



Access Assessment Report

Illoura Place - 28 Elizabeth Street, Liverpool



Project: Illoura Place - 28 Elizabeth Street, Liverpool

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed mixed-use development at Illoura Place - 28 Elizabeth Street, Liverpool, against the Deemed-to-Satisfy provisions of the provisions relating to Access for Persons with a Disability.

Part 2 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required		
1.	Allow for no access being provided to the Mezzanine End of Trip Facility	BCA Clause D3.1
Compliance Matters to be Addressed		
1.	Entry doorway to End of Trip – Clause D3.1	Clause D3.

The Annexures of this Report provide detailed assessments of the proposal against all compliance requirements.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 28 Elizabeth Street, Liverpool. The proposal contains twenty-nine (29) storeys of residential level, four (4) storeys of office spaces, with several Ground Floor retail tenancies above six (6) basement storeys for carparking.

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Design Quality of Residential Apartment Development 2015 (SEPP65)
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > Liverpool Council's Development Control Plan 2008 (DCP);
- > Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and

- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Adaptable

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure E	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure E of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 2	Level 05 – Level 33	Residential Sole Occupancy Units, Residential Communal Areas (including residential gym area), Open Lawn Area
Class 5	Part Ground Floor Mezzanine Level 01-Level 04	Commercial Lobby and EOT EOT Facilities Commercial Tenancies
Class 6	Part Ground Floor	Retail Tenancies
Class 7a	Basement 06 – Basement 01	Carparking and Ancillary Plant

Class	Level	Description
Class 7b	Part Ground Floor	Waste Holding and BOH
Class 8	Part Ground Floor	Loading Dock

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

2.4. Performance Based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	Allow for no access being provided to the Mezzanine End of Trip Facility	BCA Clause D3.1

2.5. Council's Development Control Plan Requirements (DCP)

Liverpool DCP 2008 provides Council's planning controls on the provision of Adaptability under Part 4 of that Plan.

The Controls for Accessibility under Clause 6.1 of Part 4 of Liverpool DCP 2008 are as follows:

Table 3. Controls for Accessibility

Item No	Control	Comment	Compliance
6.1 (4)	For residential flat buildings and multi-unit housing, 10% of all dwellings (or at least one dwelling – whichever is greater) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Accessible Housing Standard (AS 4299-1995), which includes "pre-adaptation" design details to ensure visitability is achieved.	Based on the number of apartments proposed it is required that there are 32 adaptable units. It is proposed to provide 32 adaptable apartments which would comply with this clause.	Complies
6.1 (5)	Where possible, adaptable dwellings shall be located on the ground floor, for ease of access. Dwellings located above the ground level of a building may only be provided as	Adaptable units have been made accessible via a lift which is accessed via the Ground Floor lobby.	Complies

Item No	Control	Comment	Compliance
	adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.	The lift will also provide access throughout the basement storeys	
6.1 (7)	Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard for disabled parking spaces	The basement carpark has been provided with 32 accessible parking spaces to achieve compliance with the required 10% of adaptable units	Complies

2.6. Residential Sole Occupancy Units

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP and BCA2019;

Table 4. Residential Sole Occupancy Units

Unit Type	SOU's
Adaptable SOU's	SOU's 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1707, 1710, 1810, 1910, 2010, 2107, 2110, 2210, 2310, 2410, 2507, 2510, 2610, 2710, 2810, 2907, 2910, 3007, 3010, 3110 and 3210 are identified and designed as Adaptable SOU's.
Livable SOU's	SOU's 604, 704, 804, 904 1004 1104 1204 1304 1504 1604 1704 1804 1904 2004 2104 2204 2304 2404 2504 2604 2704 2804 2904 3004 3104 3204 are identified and designed as Livable Housing SOU's in addition to the adaptable units referenced above.

Note: Adaptable SOU's can provide the dual purpose of adaptability and Liveable Housing design features.

2.7. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 5. Areas Required to be Accessible

Area / Room	Description
Residential Sole Occupancy Units, Residential Communal Areas, Open Lawn Area,	Common areas of the residential levels
Commercial Lobby and EOT EOT Facilities Commercial Tenancies	To and within all areas normally used by the occupants
Retail Tenancies	To and within all areas normally used by the occupants
Carparking and Ancillary Plant	To and within any level containing accessible car parking spaces
Waste Holding and BOH	To and within all areas normally used by the occupants

Area / Room	Description
Loading Dock	To and within all areas normally used by the occupants

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

2.8. Liveable Housing Design Guidelines Requirements (LHDG)

The SEPP 65 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features. The Annexure C of this Report includes an assessment against the relevant requirements of the LHDG.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

2.9. Adaptable Housing Code Assessment Summary (AS4299)

32 adaptable units are required in the development. The adaptable units are required to comply with AS4299 – Class C (Essential features incorporated). Pre and post adaption plans will be needed to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost.

The Annexure C of this Report includes an assessment against the relevant requirements of the AS4299.

2.10. Design Items Requiring Attention

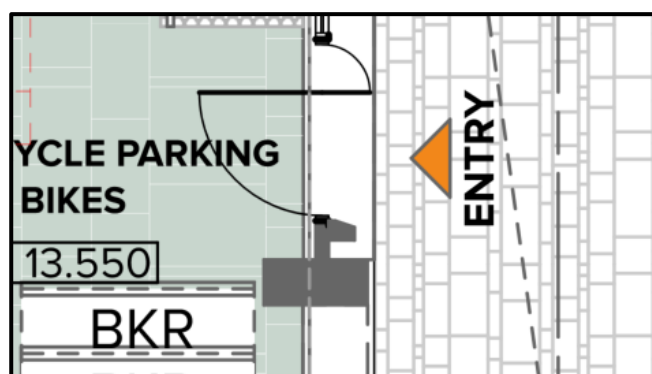
2.10.1. Mezzanine Access – Clause D3.1

The end of trip facilities proposed on the mezzanine have not been provided with the provision of a lift and would therefore not be accessible. It would be required to make access available via a lift, otherwise seek a Performance Solution to allow for no access being required to this storey.

2.10.2. Entry doorway to End of Trip – Clause D3.1

Concern is raised with regards to gaining access to the Ground Floor EOT. Current the doorways does not maintained the required latchside clearance of 530mm as required by AS1428.1-2009.

It would be required that the plans are updated to ensure that compliance circulation is made available.



Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 6. Architectural Plans

Architectural Plans Prepared by Turner Studio			
Drawing Number	Revision	Date	Title
DA-110-001	S1	20.10.21	Basement 06
DA-110-002	S1	20.10.21	Basement 04-05
DA-110-003	S1	20.10.21	Basement 03
DA-110-004	S1	20.10.21	Basement 02
DA-110-005	S1	20.10.21	Basement 01
DA-110-009	S1	20.10.21	Ground Level
DA-110-010	S1	20.10.21	Mezzanine
DA-110-011	S1	20.10.21	Level 01
DA-110-012	S1	20.10.21	Level 02
DA-110-013	S1	20.10.21	Level 03
DA-110-014	S1	20.10.21	Level 04
DA-110-015	S1	20.10.21	Level 05
DA-110-016	S1	20.10.21	Typical Level A Lowrise (Level 6/10)
DA-110-017	S1	20.10.21	Typical Level B Lowrise (Level 7/11)
DA-110-018	S1	20.10.21	Typical Level C Lowrise (Level 8/12)
DA-110-019	S1	20.10.21	Typical Level D Lowrise (Level 9/13)
DA-110-120	S1	20.10.21	Typical Level A Highrise (Level 14/18/22/26/30)
DA-110-121	S1	20.10.21	Typical Level B Highrise (Level 15/19/23/27/31)
DA-110-122	S1	20.10.21	Typical Level C Highrise (Level 16/20/24/28/32)
DA-110-123	S1	20.10.21	Typical Level D Highrise (Level 17/21/25/29)
DA-110-330	S1	20.10.21	Level 33
DA-310-101	S1	20.10.21	Section AA
DA-310-102	S1	20.10.21	Section BB
DA-810-001	S1	20.10.21	Adaptable and Livable Apartments

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure E	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure E of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 7. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D2 – Construction of Exits			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or (c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (d) in other cases – <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open. 	<p>The threshold provided throughout the building must be provided in accordance with this clause. Based on majority of the doorways being internal or accessible it is considered that compliance would be available.</p>	CRA – Refer Annexure E
D2.17: Handrails	<ul style="list-style-type: none"> (a) Except for handrails referred to in D2.18, handrails must be – 	<p>Throughout the stairway it is required that handrails are provided in accordance with this clause. At this stage no details of the handrails have been provided.</p>	FI

Section D: Access and Egress			
	<ul style="list-style-type: none"> (i) located along at least one side of the ramp or flight; and (ii) located along each side if the total width of the stairway or ramp is 2 m or more; and (iii) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and (iv) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and (v) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (vi) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B). <p>(b) Handrails required to assist people with a disability must be provided in accordance with D3.3</p> <p>(c) The requirements of (d) do not apply to –</p> <ul style="list-style-type: none"> (i) handrails referred to in D2.18; or (ii) a stairway or ramp providing a change in elevation of less than 1m; or (iii) a landing; or (iv) a winder where a newel post is installed to provide a handhold. 	<p>To comply with Clause 12 of AS1428.1-2009 it is required to provide an offset to allow for a continuous height being maintained throughout the flights and landing.</p> <p>The current plans provide an offset riser to each of the stairways which would allow for compliance; however, the offset has been provided at the top of the flight and not the base of the flight as required under AS1428.1-2009.</p> <p>It would be required to modify each of the stairs to have the offset riser located at the base of the flight. This will include the fire isolated central stairs and the stair serving the mezzanine.</p> <p>Refer to separate BCA Assessment Report for further details.</p>	
D2.21: Operation of latch	<p>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required</p>	<p>The latches throughout the egress paths of the building are required to be provided in accordance with this clause.</p>	CRA – Refer Annexure E

Section D: Access and Egress

	<p>exit must be readily openable without a key from the side that faces a person seeking egress, by –</p> <ul style="list-style-type: none"> (i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 mm from the floor; ad (iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> (A) manual controls to power-operated doors must be at lest 25 mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> (aa) not less than 500 mm from an internal corner; and (bb) for a hinged door, between 1 m and 2 m from the door leaf (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. (B) braille and tactile signage complying with Clause 3 and 6 of Specification 	<p>This will require a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor.</p>	
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Section D: Access and Egress			
	<p>D3.6 must identify the latch operation device.</p> <p>(b) The requirements of (a) do not apply to a door that –</p> <p>(i) serves only, or is within –</p> <p>(A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or</p> <p>(B) a sole-occupancy unit in a Class 3 building (other than an entry door to a sole-occupancy unit of a boarding house, guest house, hostel, lodging house or backpacker accommodation); or</p> <p>(C) a sole-occupancy unit with a floor area not more than 200 m2 in a Class 5, 6, 7 or 8 building; or</p> <p>(D) a space which is otherwise inaccessible to persons at all times when the door is locked; or</p> <p>(ii) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification E1.5 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or</p>		
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted

Section D: Access and Egress			
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 2 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>Class 5 –</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 6 –</p> <p>To and within all areas normally used by the occupants.</p> <p>Class 7 –</p> <p>To and within any level containing accessible carparking spaces.</p> <p>Class 8 –</p> <p>To and within all areas normally used by the occupants. throughout</p>	<p>Access is considered to be maintained throughout the building due to lift shafts serving each of the storeys throughout the building.</p> <p>Access is generally deemed to be provided to each of the areas as required in accordance with this Clause, except for the areas discussed within Clause D3.4.</p> <p>Throughout the building, each of the accessible doorways are provided with suitable clear openings and latchside clearance in accordance with AS1428.1-2009 to allow for access throughout.</p> <p>However, concern is raised with regards to gaining access to the Ground Floor EOT. Current the doorways does not maintained the required latchside clearance of 530mm as required by AS1428.1-2009. It would be required that the plans are updated to ensure that compliance circulation is made available.</p> <p>Additionally, it is noted that the Mezzanine EOT facility is not provided with any form of lift access and therefore is not deemed accessible. It would be required to make provision for lift access to this area or seek a Performance Solution to allow for no access.</p>	PS
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. 	<p>Throughout the Ground Floor there are several access points into the building which are made accessible from the footpath via walkways and suitably level accessways.</p> <p>The doorway leading into the residential lobby is assumed to be an automatic sliding door and therefore considered to allow for compliance with AS1428.1-2009.</p> <p>At this stage, the details of the retail tenancy entries and the commercial lobby entry have not been detailed but it is considered that sufficient space and gradient is made</p>	CRA – Refer Annexure E

Section D: Access and Egress

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| | <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. <p>(d) For the purposes of (c)—</p> <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). | <p>available to achieve compliance in accordance with this Clause and AS1428.1-2009.</p> <p>As per the comments in the BCA Report, any additional doorways being provide for exit may not be required to be made accessible; however, they must be located within 50m from an accessible entry.</p> | |
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Section D: Access and Egress			
	<p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. The walkways provided throughout are considered to be suitable to allow for compliance. Within the building it is noted that there are two 1:14 ramps provided in the BOH that will need to be provided with two handrails and handrail extensions. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. This will require the stairway serving the mezzanine to be provided with two handrails, handrail extensions and terminations. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. This will require suitable nosing strips being provided to each of the treads that maintain a luminance contrast. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway have generally been provided throughout the building. 	CRA – Refer Annexure E
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p>	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > Plant Rooms throughout > Garbage Room on Basement 1 	Noted

Section D: Access and Egress			
		<ul style="list-style-type: none"> > Main Switch Room on Basement 1 > Hot Water Plant Room on Basement 1 > Exhaust Air Room on Basement 1 > Base Building Generator Room on Basement 1 > Future Generator Room on Basement 1 > Grease Arrestor Room on Basement 1 > DAS Room on Basement 1 > Fire Pump Room on Basement 1 > Main Comms Room on Basement 1 > Potable Cold Water Room on Basement 1 > SP Supply Air Room on Basement 1 > Fire Control Room on Ground Floor > Air Condenser Room on Residential Levels > BOH Store on Level 5 > SP Fan Room on Level 33 > Fire Sprinkler Tank on Level 33 	
D3.5: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p>Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP).</p>	<p>Basement 01 and 02 are noted to contain the commercial and retail parking spaces. In total over the two storeys there are 152 parking spaces proposed with 19 of those spaces being accessible parking bays. Based on the number provided it is noted that compliance is available in accordance with this Clause</p> <p>Majority of the parking spaces are shown to be capable of comply with AS2890.6 due to the shared zone being maintained, it is noted that four of the spots are provided in accordance with the adaptable requirements, but it is noted that these would not be relied upon for compliance with this Clause.</p>	CRA – Refer Annexure E

Section D: Access and Egress			
	Note: Livable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.		
D3.6: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> ○ sanitary facility; and ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. > 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; 	Signage is required to be provided throughout the building in accordance with this Clause.	CRA – Refer Annexure E
D3.7: Hearing Augmentation	N/A	Clause not applicable due to building classification	N/A
D3.8: Tactile Indicators	(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—	Tactiles indicators are required to be provided at the top and base of the non-fire isolated stairway serving the mezzanine and the accessible ramps provided in the BOH area.	CRA – Refer Annexure E

Section D: Access and Egress			
	<ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>Class 3 aged care, Class 9a & 9c not listed above</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	<p>No details have been provided at this stage.</p> <p>Additionally, any locations where there is a reduced head clearance of less than 2m TGSIs will need to be provided.</p>	
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	Clause not applicable due to building classification	N/A

Section D: Access and Egress			
D3.10: Swimming Pools	At least one accessway to / from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1.	Due to the perimeter of the pool, it is required that a method of access is provided in accordance with this Clause and Specification D3.10. Details will need to be provided as to how compliance will be achieved.	CRA – Refer Annexure E
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	It is noted that the ramps throughout the building would not maintain a vertical rise of more than 3.6m and there are no step ramps proposed	Noted
D3.12: Glazing on an Accessway	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 AS 1428.1.	Glazing throughout the building that is capable of being mistaken for a doorway or opening, must be clearly marked in accordance with this Clause and AS 1428.1.	CRA – Refer Annexure E
Section E: Services and Equipment			
Part E3 – Lift Installations			
E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) > Minimum clear door opening complying with AS 1735.12. 	<p>Each of the lifts serving the building are required to be provided with accessible features in accordance with this Clause and AS1735.12.</p> <p>Each of the lifts are found to be of a suitable size to allow for compliance being maintained in accordance with this clause.</p> <p>Provisions required under this clause will need to be provided into each of the lift cars.</p>	CRA – Refer Annexure E

Section E: Services and Equipment

	<ul style="list-style-type: none"> > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>		
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Section F: Healthy and Amenity**Part F2 – Sanitary and Other Facilities**

F2.0: Deemed-to-Satisfy Provisions	Informational		Noted
F2.4: Accessible Sanitary Facilities (including Table F2.4)	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and 	Throughout the building there are only four unisex accessible sanitary facilities proposed in accordance with the Clause. It is noted that each of these compartments are of a suitable size to allow for fixture	CRA – Refer Annexure E

Section F: Healthy and Amenity

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| <ul style="list-style-type: none"> (b) accessible unisex showers must be provided in accordance with Table F2.4(b); and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1. | <p>and fittings to maintain the required circulation in accordance with AS1428.1-2009.</p> <p>It is considered that the only implications on the compliance would be handrail matters than have been raised within this report.</p> <p>Additionally, on Level 05 it is noted that there is a single male ambulant facility. The layout of this facility is considered to be suitable and will allow for compliance being maintained.</p> |
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Section F: Healthy and Amenity			
F2.9: Accessible adult change facilities	N/A	Clause not applicable due to the use of the building	N/A

Annexure C - LHDG Assessment

Table 8. LHDG Assessment

Item	Design Element	Comment	Compliance
1.	Dwelling (SOU) Access		
	<p>Silver Level</p> <p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>(b) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(c) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have;</p> <p>(i) No steps;</p> <p>(ii) An even, firm, slip resistant surface;</p> <p>(iii) A crossfall of not more than 1:40;</p> <p>(iv) A maximum pathway slope of 1:14</p> <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>(d) The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <p>(i) Minimum dimensions of at least 3200 mm (width) x 5400mm (length);</p> <p>(ii) An even, firm and slip resistant surface; and</p> <p>(iii) A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</p>	<p>Suitable access has been provided into the livable unit designs in accordance with the provisions of this clause. It is considered that internal access is provided and therefore this will be level.</p>	<p>CRA – Refer Annexure E</p>

Item	Design Element	Comment	Compliance
	<p>(e) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <ul style="list-style-type: none"> (i) A maximum gradient of 1:10 (ii) A minimum clear width of 1000mm (please note: width should reflect the pathway width) (iii) A maximum length of 1900 mm <p>(f) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p> <p>Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p>		
2.	Dwelling (SOU) Entrance		
	<p>Silver Level</p> <p>(a) The dwelling should provide an entrance door with –</p> <ul style="list-style-type: none"> (i) A minimum clear opening width of 820mm (see Figure 2(a)); (ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and (iii) Reasonable shelter from the weather. <p>(b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p>	<p>Suitable access has been provided into the livable unit designs in accordance with the provisions of this clause. It is considered that internal access is provided and therefore this will be level.</p> <p>A sufficient doorway and circulation have been provided.</p>	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	<p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p>Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</p>		
3.	Internal Doors and Corridors		
	<p>Silver Level</p> <p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a)); and</p> <p>(ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).</p> <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	<p>Doorways provided throughout the unit are considered to maintain the required clear opening in accordance with this clause.</p>	<p>CRA – Refer Annexure E</p>
4.	Toilet		
	<p>Silver Level</p> <p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <p>(i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</p> <p>(ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</p> <p>(iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future</p>	<p>Each of the toilets are noted as being located in the corner of the room and provided with a suitable clearance in front of the pan</p>	<p>CRA – Refer Annexure E</p>

Item	Design Element	Comment	Compliance
	date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.		
5.	Shower		
	<p>Silver Level</p> <p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	The showers are considered as being capable of comply with this clause.	CRA – Refer Annexure E
6.	Reinforcement of bathroom & toilet walls		
	<p>Silver Level</p> <p>(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>(b) The walls around the toilet are to be reinforced by installing:</p> <p>(i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</p> <p>(c) The walls around the bath are to be reinforced by installing:</p> <p>(i) Noggins with a thickness of at least 25mm in accordance with Figure 7(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</p>	Provisioning for reinforcement is required to be provided within the bathroom walls in accordance with this Clause.	CRA – Refer Annexure E

Item	Design Element	Comment	Compliance
	<p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <p>(i) Noggins with a thickness of at least 25mm in accordance with Figure 8(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</p>		
7.	Internal stairways		
	<p>Silver Level</p> <p>(a) Stairways in dwellings must feature:</p> <p>(i) A continuous handrail on one side of the stairway where there is a rise of more than 1m.</p> <p>Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.</p>	Each of the livable units are single storeys and will not require internal stairways	N/A

Annexure D - Adaptable Housing

Table 9. Class C

Item	Room/Item	Clause	Comment	Compliance
Drawings				
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans to be provided at construction stage.	Noted
Siting				
3.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	<p>No street parking will be provided.</p> <p>An accessway (walkways and ramps) from the street frontage will be provided.</p> <p>Access will be provided from the basement carpark to all SOU's via a shared lift.</p>	CRA – Refer Annexure E
Letterboxes in Estate Developments				
11.	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided within the lobby and considered to be accessible.	CRA – Refer Annexure E
Private Car Accommodation				
14.	Carparking space or garage min area 6.0x3.8m	3.7.2	<p>No garages provided within this development. The adaptable car spaces are provided within basement car park.</p> <p>Throughout the basement storeys it is noted that there are 32 accessible parking spaces allocated which would be in line with the required 10% of adaptable units required by the Council DCP</p> <p>There is a mix of spaces being provided in accordance with provisions of the Clause and AS2890.6. It is noted that compliance with each of the spaces would be available.</p>	CRA – Refer Annexure E
Accessible Entry				

Item	Room/Item	Clause	Comment	Compliance
20.	Accessible entry	4.3.1	The entry door to the adaptable units are found to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA – Refer Annexure E
21.	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	CRA – Refer Annexure E
23.	Threshold to be low-level	4.3.2	Public corridors assumed to be flat.	CRA – Refer Annexure E
24.	Landing to enable wheelchair manoeuvrability	4.3.2	The SOU's entry doors are internal to the building.	CRA – Refer Annexure E
25.	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable units are found to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	CRA – Refer Annexure E
27.	Door lever handles and hardware to AS1428.1	4.3.4	Door handles are to comply with AS1428.1-2009 at construction stage.	CRA – Refer Annexure E
Interior: General				
32.	Internal doors to have 820mm min. clearance	4.3.3	Internal doors are provided with a minimum clear opening of 820mm and provisioning to be increased to 850mm at post-adaptation stage.	CRA – Refer Annexure E
33.	Internal corridors width of 1000mm min.	4.3.7	Internal corridors within the units have a minimum width of 1000mm and circulation space at doorways to be in compliance with AS1428.1.	CRA – Refer Annexure E
34.	Provision for compliance with AS1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit comply with AS1428.1-2009.	CRA – Refer Annexure E
Living Room & Dining Room				

Item	Room/Item	Clause	Comment	Compliance
36.	Provision for circulation space of 2250mm min. diameter	4.7.1	A circulation space of min. 2250mm diameter has been made available in the living areas after the furniture has been placed.	Complies
38.	Telephone adjacent to GPO	4.7.4	Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	CRA – Refer Annexure E
41.	Potential illumination level min. 300Lux	4.1.0	Lighting to comply at construction stage.	CRA – Refer Annexure E
Kitchen				
42.	Minimum width 2.7m (1550mm clear between benches)	4.5.2	1550mm min. clearance is provided in front of sink and appliances.	Complies
43.	Provision for circulation at doors to comply with AS1428.1	4.5.1	There are no kitchen doors proposed.	N/A
44.	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	Suitable bench spaces have been proposed within the post adaptable plans.	CRA – Refer Annexure E
45.	Refrigerator adjacent to work surface	4.5.5	The fridges have been provided with some bench space located adjacent.	CRA – Refer Annexure E
46.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
47.	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
48.	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
49.	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
51.	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
52.	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. To be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
53.	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm have been provided.	CRA – Refer Annexure E
54.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Work surface adjacent to, and at the same height as the, cook top of 800mm have been provided.	CRA – Refer Annexure E
59.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	CRA – Refer Annexure E
60.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	CRA – Refer Annexure E
61.	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
Main Bedroom				
62.	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	The proposed bedrooms are required to maintain suitable circulation around a queen bed. Both bedroom types noted as being provided with suitable circulation and would be capable of complying with this Clause when reviewing the Livable requirements.	CRA – Refer Annexure E
Bathroom				

Item	Room/Item	Clause	Comment	Compliance
75.	Provision for bathroom area to comply with AS1428.1	4.4.1	The bathroom and shower areas are noted to be of a suitable size to comply with Clause 15 of AS1428.1-2009 (2350x2750mm). Note: Extra capped-off plumbing services to be provided if fixtures relocation is required at post-adaptation stage. It is recommended to arrange fixtures in post-adaptation location where possible.	CRA – Refer Annexure E
76.	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
77.	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	CRA – Refer Annexure E
78.	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	CRA – Refer Annexure E
79.	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	CRA – Refer Annexure E
80.	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	CRA – Refer Annexure E
82.	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-adaptation stage, including 700mm height shower outlet with back-flow retention valve.	CRA – Refer Annexure E
83.	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Provisioning to be provided.	CRA – Refer Annexure E
86.	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
88.	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Taps may be updated post adaption, with no works required at this stage.	CRA – Refer Annexure E
90.	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror.	CRA – Refer Annexure E
Toilet				
92.	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan.	Complies
93.	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces.	CRA – Refer Annexure E
94.	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1-2009.	CRA – Refer Annexure E
95.	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided. To be shown in the post-adaptation plans.	CRA – Refer Annexure E
96.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	CRA – Refer Annexure E
Laundry				
98.	Circulation at doors to comply with AS 1428.1	4.8	There are no doors proposed to the laundries at the post adaptation stage	N/A
99.	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	Circulation spaces have been provided in front of the appliances in accordance with this Clause.	CRA – Refer Annexure E
100.	Provision for automatic washing machine	4.8(e)	Provisioning has been made	CRA – Refer Annexure E

Item	Room/Item	Clause	Comment	Compliance
102.	Where clothes line is provided, an accessible path of travel to this	4.8(a)	No clothes line has been included within this development	N/A
105.	Double GPO	4.8(g)	A double GPO must be provided within the laundry in accordance with this Clause	CRA – Refer Annexure E
108.	Slip-resistant floor surface	4.9.1	Slip resistance must be maintained within the laundry in accordance with this Clause	CRA – Refer Annexure E
Door Locks				
110.	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor.	CRA – Refer Annexure E

Annexure E - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Adaptable Housing Units

22. All ground surfaces will be slip resistant to comply with HB197/AS4856.
23. Letterboxes will be on a hard stand area connected to an accessible pathway in accordance with Clause 3.8 of AS4299.
24. The unit entry doors to the adaptable units will comply with the circulation spaces required under AS1428.2 in accordance with Clause 4.3.1 of AS4299.
25. Door hardware will be compliant with AS1428.1-2009 and all external doors will be keyed alike in accordance with Clause 4.3.4 of AS4299.
26. Internal door openings within the adaptable units will have a clear opening of 820mm with door circulation spaces complying with AS1428.1 in accordance with Clauses 4.3.3 and 4.3.7 respectively of AS4299.
27. A telephone outlet will be provided adjacent to GPO in living/dining area in accordance with Clause 4.7.4 of AS4299.
28. The kitchen cabinet design will allow for the removal of the cabinets under the sink and adjacent work surface in accordance with Clause 4.5.6 of AS4299.
29. Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use in accordance with Clause 4.5.7 of AS4299.
30. GPO's will comply with AS 1428.1 with at least one double GPO provided within 300mm of front of work surface and a GPO for refrigerator will be easily reachable when the refrigerator is in its operating position in accordance with Clause 4.5.11 of AS4299.
31. The adaptable bathroom will be provisioned for the fit-out to comply with AS1428.1 in accordance with 4.4.1 of AS4299.
32. The shower of the adaptable bathroom will be hob-less in accordance with Clause 4.4.4(f) of AS4299.
33. The bathrooms will be waterproofed to comply with AS3740.
34. The soap holder will be recessed in accordance with Clause 4.4.4(f) of AS4299.
35. Shower heads and taps will be located at a height and clearance compliant with AS1428.1 in accordance with Clause 4.4.4(f) of AS4299.
36. Provision for the installation of all grabrails, shower hardware, and folding seat will be provided in the adaptable bathroom in accordance with Clause 4.4.4(h) of AS4299.
37. Provision for the installation of a washbasin with clearances as required by AS1428.1 will be provided in accordance with Clause 4.4.4(g) of AS4299.
38. A double GPO will be provided beside the mirror in the adaptable bathroom in accordance with Clause 4.4.4(d) of AS4299.
39. Provision for the toilet to comply with AS1428.1, will be provided, including locating the pan in the correct position, and the provision for the installation of all grabrails in accordance with Clauses 4.4.1, 4.4.3 and 4.4.4(h) of AS4299.
40. Where a clothes line is provided and accessible path of travel will be provided to this in accordance with Clause 4.8(a) of AS4299.
41. A double GPO will be provided in the laundry, as will a shelf at a height of 1200mm maximum in accordance with Clause 4.8 of AS4299.
42. Lighting will be provided to the adaptable units in accordance with Clause 4.10 of AS4299.

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43. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
44. Entrance door to have 1200x1200mm level landings.
45. “Ramped threshold” (Fig 1b) allowed between 5-56mm height change.
46. Level & “step-free” entrance connected to the “safe and continuous pathway”.
47. Waterproofing and termite management at entry door (as per NCC).
48. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
49. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
50. Toilet to be on entry level (ground floor).
51. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).
52. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
53. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
54. Shower recess located in a room corner to enable the installation of grabrails.
55. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
56. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
57. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
58. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)
59. A continuous stairway handrail where there is a rise of more than 1m.