



Accessibility Design Review Report - DA

Project Title: Caddens Corner Mixed Use/Residential Development
O'Connell St, Kingswood

Job Number: 22505

Date: 27th February 2024

Prepared For: Caddens Estate Development Pty Ltd
C/o Holdmark Property Group

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Report Status	Revision	Date	Details
Final	1.0	2 nd February 2023	For DA documentation
Updated	1.1	16 th February 2023	Minor project info updates
Updated	1.2	27 th February 2024	Updated proposal submission

ACCESSIBILITY DESIGN REVIEW

PROJECT: Caddens Corner Mixed Use/Residential Development

LOCATION: O'Connell St, Kingswood

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed residential/mixed use development located at O'Connell St, Kingswood.

1.1 Project Information & Classification

The proposed development consists of 18 multi storey residential buildings and 4x retail spaces over several basement carparks.

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

Building/Level/Part	Building Classification	Use
Basements (multiple buildings)	Class 2 & 6	Residential + Retail parking
Buildings R, S, T & U	Class 2 & 6 (Ground Floor)	Residential units + GF Retail
Building B - H, J - N & P	Class 2	Residential units

1.2 Purpose of the Report

Caddens Estate Development Pty Ltd C/o Holdmark engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for DA submission.

1.3 Report Scope

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

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;
- Penrith City Council Development Control Plan 2014.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Turner, Project No. 20096, as follows:

Dwg#	Title	Date - Rev
DA-110-006	GA Plans RL 42.000	20.02.2024 - 10
DA-110-007	GA Plans RL 44.800	20.02.2024 - 10
DA-110-008	GA Plans RL 48.000	20.02.2024 - 10
DA-110-010	GA Plans RL 53.000	20.02.2024 - 11
DA-110-020	GA Plans RL 56.200	20.02.2024 - 11

DA-110-030	GA Plans RL 59.400	20.02.2024 - 11
DA-110-040	GA Plans RL 62.600	20.02.2024 - 11
DA-110-050	GA Plans RL 65.800	20.02.2024 - 10
DA-110-060	GA Plans RL 69.000	20.02.2024 - 10
DA-110-070	GA Plans RL 72.200	20.02.2024 - 10
DA-110-080	GA Plans RL 75.400	20.02.2024 - 10

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.
- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS 2890.1-1993 Parking facilities, Part 1: Off street parking.
- Penrith City Council Development Control Plan 2014.

1.4 Limitations of the Report

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

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

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

This report does not include or assess the following –

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

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

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - The building work is carried out for or on behalf of the Crown;*
 - The building work commences on or after 1 May 2011;*
 - No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier.
- The building developer.

- The building manager.

It is understood that the proposed works are being undertaken by the building owner/operator. New works and any associated 'affected part' are required to comply with the current accessibility provisions of the BCA and Access Code provided with the above Disability Standard.

2.0 ACCESSIBILITY DESIGN REVIEW

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

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

Demonstrates Compliance (C) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied. Accessibility configuration of items such as ramp/stairway handrails has been demonstrated.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

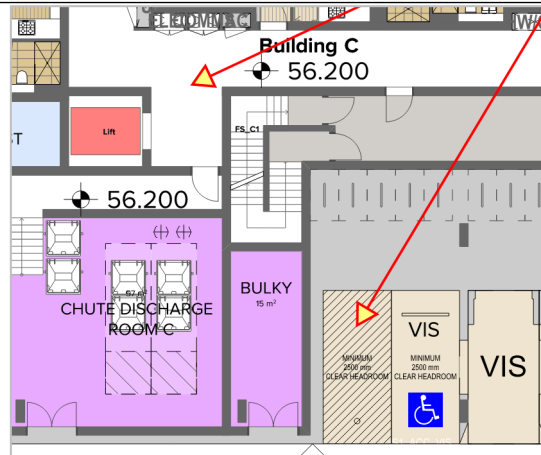
- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p><u>Class 2 –</u></p> <ul style="list-style-type: none"> From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <p><u>Class 6</u></p> <ul style="list-style-type: none"> To and within all areas normally used by the occupants. <p><u>Info</u></p> <p>In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):</p> <p><i>Accessible means having features to enable use by people with a disability.</i></p>	<p>Access & accessibility is generally indicated on plan throughout the required portions of the building(s) as prescribed by Cl. D3.1 of the BCA.</p> <p>Items such as luminance contrasting, or door hardware will need to be confirmed at a later stage of design.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Doorways</u></p> <p>All common area doorways are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.</p> <div data-bbox="771 1012 1302 1327"> <p>Diagram (a) illustrates a swing door. A horizontal dimension line indicates a clear opening of 850 min. The door is shown in a partially open position, with the 'Face of door' labeled. The caption below the diagram is '(a) Swing door'.</p> </div> <p>Ensure hardware clearance of 60mm either side is provided to sliding doorways in the open/closed position.</p> <div data-bbox="771 1467 1302 1738"> <p>Diagram (b) illustrates a cavity sliding door. A horizontal dimension line indicates a clear opening of 850 min. The door is shown in a partially open position. On both sides of the door, a vertical dimension line indicates a hardware clearance of 60 min. The caption below the diagram is '(b) Cavity sliding door'.</p> </div> <p><u>Design Detail:</u></p> <p>Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the</p>	CoC

	<p>occupants in accordance with AS1428.1-2009.</p> <p>This must be achieved from the inside edge of the opening, regardless of the opening width.</p> <p><u>Design Detail:</u></p> <p>Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.</p> <p>Ensure control buttons and card readers are located $\geq 500\text{mm}$ from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.</p> <p><u>Design Detail:</u></p> <p>Ensure <u>level</u> transitions or compliant ramps with landings are provided between internal and external areas (refer to mark-up options).</p> <p><u>Design Detail:</u></p> <p>Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.</p> <p><i>Note the minimum width for the luminance contrast is to be 50mm when the architrave/frame is intended to provide this.</i></p> <p>Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to OC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p>The actual contrast may vary when applied.</p> <p><u>Access between areas</u></p> <p>Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).</p>	
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Example: Access between C Lobby & carpark

Design Detail:

Ensure level transitions or compliant ramps with landings are provided for access between new and refurbished/ internal and external areas (*refer to attached mark-up*).

Ensure AS1428.1-2009 compliant access is achieved to storage areas & bin rooms provided for resident use.

Paths of travel

All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.

Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction and other circumstances may require a greater width than 1000mm.

Design Detail:

Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.

Design Detail:

Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.

	<p>7.5 Grates</p> <p><i>Grates shall comply with the following:</i></p> <p><i>(a) Circular openings shall be not greater than 13 mm in diameter.</i></p> <p><i>(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.</i></p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>	
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Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Access to new buildings is required from the main points of pedestrian entry at the allotment boundary, from associated accessible carparking spaces, and from another accessible building connected by a pedestrian link.</p> <p>Items such as luminance contrasting, or door hardware will need to be confirmed at a later stage of design.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Allotment Boundary</u></p> <p>Plans indicate several main pedestrian entries at the allotment boundary. Ensure step free, compliantly graded access is achieved at each location.</p> <p>Any walkway/ramp landings proposed on council footpath must have a gradient of 1:40 in all directions.</p> <p><u>Design Detail:</u></p> <p>The central site of Building B to J has a outdoor spine running from boundary to boundary with stairway access at the western end. Compliant step free accessways from this boundary entry (as well as all other entries) must be provided to each building.</p>	CoC

	<p><u>Accessible parking</u></p> <p>Plans indicate passenger lifts will provide access between parking areas and the retail/residential buildings.</p> <p>Ensure compliant circulation space and clearances are provided to access doorways.</p> <p><u>Other accessible buildings</u></p> <p>There are multiple buildings connected by pedestrian links on the site.</p> <p>Detailed design will need to be undertaken to ensure barrier free access is achieved between buildings proposed with pedestrian links between.</p> <p>Access to the retail area via pathways and passenger lifts from all residential buildings for both residents and visitors needs to be achieved.</p> <p><u>Principal Pedestrian Entrances (Building)</u></p> <p>Access to each residential and retail building appears to be achieved via at least one entry. Further detail is required for accurate assessment. Many cases involve the entry door being centred to the corridor, reducing latch-side clearance.</p> <p>Ensure latch-side clearance and 1450mm deep or more landings are achieved for all common area doorways/ramps.</p>	
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Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>Items such as luminance contrasting of TGSIs will need to be confirmed at a later stage of design.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p>	CoC

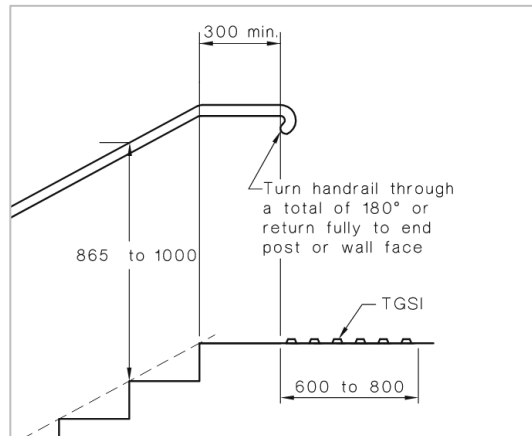
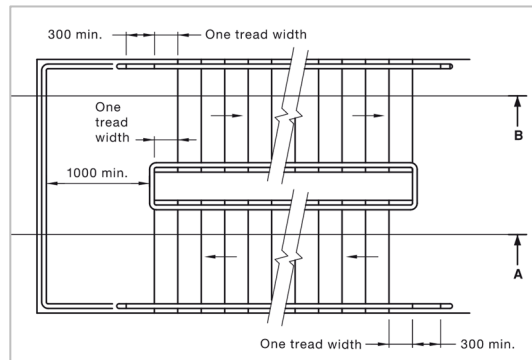
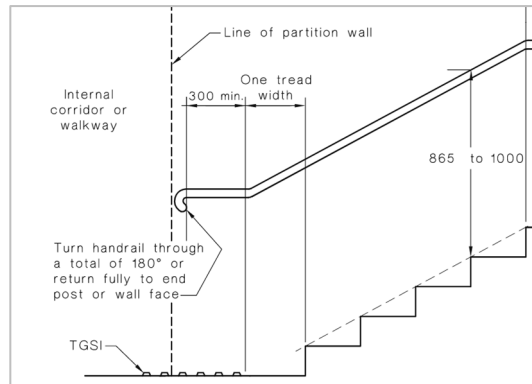
	<p>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p><u>Design Detail:</u></p> <p>Ensure a level landing is provided at changes in direction, prescribed intervals and doorways along walkways and ramps in accordance with AS1428.1-2009.</p> <p>Many ramps to building entries through out are indicated with landings <1450mm.</p> <p>A small number of switch back ramps have landings <1540mm deep.</p> <p><u>Design Detail:</u></p> <p>Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).</p> <ul style="list-style-type: none"> • The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm; • Kerb in accordance with Figure 18 (AS1428.1); • Kerb rail and handrail in accordance with Figure 19; or • A wall not less than 450 mm in height. 	
<ul style="list-style-type: none"> • for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Ensure all non fire-isolated stairways are provided with the associated accessible features such as 2x handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Items such as luminance contrasting of TGSIs will need to be confirmed at a later stage of design.</p> <p>Compliance is readily achievable with minor design development and/or specification to</p>	CoC

BCA & AS1428.1-2009 at the Detailed Design Stage.

Design Detail:

It is recommended to provide gates in front of terrace stairways so that AS1428.1 accessible features are not required.

Ensure handrail extensions are provided at top and bottom landings of non-fire isolated stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009 (examples below).



<ul style="list-style-type: none"> • for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Compliance is readily achievable with specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	CoC
<p>Accessways must have—</p> <ul style="list-style-type: none"> • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways (e.g., bin rooms and corridors - other examples shown).</p> <p>Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.</p>	CoC

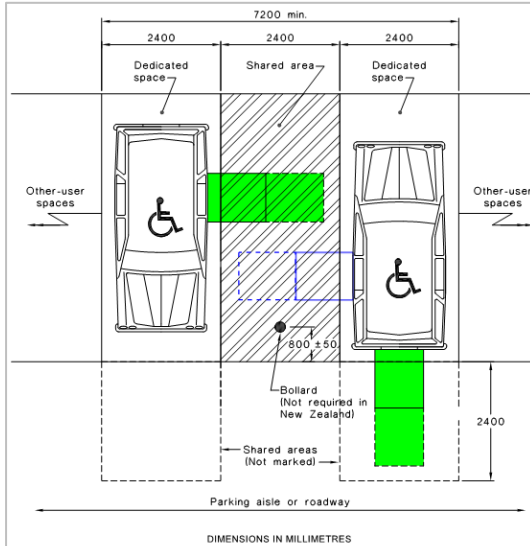
Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> • Storage rooms • Plant rooms • Caretaker/Cleaner only areas <p>Confirm if the doorway is caretaker/maintenance access. Residential use requires compliance clearances/circulation space.</p>	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces:</p> <ul style="list-style-type: none"> are to comply with AS2890.6-2009. need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public. need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. <p>For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:</p> <p><u>Class 3</u></p> <p>For a boarding house, guest house, hostel, lodging house, backpackers' accommodation or the residential part of a hotel or motel, the number of accessible carparking spaces required is to be calculated by multiplying the total number of carparking spaces by the percentage of —</p> <ul style="list-style-type: none"> Accessible sole-occupancy units to the total number of sole-occupancy units; or accessible bedrooms to the total number of bedrooms. <p>calculated number is taken to the next whole figure.</p> <p><u>Class 5, 7, 8 or 9c</u></p> <p>1x space for every 100 carparking spaces or part thereof.</p> <p><u>Class 6</u></p> <p>1x space for every 50 carparking spaces or part thereof.</p>	<p>The BCA does not prescribe accessible parking ratios for Class 2 buildings.</p> <p>Refer to Section 3.0 of this report for Council DCP related residential carparking requirements.</p> <p>8x accessible visitor spaces with shared zones are indicated on plan.</p> <p>Parking associated with Class 6 buildings are required to have accessible parking at a ratio of 1 in 50. Where more than 1000 parking spaces are provided, an additional accessible space is required for ever 100 parking space thereafter.</p> <p>501x (320 + 167) retail parking spaces are indicated on plans, requiring 10x accessible parking spaces with associated shared zones in accordance with AS2890.6.</p> <p>Plans currently indicate 17x accessible parking spaces or shared zones.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS2890.6-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure the prescribed minimum 2.2m head height clearance from the entrance to the accessible carparking spaces and 2.5m at the accessible carparking spaces & shared zones is provided.</p> <p><u>Design Detail:</u></p> <p>Bollards are to be centred in the width of the shared zone, 800mm +/-50mm from the entry of the space.</p> <p><u>Design Detail:</u></p> <p>Ensure accessible parking spaces and shared zones are 5400mm long x 2400mm wide and provided on a gradient of 1:40 or shallower in all directions.</p>	CoC

Refer to key figures/extracts below from AS/NZS2890.6-2009:



Un unmarked circulation space of 2400mm x 2400mm is required at either the front or back of the accessible space.

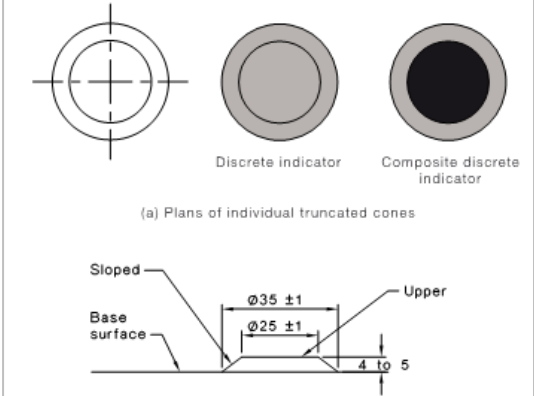
Cl. D3.6: Signage

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

Cl. D3.7: Hearing augmentation

N/A – Areas requiring hearing augmentation have not been indicated.

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p><u>Info</u></p> <p>TGSIs shall be specified and installed to comply with AS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows –</p> <ul style="list-style-type: none"> • 30% - Integrated TGSIs (Tile/Mat) • 45% - Discrete TGSIs • 60% - Composite Discrete TGSIs  <p>LC can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p>	<p>Ensure TGSIs are provided to common area stairways, ramps and overhead hazards under 2m (unless suitably barricaded).</p> <p>TGSIs are not required in fire-isolated stairways or on elements leading solely to D3.4 exempt areas.</p> <p><u>Design Detail:</u></p> <p>Ensure TGSIs are provided where a building entry meets a carriage way in accordance with AS1428.4.1-2009 if there is no kerb or kerb ramp at that point.</p> <p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away. TGSIs shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away.</p> <p><u>Design Detail:</u></p> <p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail:</u></p> <p>Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.</p>	DD

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

N/A - Fixed seating areas are not proposed.

Cl. D3.10: Swimming pools

N/A - No swimming pools have been indicated on plans provided to ABE Consulting.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with design development and/or specification to AS1428.1-2009.	CoC

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD
<u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u> <ul style="list-style-type: none">• Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.• Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.		

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
Every passenger lift must – <ul style="list-style-type: none">• 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.	The proposed passenger lifts shall have the following features – <ul style="list-style-type: none">• Handrail complying with the mandatory handrail provisions of AS1735.12,• Lift floor dimensions not less than 1,100mm x 1,400mm where the lift vertical travel is less than 12m,• Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more than 12m,• Minimum clear door opening complying with AS1735.12,	DD

	<ul style="list-style-type: none"> • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • 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>A design compliance certificate is be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail:</u></p> <p>Ensure lift landing controls are provided no less than 500mm from an internal corner.</p>	
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • 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. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. 	<p><u>Class 6</u></p> <p><u>Accessible sanitary compartments –</u></p> <p>1x accessible sanitary compartment is proposed in conjunction with the retail tenancies and is readily capable of complying with design development and/or specification to AS1428.1-2009.</p> <p><u>Ambulant sanitary compartments –</u></p> <p>Ambulant sanitary compartments are indicated for use by males and females and are readily capable of complying with design development and/or specification to AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>The internal width of both male and female ambulant cubicles must be reduced to 900mm to 920mm.</p> <p><u>Info</u></p>	CoC

<ul style="list-style-type: none"> • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • 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. 	Should the retail occupancy numbers exceed 3500, an adult change facility complying with Cl. F2.9 will be required. This facility must be a separate compartment to an accessible unisex sanitary compartment.	
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3.0 ADAPTABLE/LIVABLE HOUSING REVIEW

The following is provided as a summary of measures implemented in excess of the minimum BCA requirements (AS4299.1-1995/Livable Housing).

Requirement	Comments(s)
The development is proposed with a total of 469x Class 2 apartments.	57x (12%) apartments are nominated on plans to achieve the essential features of AS4299.
10% of apartments are required by Penrith Council to be designed with the essential features listed in AS4299.	49x associated adaptable parking spaces are proposed (designed to AS2890.1-2009).
Adaptable units are required to have an associated parking space.	123x apartments (26%) are nominated with Silver Level design features (57 adaptable apartments included).
The project team has also nominated to design apartments to the Silver Level of the Livable Housing Design Guideline.	An assessment of the adaptable & Livable housing units is provided in the following tables.

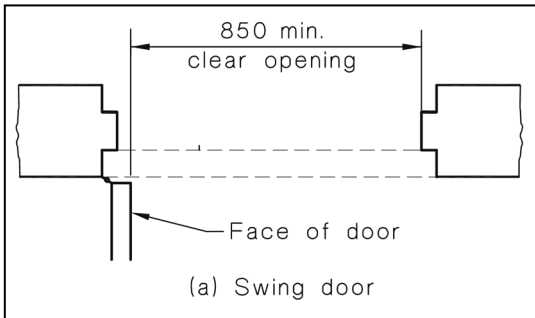
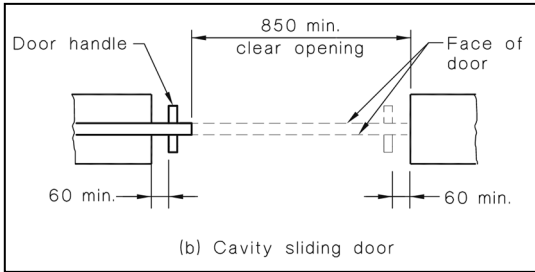
Appendix A: Schedule of Features for Adaptable Housing

To be considered an Adaptable apartment, adaptable housing units must include the 'essential' features listed at Appendix A of AS4299. A dwelling that satisfies all 'essential' features can be certified as a Class C Adaptable Units.

The following table provides a review against the AS4299 – schedule of 'essential' features.

Item No.	Description	Clause No.	Comments
DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages along with a description of how the adaptation is to be achieved shall also be provided.	2.3	<p>Pre and post adaptation plans have been provided or previously reviewed.</p> <p>Spatial/configuration compliance is demonstrated.</p> <p>Items such as luminance contrasting will need to be confirmed at a later stage of design.</p> <p><u>Info:</u></p>

			<p>Capped services are to be provided where required in order to provide a suitable adaptation process.</p> <p>The key elements which cannot be adapted are the location of service risers, any change to structural building members or common property (i.e. SOU entrance door or balcony doorways).</p> <p><u>All</u> items listed are to be demonstrated on Post Adaptation plans except for the following which must be provided from the outset.</p> <ol style="list-style-type: none"> 1. AS1428.1 compliant Front entry doorway. 2. Access to a bedroom & living area. 3. Visitable toilet.
SITING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	As per the BCA review table of this report.
SECURITY - N/A			
LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	To be provided/specified.
PRIVATE CAR ACCOMODATION			
14	Carparking space or garage min. area 6.0m x 3.8m.	3.7.2	<p>49x adaptable housing carparking spaces designed in accordance with AS2890.6</p> <p>A head height clearance of 2.5m is required at the accessible carparking spaces and 2.2m from the vehicular entrance to the accessible carparking spaces.</p> <p><u>Design Detail:</u></p> <p>Ensure adaptable apartment parking shared zones are free of columns and all other permanent obstructions. Where columns or spaces cannot be relocated, a Performance verification report can be pursued with ABE to justify the intrusion as long as they do not affect loading/unloading areas.</p>
ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	All internal doorways are required to have a clear door opening width no less than

			<p>850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.</p>  <p>(a) Swing door</p> <p>Ensure hardware clearance of <u>60mm</u> either side is provided to sliding doorways in the open/closed position.</p>  <p>(b) Cavity sliding door</p> <p>Design Detail:</p> <p>Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009.</p> <p>This must be achieved from the inside edge of the opening, regardless of the opening width.</p>
22	Accessible entry to be provided with a landing outside the door with a maximum fall of 1:40 with a low threshold if not protected from weather by a minimum of 1,600mm overhang.	4.3.2	Compliance is readily achievable.
23	Threshold to be low-level	4.3.2	<p>Where threshold ramps are proposed to service external areas, they must comply with AS1428.1 and AS4299.</p> <p>Consideration is to be given to external area & balcony transitions.</p>

24	Landing to enable wheelchair manoeuvrability	4.3.2	Compliance is readily achievable.
25	Accessible entry door to have 850 mm min. clearance	4.3.1	Compliance is readily achievable.
27	<p>Door lever handles and hardware to AS1428.1 clause 11.1 door to be unlocked and opened with one hand.</p> <p>Where lever handles are provided, the clearance between the handle and the back plate or door face at the centre of the handle shall be not less than 35 mm and not more than 45 mm.</p>	4.3.4	To be provided/specified at detailed design stage.
EXTERIOR: GENERAL - N/A			
INTERIOR: GENERAL			
32	Internal doors to have 820 mm min. clearance	4.3.3	<p>Compliance is readily achievable.</p> <p>It is to be noted that AS4299 is superseded in this case by AS1428.1 which requires the appropriate 850mm clear opening width of all accessible doors.</p>
33	Internal corridors min. Width of 1000 mm	4.3.7	Compliance is readily achievable.
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	<p>Compliance is readily achievable.</p> <p>Internal doors to areas required to be adaptable are required to comply including –</p> <ul style="list-style-type: none"> • Adaptable bedroom • Sanitary facility • Kitchen • Laundry
LIVING ROOM & DINING ROOM			
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	Compliance is readily achievable.
38	Telephone adjacent to GPO	4.7.4	To be provided/specified at detailed design stage.
41	Potential illumination level min. 300 lux	4.10	To be provided/specified at detailed design stage.
KITCHEN			
42	Minimum width 2.7 m (1,550 mm clear between benches)	4.5.2	Compliance is readily achievable.

			<p>Floor & wall surface finishes which extend under the cabinets will allow benches to be relocated/replaced in the future.</p> <p>Capped services are to be provided where any changes in the kitchen configuration are proposed.</p>
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	N/A – no doorways to kitchen.
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8	4.5.5	Refer to Item 42.
45	Refrigerator adjacent to work surface	4.5.5	Refer to Item 42.
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	Refer to Item 42.
47	Kitchen sink bowl max. 150mm deep	4.5.6	Refer to Item 42.
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	Refer to Item 42.
49	Tap set located within 300mm of front of sink	4.5.6(e)	Refer to Item 42.
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	Refer to Item 42.
52	Cooktops to include isolating switch or gas stop valves which can be easily and safely operated while the cooktop is in use.	4.5.7	Refer to Item 42.
53	Worksurface min. 800 mm length adjacent to cooktop at same height.	4.5.7	Refer to Item 42.
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Refer to Item 42.
59	GPOs to comply with AS1428.1. At least one double GPO within 300 mm of front of worksurface	4.5.11	GPOs can be readily added to the required location.
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPOs can be readily added to the required location.

61	Slip-resistant floor surface	4.5.4	To be provided/specified at detailed design stage.
MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	4.6.1	Compliance is readily achievable.
OTHER BEDROOMS - N/A			
BATHROOM			
75	Provision for bathroom area to comply with AS1428.1; circulation spaces at doors and around WC pans, washbasins and showers shall be able to be provided without major plumbing changes. Also: <ul style="list-style-type: none"> • toilet paper dispenser (see Clause 10.2.7 of AS1428.1) • Flushing control (see Clause 10.2.6 of AS1428.1) 	4.4.1	Compliance is readily achievable. Capped services, wall reinforcement and the like are to be provided to allow future adaptation of the sanitary facility.
76	Slip-resistant floor surface	4.4.2	To be provided/specified at detailed design stage.
77	Shower recess-no hob. Minimum size 1160 x 1100 to comply with AS1428.1 (refer Figures 4.6 and 4.7)	4.4.4(f)	Refer to Item 75.
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Refer to Item 75.
79	Recessed soap holder	4.4.4(f)	Refer to Item 75.
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Refer to Item 75.
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)	Refer to Item 75.
83	Provision for grabrail in shower (refer to Figure 4.7 in AS 4299) to comply with AS1428.1	4.4.4(h)	Refer to Item 75.
86	Taps sets to be capstan or lever handles with single outlet	4.4.4(c)	Refer to Item 75.

88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Refer to Item 75.
90	Double GPO beside mirror	4.4.4(d)	Refer to Item 75.
TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	Compliance is readily achievable.
93	Provision to comply with AS1428.1	4.4.1	Refer to Item 75.
94	Location of WC pan at correct distance from fixed walls	4.4.3	Refer to Item 75.
95	Provision for grabrail zone. (refer Figure 4.6)	4.4.4(h)	Refer to Item 75.
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	To be provided/specified at detailed design stage.
LAUNDRY			
98	Circulation at doors to comply with AS1428.1	4.8	Compliance is readily achievable.
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth).	4.8	Compliance is readily achievable.
100	Provision for automatic washing machine	4.8(e)	To be provided/specified at detailed design stage.
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	N/A – no clothes lines are indicated on plan.
105	Double GPO	4.8(g)	To be provided/specified at detailed design stage.
108	Slip-resistant floor surface	4.9.1	To be provided/specified at detailed design stage.
Storage - N/A			
Door Locks			
110	Door hardware operable with one hand, located 900-1100 mm above floor	4.3.4	To be provided/specified at detailed design stage.
FLOOR COVERINGS - N/A			
ANCILLARY ITEMS - N/A			
GARBAGE - N/A			
ANCILLARY - N/A			

Livable Housing Design – ‘Silver Level’ (SL) & ‘Platinum Level’ (PL)

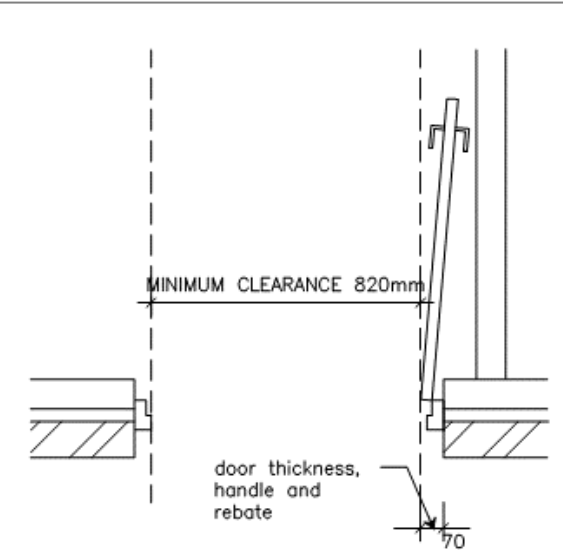
The following table provides an assessment of the architectural design documentation against the ‘Silver Level’ features of the Livable Housing Design Guidelines – Fourth Edition and provides comments/recommendations where required.

Element 1: Dwelling access (SL)

Silver Level – Requirement/Specification	Comment(s)/Recommendation(s)
<p>a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:</p> <ul style="list-style-type: none"> i. no steps; ii. an even, firm, slip resistant surface; iii. a crossfall of not more than 1:40; iv. a maximum pathway slope of 1:14 <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>c. 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> <ul style="list-style-type: none"> i. minimum dimensions of at least 3200mm (width) x 5400mm (length); ii. an even, firm and slip resistant surface; and iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen). <p>d. 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) 	<p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>

<p>iii. a maximum length of 1900mm</p> <p>e. 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>	
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Element 2: Dwelling entrance (SL)

Requirement/Specification	Comment(s)/Recommendation(s)
<p>a. The dwelling should provide an entrance door with -</p> <ol style="list-style-type: none"> a minimum clear opening width of 820mm (see Figure 2(a)); a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and 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>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p> <p><i>Note – The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</i></p>	<p>Spatial/configuration compliance is demonstrated.</p> <p>Items such as luminance contrasting will need to be confirmed at a later stage of design.</p> <p>The following comments are provided for information and form part of a design specification for construction.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> Indicate the 820mm clear door opening width and minimum 1,200mm X 1,200mm landing on plan. Provide details of the shelter from the weather provided to the units. Confirm there is a level transition at the entrance doorways to each unit.  <p>Figure 2(a) Silver level clear door opening</p>

Element 3: Internal doors & corridors (SL)

Silver Level – Requirement/Specification	Comment(s)/Recommendation(s)
<p>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <ul style="list-style-type: none">i. a minimum clear opening width of 820mm (see Figure 2(a)); andii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled). <p>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.</p> <p><i>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</i></p>	Spatial/configuration compliance is demonstrated.

Element 4: Toilet (SL)

Silver Level – Requirement/Specification	Comment(s)/Recommendation(s)
<p>a. Dwellings should have a toilet on the ground (or entry) level that provides:</p> <ul style="list-style-type: none">i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; andii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).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 date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	Spatial/configuration compliance is demonstrated.

Element 5: Shower (SL)

Silver Level – Requirement/Specification	Comment(s)/Recommendation(s)
<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>Spatial/configuration compliance is demonstrated.</p> <p>Confirm showers will have slip resistant tiles and be hob-less with an easily removable shower screen.</p>

- b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.

Element 6: Reinforcement of bathroom & toilet walls (SL)

Requirement/Specification

The following is provided as a specification to be followed during construction and an installation certificate is required confirming compliance –

- 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.
- b. The walls around the toilet are to be reinforced by installing:
 - i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or
 - ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).
- c. The walls around the bath are to be reinforced by installing:
 - i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or
 - ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).
- d. The walls around the hobless shower recess are to be reinforced by installing:
 - i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or
 - ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).

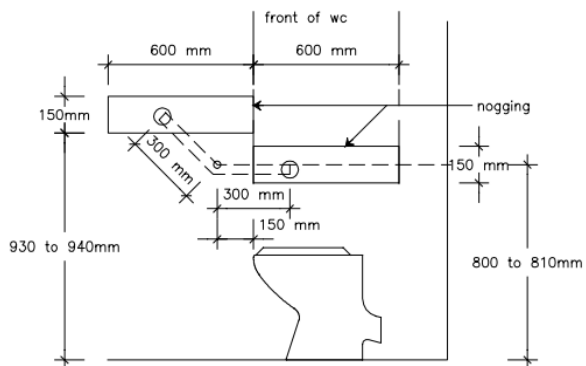


Figure 6(a) Toilet – Location of reinforcement

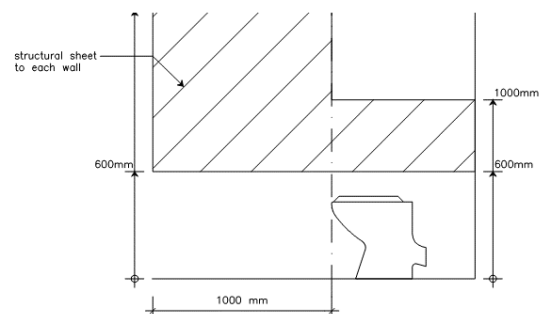


Figure 6(b) Toilet – Location of sheeting

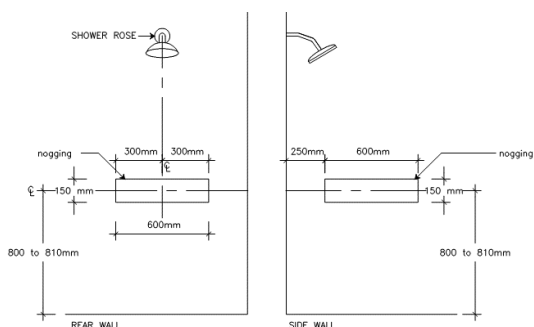
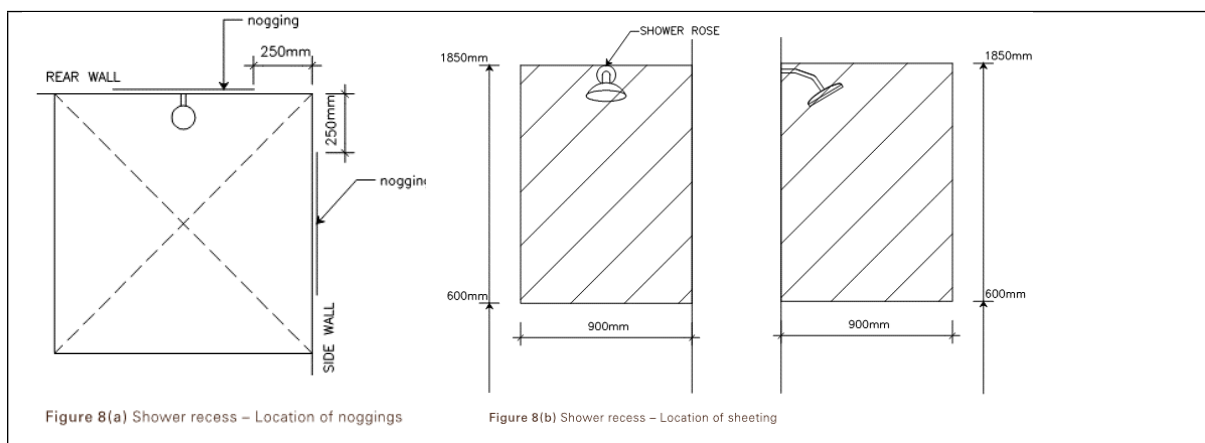


Figure 8(a) Shower recess – Location of noggings



Element 7: Internal stairways (SL & PL)

Silver Level – Requirement/Specification	Comment(s)/Recommendation(s)
<p>a. Stairways in dwellings must feature:</p> <ul style="list-style-type: none"> i. a continuous handrail on one side of the stairway where there is a rise of more than 1m. 	<p>Ensure at least 1 handrail is provided within Livable units proposed with a staircase.</p>

4.0 ACCESSIBILITY COMPLIANCE STATEMENT

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

Furthermore, this report has provided an assessment of the proposed adaptable housing against the AS4299-1995 Class C checklist and Silver Level units against the Livable Housing Design Guidelines – Fourth Edition.

Based on this review and with the adherence to the recommendations/specifications/Performance Solutions (N/A) listed within this report, ABE Consulting can confirm that at the Development Application stage of design, the development can achieve compliance with the referenced BCA Clauses & Australian Standards.

5.0 REVIEW PROVIDED BY

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