailing of the walkway profile.

| | |
|---|---|
| ***3.3.7.*** | ***Wheelchair Passing Spaces -*** *The design proposes a pedestrian pathway connecting Gatacre Ave to Allison Ave. The length of this pathway is more than 20m in length. The detailed construction documentation to be prepared for this project is to detail 2000 x 1800mm passing bays along the length of the walkway.* |

## 3.4. Visual Indicators on Glazing

### 3.4.1. Visual Indicators - Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability<br>D4D13 Glazing on an accessway. |
| AS Reference: | Clause 6.6 (Visual Indicators on Glazing) of AS1428.1 2009 |

### 3.4.2. Visual Indicators - Assessment

The design may propose full height glazing as part of the development works.

It has been assumed that full height glazing will be provided to the principal pedestrian entry on the Ground Floor and to the Community Hub Room. If full height glazing is provided, then visual indicators will need to be applied to the glazing.

Please note that these markings on the glazing are additional to the marking on glazing requirements nominated at Clause 5.19 of AS1288:2021 (Referenced by NCC 2022).

### 3.4.3. Visual Indicators - Informational

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

> *Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.*
>
> *Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.*

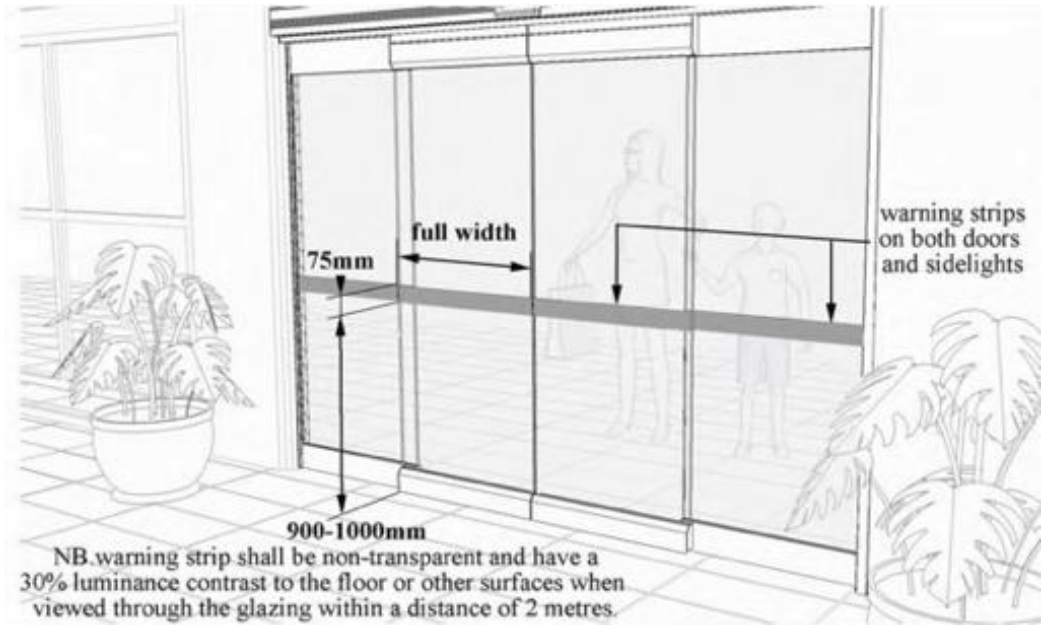
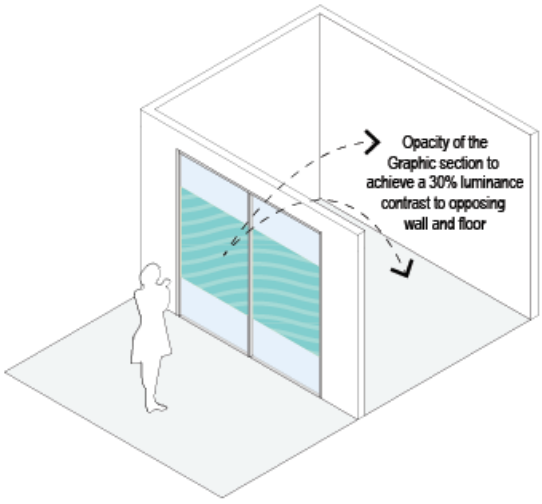
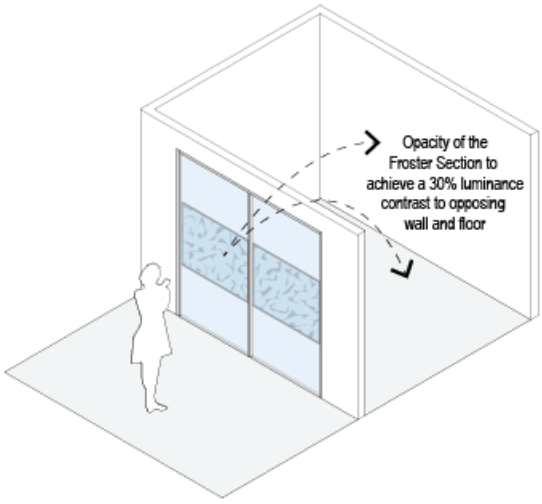



*Figure 6 – Diag.4 DE-IG02 2013*




*Full-height glazing with Graphic Visual Indicators* ***Not Required***




*Full-height glazing with Frosted Section Visual Indicators* ***Not Required***

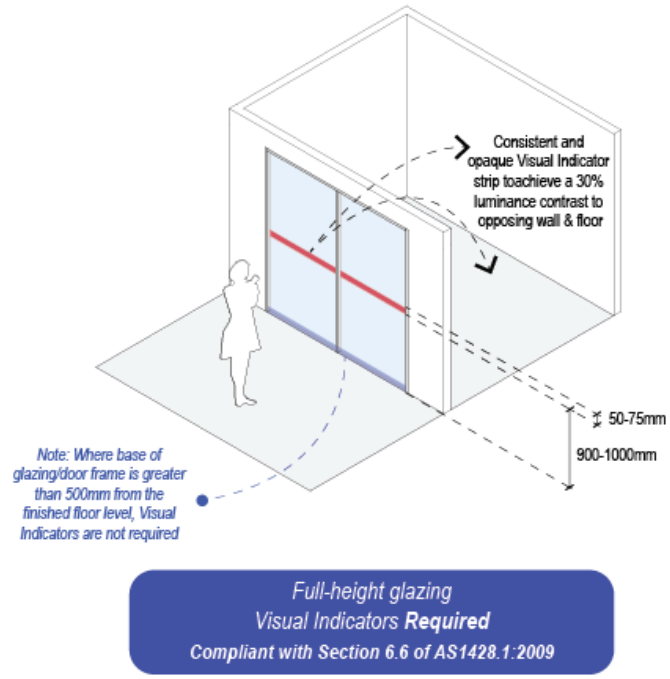


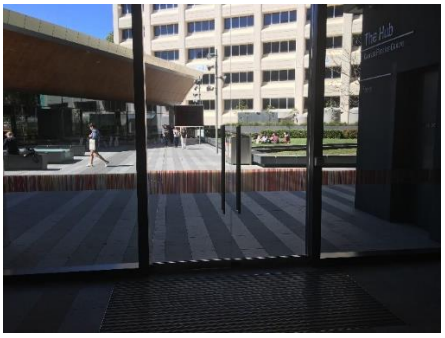

*Figure 7 – Visual Indicators Summary Sketch - iAccess Consultants*

### 3.4.4. Visual Indicators - Examples

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

In considering the statutory requirements for Visual Indicators on glazing, it is important to note other contextual factors, such as glare, lighting, floor finishes, furniture placement and casted shadows from building lines.

The following are some non-compliant examples of the application of Visual Indicators on glazing as a result of these contextual factors.

| | | |
|---|---|---|
|  *Luminance contrast is not achieved due to glare and shadow cast.* |  *Luminance contrast is not achieved due to floor finish colour.* |  *Luminance contrast is not achieved due to shadow cast.* |

| | |
|---|---|
| ***3.4.*** | ***Visual Indicators*** *- On completion of the works certification will need to be provided for the issue of the OC Access Installation Certificate, indicating that visual indicators have been applied to full height glazing in accordance with the requirements of Clause 6.6 of AS1428.1:2009.* |

## 3.5. Floor or Ground Surfaces

### 3.5.1. Floor or Ground Surfaces - Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability |
| | D1P2 Safe movement to and within a building |
| | D3D15(a) Landings |
| | Table D3D15: Slip-resistance classification |
| Australian Standard Reference: | Clause 7 of AS1428.1:2009 |
| | HB198:2014 (slip resistance) |

### 3.5.2. Slip Resistance - Informational

The slip resistance of the floor finishes will need to satisfy the minimum requirements of NCC Table D3D15 and the slip resistance ratings noted within HB198.

Certification indicating compliance with the slip resistance provisions will need to be provided from the respective flooring suppliers.

The table following summarises the minimum slip resistance levels of flooring materials to be achieved within this development.

| Location | NCC Table D3D15 | HB198 | Criterion Satisfied |
|---|---|---|---|
| Ramp steeper than 1:20 but not steeper than 1:14 | Dry P3/R10 – Wet P4/R11 | | Additional Information to be provided |
| Tread or landing surface | Dry P3/R10 – Wet P4/R11 | Dry P3/R10 – Wet P4/R11 | Additional Information to be provided |
| Nosing | Dry P3 – Wet P4 | Dry P3 – Wet P4 | Additional Information to be provided |
| Transition Areas | | P2/R9 | Additional Information to be provided |
| External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks | | P4/R11 | Additional Information to be provided |
| Wet area / sanitary facilities | | P3/R10 | Additional Information to be provided |

***3.5.1. Slip Resistance - floor and ground surfaces –*** *On completion of the works certification is to be provided by the contractors indicating the slip resistance of the flooring materials installed This information is required for the issue of the access installation certificate required for the issue of the Occupation Certificate.*

### 3.5.3. Carpet

The finishes schedule may propose carpet finishes within this development.

It will be necessary that the specification and application of the carpet satisfy the provisions of NCC Clause D4D4 (g) & (h) which states:

*(g) Clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and*

*(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.*

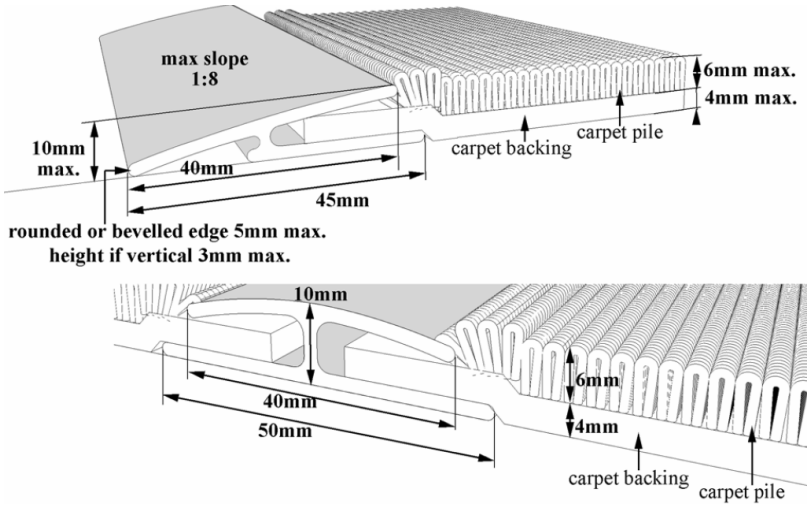
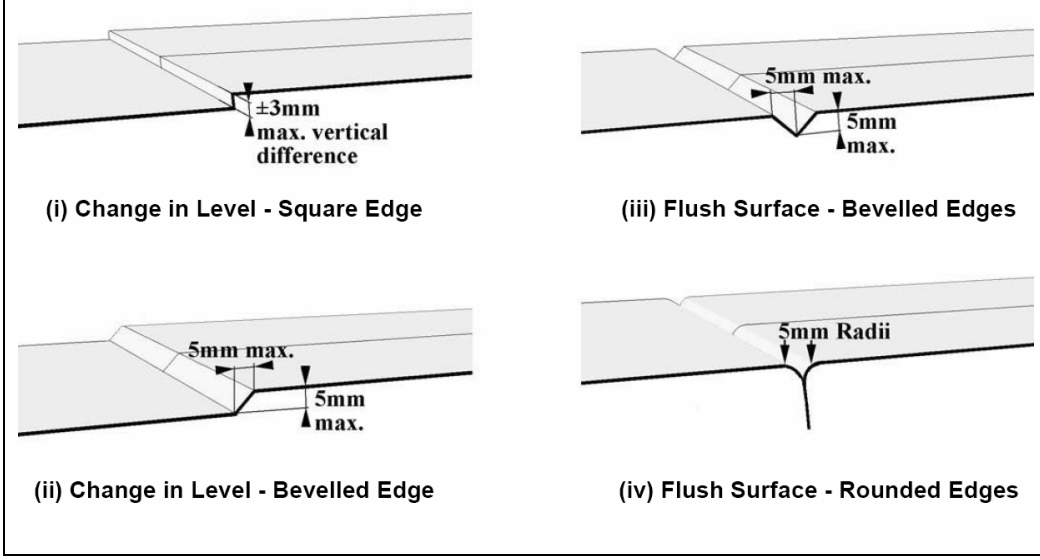



*Figure 8 – Examples of carpet joints on an accessible path of travel*

***3.5.3. Carpet –*** *On completion of the works certification is to be provided by the carpet contractor that the specified carpet has been installed and that the provisions of NCC Clauses D4D4 (g) & (h) have been satisfied.*

### 3.5.4. Floor transitions

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



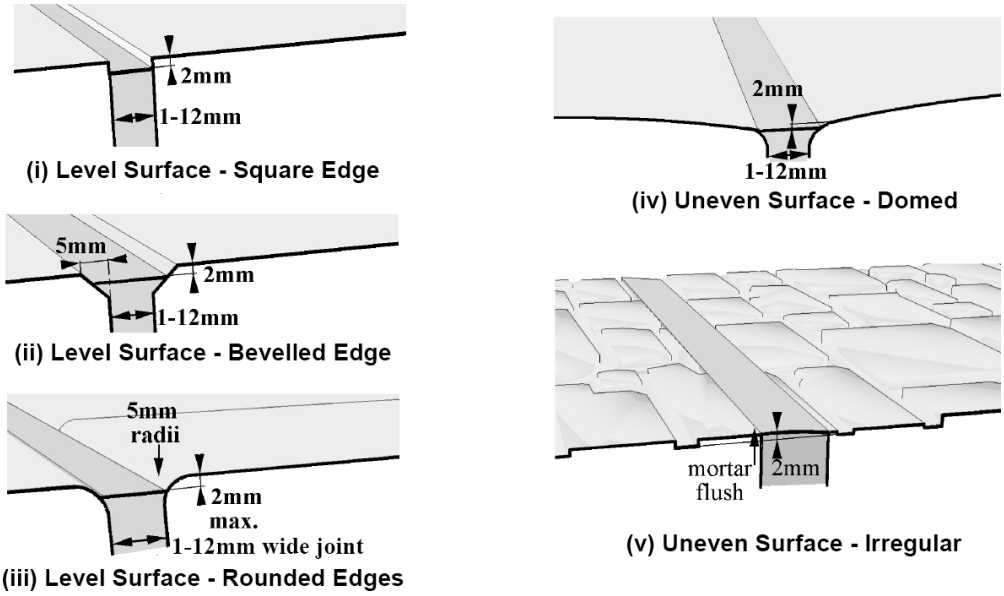



*Figure 9 – diagrams indicating the acceptable tolerances between pavement finishes*

***3.5.4. Floor transitions –*** *The construction documentation to be prepared for this project will need to detail the various floor finishes and their respective junctions and transitions*

### 3.5.5. Recessed Matting

The design may propose the installation of recessed matting.

The installation will need to satisfy the following requirements from Clause 7.4.2 of AS1428.1:2009.

*Matting recessed within a continuous accessible path of travel—*

*(a) where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and*

*(b) where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.*

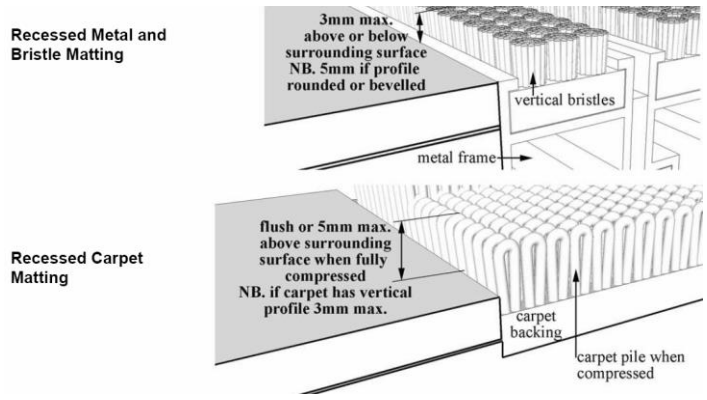



*Figure 10 – Recessed matting height tolerances*

***3.5.5. Recessed Matting -*** *The construction documentation to be prepared for this project will need to detail any recessed floor mats to be installed as part of this project.*

### 3.5.6. Grated Drains

Any grated drains located on any paths of travel will need to be fitted with compliant heel guard grates (Clause 7.5).

> ***7.5 Grates***
>
> *Grates shall comply with the following:*
>
> *(a) Circular openings shall be not greater than 13 mm in diameter.*
>
> *(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.*

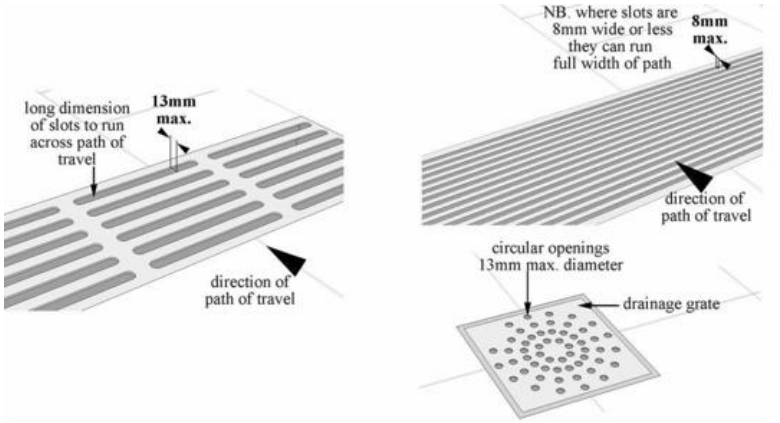



*Figure 11 –Diag.7 DE-IG02 2013 – example of heel guard grates*

***3.5.6. Grated drains –*** *The future construction documentation to be prepared for this project will need to specify the heel guard grate to be installed.*

## 3.6. Statutory Braille Tactile Signage

### 3.6.1. Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability |
| | Clause D3D26(2)(b) Operation of latch |
| | Clause D4D7 Signage |
| | Specification 15 Braille Tactile Signs |
| AS Reference: | Clause 8 – Signage, AS1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment. |
| | Clause 16 – Symbols, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities |
| | Clause 17 – Signs, AS1428.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities |
| | AS1428.4.2:2018 Design for access and mobility – Wayfinding |

### 3.6.2. Braille Tactile Signage - Preamble

The NCC nominates the statutory requirements for Braille Tactile signage. Braille Tactile signs are to be provided in the following locations:

- Exits
- Locations where hearing augmentation is provided.
- Push to Exit locations.

### 3.6.3. Statutory Signage Requirements to be satisfied

NCC Section **D4D7 Signage** states:

*In a building required to be accessible—*

*(a) braille and tactile signage complying with **Specification 15** must—*

*(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each—*

*(A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and*

*(B) space with a hearing augmentation system; and*

*(ii) identify each door required by E4D5 to be provided with an exit sign and state—*

*(A) **"Exit"**; and*

*(B) **"Level"**; and either*

*(aa) the floor level number; or*

*(bb) a floor level descriptor; or*

*(cc) a combination of (aa) and (bb); and*

*(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—*

*(i) the type of hearing augmentation; and*

*(ii) the area covered within the room; and*

*(iii) if receivers are being used and where the receivers can be obtained; and*

*(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use; and*

*(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and*

*(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and*

*(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 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.*

### 3.6.4. Braille Tactile Exit Signage

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

Examples of Braille Tactile Signage include:

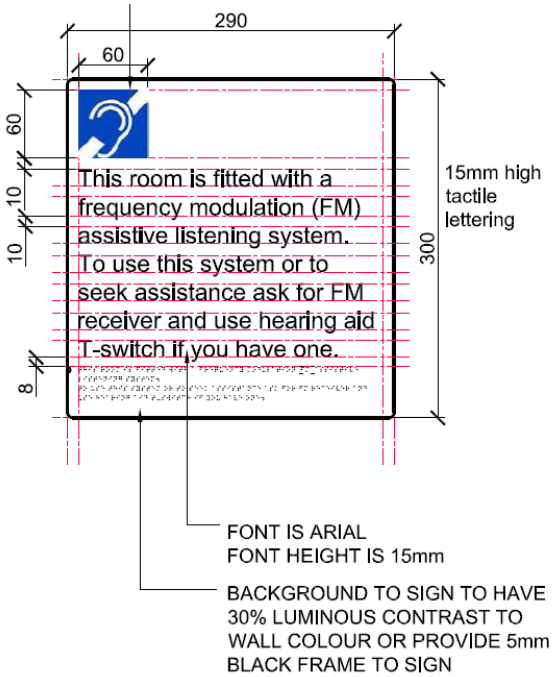

(***Figure 12 – Examples of Braille Tactile Signage from www.brailletactilesigns.com.au)***

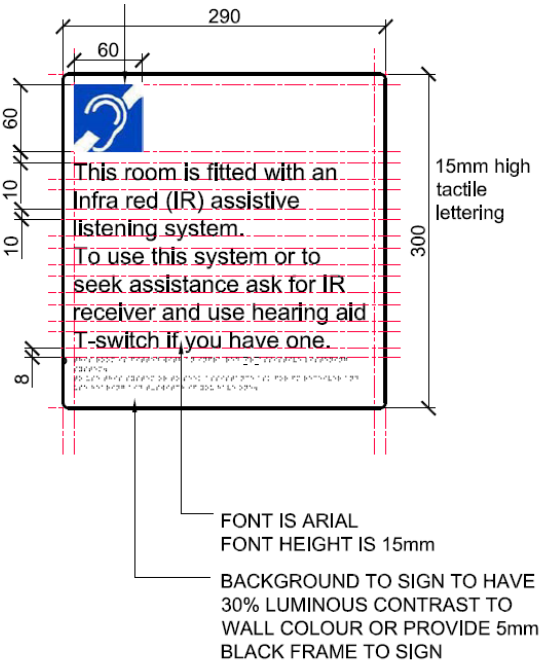
***3.6.4. Statutory Braille Tactile Exit Signage** – The detailed construction documentation will need to document the braille tactile exit signage to be installed.*

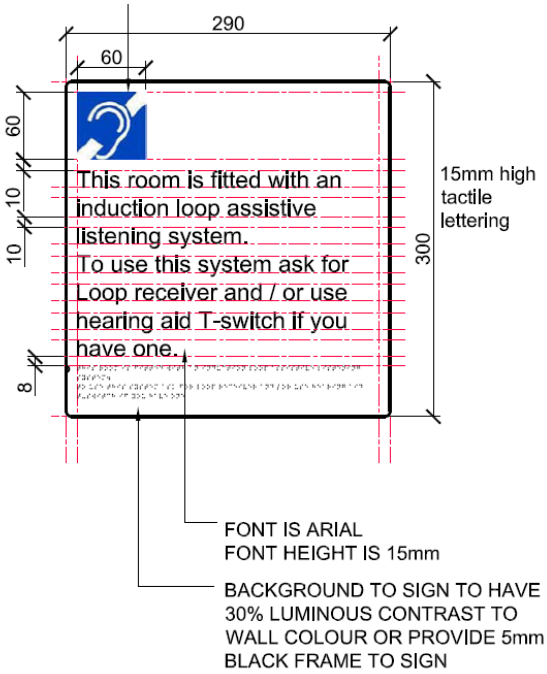
### 3.6.5. Hearing Augmentation Signage (If provided)

The design includes a community hub space. If built in amplification is provided to this space, then hearing augmentation will need to be provided. If hearing augmentation is provided, then statutory braille tactile signage will need to be provided.

Braille tactile hearing augmentation signage will need to be provided in a room or area in which an inbuilt communication system is installed. The text on the hearing augmentation signage will need to satisfy the requirements of Section 5 of AS1428.5:2010(Superseded).




***3.6.5. Hearing Augmentation Signage -*** *Details of the braille tactile hearing augmentation signage is to be provided for review as part of the detailed Construction documentation to be prepared for this project.*

### 3.6.6. Lift Signage (Not referenced by the NCC)

Clause ZA5.2 of AS1735.12:2020 requires the provision of Braille, tactile level identification signs to be installed on the lift door jambs.


***3.6.6*** ***Lift Signage -*** *Details of the braille tactile signage to be installed will need to be provided for review as part of the detailed construction documentation to be prepared for this project.*

### 3.6.7. Mounting Heights – General signs

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992.

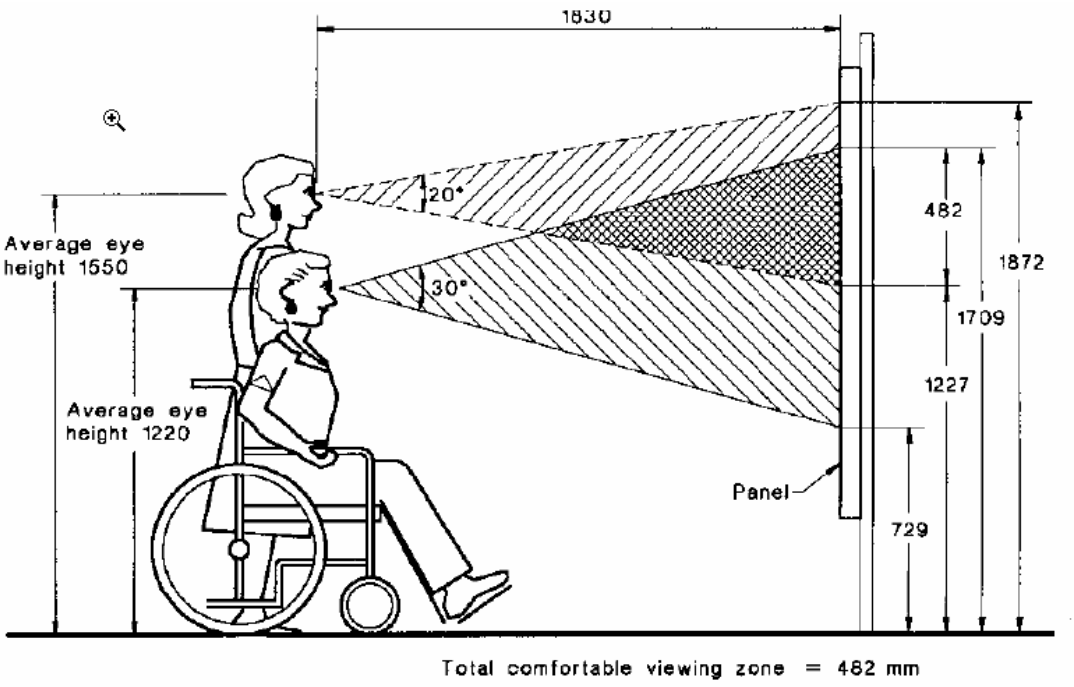



*Figure 13 – Extract from Australian Standard indicating acceptable view range for signage*

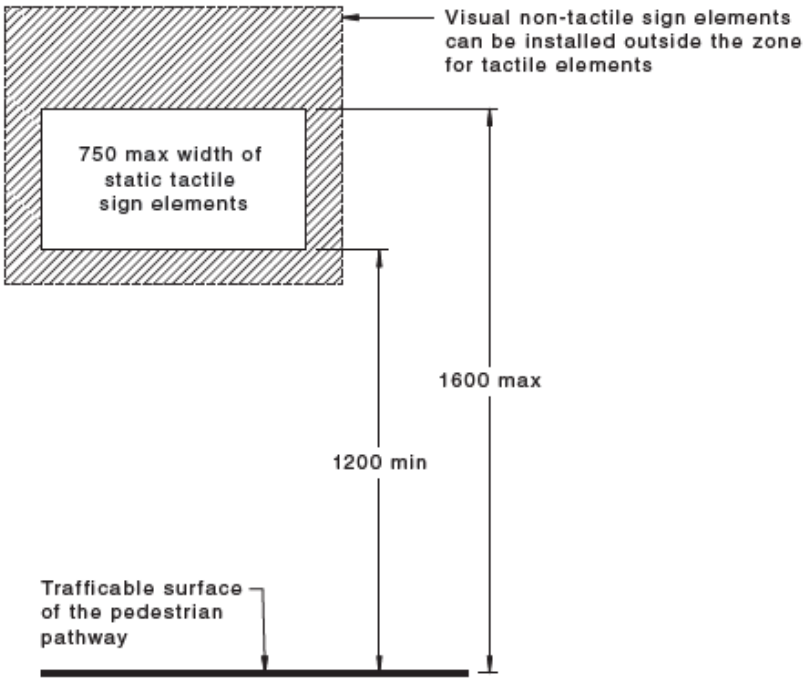



**Figure 4.2.1(B) — Installation requirements for static vertically mounted tactile and braille sign elements — Elevation**

*Figure 14 – Extract from A**S1428.4.2:2018***

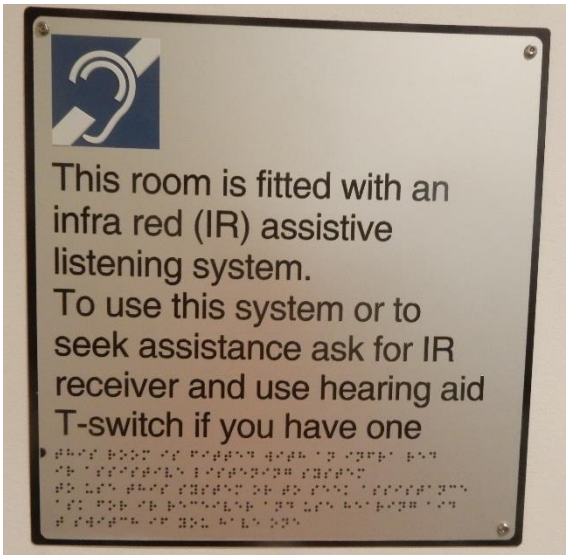
### 3.6.8. Luminance & Colour Contrast

Signs should be matt in colour, instead of a gloss finish to avoid any glare.

The minimum recommended luminance contrast for lettering on signage to the sign background is 30%.

The minimum recommended luminance contrast of a sign to its context is 30%.

This can be achieved by the sign field colour achieving a 30% luminous contrast with the wall surface the sign is mounted on ***or*** by providing a 5mm black border to the sign as per the following examples.





***3.6.8*** ***Luminance & Colour Contrast -*** *Details of the braille tactile WC signage is to be provided for review as part of the detailed Construction documentation to be prepared for this project. Please note that aluminium signs on a white wall will not achieve compliance.*

### 3.6.9. Push to release door locations.

The design may include door release by way of push buttons.

NCC Clause D3D26(2)(b) states:

> *Where the latch operation device referred to in (1)(b) is not located on the door leaf itself braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device.*

The following are examples of sign types for this instance.



***3.6.9*** ***Braille Tactile Press to Exit Signage -*** *Details of the braille tactile 'Press to Exit' signage to be installed will need to be provided for review as part of the detailed construction documentation to be prepared for this project. Specific attention is directed to the font type, size of lettering and the selection of a field colour of the sign which will achieve a 30% luminance contrast with the wall or door the sign is installed on.*

### 3.6.10. Locations of Braille Tactile door signs

The following sketches have been prepared to indicate the preferred installation locations for the placement of Braille Tactile signs.

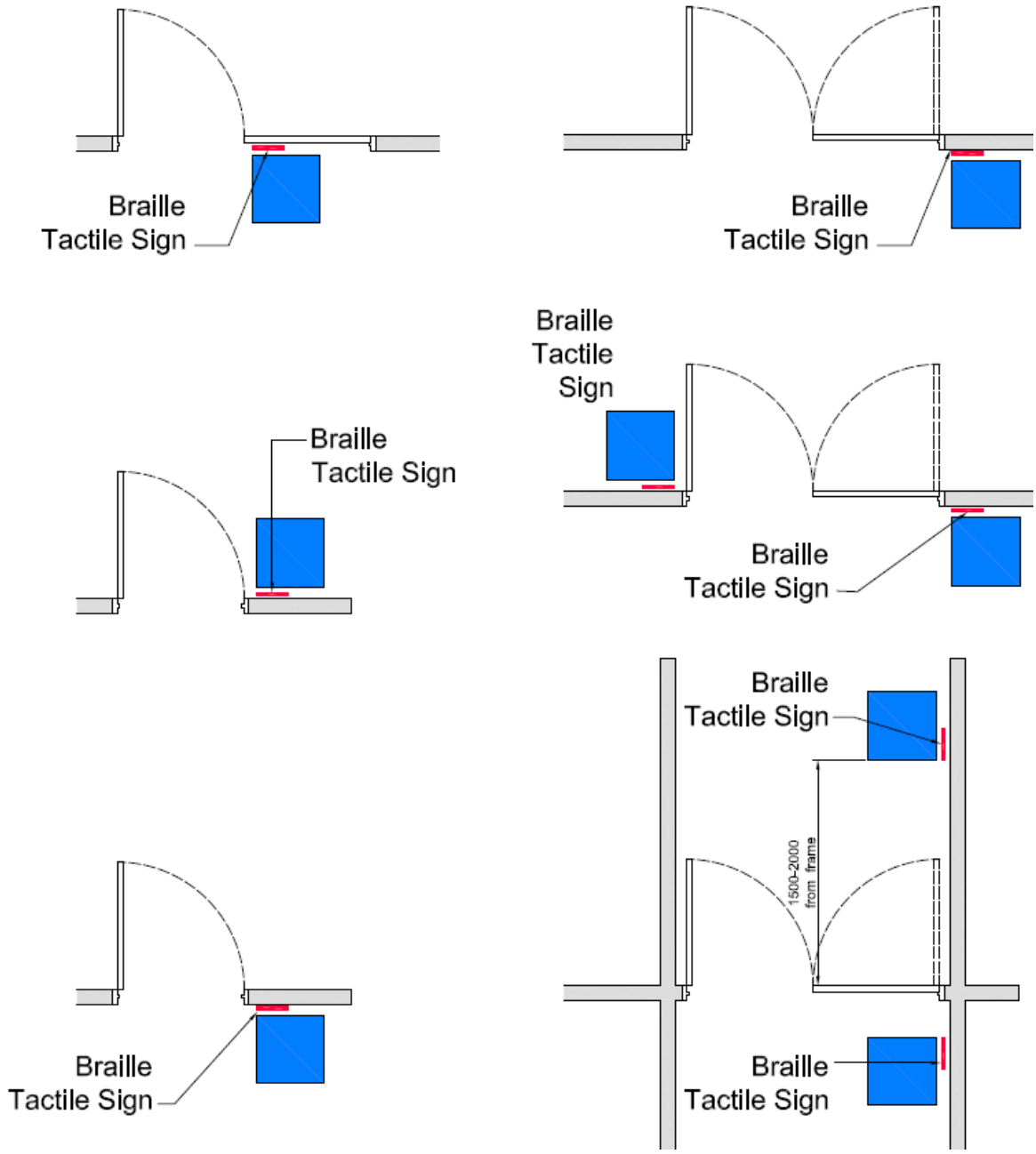



*Figure 15 – Possible locations of Braille tactile signage in relation to door setouts*

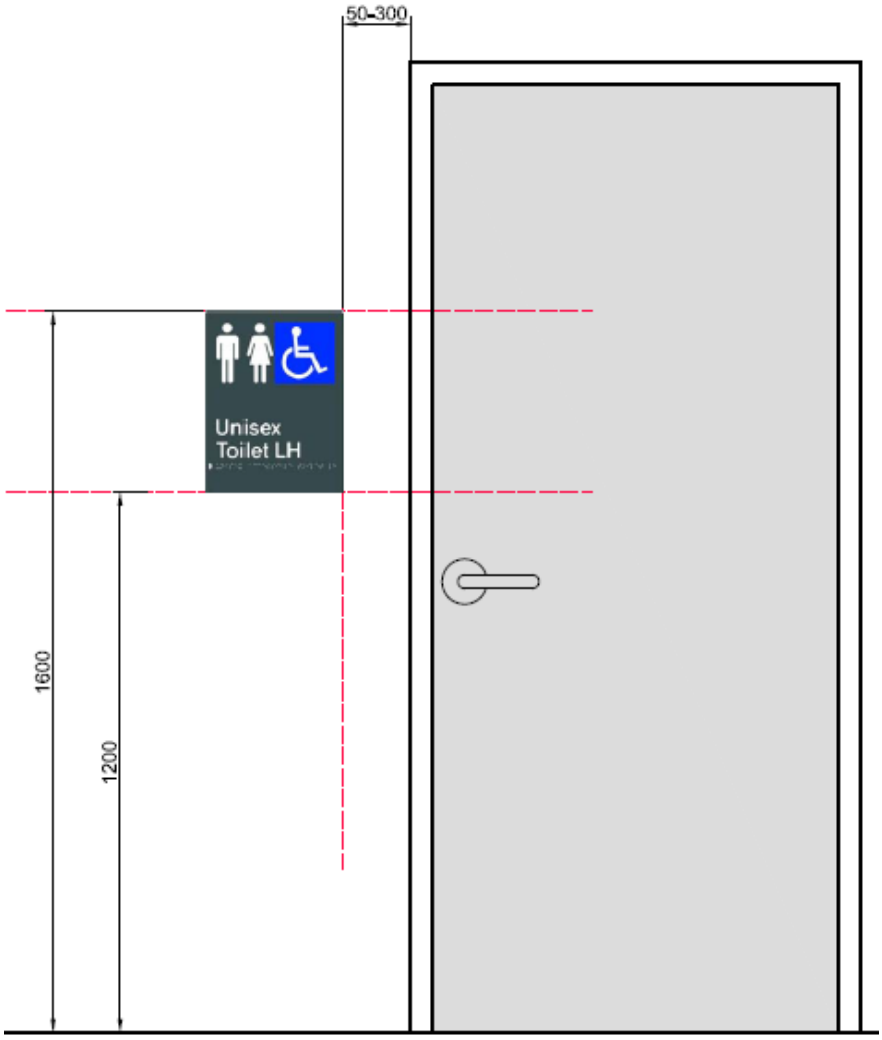



*Figure 16 – Elevation setout of Braille Tactile signs adjacent to doors*

## 3.7. Tactile Indicators (TGSIs)

### 3.7.1. Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability<br>Clause D4D9 Tactile Indicators |
| Australian Standard Reference: | Clause 9 (Tactile Ground Surface Indicators (TGSIs) of AS1428.1 2009<br>AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment. |

### 3.7.2. TGSIs – Overview

Where stairs are provided as part of this development TGSIs will need to be provided at the top and bottom of the stair flight and ramp in accordance with the requirements of AS1428.4.1:2009.

TGSIs will be required to the stairs connecting Basement 1 with Ground level.

TGSIs are not required at the mid landings of the stairways.

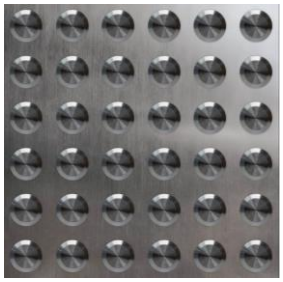
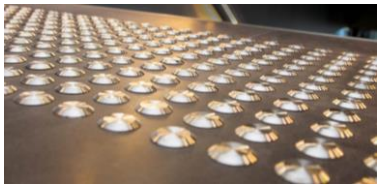
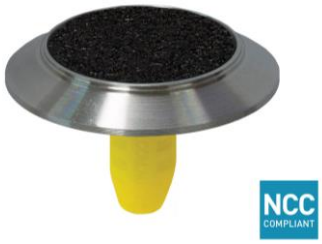
### 3.7.3. TGSIs – Luminance Contrast

Clause 2.2 of AS1428.4.1:2009 requires that luminance contrast be provided between the TGSI and the adjacent base as follows:

*(i) Where the integrated TGSIs are of the same colour as the underlying surface—not less than 30% across its entire area.*

*(ii) Where discrete TGSIs—not less than 45%.*

*(iii) Where discrete TGSIs are constructed using two colours or materials, the raised surface shall have a section that has 60% luminance contrast for a diameter of 25 ±1 mm.*

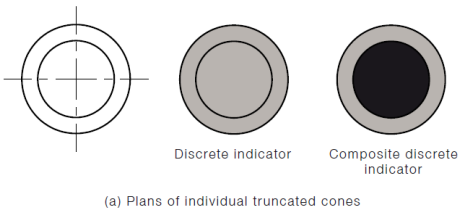
| | | |
|---|---|---|
|  |  |  |
| *The above integrated TGSI format requires 30% luminous contrast to adjacent floor finish* | *The above discrete TGSI format requires 45% luminous contrast to adjacent floor finish* | *The above two colour/material discrete TGSI format requires 60% luminous contrast to adjacent floor finish* |

***3.7.3*** ***TGSIs – Luminance Contrast –*** *The specification of the TGSIs to be installed is to be provided for review as part of the detailed Construction documentation to be prepared for this project. The TGSI specification will need to address compliance with the luminance contrast and slip resistance requirements for TGSIs.*

### 3.7.4. TGSIs – Requirements to be satisfied

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1.

The design and arrangement of warning tactile ground surface indicators (TGSIs) shall comply with Figure 2.1 of AS1428.4.1:2009.



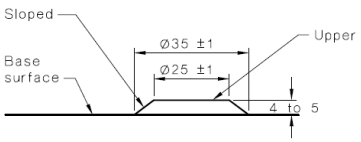




FIGURE 2.1 DESIGN AND ARRANGEMENT OF WARNING TGSIs

*Figure 17 – Fig. 2.1 of AS1428.4.1:2009.*

***3.7.4.*** ***TGSIs – Requirements to be satisfied -*** *The selection of TGSIs will need to satisfy the requirements of NCC Clause D4D9 and the provisions of AS1428.4.1:2009. The TGSI documentation prepared as part of the detailed Construction Certificate documentation will need to demonstrate compliance.*

### 3.7.5. Warning TGSIs – Requirements to be satisfied

Warning indicators shall be installed as follows:

*(a)* *For the full width of the path of travel.*

*(b)* *Perpendicular to the direction of travel when approaching the hazard.*

*(c)* *Set back 300 +/- 10 mm from the edge of the hazard*

*(d)* *Where integrated warning TGSIs are used, they shall be arranged according to Figures 2.1(c), over the required area [see Figures 2.2(A), 2.2(B), 2.3(A), 2.3(B), 2.4, 2.5(A), 2.5(B), 2.6(A) and 2.6(B].*

*(e)* *Where integrated warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path of travel, the TGSIs shall be arranged as shown in Figure 2.1, over a minimum depth of 600 mm to 800 mm from the direction of approach.*

*(f)* *Where discrete warning TGSIs are used over a depth of 300 mm to 400 mm, the arrangement shall be as shown in Figure 2.1 with a minimum of 6 discrete truncated cones in the direction of travel.*

*(g)* *Where discrete warning TGSIs need to be detected by a person approaching at an angle to the continuous accessible path of travel, the TGSIs shall be arranged as shown in Figure 2.1 with a minimum of 12 discrete truncated cones in the direction of travel.*

Refer to AS1428.4.1:2009 for detailed information as to the specific placement of TGSIs for varying stairway and ramp configurations.

### 3.7.6. Setout of TGSIs associated with Stairs

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1. TGSIs are to be provided to stairways which are not fire isolated stairways. These stairways are general access stairs and are available for use by all. TGSIs are not requires to be installed within fire isolated stairs unless the fire isolated stair also functions as a general circulation stair.

TGSIs are setout from the face of the riser at the top and bottom of the stair. The first row of TGSIs is located 300mm from the face of the riser. The depth of the TGSIs is generally 600-800mm where length of the landing is greater than 3m. Where the length of the landing is less than 3m the depth of the TGSIs is reduced to 300mm.

***3.7.6.*** ***Setout of TGSIs associated with Stairs –*** *Detailed TGSI set out plans will need to be prepared and amended as part of the detailed construction documentation to be prepared for this project. The details will need to indicate the setout of the TGSIs from the face of risers and the nominated depth of TGSIs depending on the landing length.*

## 3.8. Walkways, Ramps and Landings

### 3.8.1. Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability<br>D1P2(c) Safe movement to and within a building<br>D4D4(a)(i) Parts of buildings to be accessible. |
| Australian Standard Reference: | Clause 10 of AS 1428.1:2009<br>Clause 12 of AS1428.1:2009 |

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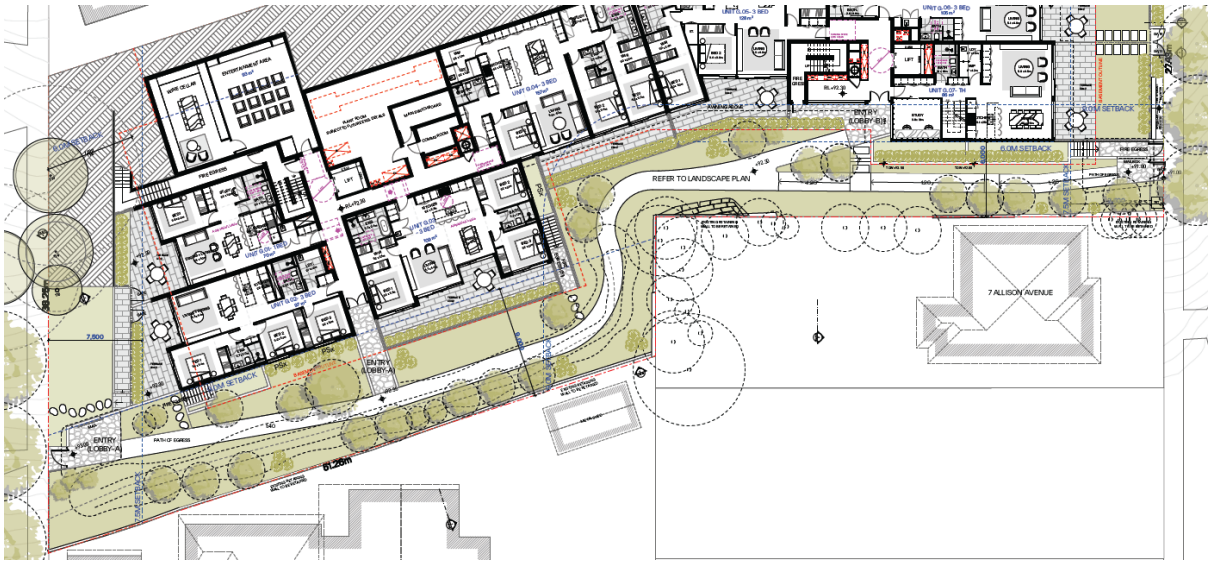
### 3.8.2. Preamble

The design includes walkways as a part of the development. The plans nominate a gradient of the walkways as being 1:20.




### 3.8.3. Walkways

Clause 10.2 of AS1428.1:2009 states:

> *Walkways shall comply with the following:*
>
> *(a) The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600 mm unless one of the following is provided:*
>
> *(i) Kerb in accordance with Figure 18.*
>
> *(ii) Kerb rail and handrail in accordance with Figure 19.*
>
> *(iii) A wall not less than 450 mm in height.*
>
> *(b) Walkways shall be provided with landings, as specified in Clause 10.8, at intervals not exceeding the following:*

(i) *For walkway gradients of 1 in 33, at intervals no greater than 25 m.*

(ii) *For walkway gradients of 1 in 20, at intervals no greater than 15 m.*

(iii) *For walkway gradients between 1 in 20 to 1 in 33, at intervals that shall be obtained by linear interpolation.*

*For walkways shallower than 1 in 33, no landings are required.*

*The intervals specified above may be increased by 30% where at least one side of a walkway is bounded by—*

*(A) a kerb or kerb rail as specified in Clause 10.3(j) and a handrail as specified in Clause 12; or*

*(B) a wall and a handrail as specified in Clause 12.*

Clause 10.8 of AS1428.1:2009 states:

*The length of landings at walkways (up to a gradient of 1 in 33) and ramps shall comply with one of the following:*

(a) *Where there is no change in direction, the length shall be not less than 1200 mm, as shown in Figure 25(A).*

(b) *Where there is a change of direction not exceeding 90°, the landing shall be not less than 1500 mm. The internal corner shall be truncated for a minimum of 500 mm in both directions, as shown in Figure 25(B).*

(c) *For a 180° turn, the landing shall be as shown in Figure 25(C),*

***3.8.3.*** ***Walkways –*** *Detailed walkway plans will need to be prepared as part of the detailed construction documentation to be prepared for this project.*

## 3.9. Stairways

### 3.9.1. Stairways - Legislative references

| | |
|---|---|
| NCC 2022 | D1P1(a)(iii) Access for people with a disability |
| | D1P2(c) Safe movement to and within a building |
| | D4D4(a)(i) Parts of buildings to be accessible. |
| | Table D3D15 Slip Resistance Classification |
| Australian Standard Reference: | Clause 11 Stairways AS1428.1:2009 |

### 3.9.2. Stairs

The design proposes multiple sets of stairways within this development.

### 3.9.3. Fire Stairs

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

Specific attention is directed to the following:

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

*g) Where the luminance contrasting strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10 mm*

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

The details of the handrail design will need to be provided as part of the Construction Certificate documentation.

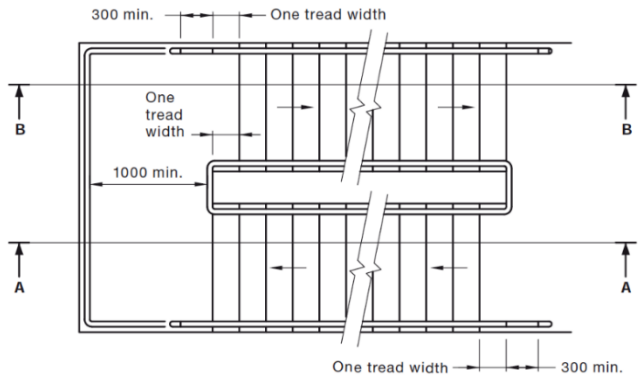



*Figure 18 – Fig. 28 of AS1428.1:2009*

Appropriate exit Braille Tactile Signage is required. Refer to the ‘Signage’ section of this access report.

### 3.9.4. Circulation Stairs

The circulation stairs will need to comply with the provisions noted at Clause 11 and 12 of AS1428.1:2009.

Specific attention is directed to the following:

a) Compliant handrail designs

b) Compliant handrail extensions to the top and bottom of each flight

c) Non-slip finish to going (Refer to NCC Table D2.14)

d) Non-slip 50-75 nosing fixed to each going

e) Opaque risers

f) Compliant TGSIs located at the top and bottom of each flight. TGSIs are not required at mid-landings where no additional pedestrians are added to the stair system

Note: TGSIs shall be 600mm in width (or 300mm wide where the stair is closer than 3m to an adjacent wall.)

g) Minimum lighting level of 150 lx to be achieved

The following extract Figures below highlight the main features of a compliant stair design.

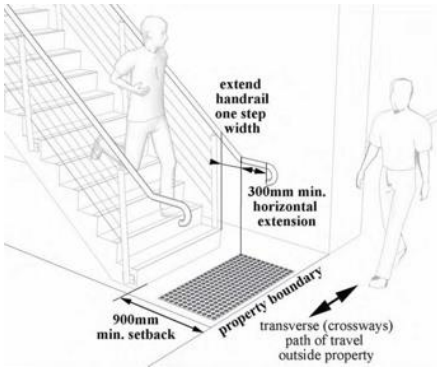



*Figure 19 – Diag.25A DE-IG02 2013*

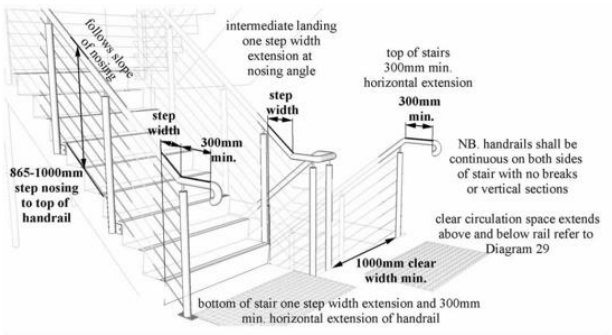



*Figure 20 – Diag.25C DE-IG02 2013*

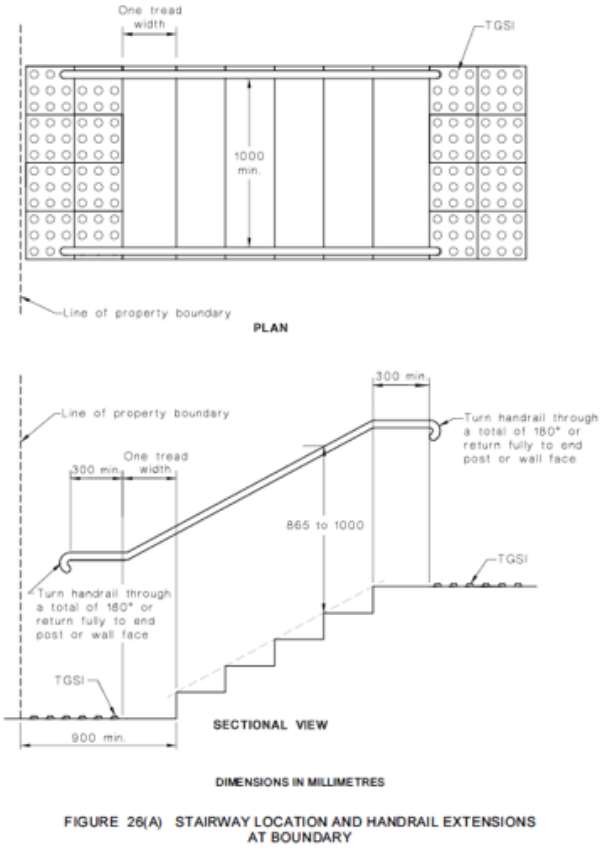



FIGURE 26(A) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT BOUNDARY

*Figure 21 – Fig.26A Section 11 AS1428.1 2009*

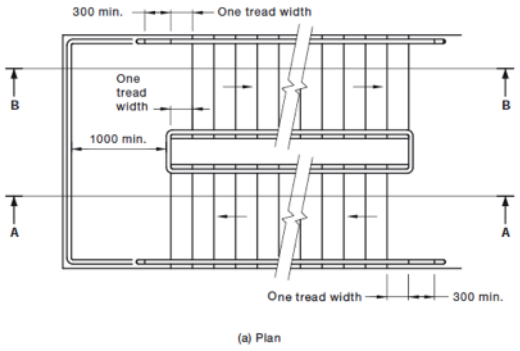



FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

*Figure 22 – Fig.28 Section 11 AS1428.1 2009*

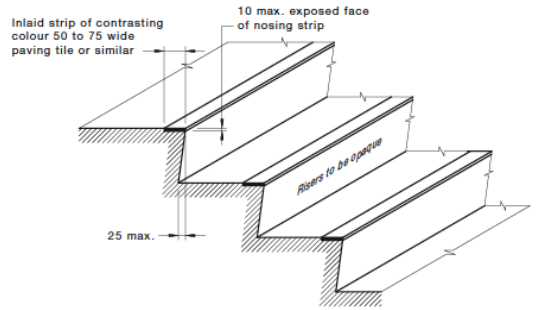



FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

*Figure 23 – Fig.27B Section 11 AS1428.1 2009*

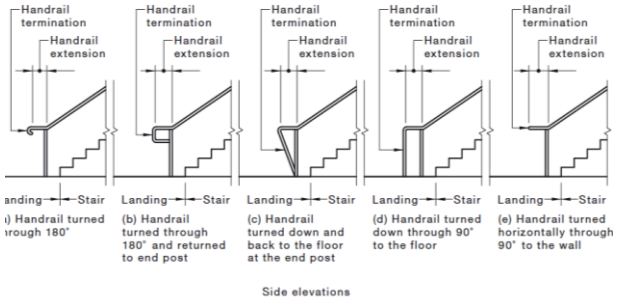
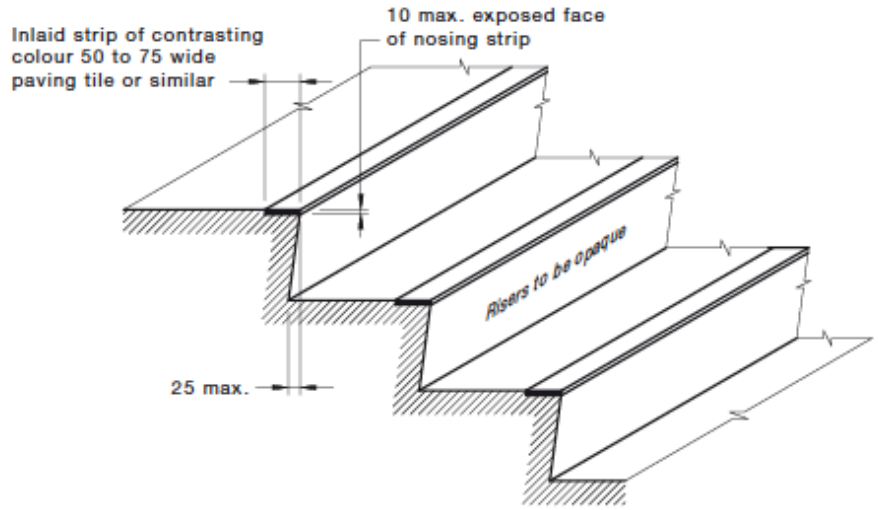



*Figure 24 – Fig.26C Section 11 AS1428.1 2009*

### 3.9.5. Stair nosing

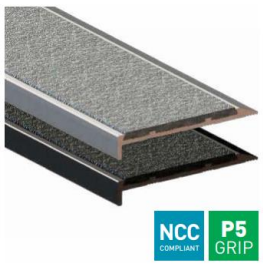
The stair nosing are to meet the following performance requirements:




DIMENSIONS IN MILLIMETRES

FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

Examples of compliant nosing include:

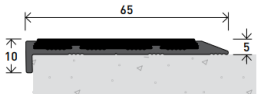



PEMKO® URBAN EDGING 10X65X5

**PRODUCT CODES:**

**NATURAL ANODISED** DE0700C
Grey silicon carbide infill

**BLACK ANODISED** DE0700B
Black silicon carbide infill

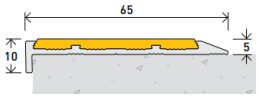




PEMKO® URBAN EDGING 10X65X5

**PRODUCT CODES:**

**NATURAL ANODISED** DE0700CY
Yellow silicon carbide infill




***3.9*** ***Stairs -*** *Stair details and handrail drawings will need to be provided as part of the detailed construction documentation to be prepared for this project. Shop drawings of the proposed stairs and associated handrails will need to be prepared and submitted for review.*

## 3.10. Handrails

### 3.10.1. Handrails - Legislative references

| | |
|---|---|
| NCC Reference: | D1P2(c)(ii) Safe movement to and within a building |
| | D1P2(c)(v) Safe movement to and within a building |
| | D4D4(a) Parts of buildings to be accessible. |
| Australian Standard Reference: | Clause 12 Handrails AS1428.1:2009 |

---

The design and construction of handrails shall comply with the following:

*(a) Handrails and balustrades shall not encroach into required circulation spaces.*

*(b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis as shown in Figure 29(b).*

*(c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.*

*(d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.*

*(e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.*

*(f) If a balustrade is required at a height greater than the handrail, both shall be provided.*

*(g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face*

*(h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.*

*(i) Handrails shall have no obstruction to the passage of a hand along the rail*

*(j) The inside handrail at landings shall always be continuous.*

| | |
|---|---|
| ***3.10*** | ***Handrails** - The detailed construction documentation will need to demonstrate compliance with these requirements.* |

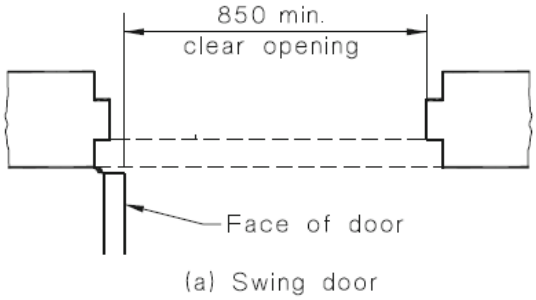
## 3.11. Doorways

| | |
|---|---|
| NCC Reference: | D1P1 Access for people with a disability |
| | D4D2(8) General building access requirements |
| Australian Standard Reference: | Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009 |

### 3.11.1. Clear Door Width

The minimum clear width of all doorways (including swing and sliding doorways) to rooms required to be accessible is to be not less than 850mm clear.

Where double doors are proposed, the active leaf is to have a minimum clear width of 850mm.




***3.11.1. Clear Door Width -*** The detailed documentation to be prepared for this project will need to demonstrate compliance with these provisions.

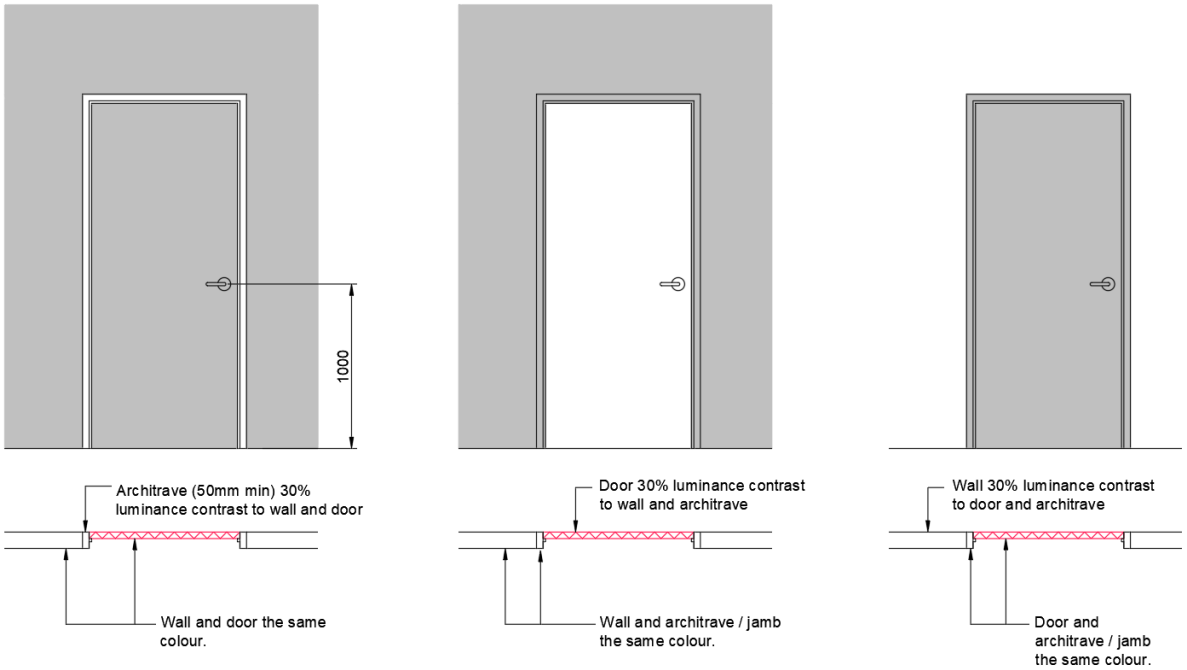
### 3.11.2. Luminance Contrast

Rooms that are not required to be accessible do not need to satisfy the requirements for doorway luminance contrast.

All other rooms required to be accessible require compliance with doorway luminance contrast requirements noted at Clause 13.1 of AS1428.1:2009:

> *All doorways shall have a minimum luminance contrast of 30% provided between—*
>
> *(a) door leaf and door jamb;*
>
> *(b) door leaf and adjacent wall;*
>
> *(c) architrave and wall;*
>
> *(d) door leaf and architrave; or*
>
> *(e) door jamb and adjacent wall.*
>
> *The minimum width of the area of luminance contrast shall be 50 mm*

The prevailing view is that option (b) – indicating luminance contrast between the *door leaf and adjacent wall* is the preferred option.




### 3.11.3. Luminance Contrast - Facade

A detailed study of the colour combinations of the façade elements will need to be undertaken to ensure that luminous contrast between the aluminium framing at doorways and the adjacent wall surfaces achieve a minimum 30% luminous contrast.

| | |
|---|---|
| ***3.11.2*** | ***Luminance Contrast -*** *A table indicating wall colour and door colour with the associated luminance contrast level achieved will need to be prepared and provided to demonstrate compliance with the requirements of Clause 13.1 of AS1428.1:2009.* |

### 3.11.4. Door Controls

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

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.

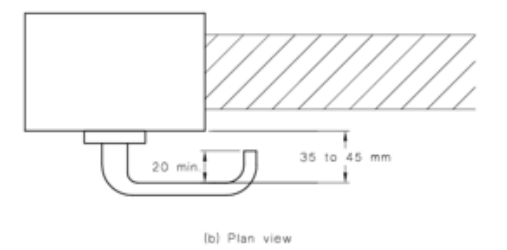



FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

*Figure 25 – Fig. 35 Section 13 AS1428.1:2009*

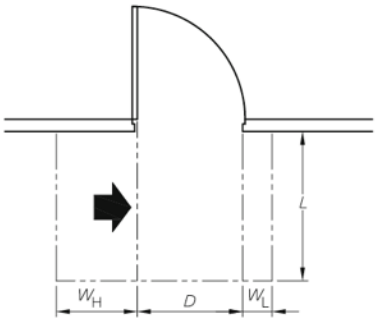
<table>
<tr><td>  <br>Lockwood Lever 80</td><td>  <br>Lockwood Lever 70</td></tr>
<tr><td>  <br>Lockwood Lever 96</td><td>  <br>Lockwood Lever 77</td></tr>
<tr><td>  <br>The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility</td><td>  <br>The above image indicates a privacy latch set provided to accessible WC facilities as viewed from the outside</td></tr>
<tr><td colspan="2">Figure 26 – The above images are examples of compliant hardware</td></tr>
</table>

***3.11.4.*** ***Door Controls*** *– The selection of door hardware will need to be provided as part of the detailed construction documentation to be prepared for this project.*

### 3.11.5. Circulation at Doorways

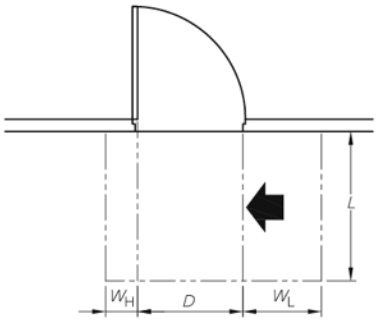
Clause 13.3 of AS1428.1:2009 provides direction as to the required circulation space to approach and enter rooms required to be accessible. Doorways to rooms that are not required to be accessible do not need to comply with the requirements for circulation at doorways.

The following extracts from the Australian Standard are provided by way of information.



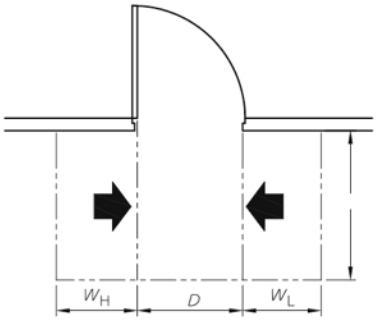

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1220 | 560 | 340 |
| 900 | 1185 | 510 | 340 |
| 950 | 1160 | 460 | 340 |
| 1000 | 1140 | 410 | 340 |

(a) Hinge-side approach, door opens away from user



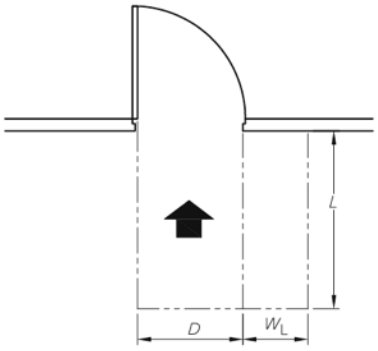

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1240 | 240 | 660 |
| 900 | 1210 | 190 | 660 |
| 950 | 1175 | 140 | 660 |
| 1000 | 1155 | 90 | 660 |

(b) Latch-side approach, door opens away from user



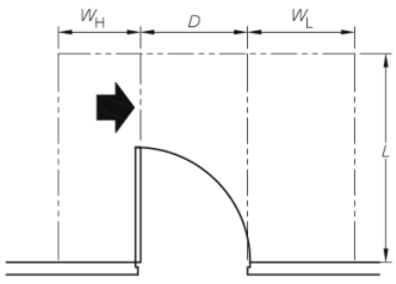

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1240 | 560 | 660 |
| 900 | 1210 | 510 | 660 |
| 950 | 1175 | 460 | 660 |
| 1000 | 1155 | 410 | 660 |

(c) Either side approach, door opens away from user



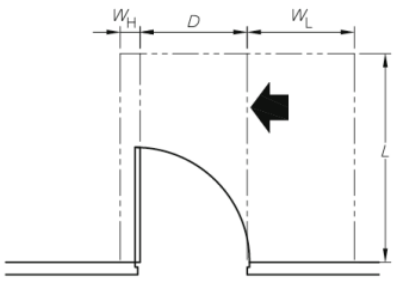

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1450 | 0 | 510 |
| 900 | 1450 | 0 | 510 |
| 950 | 1450 | 0 | 510 |
| 1000 | 1450 | 0 | 510 |

(d) Front approach, door opens away from user



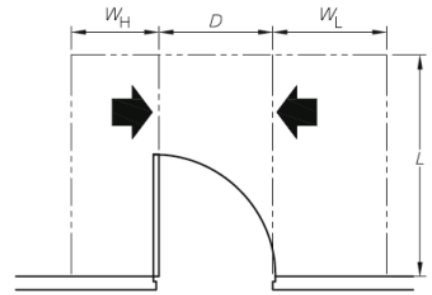

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 660 | 900 |
| 900 | 1670 | 610 | 900 |
| 950 | 1670 | 560 | 900 |
| 1000 | 1670 | 510 | 900 |

(e) Hinge-side approach, door opens towards user



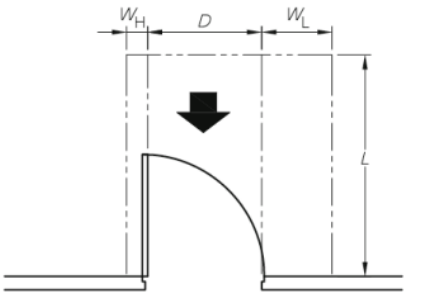

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 110 | 900 |
| 900 | 1670 | 110 | 900 |
| 950 | 1670 | 110 | 900 |
| 1000 | 1670 | 110 | 900 |

(f) Latch-side approach, door opens towards user



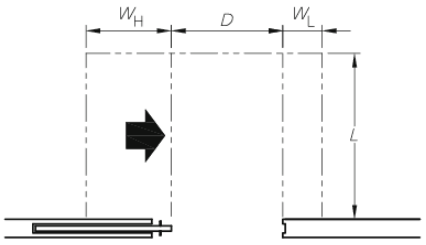

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1670 | 660 | 900 |
| 900 | 1670 | 610 | 900 |
| 950 | 1670 | 560 | 900 |
| 1000 | 1670 | 510 | 900 |

(g) Either side approach, door opens towards user



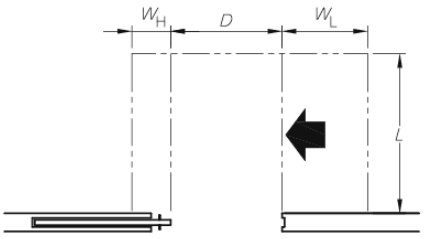

| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1450 | 110 | 530 |
| 900 | 1450 | 110 | 530 |
| 950 | 1450 | 110 | 530 |
| 1000 | 1450 | 110 | 530 |

(h) Front approach, door opens towards user




| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1280 | 660 | 395 |
| 900 | 1280 | 610 | 395 |
| 950 | 1280 | 560 | 395 |
| 1000 | 1280 | 510 | 395 |

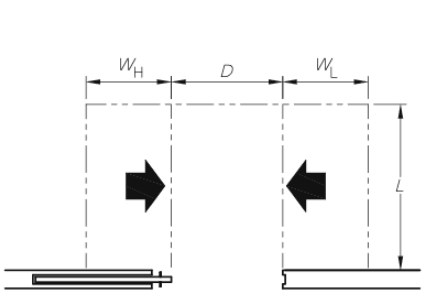
(a) Slide-side approach




| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1230 | 185 | 660 |
| 900 | 1230 | 180 | 660 |
| 950 | 1230 | 180 | 660 |
| 1000 | 1230 | 180 | 660 |

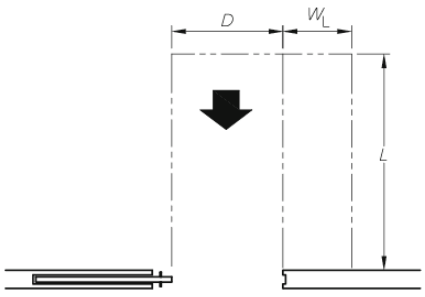
(b) Latch-side approach

*Figure 27 – Figure 31 of AS1428.1:2009*




| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1280 | 660 | 660 |
| 900 | 1280 | 610 | 660 |
| 950 | 1280 | 560 | 660 |
| 1000 | 1280 | 510 | 660 |

(c) Either side approach




| Dimension D | Dimension L | Dimension $W_H$ | Dimension $W_L$ |
|---|---|---|---|
| 850 | 1450 | 0 | 530 |
| 900 | 1450 | 0 | 530 |
| 950 | 1450 | 0 | 530 |
| 1000 | 1450 | 0 | 530 |

(d) Front approach

*Figure 28 – Figure 32 of AS1428.1:2009*

***3.11.6.*** ***Circulation at Doorways –*** *The detailed construction documentation to be prepared for this project will need to indicate compliance with the circulation at doorway provisions of Clause 13.3 of AS1428.1:2009.*

### 3.11.6. Door Closers (20N Force)

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

***3.11.7.*** ***Door Closers –*** *Confirmation that the proposed door closer(s) can satisfy this requirement will need to be provided as part of the detailed construction documentation to be prepared for this project. Certification of compliance will be required for the issue of the Occupation Certificate.*

***3.11.7.*** ***Door Closers –*** *Certification of compliance that the doors installed with a door closer (other than fore rated doors) satisfy the provisions of Clause 13.5(e) of AS1428.1:2009 (20N Force) will be required for the issue of the Occupation Certificate.*

### 3.11.7. Doorway Thresholds

Doors to all accessible rooms require a level threshold whereby the maximum lip shall be 3mm high for a straight edge or 5mm high for a bevelled edge. Specific attention is drawn to the doorways leading to outdoor areas.

***3.11.8.*** ***Doorway Thresholds*** *Level and smooth transitions are required between internal and external doorways. The detailed construction documentation will need to detail this junction.*

### 3.11.8. Access to Garbage chutes within the building

The residential levels of this building include rubbish rooms and garbage chutes.

The detailed design of the doorways to the garbage chutes and the recycling bin stores of the building will need to be detailed to incorporate the following minimum requirements:

- The minimum clear width of a single doorway leading to a garbage chute or bin store is to be 850mm clear.
- The minimum clear width of the active leaf in a double doorway installation leading to a garbage chute or bin store is to be 850mm clear.
- The circulation at doorways provisions of Clause 13.3 of AS1428.1:2009 apply to these doorways.
- The force to operate the door(s) if fitted with a door closer is to be not more than 20N force.
- The luminance contrast at doorways provisions of Clause 13.1 of AS1428.1:2009 apply to these doorways.

***3.11.9 Access to Garbage, chutes - T****he detailed documentation to be prepared for this project will need to demonstrate compliance with these provisions.*

## 3.12. Switches

### 3.12.1. Legislative references

| | |
|---|---|
| NCC 2022 Reference | D1P1 Access for people with a disability |
| | D4D2(8) General building access requirements |
| Australian Standard Reference: | Clause 14 (Switches and General Purpose Outlets) of AS1428.1 2009 |

### 3.12.2. General

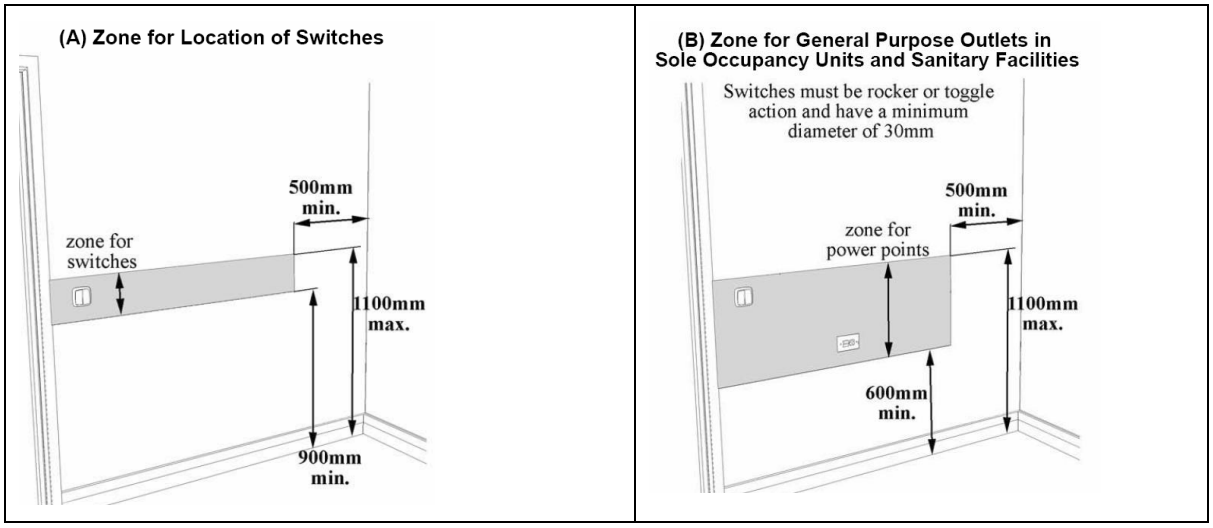
The operation of some of the doors within this building will be connected to the building access control system.

All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

### 3.12.3. Access Control

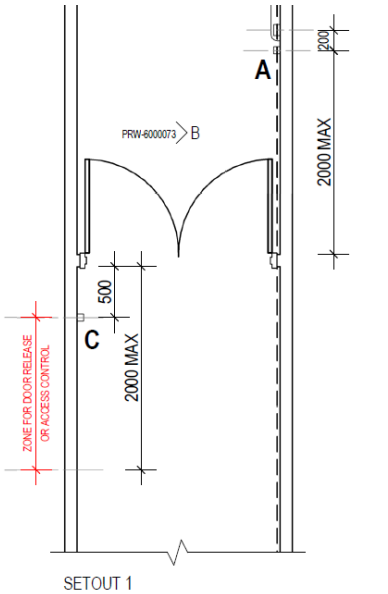
Access control swipe or fob readers will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner.

Door release buttons will need to be located between 900-1100mm AFFL and not closer than 500mm to an internal corner. The door release button will need to be the large format switches (35 x 35mm rocker switch) or the “mushroom” push button type.

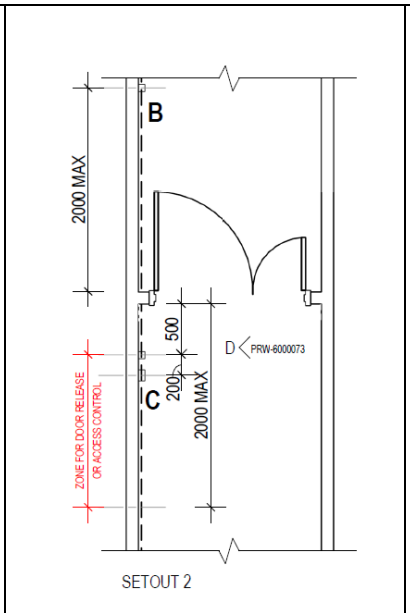




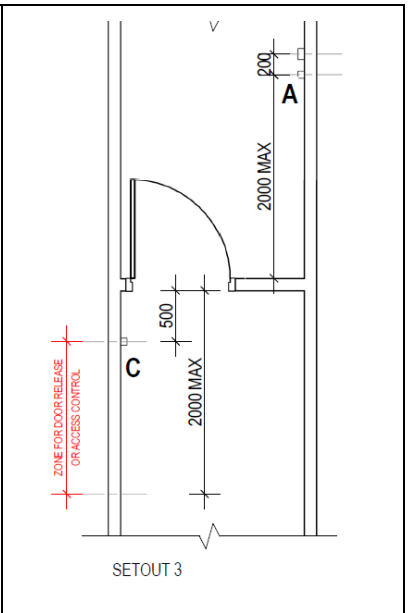
The following diagrams have been prepared to indicate the location of Light switches card readers, push to exit buttons and the like in relation to doorways.



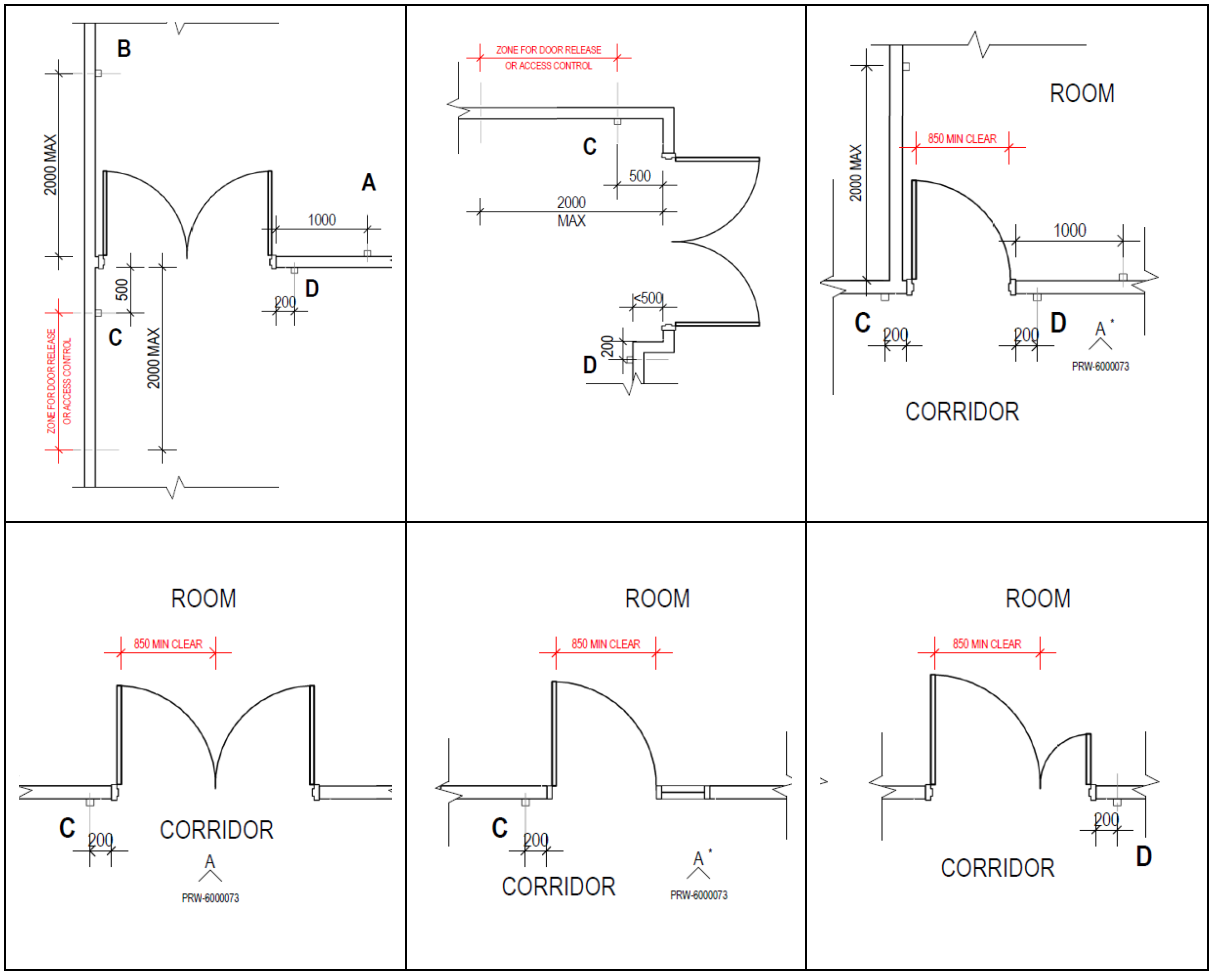
SETOUT 1



SETOUT 2



SETOUT 3




***3.12 Switches –*** *Details of the setout of switches will need to be provided as part of the detailed construction documentation to be prepared for this project.*

## 3.13. Vertical Transport

### 3.13.1. Legislative references

| | |
|---|---|
| NCC Reference: | D1P1(a)(iii) Access for people with a disability<br>E3P4 Lift access for people with a disability<br>D4D4(b Parts of buildings to be accessible<br>E3D7 Passenger lift types and their limitations<br>E3D8 Accessible features required for passenger lifts |
| Australian Standard Reference: | AS1735.12:1999 Lifts, Escalators and Moving Walks<br>AS1735.12:2020 Lifts, Escalators and Moving Walks |

### 3.13.2. Lifts - Overview

Passenger lifts are provided as part of this development.

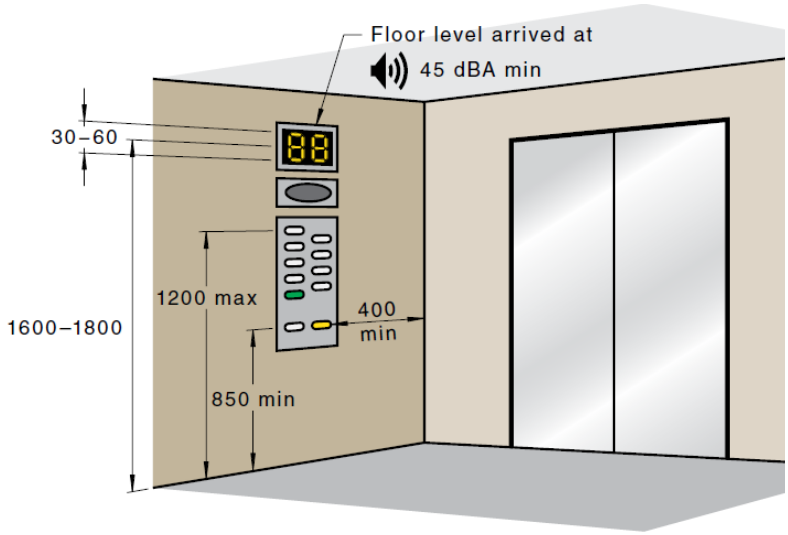
The detailing of the lift cars will need to satisfy the requirements of NCC Clauses E3D7, E3D8 and the provisions of AS1735.12:1999.

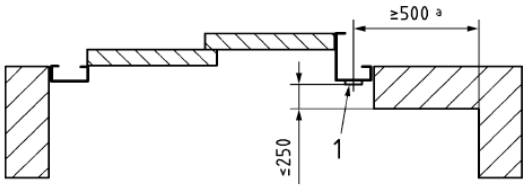
This service is not intended to be a Destination Control System.

### 3.13.3. AS1735.12:2020 Assessment

The lift design will need to satisfy the provisions of AS1735.12:2020. The following table identifies the accessible features to be provided.

<table>
<tr><th>Cl</th><th>Requirement</th><th>Status</th></tr>
<tr><td>5.1.2</td><td>Luminance Contrast (comply with Table 2)<br>Table 2 — Minimum difference of light reflectance value (LRV)
<table>
<tr><th rowspan="2">Clause</th><th rowspan="2">Item</th><th colspan="2">At landings</th><th colspan="2">In the car</th></tr>
<tr><th>Minimum LRV point difference</th><th>Viewing angle</th><th>Minimum LRV point difference</th><th>Viewing angle</th></tr>
<tr><td>Table 4, item c)</td><td>Active part of push buttons to their surrounding</td><td>30</td><td>45° above horizontal</td><td>30</td><td>45° above horizontal</td></tr>
<tr><td>Table 4, item d)</td><td>Face plate to its surrounding</td><td>30</td><td>Perpendicular</td><td>30</td><td>Perpendicular</td></tr>
<tr><td>Table 4, item j)</td><td>Symbols on push buttons to active areas</td><td>30<br>(60 recommended)</td><td>45° above horizontal</td><td>30<br>(60 recommended)</td><td>45° above horizontal</td></tr>
<tr><td>5.4.3.3 c)</td><td>Lift identification to background</td><td>30<br>(60 recommended)</td><td>Perpendicular</td><td>-</td><td>-</td></tr>
</table></td><td>Additional Information to be provided</td></tr>
<tr><td>5.1.3</td><td>When an audible signal or voice announcement is required, the sound shall be adjustable between 35dB(A) and at least 65dB(A) to suit the site conditions.</td><td>Additional Information to be provided</td></tr>
<tr><td>5.2.1</td><td>The clear opening door width shall be at least 900mm for Type 2 cars</td><td>Additional Information to be provided</td></tr>
</table>

| Cl | Requirement | Status |
|---|---|---|
| 5.2.2 | Minimum door dwell time – 6s | Additional Information to be provided |
| 5.3.1 | Table 3 Minimum car dimensions - Type 2 lift car - 1100 x 1400mm (630kg)<br>Car decorations that reduce the minimum car dimensions shall not exceed 15mm in thickness.<br>Any protruding decorations shall not extend below 800mm AFFL. | Additional Information to be provided |
| 5.3.2.1 | A handrail shall be installed on the side wall where the car operating panel is located. | Additional Information to be provided |
| | (a) The handrail shall be interrupted where the car operating panel is located | Additional Information to be provided |
| | (b) Handrail length to be a minimum of 400mm | Additional Information to be provided |
| | (c) The cross section of the handrail is to be between 30-45mm with a minimum radius of 10mm | Additional Information to be provided |
| | (d) The distance between the wall and the gripping part of the handrail shall be at least 35mm | Additional Information to be provided |
| | (e) The top of the rail shall be 900+/-25mm AFFL | Additional Information to be provided |
| | (f) The ends of the rail shall be closed. | Additional Information to be provided |
| 5.3.2.3 | For Type 2 cars a device shall be installed to enable passengers to observe obstacles behind them when moving backwards out of the car | Additional Information to be provided |
| 5.3.2.4 | The car floor shall be slip resistant (P3/R10) | Additional Information to be provided |
| 5.4.2 | Control devices and signals for collective control systems (Refer to Table 4 of AS1735.12:2020)<br>  <br><br>**Figure ZA.1 — In car control station** | Additional Information to be provided |

| Cl | Requirement | Status |
|---|---|---|
| 5.4.2.2 | Landing control devices<br>The minimum setout of landing control devices is to be as follows:<br>  <br><br>**Key**<br>1 landing button<br>a preferably 700<br>**Figure 3 — Arrangement of landing buttons** | Additional Information to be provided |
| ZA.5.2 | Raised tactile and braille signs identifying both the lift car and building level shall be provided on both sides of every lift landing door frame. Signs shall be visible from inside the lift car.<br>  | Additional Information to be provided |
| ZA.6 | Lift identification sign content shall be in accordance with AS1428.4.2. | Additional Information to be provided |

***3.13.2 Vertical transport -*** *Detailed lift drawings will need to be prepared and provided for review.*

***3.13.2 Vertical transport -*** *A design certificate will need to be provided from the lift supplier indicating compliance with AS1735.12:1999.*

***3.13.2 Vertical transport -*** *A lift installation certificate referencing the NCC performance requirement of E3P4, NCC Clause E3D7 & E3D8 and AS1735.12:1999 will need to be provided for the issue of the OC Access Installation Certificate.*

## 3.14. Lighting

### 3.14.1. Legislative references

| | |
|---|---|
| NCC 2022 Reference: | D1P1(a)(iii) Access for people with a disability |
| Australian Standard Reference: | Clause 19 of AS1428.2:1992 |
| | Appendix D of AS1680.2.1:2008 |

The plans presently do not indicate the minimum lighting levels to be achieved. It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

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

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

| LOCATION | CLAUSE 19 AS1428.2:1992 | APPENDIX D AS1680.2.1:2008 |
|---|---|---|
| Entrances, passages & walkways | 150lx | 160lx |
| Waiting rooms | - | 160lx |
| Corridors Passageways | - | 40lx |
| Ramps | 150lx | 40lx |
| Toilets and locker Rooms | 200lx | 80lx |
| Counter tops | 250lx | 320lx |

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

***3.14.*** ***Lighting Levels –*** *On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation Certificate at OC.*

## 3.15. Hearing augmentation (If provided)

### 3.15.1. Legislative references

| | |
|---|---|
| NCC Reference: | D1P1(a)(iii) Access for people with a disability<br>D1P9 Communication systems for people with hearing impairment<br>D4D8 Hearing augmentation.<br>D4D7 Signage<br>Specification 15 Braille and tactile signs |
| Australian Standard Reference: | AS1428.5:2021 Design for access and mobility - Communication for people who are deaf or hearing impaired |
| Requirement to be Satisfied: | NCC D4D8 Hearing Augmentation<br>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—<br>ii. in an auditorium, conference room, meeting room or room for judicatory purposes; or |

### 3.15.2. Hearing augmentation - Preamble

The design includes an Entertainment Room. If built in amplification is provided to this space, then hearing augmentation will need to be provided.

***3.15.*** ***Hearing augmentation –*** *On completion of the works certification of the hearing augmentation system installed will need to be provided. The installation will need to comply with NCC Clauses D4D8, D4D7 and AS1428.5:2021.*

## 3.16. Carparking

| | |
|---|---|
| NCC Reference: | D1P8(a) and (b) |
| | D4D6 Accessible Parking |
| Australian Standard Reference: | AS 2890.6:2009 Carparking |
| | AS 1680.2.1:2008 Carparking (undercover) |

### 3.16.1. Carparking - overview

Carparking is provided in the basement levels of this building. The design includes for 9 accessible parking spaces. These parking spaces are indicated as compliant to AS2890.6:2009.

### 3.16.2. AS2890.6:2022

Please note that AS2890.6:2022 has not been referenced in this access report as it is not NCC 2022 Reference document.

### 3.16.3. Carparking – Parking Bay size

The spatial requirements for an accessible parking space are as per the figure following, which details a 2.4m wide parking space with a 2.4m wide shared zone.

| | |
|---|---|
| **Compliance:** | The design as proposed indicates that the spatial requirements for the proposed accessible parking spaces satisfies the requirements of AS2890.6:2009. |

### 3.16.4. Carparking - Linemarking

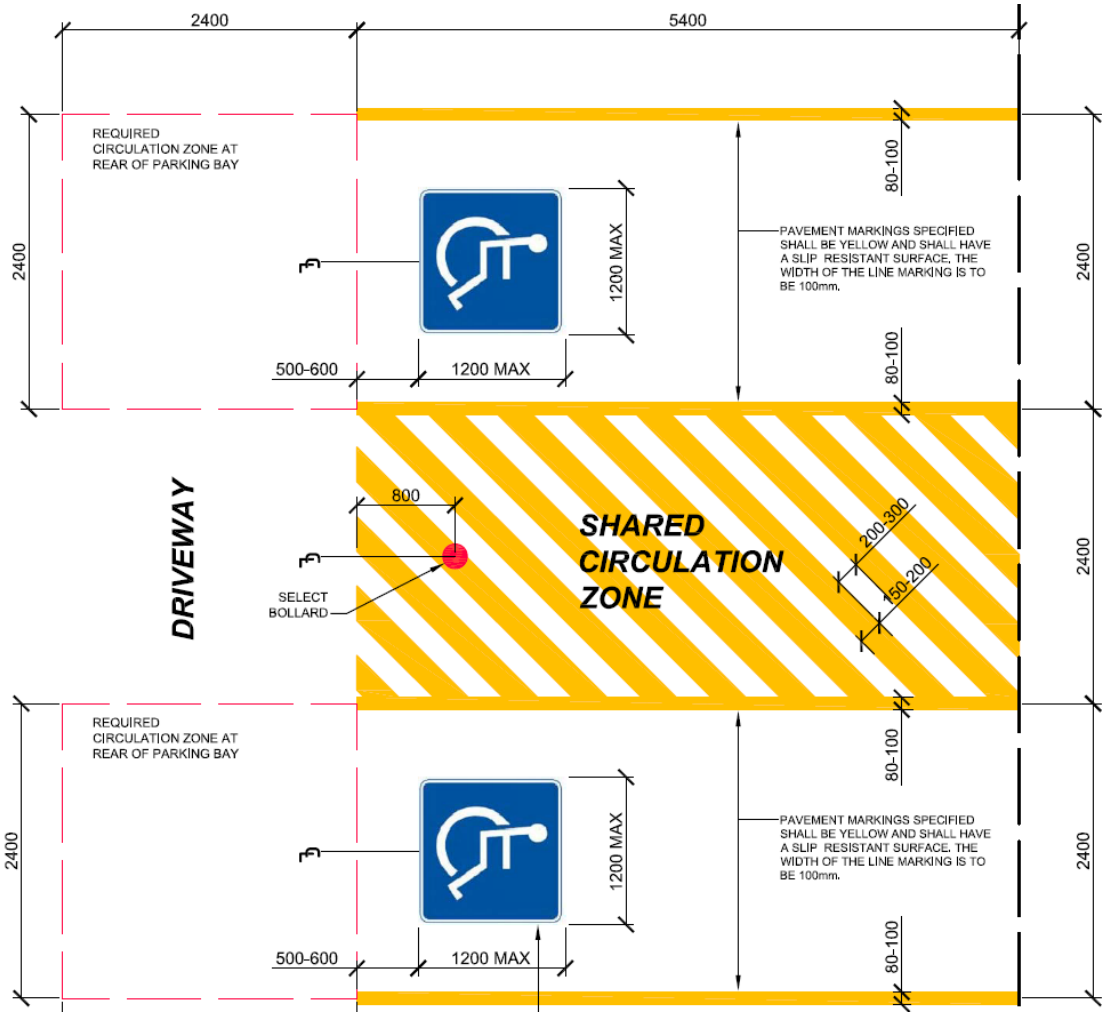
The line marking associated with the accessible parking spaces will need to satisfy the provisions of Section 3 of AS2890.6:2009.

The international symbol for access is not required to be provided as the parking spaces are not shared.

The slip resistance of the line marking is to be P4.

The following sketch indicate the minimum linemarking requirements to be achieved.

| | |
|---|---|
| ***3.16.3.*** | ***Carparking – Linemarking –*** *Linemarking details are to be provided as part of the detailed construction documentation to be prepared for this project.* |




### 3.16.5. Carparking – Clearance Aisleway

A 2200mm high clear path of travel is to be provided within the traffic aisle ways of the carpark.

| | |
|---|---|
| ***3.16.4*** | ***Carparking – Clearance Aisleway -*** *The detailed construction documentation will need to demonstrate compliance with these requirements.* |

### 3.16.6. Carparking – Clearance parking bays

A clear zone of 2500mm will need to be provided above the accessible parking space.

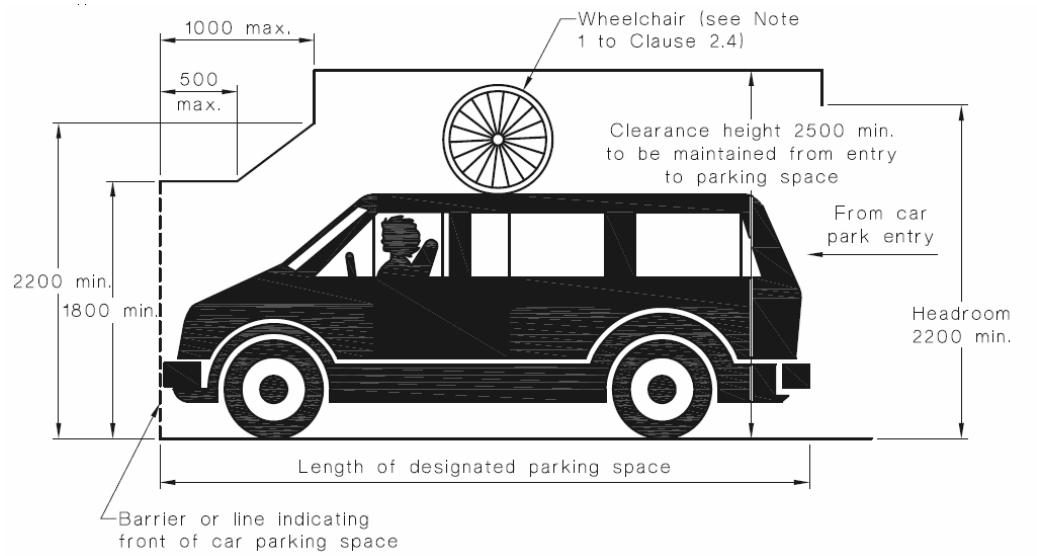



FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

*Figure 29 – Fig. 2.7 of Section 2 AS2890.6 2009*

***3.16.5 Carparking – Clearance parking bays -*** *The detailed construction documentation will need to demonstrate compliance with these requirements.*

## 3.17. Unit designs

### 3.17.1. DCP requirements

The development comprises 44 Sole Occupancy Units. Council DCP requires the following concerning the residential component of this development.

20% of dwellings (9 dwellings) are proposed to be adaptable (AS4299:1995)

### 3.17.2. Adaptable Housing

20% of all dwellings within this development will need to be adaptable

The plans list the following dwellings as the adaptable dwellings to be provided as part of this development.

1. G01
2. G.03
3. UG02
4. UG.05
5. UG08
6. 1.05
7. 1.08
8. 2.08
9. 3.02

| | |
|---|---|
| ***Compliance:*** | ***Adaptable Housing*** *- The pre and post adaptable plans provided indicate that compliance is capable of being achieved.* |

The following Table summarises the requirements to be satisfied for adaptable Housing (AS4299 Class C).

**Modified Extract**

**APPENDIX A - AS4299-1995**

**SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING**

**CLASS C**

Review undertaken by iAccess Residential.

(a division of iAccess Group Pty Ltd ACN 37 002 648 615)

The table shown below indicates essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. All essential items are pre-checked in the 'essential' features column.

Prior to commencing construction, the Architect is to sign the checklist to certify that the essential features have been incorporated into the design.

The Head Contractor must initial the second column to certify that each essential feature has been incorporated into the building (prior to Handover).

The Head Contractor shall sign the checklist signifying achievement of Class C adaptability.

Although this table is generally completed for OC, it is provided as part of this CC Access Report for reference.

| Item No. | Room/Item | Clause No. | Essential | |
|---|---|---|---|---|
| | | | Required feature | Certified by |
| | **DRAWINGS** | | | |
| 1 | Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages | 2.3 | √ | |
| | **SITING** | | | |
| 3 | A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1 | 3.3.2 | √ | |
| | **LETTERBOXES IN ESTATE DEVELOPMENTS** | | | |
| 11 | Letterboxes to be on hard standing area connected to accessible pathway | 3.8 | √ | |
| | **PRIVATE CAR ACCOMMODATION** | | | |
| 14 | Carparking space or garage min. area 5.4m × 3.8 m | 3.7.2 | √ | |
| 16 | Internal clearance of garage or carport 2.5 m min. | 3.7.2 | √ | |
| | **ACCESSIBLE ENTRY** | | | |
| 20 | Accessible entry | 4.3.1 | √ | |
| 22 | Accessible entry to be level (i .e. max. 1:40 slope) | 4.3.2 | √ | |
| 23 | Threshold to be low-level | 4.3.2 | √ | |
| 24 | Landing to enable wheelchair manoeuvrability | 4.3.2 | √ | |
| 25 | Accessible entry door to have 850 mm min. clearance | 4.3.1 | √ | |
| 27 | Door lever handles and hardware to AS 1428.1 | 4.3.4 | √ | |
| | **INTERIOR: GENERAL** | | | |
| 32 | Internal doors to have 820 mm min. clearance | 4.3.3 | √ | |
| 33 | Internal corridors min. width of 1000 mm | 4.3.7 | √ | |
| 34 | Provision for compliance with AS 1428.1 for door approaches | 4.3.7 | √ | |
| | **LIVING ROOM & DINING ROOM** | | | |
| 36 | Provision for circulation space of min. 2250 mm diameter | 4.7.1 | √ | |
| 38 | Telephone adjacent to GPO | 4.7.4 | √ | |

| Item No. | Room/Item | Clause No. | Essential | |
|---|---|---|---|---|
| | | | Required feature | Certified by |
| 41 | Potential illumination level min. 300 lux | 4.10 | √ | |
| | **KITCHEN** | | | |
| 42 | Minimum width 2.7 m (1550 mm clear between benches) | 4.5.2 | √ | |
| 43 | Provision for circulation at doors to comply with AS 1428.1 | 4.5.1 | √ | |
| 44 | Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8 | 4.5.5 | √ | |
| 45 | Refrigerator adjacent to work surface | 4.5.5 | √ | |
| 46 | Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable | 4.5.6 | √ | |
| 47 | Kitchen sink bowl max. 150 mm deep | 4.5.6 | √ | |
| 48 | Tap set capstan or lever handles or lever mixer | 4.5.6(e) | √ | |
| 49 | Tap set located within 300 mm of front of sink | 4.5.6(e) | √ | |
| 51 | Cooktops to include either front or side controls with raised cross bars | 4.5.7 | √ | |
| 52 | Cooktops to include isolating switch | 4.5.7 | √ | |
| 53 | Work surface min. 800 mm length adjacent to cooktop at same height | 4.5.7 | √ | |
| 54 | Oven located adjacent to an adjustable height or replaceable work surface | 4.5.8 | √ | |
| 59 | GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface | 4.5.11 | √ | |
| 60 | GPO for refrigerator to be easily reachable when the refrigerator is in its operating position | 4.5.11 | √ | |
| 61 | Slip-resistant floor surface | 4.5.4 | √ | |
| | **MAIN BEDROOM** | | | |

| Item No. | Room/Item | Clause No. | Essential | |
|---|---|---|---|---|
| | | | Required feature | Certified by |
| 62 | At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2 | 4.6.1 | √ | |
| | **BATHROOM** | | | |
| 75 | Provision for bathroom area to comply with AS 1428.1 | 4.4.1 | √ | |
| 76 | Slip-resistant floor surface | 4.4.2 | √ | |
| 77 | Shower recess - no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7) | 4.4.4(f) | √ | |
| 78 | Shower area waterproofed to AS 3740 with floor to fall to waste | 4.4.4(f) | √ | |
| 79 | Recessed soap holder | 4.4.4(f) | √ | |
| 80 | Shower taps positioned for easy reach to access side of shower sliding track | 4.4.4(f) | √ | |
| 82 | Provision for adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision) | 4.4.4(h) | √ | |
| 83 | Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1 | 4.4.4(h) | √ | |
| 86 | Tap sets to be capstan or lever handles with single outlet | 4.4.4(c) | √ | |
| 88 | Provision for washbasin with clearances to comply with AS1428.1 | 4.4.4(g) | √ | |
| 90 | Double GPO beside mirror | 4.4.4(d) | √ | |
| | **TOILET** | | | |
| 92 | Provision of either ‘visitable toilet’ or accessible toilet | 4.4.3 | √ | |
| 93 | Provision to comply with AS 1428.1 | 4.4.1 | √ | |
| 94 | Location of WC pan at correct distance from fixed walls | 4.4.3 | √ | |
| 95 | Provision for grab rail zone. (Refer Figure 4.6) | 4.4.4(h) | √ | |
| 96 | Slip resistant floor surf ace. (Vitreous tiles or similar) | 4.4.2 | √ | |
| | **LAUNDRY** | | | |
| 98 | Circulation at doors to comply with AS 1428.1 | 4.8 | √ | |

| Item No. | Room/Item | Clause No. | Essential | |
|---|---|---|---|---|
| | | | Required feature | Certified by |
| 99 | Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth) | 4.8 | √ | |
| 100 | Provision for automatic washing machine | 4.8(e) | √ | |
| 102 | Where clothes line is provided, an accessible path of travel to this | 4.8(a) | √ | |
| 105 | Double GPO | 4.8(g) | √ | |
| 108 | Slip-resistant floor surface | 4.9.1 | √ | |
| | **DOOR LOCKS** | | | |
| 110 | Door hardware operable with one hand, located 900–1100 mm above floor | 4.3.4 | √ | |

***3.17.*** ***Adaptable Housing*** *The completion of the* ***AS4299 Schedule of features for adaptable housing*** *will need to be completed as part of the detailed construction documentation to be prepared for this project. The DA plans indicate that compliance is capable of being achieved however the construction drawing yet to be prepared will document the requirements of this schedule.*

## 4. Disability (Access to Premises - Building) Standard 2010 – Compliance Summary

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| A4.1 | **Classifications**<br>NCC Building Classification - **Class 2** – Residential / Social Housing<br>NCC Building Classification - **Class 7a** – Carparking | Note | |
| DP1 | **Performance requirement**<br>Access must be provided, to the degree necessary, to enable:<br>a) people to:<br>i. approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and | Satisfied | |
| | ii. approach the building from any accessible associated building; and | Not Applicable | |
| | iii. access work and public spaces, accommodation and facilities for personal hygiene; and | Satisfied | |
| | b) Identification of accessways at appropriate locations which are easy to find. | Satisfied | |
| DP4 | **Performance requirement**<br>*Exits* must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to:<br>a) the travel distance; and<br>b) the number, mobility and other characteristics of occupants; and<br>c) the function or use of the building; and<br>d) the height of the building; and<br>e) Whether the *exit* is from above or below ground level. | Satisfied | |
| DP6 | **Performance requirement**<br>So that occupants can safely evacuate the building, *accessways* to *exits* must have dimensions appropriate to:<br>a) the number, mobility and other characteristics of occupants; and<br>b) the function or use of the building. | Satisfied | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| DP8 | **Performance requirement**<br>Carparking spaces for use by people with a disability must be:<br>1. provided, to the degree necessary, to give equitable access for carparking; and<br>2. designated and easy to find. | Satisfied | |
| DP9 | **Performance requirement**<br>An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired. | Additional Information to be provided | Requirements to be satisfied if built in hearing augmentation is provided. |
| **D3.1** | **General Building Access Requirements Class 2** | | |
| Table D3.1 | 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.<br>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.<br>Where a ramp complying with AS 1428.1 or a passenger lift is installed—<br>(a) to the entrance doorway of each sole-occupancy unit; and<br>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. | Satisfied | |
| **D3.2** | **Access to Buildings** | | |
| | (1) An *accessway* must be provided:<br>(a) to a building *required* to be *accessible*; | Satisfied | |
| | (b) from the main points of a pedestrian entry at the allotment boundary; and | Satisfied | |
| | I. from another *accessible* building connected by a pedestrian link; and | Not Applicable | |
| | II. from any required accessible carparking space on the allotment. | Satisfied | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| | (2) In a building *required* to be *accessible,* an *accessway* must be provided through the principal pedestrian entrance, and:<br>a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and<br>b. in a building with a total *floor area* more than 500sqm, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance;<br>Except for pedestrian entrances serving only areas exempted by clause D3.4. | Satisfied | |
| **D3.3** | **Parts of buildings to be accessible** | | |
| | In a building *required* to be *accessible*:<br>a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with: | | |
| | i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and | Not Applicable | |
| | ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; | Additional Information to be provided | |
| | iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; | Additional Information to be provided | |
| | b) every passenger lift must comply with clause E3.6; | Additional Information to be provided | |
| | c) *accessways* must have:<br>i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and<br>ii. turning spaces complying with AS 1428.1:<br>A. within 2m of the end of *accessways where* it is not possible to continue travelling along the *accessway*; and<br>B. at maximum 20 m intervals along the *accessway*; | Satisfied | |
| | d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; | Satisfied | |
| | e) a passing space may serve as a turning space; | Satisfied | |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| | f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building-<br>(i) containing not more than 3 *storeys*; and<br>(ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200sqm. | Not Applicable | |
| **D3.5** | **Carparking** | Satisfied | The detailed construction documentation will document the line marking to be provided. |
| **D3.6** | **Signage** | Additional Information to be provided | |
| **D3.7** | **Hearing Augmentation** | Additional Information to be provided | |
| **D3.8** | **Tactile Indicators** | Additional Information to be provided | |
| **D3.9** | **Wheelchair seating** | Not Applicable | |
| **D3.10** | **Swimming pool** | Not Applicable | |
| **D3.11** | **Ramps (Connecting Ramps)** | Not Applicable | |
| **D3.12** | **Glazing on an accessway**<br>On an *accessway*, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with Clause 6.6 of AS 1428.1. | Additional Information to be provided | If full-height glazing is provided, visual indicators are required. |
| **Part D4** | **Braille & Tactile Signs** | Additional Information to be provided | The signage detailing will need to comply with the nominated signage provisions of NCC 2022 Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering. |

| PART / CLAUSE | DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED | COMPLIANCE | ACTION / COMMENT |
|---|---|---|---|
| **Part E3** | **Lift Installation** | Additional Information to be provided | |
| **Part F2** | **Sanitary and other facilities** | Not Applicable | |

## 5. STATEMENT OF EXPERTISE

| Name | Richard Seidman |
|---|---|
| Qualifications | • 2019 Diploma in Access (Access Institute)<br>• 2018 Accredited Access Consultant<br>• 2014 Accredited assessor Livable Housing Australia<br>• 2011 Certificate IV Access Consulting (IATA)<br>• 2008 Accredited Green Star Professional (GBCA)<br>• 2007 Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney<br>• 2005 Masters in Property Development University of Technology (Graduating 1st in year)<br>• 1999 Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney<br>• 1983 Bachelor of Architecture (Hons) University of NSW |
| Memberships | • Royal Australian Institute of Architects (No. 4700)<br>• NSW Architects Registration Board (No. 4829)<br>• Association of Consultants in Access Australia (Accredited Access Consultant No 330)<br>• Livable Housing Australia (10041) |
| Experience | Richard Seidman has practised for more than 35 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries.<br><br>Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager.<br><br>In 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd.<br><br>Since 2010 Richard has undertaken a wide range of consultancies |