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Compliance Report – Development Approval

Title:	Mixed Use
Project Address:	50 Morrisset Street, Queanbeyan, NSW, 2620.
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Executive Summary

Item	Summary	Attention authority
Statement of assessment	A total of 160 Sol-Occupancy Units (SOUs) is proposed for across two towers. Further assessment of the associated commercial use and associated parking is below. I am satisfied that the arrangements adopted, whilst not showing complete Detail Design (DD) and all applications for external entries, linking pathways, directional signage, TGSIs and the like, show compliance to the degree necessary and allow for details to be finalised in subsequent stages of the design addressing National Construction Codes Volume 1 Building Code of Australia (BCA) Class 2 residential structure is proposed over Class 5/6 Use. This report confirms the intent of the Disability (Access to Premises − Buildings) Standards has been met, to the degree necessary. It is anticipated that all final dimensions and details will be resolved prior to the next phase, being 'for Building Approval/Construction Certificate.	Compliant for the use of Development Approval stage only.
Statement of assessment	**LHA SILVER LEVEL REQUIREMENTS** 32 Silver residential SOUs, being 20%, have been assessed to incorporate the Livable Housing Guideline's Silver Level universal design features, to meet the advice from the Client and objectives of the NSW State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (*SEPP 65*). Thirty-two Class 2 residential units have been provided, designed to incorporate the Livable Housing Guideline's Silver Level universal design features.	Compliant.
Statement of assessment	Ada10% (16) Adaptable Sol-Occupancy Units have been identified within the residential structure. AS4299. To address the Post adapted units.	Compliant
Statement of assessment	Parking offers x1 Retail and x2 Residential Visitor Offstreet accessible parking bays for person with a disability. Car parking is required to meet the requirements the Adaptable	Compliant
Statement of assessment	Commercial tenancies and associated sanitary use, off street parking and accessways connecting has been assessed as Cold Shell/base building only. No fitout or use has been assessed within the following report	Compliant

Related Performance Solutions

Potential Opportunities/Departures: Performance Building Solution (PBS)

BCA Clause	Summary	Status
N/A	N/A	N/A

Preamble

The proposed multi-residential development provides 160 Class 2 residential units. In order to meet the requirements of the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (*SEPP 65*), a minimum of 20%, SOUs are required to incorporate the Livable Housing Guideline's Silver Level universal design features.

The seven core design features in the Livable Housing Guideline's Silver Level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
3. A toilet on the ground (or entry) level that provides easy access.
4. A bathroom that contains a hobless shower recess.
5. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
6. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.
7. At least one, level (step-free) entrance into the dwelling.

As the proposal incorporates Class 2 residential dwellings, NCC BCA accessibility requirements must be met in addition to the universal design requirements for the residential sole-occupancy units. Therefore, accessibility requirements in accordance with AS1428.1-2009, AS/NZS1428.4.1-2009, AS2890.6-2009 apply to the following areas of the development:

- Class 2 – Common areas;
- Class 5/6 – Commercial Use
- Class 7a – Car parking areas incorporating accessible parking spaces, where required.

1. Introduction

Lockbridge, in conjunction with *Dezignteam*, are responsible for the design and co-ordination of the proposed multi-residential development, located at 50 Morisset Street, Queanbeyan, NSW, 2620. have sought advice regarding their requirements / obligations in achieving compliance with the relevant accessibility codes and standards, as well as the State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (*SEPP65*).

2. Objective

The purpose of this report is to provide confirmation that a senior accredited access consultant has reviewed the proposed development against the relevant requirements of the Disability (Access to Premises — Buildings) Standards 2010, Building Code of Australia Vol 1, relevant Australian Standards as they relate to access, and in addition, the broader requirements of the Disability Discrimination Act 1992 (DDA), to ensure it is suitable for use by persons with a disability.

State Environmental Planning Policy No. 65 (SEPP 65)

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (*SEPP 65*) provides a consistent planning framework to improve the design quality of residential apartment development in NSW. The Apartment Design Guide (*ADG*) is a guide containing design guidance to improve the planning and design of residential apartment development in NSW. SEPP 65 and the ADG applies to residential flat buildings, shop top housing and the residential component of mixed-use developments. They apply to buildings that are three or more storeys and that have four or more dwellings where the development consists of the:

- erection of a new building;
- substantial redevelopment or refurbishment of an existing building; and
- conversion of an existing building to a residential flat building.

Objective 4Q-1 of Part 4 of the Apartment Design Guide requires Universal Design features to be included in the apartment design to promote flexible housing for all community members.

The design guidance for this objective is for developments to achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's Silver Level universal design features.

Livable Housing Design Guidelines

Livable Housing Australia (LHA) is a partnership between community and consumer groups, government and industry. LHA champions the mainstream adoption of livable housing design principles in all new homes built in Australia. LHA arose from the Kirribilli Dialogue on Universal Housing Design, which established nationally agreed guidelines on designing and building livable homes.

The Livable Housing Design Guidelines, which have been developed by industry and the community, provide assurance that a home is easier to access and safe to use for all occupants including people with disability, ageing Australians, people with temporary injuries, and families with young children, navigate and live in, as well more cost effective to adapt when life's circumstances change.

The seven core design features in the Silver Level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
3. A toilet on the ground (or entry) level that provides easy access.
4. A bathroom that contains a hobless shower recess.
5. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
6. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.
7. At least one, level (step-free) entrance into the dwelling.

3. Project Specifics

Purpose	The following statement is to provide confirmation that the proposal complies Building Code of Australia (BCA) Volume 1.
Applicable Use Classification **(A6 Classifications)**	Class 2 – Residential accommodation Class 5/6 commercial Class 7a – Carparking
Accommodation within the Class 2 Structure	A total of 160 Class 2 residential units are proposed.

	10% (16) Adaptable Sol-Occupancy Units have been identified within the residential structure. AS4299 as it relates to Pos adapted form. Class 2 residential units, being 20%, are required to incorporate the Livable Housing Guideline's Silver Level universal design features, to meet the objectives of the NSW State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65). (32) Class 2 residential units have been provided, designed to incorporate the Livable Housing Guideline's Silver Level universal design features.

4. Responsibilities

As identified, the Building Code of Australia, Disability (Access to Premises − Buildings) Standards and associated Australian Standards provide technical guidance and specific recommendations on accessible design, covering elements such as:

- Access to buildings from allotment boundaries
- Provision of car parking for people with disabilities
- Access into the building and circulation routes
- Accessible sanitary facilities
- Suitable hearing augmentation
- Provision of tactile indicators
- Provision of suitable lifts

However, realistically, there are often constraints with a proposal, which prevent the design meeting the deemed-to-satisfy provisions in the BCA. In such a case, the provision of an “performance solution” can be provided to demonstrate compliance with the performance requirements of the BCA, as is the case with this report.

In such circumstances, a broader holistic view may be required to achieve the optimum level of accessibility, when considered in conjunction with the end use of the building, along with the constraints, which are imposed. In this respect, the proposal will still meet the broader Performance Requirements and intent.

5. NCC BCA – Assessment

5.1 External Approaches, Walkways, Ramps, Accessways and Entries

A continuous accessible path is to be provided to the proposed building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
1.	Ensure external paths of travel from the allotment boundary	D3.2	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	are clearly signed and address the accessible paths of travel to and within the principal pedestrian entrance of adequate width to accommodate passing and turning spaces.			
2.	In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500m^2, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.	D3.2	Compliant	Building entrance is provided.
3.	Pedestrian crossings and or drop-off areas should be designed inclusive of line-marking, kerb ramps and TGSIs in accordance with AS1428.1-2009 & AS/NZS1428.4.1-2009.	D3.2	Compliant	
4.	Where pedestrian walkways and vehicular routes are at grade, hazard warning required. Position hazard TGSIs in accordance with AS/NZS1428.4.1-2009.	D3.2	Compliant	
5.	Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.	D3.2	Compliant	
6.	Pathway cross grades, directional grades and passing spaces are required to meet AS1428.1-2009.	D3.2	Compliant	
7.	The maximum gradient of a ramps exceeding 1900mm in length over 190mm rise shall be 1:14 grade including the required AS1428.1-2009 features. Where the ramp has a gradient equal to or shallower	D3.2	Compliant	Ramp is set back accordingly to address the boundary

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	than 1:20, reduced features apply.			

Key External walkway criteria:

- Walkways to be provided with passing bays (1800 x 2000mm) at maximum 20m intervals.
- Walkway gradient to be 1:20 (max) with landings at maximum 15m intervals.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length.
- If gradient of walkway is less than 1:33 no landings are required.
- TGSIs required to warn of hazard along pedestrian and vehicular routes on grade

Key kerb and pedestrian crossing criteria:

- Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm.
- Pathways from accessible parking across roadways to have designated line marking.

Stairs design criteria:

- Common use stairs require AS1428 series compliant handrails, tread features and TGSI.

Key ramp design criteria:

- Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required at maximum 9m intervals where grade 1:14, Landings required at maximum 15m intervals where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrails and TGSI.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.
- Vertical rise not to exceed 3.6m
- **Kerb ramps** – max rise 190mm; 1:8 max gradient
- **Threshold ramps** – max rise 35mm; 1:8 max gradient; within 20mm of door leaf
- **Step ramps** – max rise 190mm; 1:10 max gradient

5.2 Accessible Parking

Objective: The specifications for accessible carparking spaces are contained in AS/NZS2890.6-2009. These specifications aim to maximise the area available to people with disability to get into and out of their vehicles.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
8.	Carparking Spaces for persons with a disability. *Class 2 Structure.* **Class 2** = Not required for residents	Table D3.5	Compliant	There is no requirement to provide accessible car parking spaces for the Class 2 residential with BCA component of the development. However 2 are indicated

Item	Title & Clause Summary	Clause	Status	Assessment Comments
9.	Accessible car parking spaces to be designed in accordance with AS/NZS2890.6-2009, including dimensions of 5400mm (l) x 2400mm (w) for the dedicated parking space and 5400mm (l) x 2400mm (w) for the adjacent shared area.	D3.5	Compliant	
10.	The vertical clearance along the vehicular path to an accessible car parking space must achieve a minimum of 2200mm. The headroom above each dedicated accessible parking space and adjacent shared area shall be a minimum of 2500mm.	D3.5	Compliant	
11.	The shared area must be provided with a bollard and chevron line-marking. The dedicated accessible parking space must be provided with the international symbol of access.	D3.5	Compliant	
12.	The fall of each parking space, shared area and unloading areas shall not exceed 1:40 in any direction (or 1:33 if a bituminous surface).	D3.5	Compliant	Consideration to external visitor parking upon construction of grades.

Key Car parking and transport design criteria:

- Accessible spaces are to be designed in accordance with AS/NZS2890.6-2009.
- Dimensions of angled accessible parking bays 2400mm (w) x 5400mm (l) with adjacent 2400mm (w) x 5400mm (l) shared area and bollard in shared area.
- Dimensions of parallel parking bays 3200mm (w) x 7800mm (l).
- Provide direct kerb ramp access from adjacent to the accessible parking space to pathway.
- Accessible bays to be located near entrances.
- Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.
- Height of vehicular path of travel to accessible parking space to be 2200mm and height above accessible parking space to be 2500mm.

5.3 Entranceways

Objective: Access must be provided via the main principal entrance and:

Item	Title & Clause Summary	Clause	Status	Assessment Comments
13.	All entry doors are to comply with AS1428.1-2009.	D3.1	Compliant	
14.	All entry doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required)	D3.1	Compliant	
15.	Ensure doors have light operational forces (less than 20N). Consider use of bearing hinges or other enhanced hardware to achieve requirement.	D3.1	Capable of compliance	N/A at this stage of design.
16.	All full height glazing capable of being mistaken as an opening (typically this is all shopfront glazing) is to be provided with a solid band not less than 75mm thick with the lower edge starting between 900-1000mm above FFL extending the full width of the glazed panel. This is to be detailed on the 'for Construction' elevations for approval.	D3.1	Capable of compliance	N/A at this stage of design.
17.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.1	Capable of compliance	N/A at this stage of design.
18.	Braille signage required to final exit doors per D3.6 stating 'Exit', 'Level Ground', 'First Floor' etc in contrasting Braille and tactile characters.	D3.6	Capable of compliance	N/A at this stage of design.
19.	Where doors open to external areas required to be accessible, door thresholds must be accessible.	D3.1	Compliant	

Key entrance criteria:

- Main entry must be accessible.
- Entry requires single door leaf width clearance of 850mm (typically 920mm door size).
- Circulation space of 1450mm required either side of entry.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

5.4 Passenger Lifts

Objective: In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, subject to the limitations on use specified in the table and have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
20.	Stretcher facility A stretcher facility, with a clear space of not less than 600mm (w) x 2000mm (l) x 1400mm (h) above the floor, must be provided: (i) in at least one emergency lift required by E3.4; or (a) where an emergency lift is not required, in at least one lift serving any storey above an effective height of 12m.	E3.2	Capable of compliance	The size of the lift shaft appears to be sufficient to provide for a stretcher facility within the lift. Provide additional details during next stage of detailed design.
21.	Emergency lifts At least one emergency lift complying with (d) must be installed in— a building which has an effective height of more than 25 m	E3.4	Required	Building effective height exceeding 25m.
22.	All lifts travelling >12m requires a minimum compartment size of 1400mm wide x 1600mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m).	E3.6	Capable of compliance	The size of the lift shaft appears to be sufficient to provide compliant lift car dimensions. Provide additional details during next stage of detailed design.
23.	Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.	E3.6	Not Applicable	
24.	Fit-out must comply with AS1735.12	E3.6	Capable of compliance	Provide additional details during next stage of detailed design.
25.	Stairway platform lift	Table E3.6a	Not Applicable	
26.	Low-rise platform lift - Must not travel more than 1000 mm.	Table E3.6a	Not Applicable	
27.	Low-rise, low-speed constant pressure lift,	Table E3.6a	Not Applicable	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	Must not— (a) for an enclosed type, travel more than 4 m; or (b) for an unenclosed type, travel more than 2 m; or (c) be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.			

Key lift design criteria:

- Lift dimensions to be 1100mm x 1400mm (up to 12m) or 1400mm x 1600mm (>12m minimum).
- Lift doorway opening clearance to be 900mm
- Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.

5.5 Stairs

Objective: Every stairway, except for stairways in areas exempted by D3.4, must comply with AS 1428.1-2009.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
28.	Exemptions: Where a stairway is installed on a path of travel used solely for servicing an area exempted under D3.4 of the Access Code this requirement is not mandatory.	D3.4	Note only	
29.	All general circulation stairs are to be designed to comply with AS1428.1-2009. i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings and opaque risers	D3.3	Capable of compliance	Provide additional details during next stage of detailed design.
30.	If fire-isolated stairs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features.	D3.3	Note	Note Only
31.	All fire-isolated stairs used for emergency egress purposes must comply with BCA Part D2, including clear width not less than 1m, handrail to at least one side,	D3.3	Capable of compliance	The size of the structural stairwell appears to be sufficient to provide compliant stairway. Provide additional details during next stage of detailed design.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	opaque risers and contrasting nosings.			

Key stair design criteria:

- Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails internal corners.
- Circular or spiral stairs are generally unsafe due to their inconsistent tread width.
- Common use stairs require AS1428 series compliant handrails, tread features and tactile ground surface indicators (TGSI).
- TGSIs shall be installed for the full width of the path of travel.
- TGSIs shall be located at both the top and bottom of the stairs.
- Fire-isolated stairs required a single handrail compliant to Clause 12 of AS1428.1-2009 and contrasting nosings as a minimum.

5.6 Ramps

Objective: Ramps may be used as part of an accessway where there is a change in level and must comply with the requirements specified in AS1428.1-2009, including a maximum gradient, landings, TGSIs, handrails and kerbing.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
32.	All ramps (except for ramps in areas exempted by D3.4 and fire-isolated ramps) must comply with, Clause 10 of AS 1428.1-2009.	D3.3	Compliant	Current design shows adequate set-out to achieve this item in compliant form. Provide additional details during next stage of detailed design.
33.	Landings located at 90° -180 directional change require min. dimensions of 1500mm x 1500mm.	D3.3	Compliant	
34.	Where doorways are at landings, the dimensions on the landing must be in accordance with the requirements of the door circulation clearances.	D3.1	Not Applicable	

5.7 Internal Walkways

Internal walkways should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas,
- Adequate passing spaces, and
- Turning areas at corridor or room terminators

Item	Title & Clause Summary	Clause	Status	Assessment Comments
35.	Accessways and internal corridors throughout shall be designed to comply as follows:		Note	
36.	Passing bays are required at maximum 20m intervals where no direct line of sight is provided – minimum 1800mm (wide) x 2000mm (long).	D3.1	Compliant	
37.	Provide turning spaces of 1500mm x 1500mm (corner may be truncated) where a user is required to make a 90°turn.	D3.1	Compliant	
38.	Provide turning space within 2m of the ends of corridors, where it is not continuous - minimum 1540mm (wide) x 2070mm (long).	D3.1	Compliant	
39.	Provide turning spaces at maximum 20m intervals along an accessway - minimum 1540mm (wide) x 2070mm (long).	D3.1	Compliant	

Key internal walkway and surface criteria:

- Walkways to be provided with passing bays (1800mm (w) x 2000mm (l)) at maximum 20m intervals.
- Minimum width of internal walkway to be 1000mm.
- Path of travel in front of doorways or those accessed from a frontal approach required to be 1450mm width (minimum).
- Path of travel in front of doorways accessed from the latch side to be 1240mm minimum width.
- Landing spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180°- 1540mm x 2070mm.
- Turning space at corridor terminations to be 1540mm width x 2070mm length.

5.8 Internal Doorways

Objective: An accessible path of travel is required to all areas normally used by occupants. Future detailed design should provide compliant door circulation space to all doors where appropriate.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
40.	The unobstructed clear width of doors must achieve a minimum of 850mm (920mm leaf required).	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
41.	Door circulation to comply with AS1428.1	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
42.	All doors to have light operation forces	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
43.	All full height glazing capable of being mistaken as an opening (typically this is all shopfront glazing) is to be provided with a solid band not less than 75mm thick with the lower edge starting between 900-1000mm above FFL extending the full width of the glazed panel. This is to be detailed on the 'for Construction' elevations for approval.	D3.2	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
44.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
45.	Braille signage required to final exit doors per D3.6 stating 'Exit', 'Level Ground', 'First Floor' etc in contrasting Braille and tactile characters.	D3.6	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
46.	Doors to ambulant sanitary compartments must achieve a clear opening width of 700mm.	note	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
47.	Ensure door hardware to areas required to be accessible complies with Clause 13 of AS1428.1-2009.	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.
48.	Where doors open to external areas required to be accessible, door thresholds must be accessible.	D3.1	Compliant	Provide additional details, including Door Schedule, during next stage of detailed design.

Key internal doorway criteria:

- All doors require 850mm clearance width (typically 920mm doors) including the active leaf of double doors.
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

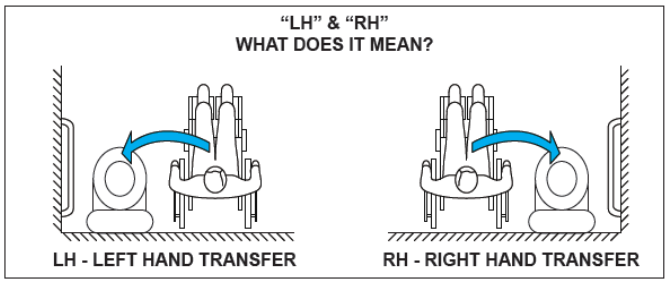
5.9 Sanitary Facilities

Objective: Facilities to be provided in accessible parts of the building. Accessible sanitary facilities must be provided on each level where other sanitary facilities are also provided and if the storey has more than one bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. The accessible facilities should be located adjacent/opposite the gender facilities.

Where one or more pans are provided in addition to a unisex accessible sanitary facility, an ambulant compartment within each of the male and female facilities is to be provided.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
49.	Accessible unisex sanitary compartments must be provided in accessible parts of the building	F2.4	Compliant	Showing on Ground Floor
50.	Ambulant accessible compartments are required in addition to the unisex accessible sanitary facility.	F2.4	Compliant	Showing on Ground Floor
51.	The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with the requirements of AS 1428.1	F2.4	Not Applicable	Capable of compliance
52.	Where two or more accessible sanitary facilities are installed there shall be an even distribution of mirror imaged layouts to provide left-hand and right-hand transfer.	F2.4	Not Applicable	

LH & RH image



Key sanitary facility criteria

- Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building.
- Minimum room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm.
- Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror
- A sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females
- Baby change tables are not permitted to encroach on fixture circulation spaces and are to be installed in accordance with Clause 15.2.8.2

5.10 Symbols and signs

Objective: Mandatory Braille and tactile signage must be provided to sanitary facilities (except SOUs), spaces with hearing augmentation, for required exit signage and directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
53.	Mandatory Braille and tactile signage will be required in the following areas: ▪ Unisex accessible sanitary facilities; ▪ Ambulant sanitary facilities; ▪ Gender sanitary facilities; ▪ Space with a hearing augmentation system; ▪ Each door required by BCA E4.5 of the BCA to be provided with an exit sign (all levels)	D3.6	Capable of compliance	

Key Signage design criteria:

- Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
- Ensure accessible way finding signage is:
- Located at appropriate viewing heights
- Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
- Of suitable colour contrast (luminance contrast min 30%)
- Of compliant notation inclusive of use of the international symbol of access.
- Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
- Signage required to areas with required hearing augmentation provided

5.11 Hearing augmentation

Objective: Hearing augmentation must be provided in certain situations.

NOT APPLICABLE

5.12 Seating

Objective: Wheelchair seating spaces in Class 9b assembly buildings

NOT APPLICABLE

5.13 Swimming Pools

Objective: Accessible entry/exit is required to and within swimming pools in accordance with D3.10 of the BCA.

NOT APPLICABLE

5.14 Hazard Identification

Objective: Suitable visual indication is required to all frameless or fully glazed doors, sidelights or any other glazing capable of being mistaken for a doorway or opening.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
54.	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 AS1428.1-2009.	D3.12	Capable of compliance	

Key hazard identification design criteria:

- Visual indication must be installed for the full width of the glazed panel with a solid and non-transparent contrasting line.
- The contrasting line shall be not less than 75mm wide.
- The lower edge of the contrasting line shall be located between 900-1000mm above the plane of the finished floor.
- The contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

6. NCC BCA D3.4 Exemptions

The intent of this section of the BCA is to provide exemption to the Deemed-to-Satisfy Provisions for access by people with a disability. It provides details on building or parts of buildings not required to be accessible.

Exemptions may be applied to certain areas within building, where providing access would be inappropriate because of the nature of the area or the tasks undertaken, or an area that would pose a health or safety risk for people with a disability. As identified within the Guide to Volume 1, areas that may be suitable to apply an exemption include rigging lofts, waste containment areas, loading docks, plant and equipment rooms and other similar areas. Assessment of these areas is on a case-by case basis and should not be applied without advice from the building owner / building operator and support from the relevant Certifying Authority.

The following areas may be suitable for the application of an exemption, subject to confirmation from Certifier:

- Bulky Waste;
- Hot Water Plant;
- Fire Sprinkler Pump;
- Hydrant / Sprinkler Booster;
- Elec / Fire / Hyd / Comms.

7. Livable Housing Assessment

SEPP65 and *DCP* require at least 20% of the total number of apartments to incorporate the Livable Housing Design Guideline's Silver Level universal design features.

Item	Requirement	Comment
Dwelling Access		
1.	Provide a safe, continuous step-free pathway from the street entrance and / or parking area to a dwelling entrance that is level.	Compliant . Passenger lifts provide access from the Lift Lobby at Basement 1 to all levels containing Class 2 residential apartments and the basement car parking levels.
2.	The path of travel should have a minimum clear width of 1000mm.	Compliant All external and internal accessways leading to the Class 2 residential apartments are provided with minimum clear widths exceeding 1000mm.
Dwelling Entrance		
3.	Provide at least one, level (step-free) entrance into the dwelling.	Compliant All required dwelling units are accessible directly from the central spine Breezeway at each level, and as such are provided with a level step-free entrance into the unit.
4.	The entrance door should have a clear opening width of 820mm.	Capable of compliance/ Note BCA 850mm requirements shall over rule the LHA
5.	A level landing with minimum dimensions of 1200mm x 1200mm should be provided to the external side of the door.	Compliant All dwelling units are provided with a level landing of appropriate dimensions to the external side of the entrance door.
Internal Doors and Corridors		
6.	Internal doors and corridors should facilitate comfortable and unimpeded movement between spaces.	Capable of compliance
7.	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide a minimum clear opening width of 820mm.	Capable of compliance *Provide additional details, including Door Schedule, during next stage of detailed design.*
8.	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes	Capable of compliance

	should provide a level transition and threshold (maximum vertical tolerance of 5mm between abutting surface is allowable provided the lip is rounded or bevelled).	
9.	Internal corridors / passageways should be provided with a minimum clear width of 1000mm.	Compliant All internal corridors are provided with a minimum clear width of 1000mm.
Toilet		
10.	A toilet should be provided on the ground (or entry) level.	Compliant All dwelling units are provided with a toilet at the entry level.
11.	Toilet should be provided with a minimum clear width of 900mm between the walls of the bathroom if located in a separate room.	Compliant The toilet is provided with a clear distance between the wall and adjacent fixture/fitting of min. 900mm.
12.	Toilet should be provided with a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door.	Compliant At least one toilet meets the circulation requirements. *Refer to marked plans for additional information.*
13.	The toilet pan should be located in the corner of the room to enable installation of grabrails at a future date.	Capable of compliance The cavity sliding door will need to be relocated within the wall to ensure sufficient space is provided to permit the installation of noggings (i.e. 600mm forward of pan) or sheeting reinforcement (i.e. 1000mm forward of pan).

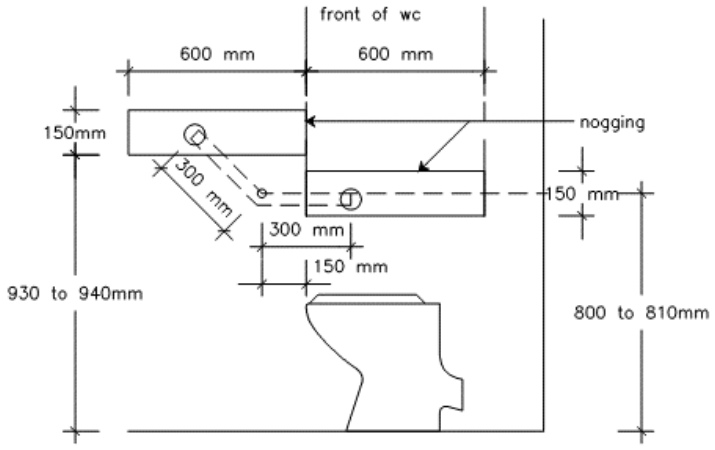


Figure 6(a) Toilet – Location of reinforcement

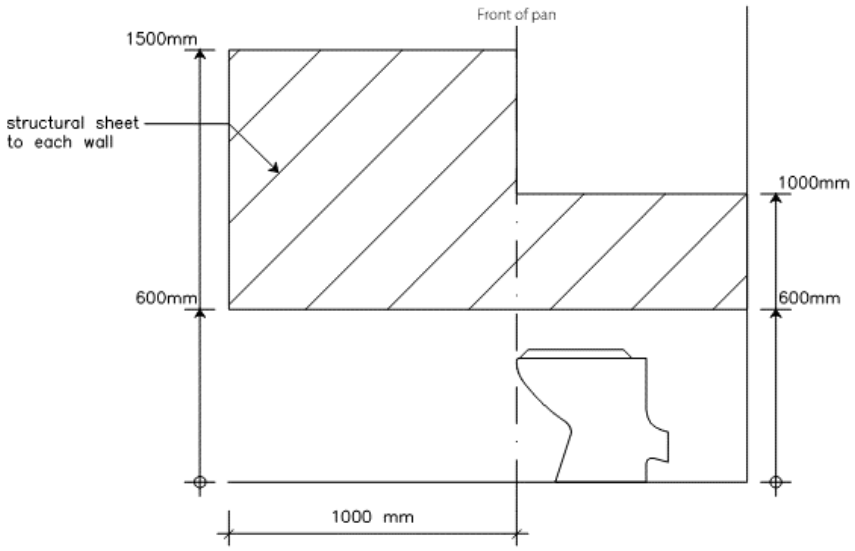


Figure 6(b) Toilet – Location of sheeting

Shower		
14.	One bathroom should feature a slip resistant, hobless shower recess.	Capable of compliance
15.	Shower screens are permitted provided they can be easily removed at a later date.	Capable of compliance
16.	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Compliant All required dwelling units are provided with at least one shower recess located in the corner of the room.

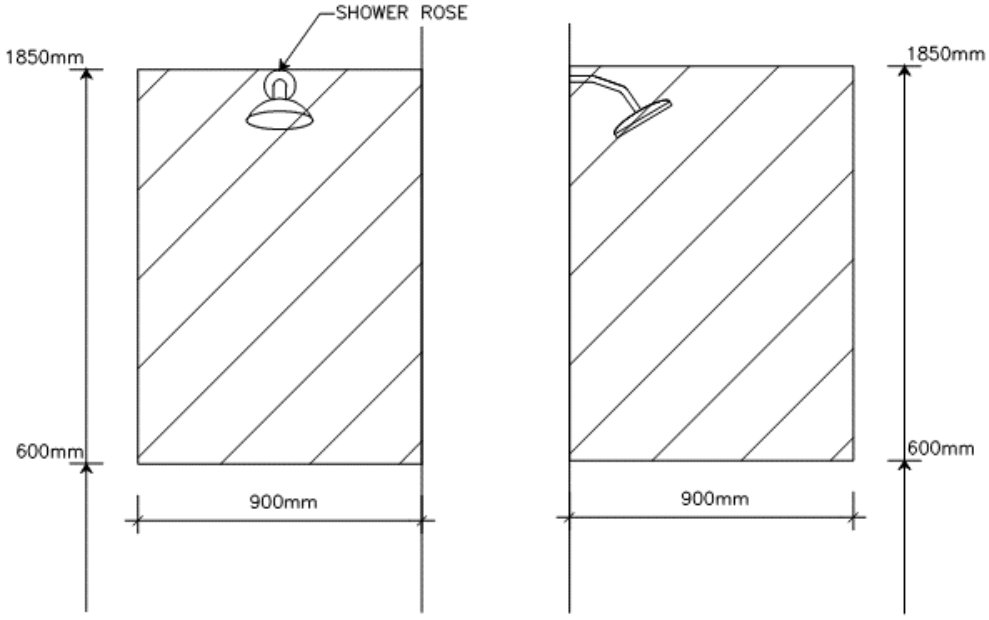


Figure 8(b) Shower recess – Location of sheeting

Reinforced Walls in Bathroom and Toilet		
17.	The walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. (Refer to Livable Housing Design Guidelines for additional details regarding reinforcement.)	**Shower** Compliant All required dwelling units are provided with at least one shower recess located in the corner of the room, with sufficient length (min. 900mm) to permit installation of compliant reinforcement and future grabrails, per LHD Figure 8(b).
		Toilet Capable of compliance The cavity sliding door will need to be relocated within the wall to ensure sufficient space is provided to permit the installation of noggings (i.e. 600mm forward of pan) or sheeting reinforcement (i.e. 1000mm forward of pan).
Internal Stairways		
18.	Where installed, stairways in dwellings must feature a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Not Applicable

8. Conclusion

Whilst the arrangements adopted may not show complete Detail Design (DD), it is my opinion that the project is capable of meeting the Performance Requirements with the BCA through the use of deemed-to-satisfy solutions and performance-based solutions to show compliance with the intent of the BCA, Disability (Access to Premises − Buildings) Standards and relevant Australian Standards as they apply to this project.

9. Document Use

The National Construction Code (NCC) makes reference to some of the Australian Standards applicable to the design of equitable access. The NCC indicates which edition of Australian Standards it refers to. The NCC does not always refer to the most recent version of a standard. However, under the Code, the most up-to-date Australian Standards, applied by the code, are applicable to relevant development proposals. At the time of the preparation of this Code the following standards apply:

- AS1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work
- AS/NZS1428.4.1-2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
- AS/NZS1680.0-2009 Interior lighting – Safe movement
- AS1735.12-1999 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
- AS/NZS2890.6-2009 Parking facilities: Part 6: Off-Street parking for people with disabilities
- AS2899 Public Information Symbols Signs Part 1: General Information Signs
- AS4586-2013 Slip resistance classification of new pedestrian surface materials

Additional documents referenced in this report include:

- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (*SEPP 65*)
- The Apartment Design Guide (*ADG*)
- Livable Housing Design Guidelines, Fourth Edition, 2017

10. Appendix A – Drawing Register

Design Documentation:

The following architectural drawings, prepared by *Dezigteam*, dated 10/11/2023 were assessed as part of this report:

DA000 03 COVER PAGE

DA005 03 3D VIEW 01

DA006 03 3D VIEW 02

DA007 03 3D VIEW 03

DA008 03 3D VIEW 04

DA011 03 SITE PLAN

DA012 01 SITE CONTEXT PLAN

DA013 01 SITE ANALYSIS

DA015 03 AREA PLANS

DA102 03 GROUND FLOOR PLAN

DA103 03 LEVEL 1 FLOOR PLAN

DA104 03 LEVEL 2 FLOOR PLAN

DA105 03 LEVEL 3 FLOOR PLAN

DA106 03 LEVEL 4 FLOOR PLAN

DA107 03 LEVEL 5 FLOOR PLAN

DA108 03 LEVEL 6 FLOOR PLAN

DA109 03 LEVEL 7 FLOOR PLAN

DA110 03 LEVEL 8 FLOOR PLAN

DA111 03 LEVEL 9 FLOOR PLAN

DA112 03 ROOF PLAN

DA150 03 UNIT TYPE PLANS 01

DA151 03 UNIT TYPE PLANS 02

DA152 03 UNIT TYPE PLANS 03

DA153 03 UNIT TYPE PLANS ADAPTABLE

DA154 03 UNIT TYPE PLANS SILVER LIVABLE

DA200 03 ELEVATIONS 01

DA201 03 ELEVATIONS 02

DA202 02 ELEVATIONS 03

DA300 03 SECTION A & B

DA301 03 SECTION C & D

DA302 01 SECTIONS - DETAILS

Curriculum Vitae

Assessor, Rhys Tappenden

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QUALIFICATIONS & ACCREDITATIONS

- DDA/Access Consultant − Association of Consultants in Access Australia (ACAA), Accredited Mem #428 Qualified
- Building Designer – Lic. # 1168941
- Builder Open – Lic. # 1168941
- Livable Design Guidelines Qualified & Registered Assessor # 10023
- Livable Housing Design - Technical Advisor
- Livable Housing Design Appointed Panel member (TAP)
- Advanced Diploma in building management

SUMMARY

With over 20 years experience in the construction industry and performing duties in Access Consulting, Building Codes Compliance, Building and Building Designing, Rhys has worked in both the private and commercial sector as an access consultant, certifying compliant access conditions and has built a reputation as a specialist in this sector.

With over 5 years managing a non-for-profit program *Home and Community Care* (HACC), Rhys has designed and built for the individual clinical needs of a person with a disability under 65 and over 65 years of age. Additionally, he has worked closely with community-based Occupational Therapists and local Council conditions to achieve the best clinical outcome and solution for the client, while keeping within the funded budget.

Moreover, Rhys has been part of the forward thinking of Livable Housing Design Guidelines as one of the 6 members on their Technical Advisory Panel (TAP), developing the performance requirements and ruling on changes made. This has given him the ability to work with the residential sector at the Property Council of Australia and develop a usable product.

While building the same reputation in the commercial sector, Rhys became qualified as an access consultant in public spaces and the urban environment. His understanding of both Local and State Government legislation, right down to the dimensional requirements of the Australian Standards for the use of products and servicing a person with a disability, is second to none.

Lastly, Rhys is proficient in collaborating with clients and working with people who have changing needs and mobility limitations. His experience with industry stakeholders includes property and facility managers, building owners, builders, architects, engineers, occupational therapists, commercial lessees, landscape designers, heritage architects, and the general public. Therefore, clients can be assured that they will receive high quality information and evidence-based recommendations.

Membership

Association of Consultants in Access Australia, Inc

Certificate of Membership
Accredited Member

President
Mr Chris Porter
Vice President
Ms Joe Manton
Secretary
Mr Terry Osborn
Treasurer
Ms Kelle Millar
Committee Members
Mr Con Livanos
Ms Kelle Millar
Mr Mark Relf
Mr Bryce Tolliday

This is to certify that

Mr Rhys Tappenden

Membership Number

428

Was admitted as an Accredited Class Member of the
Association of Consultants in Access Australia, Inc. on the 2nd day of
September 2015.
Membership is only valid whilst a current financial member.

Mr Chris Porter
ACAA NATIONAL PRESIDENT

Mr TERRY OSBORN
ACAA SECRETARY

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