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**ACCESSIBILITY CONSULTANTS  
AND DESIGNERS**



Shop -Top Development,  
1-3 Gondola Rd,  
North Narrabeen,  
NSW, 2101.

**Development Application  
Access and Adaptability Report-**

21.10.2024  
Obvius Access Consultants  
For Brett Crowther  
as Clients of MAI Mackenzie Architects


**Obvius Access**

ACAA Accredited Member  
NRAC Accredited Member  
ACN 635 194 839

 1800 952 311  
 03300 542 742

 **Gold Coast**


10 Paddington Drive, Carrara, QLD 4211

 **Sydney**

CG 21, 810 Elizabeth St, Waterloo, NSW 2017

 **UK**

5A, Recreation Road, Guildford, GU1 1HE

 **obviusaccess.com**

Contact.Australia@Obviusaccess.com

## **Development Application (DA) Access and Adaptability Report -1-3 Gondola Rd, North Narrabeen, NSW.**

### **Introduction**

This Development Application (DA) Access Report is for the purpose of Mackenzie Architects International Architects (MAI) to prioritise and recommend actions to be undertaken in accordance with the Northern Beaches Council LGA - Pittwater 21 Development Control Plan and the Disability Discrimination Act (Cwlth) 1992 (DDA) and the NSW Anti-Discrimination Act (NSW) 1977 (NADA).

Obvius Access was commissioned by Brett Crowther as Clients of MAI to undertake a DA submission Access Report of the proposed development of a multi-storey mixed use building with classifications consisting of Class 2 dwellings and Class 6 commercial units at 1-3 Gondola Road North Narrabeen NSW.

Accordingly, the report has been divided into three sections. Firstly '*Public Building and Common Areas*', which must comply with the National Construction Code of Australia (NCC) and The Disability (Access to Premises-Building Standards 2010 (the Premises Standards).

Secondly the report will cover '*Visitable and Adaptable Dwellings*' in accordance with adaptable housing standard AS. 4299:1995 Class C and Thirdly the report will cover '*LHA Silver Level Dwellings*' in accordance with Livable Housing Design Guidelines.

This report is to provide an accessibility appraisal to determine the consistency of design with the NCC, Premises Standards, Pittwater 21 Development Control Plan and the State Environmental Planning Policy 65 (SEPP 65) Apartment Design Guideline (APG). In order to meet compliance with the accessible design requirements for people with disabilities and thereby reduce the risk to the client of complaint under Disability Discrimination Laws at both State and Federal Level. The information in this report is only relevant to the referenced drawings in this project and is not transferable to other projects.

Project No 15/19 Drawings/Details Received from MAI.

Dwg No	Title	Issue	Dwg No	Title	Issue
A0001	COVERPAGE	A	A2101	SECTIONS	A
A0002	SITE ANALYSIS	A	A3001	GFA CALCULATIONS	A
A0003	SITE ANALYSIS P2	A	A3002	LANDSCAPE CALCULATIONS	A
A0004	DEMOLITION PLAN	A	A3003	DEEP SOIL CALCULATIONS	A
A0006	SITE PLAN	A	A3004	BUILDING HEIGHT PLANE	A
A1001	BASEMENT PLAN	C	A3005	COMMUNAL OPEN SPACE	A
A1002	GROUND FLOOR PLAN	C	A3006	CROSS-VENTILATION	A
A1003	FIRST FLOOR PLAN	C	A3007	PRE-ADAPTABLE/SILVER	C
A1004	SECOND FLOOR PLAN	C	A3008	POST ADAPTABLE	C
A1005	ROOF PLAN	A	A3009	SAMPLE BOARD	A
A2001	NORTH & EAST ELEVATIONS	A	A4102	SHADOW DIAGRAM 12PM	A
A2002	SOUTH & WEST ELEVATIONS	A	A4103	SHADOW DIAGRAM 3PM	A

This Development Application (DA) Access Report has covered the following building and associated facilities where applicable:

1. Continuous Accessible Paths of travel
2. Principal Pedestrian Entrance
3. Lighting
4. Accessible Car parking
5. Walkways Ramps and Landings
6. Stairways
7. Lifts
8. Tactile Ground Surface Indicators
9. Doorways
10. External Walkways and Corridors
11. Customer Service Area
12. Hearing Augmentation
13. Common Facilities
14. Luminance Contrast
15. Sanitary Facilities- Unisex Accessible WC
16. Signage
17. Emergency Egress

### **Pittwater 21 Development Control Plan**

The Pittwater 21 DCP in Section C1.9 -Adaptable Housing and Accessibility lists Outcomes and Control as follows:

#### **Outcomes**

- The community's lifecycle housing needs are met within Pittwater through well designed adaptable housing.
- All members of the community enjoy equitable access to buildings to which the general public have access.
- Housing for Seniors or People with a Disability is accessible, adaptable and safe.
- Equitable access in the public domain.

## **Controls**

The Pittwater 21 Development Control Plan in Section C clause C1.9 requires 20% of dwellings to be provided in accordance with the Adaptable Housing Standard AS 4299:1995 Class 'C'.

### **SEPP 65 ADG 4 Q (1).**

#### **Objective**

4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.

#### SEPP 65 ADG 4 Q (1)-Design guidance

Developments are to achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.

## **Disability Discrimination Act 1992**

The following, such as Property Developers, Property Owners, Building Designers, Builders, Building Certifiers, Project Managers, and Project Lessees have a responsibility, under the Federal Disability Discrimination Act (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 within the premises.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an 'associate' (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community.

Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided.

A complaint can be made under the DDA, if appropriate access is not provided or direct or indirect discrimination has occurred.

### **Disability (Access to Premises – Buildings) Standards 2010**

The Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards/Access Code) commenced on 1 May 2011. Any application for a building approval for a new building or upgrade of an existing building on or after that date will trigger the application of the Premises Standards/Access Code.

The Premises Standards harmonise the requirements of the NCC and the DDA in relation to access to buildings through incorporation of the Access Code into the NCC. The Access Code forms *Schedule 1* of the Premises Standards and contains its technical requirements. The Premises Standards provide greater access to buildings for people with a disability and provide certainty to the building industry by establishing building standards, which comply with the intent of the DDA.

### **The National Construction Code NCC**

The National Construction Code (NCC), in conjunction with the DDA, applies to new buildings and buildings undergoing significant refurbishment or alteration. Sections of the NCC require compliance with a range of access provisions. The NCC outlines a variety of building classifications and the requirements for access to buildings within each classification.

## **Class 2 – Public space and Common Areas**

In accordance with the NCC and Access Code of the Premises Standards common areas within a Class 2 building are required to be accessible to a person with a disability. Accordingly, access is required from the entrance, i.e. the principal pedestrian entrance of at least one floor containing Sole-Occupancy Units SOUs and to the entrance door of each SOUs located on that level. In addition, the NCC and Access Code requires access to be provided for a person with a disability to the door of each SOU on levels served by a ramp complying with AS 1428.1:2009 or a passenger lift - as in this case.

The above requirement of the NCC for access to common areas of a Class 2 building would also apply to the Premises Standards - although with specific reference to (SOUs), which are made available for short-term rent.

Notwithstanding the NCC still applies and therefore common areas of a Class 2 building must be accessible to a person with a disability regardless of whether or not the SOUs are made available for short-term rent.

The minimum requirement under the NCC is to provide access to the common areas; this is interpreted as 'the plane of the door opening' to the SOU's - but not 'to and through the door'. Although according to the interpretation of the Australian Human Rights Commission, the doorway and door are both part of the common area and consequently should comply with the requirements of AS 1428.1:2009. However, the Adaptable Housing Standard AS 4299:1995 Units must have access to and through the door to the SOUs, so that they meet the intent of an adaptable/visitable dwelling, ensuring a person with a disability can visit, purchase or rent. Therefore, access to the adaptable and visitable units, including the circulation outside the doorways and doors must comply with AS 1428.1:2009

**The following Laws, Regulations and Standards form part of the reference for this report:**

*Disability Discrimination Act (1992)-Section 24 Access to Goods Services and Facilities;*

*Disability (Access to Premises (Buildings) Standard s2010 (Premises Standards);*

*Australian Human Rights Commission- Advisory Notes on Streetscape Public Outdoor areas, Fixtures, Fittings and Furniture;*

*Australian Standard 1428.1 (2009) Design for access and mobility – General Requirements for access – New building work;*

*Australian Standard 1428.1 (2009) supplement;*

*Australian Standard 1428.2 (1992); Design for access and mobility - Enhanced and additional requirement-Buildings and facilities;*

*Australian Standard 1428.4.1 (2009) Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile Ground Surface Indicators;*

*Australian Standard 1428.5 (2010) Design for access and mobility – Communication for people who are deaf or hearing impaired;*

*Australian Standard 1735.12 (1999); Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities;*

*Australian Standard 2890.6 (2009) Parking facilities - Off-street parking for people with disabilities;*

*Australian Standard 2890.1 (2004) Parking facilities—Off-street car parking;*

*Australian Standard 1680.0 (2009) Interior Lighting Safe Movement;*

*Australian Standard 1158.3.1 (2020) Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements;*

*Australian Standard 4586 (2013) Slip Resistance Clarification of New Pedestrian Surface Materials;*

*National Construction Code 2022;*

*New South Wales Anti-Discrimination Act (1977); Section 49M Provision of Goods and Services;*

*Livable Housing Design Guidelines-Fourth Edition;*

*Pittwater 21 Development Control Plan;*

*SEPP 65 ADG; and*

*Australian Standard 4299 (1995) Adaptable Housing.*



### **Common Areas**

An accessible path travel is provided from the residential lobby to the Roof level communal open space and ground floor temporary garbage holding area.

### **Development Summary:**

The development at 1-3 Gondola Road, North Narrabeen, NSW. comprises of two ground floor commercial units and 12 residential Units located on levels 1 & 2 and a roof level communal open space.

The developments car parking spaces are provided at the basement level and ground floor level.

The main pedestrian entry to the development is provided from the basement level pathway at Gondola Road.

The commercial units, residential units, basement, and ground floor carparks are serviced by two passenger lifts.

A passenger lift provides an accessible path of travel from the main pedestrian entry at the basement level to the ground floor. Access is also available via a stairway to comply with AS1428.1:2009 from the basement pedestrian entry level to the ground floor.

A second passenger lift provides access to all storeys inside the development being the basement carpark level, ground floor, level 1, level 2, and the roof top communal open space.

The above mentioned stories at the development comprise the following building elements and facilities.

### **Basement level**

- 3 Accessible car spaces to comply with AS4299:1995 and AS 2890.6 allocated to Adaptable units 105, 106 & 205;
- One Caretakers sanitary facility;
- Resident and Commercial garbage rooms; and
- One bulk waste room.

### **Ground level**

- One Accessible sanitary facility for use by the commercial units;
- Two commercial units;
- Five Ev charging bays;
- Three visitor carparking bays including one visitor accessible car space to comply with AS 2890.6;
- Ten commercial parking bays including one accessible car space to comply with AS 2890.6:2009 allocated to the two commercial units;
- One loading/car wash bay; and
- One temporary garbage holding area.

### **Level 1**

- Six residential units which includes Adaptable and LHA Silver Units 105 and 106.

### **Level 2**

- Six residential units which includes Adaptable and LHA Silver Unit 205.

### **Communal open space**

- One accessible sanitary facility for use by residents.

The vehicular access is provided from Minarto lane via a vehicular ramp to the basement carpark. The continuous accessible path of travel is then provided from the basement passenger lift which provide access to the ground floor levels 1, level 2 and the roof top communal open space.

The development comprises of 12 residential units spread over levels 1- 2. There are three adaptable units, numbers 105, 106 and 205 designed to Adaptable Housing Standard AS 4299:1995 Class 'C' which equates to 25% of dwellings, to comply with the Pittwater 21 DCP in Section C1.9 minimum 20% requirement.

There are a total of three Universal Design Livable Housing Design (LHA) silver level units namely numbers 105, 106 and 205 (which also include AS 4299:1995 Class 'C' design), which equates to 25% of dwellings to comply with the SEPP 65 ADG 4 Q (1) minimum requirement of 20%.

## Access Report

Prepared By: John Bedwell, **Accredited Member 382 Association of Consultants Access Australia (ACAA)** NDIS SDA Accredited Assessor No **SDA00042** - LHA Design Guideline Assessor Registration No **20258**- Changing Places Assessor **CP047**

**Note:** The objective of the reference TBA at CC Stage (to be advised at construction stage) as listed in the compliant column is to provide the DA Assessment Panel the assurance that the compliance requirements are recognised and must be an essential part of the post DA submission as part of the Design Development process and will be implemented prior to the construction stage (CC) submission.

This report is produced in a tabulated format, of which we have found is preferred by the majority of audit reviewers.

**Name of Building:** Section1 Public Building and Common Areas

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
1.1	Continuous Accessible Path of Travel.	Access to the building from the allotment boundary and from the accessible car parking.	A continuous accessible path of travel to the building needs to be available for pedestrians at the site entrance, car park and the principal entrance.  Should a continuous accessible path of travel be unavailable this may prevent	When constructing a new building a continuous accessible path of travel must be provided from the principal site entrance at the allotment boundary and lead to the principal entrance. The pathway should be separated	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			<p>the premises from being safely negotiated by people with disabilities, parents with prams or older people.</p> <p>Although in accordance with <i>The Disability (Access to Premises – Buildings) Standards 2010</i> and the National Construction Code an accessway must be a minimum width of 1000mm this will be insufficient for some users. Therefore, to meet best practice ensure the path width is 1800mm to allow for two wheelchair users to pass in opposite directions in accordance with AS 1428.2:1992 Clause 6.5.</p>	<p>from the vehicular site entry to ensure safety for pedestrians. Also, a continuous accessible path of travel must be provided from the designated accessible car parking space on the allotment in accordance with the NCC D4D3 (1). This continuous and accessible path of travel must be provided, which must not incorporate any steps, stairway, kerb, hazard or other impediment which would prevent the premises from being safely negotiated by older people, people with disabilities, parents with prams etc.</p> <p>Separate to this the Premises Standards also requires an accessway through the principal pedestrian entrance</p>	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				in accordance with the NCC D4D3 (2).	
1.2	Continuous Accessible Path of Travel.	Floor and Ground Surfaces.	Safety must be ensured by the use of slip resistant surfaces with a smooth transition of 0mm to prevent slippage, trips, stumbles or falls.	Floor and Ground surfaces are to comply with AS 1428.1:2009 Clause 7 .1, 7.2, 7.3, 7.4 and 7.5.  All external floor surfaces leading to dwellings, common areas and car parking are to comply with AS 4586:2013, to ensure slip resistance.	Capable of compliance. TBA at CC Stage.
2.1	Principal Pedestrian Entrance.	All Principal public pedestrian entrances shall include wide level step free access for use by all people in accordance with AS.1428.1:2009.	In accordance with Disability (Access – Buildings) Standards 2010 Part 2.1 (b) (iii) access which complies with AS 1428.1:2009 (as a minimum) must be provided to the principal entrance.  Accordingly, should the weight of the door to the principal entrance be too heavy or the door controls	The principal entrances to the development and commercial unit principal entrances must have a minimum clear opening width of 850mm provided to the active leaf of the door in accordance with AS.1428.1:2009 Clause 13.	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			difficult to operate this may present a barrier to people who use mobility devices, people who are ambulant or older people and parents with prams.	The force of the door must comply with Clause AS 1428.1:2009 13.5.2 (e).	Capable of compliance. TBA at CC Stage.
2.2	Principal Pedestrian Entrance.	All public Pedestrian Entrances.	Should insufficient circulation space exist for a user of a mobility device this could prevent independent access through doorways in both directions.	Provide the principal entrance doorway and secondary entrance doorways at the centre with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3. Fig 31 and 32.	Yes.
2.3	Principal Pedestrian Entrance.	All Public Pedestrian Entrance.	Frameless glazing and glazed doors, which do not have a transom or chair rail must still be distinguished from an opening, where there is no handrail or transom provided to the glass.	Where glass walls or glass doors are evident, and no transom exists, a band of luminance contrast must be provided, which has 30% with the surface viewed against at 45 degrees, to prevent the	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				glazing from being mistaken for an opening. The band of luminance contrast must be opaque and placed on both sides of the glazing in accordance with AS1428.1-(2009) Clause 6.6. The band of luminance contrast must be solid, 75mm wide and extend across the full width of the glazing and be located with the lower edge of the bottom of the band between 900mm and 1000mm above the FFL.	
3.1	Lighting External and Internal.	Lighting levels to the external and Internal paths of travel to the dwellings and from the car parking.	A continuous accessible path of travel should have sufficient illumination levels to ensure safety for the public such as older people and people with vision impairment of whom require enhanced levels of illumination.	Lighting should not create pools of light or shadows to pathways steps or ramps that can cause problems for people with vision impairment.  The lighting must meet the requirements of AS 1158.3.1	Capable of compliance.  TBC at CC Stage.  Lighting consultant to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				(2020) and AS 2890.1:2004 as a minimum. Common corridors and lift Lobbies should be illuminated to support passive surveillance to meet principles of Crime Prevention Through Environmental Design – CPTED. Internal lighting is to comply with AS 1680.0 :( 2009).	
4.1	Accessible Car parking.	Accessible car parking for people with disabilities.	The location of the designated accessible space should be located close to the carpark passenger lifts. A car parking space should be designated and accessible for a person with a disability.	The number of allocated accessible car parking spaces for the commercial units complies with the requirement of NCC Part D4D6 (2)(c). Parking for people with disabilities should comply with AS 2890.6:2009 Clause 2.2.1. The compliant layout of the car parking for a person with disabilities must comply with Clause 2.2 and as shown in Fig 2.1 and 2.3 of AS 2890.6:2009.	Yes.



Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				The International Symbol of Access for people with disability is required to be marked with the space.	
4.2	All Accessible Car parking.	Accessible car parking for people with disabilities.	<p>Sufficient height to the entrance of the basement car park must be provided to ensure access for cars with hoists and folded wheelchairs - mounted to the roof of the car.</p> <p>Once the car is parked, there must also be sufficient vertical height for a roof mounted hoist to be deployed. This involves the hoisting and unpacking of the roof mounted wheelchair from the flat position on the roof of the car.</p>	<p>In accordance with AS 2890.6:2009 Clause 2.4, sufficient height of at least 2200mm is to be provided to the basement entrance and leading to the accessible space. Although in accordance with best practice an entrance height of 2400mm with 2350mm height warning bars is recommended.</p> <p>In accordance with AS 2890.6:2009 Clause 2.4, there is to be sufficient headroom of at least 2500mm provided directly above the designated space (and shared space adjacent) for a roof mounted hoist to be deployed.</p>	Capable of compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
4.3	Accessible Car parking- Resident adaptable Units	Accessible parking spaces for people with Disabilities.	The car parking space should have sufficient space to be accessible.	Designated parking spaces for adaptable units must comply with AS4299:1995 and AS 2890.6 in accordance with the Pittwater 21 Development Control Plan. The adaptable car spaces are not required to display the International Symbol of Access in accordance AS 1428.1:2009 Clause 8.2.1 and AS 2890.6:2009 Clause 3.1.	Yes.
4.4	All Accessible Car parking	Gradient to basement car park.	If the gradient to the car park is too steep this could present a hazard for a person with a disability in which a mobility device could roll and reduce the stability of a person when transferring from the car into their wheelchair.	In accordance with AS 2890.6:2009 Clause 2.3, each parking space and associated walking and unloading areas must not exceed a gradient of 1:40 in any direction, for a concrete surface and 1:33 if the surface is a bituminous seal.	Yes.
5.1	Walkways, Ramps and Landings.	A Threshold Ramp along a continuous accessible path of travel (if required)	If raised thresholds are provided to doorways, they	In accordance with the NCC D4D2 Access must be provided to common areas,	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
		at the doorway of the pedestrian entry.	can be difficult for users of mobility devices to negotiate.	<p>facilities and adaptable &amp; LHA dwellings within the building that the occupants normally use</p> <p>Should there be a threshold that exceeds 3mm a threshold ramp must be provided, which complies with AS1428.1:2009 Clause 10.5.</p> <p>The ramp must have slip resistance in accordance with the NCC Table D3D15 and AS 4586:2013.</p>	
5.2	Walkways, Ramps and Landings.	Circulation space to common areas, facilities and entrances of adaptable and LHA units.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of commercial units and to the dwellings.	In accordance with NCC Part D4D4(c) (ii) (A) provide a minimum space of 2070mm in the path of travel and 1540mm width at the end of a communal external walkway/ramp within 2m of the end of the walkway. A	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				space of 2070mm x 1540mm is to be relatively flat with a gradient no steeper than 1:40 and provided at the end of a walkway/ramp to enable a person in a mobility device to manoeuvre 180°.	
5.3	Walkways, Ramps and Landings.	Circulation space to common areas, facilities and entrances of Adaptable and LHA units.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of townhouses.	In accordance with NCC Part D4D4(c) (ii) (B) provide a minimum space of 2070mm in the path of travel and 1540mm width at intervals of a maximum of every 20m along a walkway or ramp. A space of 2070mm x 1540mm must be relatively flat with a gradient no steeper than 1:40 and provided at intervals to enable a person in a mobility device to manoeuvre 180° as mentioned above.	Yes.
5.4	Walkways, Ramps and Landings.	Walkways of 1:33-1:20 along a continuous accessible path of travel.	The walkways along a continuous access path of	If the pathway is classed as a 'Walkway' (with a gradient of 1:20 to 1:33) an extended	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			<p>travel must provide a safe path of access.</p> <p>Should a pathway have a moderate incline of 1:33-1:20 the surface abutting the side of the walkway must extend at the same grade for 600mm to prevent a person with a vision impairment stumbling on a surface which is at a different grade.</p> <p>The crossfalls must ensure adequate drainage to all areas including internal and external and ensure sufficient drainage to surfaces.</p>	<p>surface at the same grade abutting the side of the walkway is required, no less than 600mm. Alternatively a wall of 450mm high is required or handrail and kerb rail which complies with AS 1428.1:2009 Clause 10.2.</p> <p>Should a wall of 450mm be provided it should have colour luminance contrast with the adjacent surfaces.</p>	
5.5	Walkways, Ramps and Landings.	Requirements for landings associated with ramps and walkways.	The walkways and ramps must have landings to the top, bottom and at intermediate levels to provide resting platforms and circulation at doorways in accordance with AS 1428.1:2009 Clause 10.1.	The walkways and ramps must comply with AS 1428.1:2009 Clause 10.1. The landing/resting space must be located in accordance with AS 1428.1:2009 Clause 10.1. Accordingly, landings are required at all changes of	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				direction at the top and bottom of all walkways and ramps, and at pre-determined intervals according to walkway and ramp gradients. For 1:20 walkways a landing must be provided at intervals no greater than 15m. The landings must have a gradient no steeper than 1:40.	
5.6	Walkways, Ramps and Landings.	Handrails to ramps (and walkways where necessary).	The handrails must provide sufficient protection and support for people who are ambulant or in mobility device by means of a handrail and kerb rail.	A pathway is classified a ramp when it is steeper than 1:20 and accordingly handrails and kerb rails must be provided to comply in accordance with AS 1428.1:2009 Clause 12 and 1428.1:2009 Figure 19 and 29. The handrails must have a profile that complies with AS 1428.1:2009 Figure 29. The clear width between ramp handrails must be minimum 1000mm to comply with D2D8	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				of the National Construction Code and AS1428.1 2009. The heights of the handrail must be between 865-1000mm. The top and bottom of the ramp must have a 300mm horizontal extension. The handrails must terminate with a downturn at the handles of 180° at the beginning and end of the ramp. Alternatively, the handrail can be returned fully to an end post or wall face.	
5.7	Walkways, Ramps and Landings.	Warning Tactile Ground Surface Indicators (TGSIs) to Ramps.	Where used, TGSIs must have luminance contrast with the surrounding surface. This is to enable people with vision impairment to identify the location of TGSIs in accordance with AS:1428.4.1 2009 Clause 2.2. Accordingly, Stainless Steel TGSIs are not recommended as they do not	Provide warning TGSIs to the top and bottom of a ramp to comply in accordance with AS 1428.4.1:2009 Clause 2.3.3. The TGSIs should be setback 300mm 10+/- from the top and bottom of the ramp and also intermediate landings if the handrails are not continuous throughout the flight of the	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			provide sufficient luminance contrast when placed against concrete. Should Integrated TGSIs be incorporated (which are typically integrated within a tile), the tile can be a trip hazard if not installed correctly therefore they must not be applied directly on top of the substrate, the tile should be recessed so that it is flush with the substrate.	ramp. The TGSIs must have a minimum 30% luminance contrast with the surrounding surface (for integrated units) or 45% (For discrete units) or 60% (For composite units). The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1.	
5.9	Walkways, Ramps and Landings.	Step Ramps to comply in accordance with AS 1428.1: 2009 Clause 10.6	Ramps should not cause fatigue for older people or people with an ambulant disability.	Step ramps must be provided with a gradient no steeper than 1:10 and length no greater than 1900mm. Step ramps must be provided in accordance with AS 1428.1: 2009 Clause 10.6.	N/A
6.1	Stairways.	Stair handrails to all common and non-fire isolated stairways serving a change in level.	Handrails must be provided to all stairways to ensure stability for people who are ambulant, who	Stair handrails to common and non-fire isolated stairways must comply with AS1428.1:2009.	Capable of compliance.



Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			have a mobility impairment or vision impairment. The handrail profile must ensure a continuous passage of the hand along the handrail with no obstruction within a 270° arc of the handrail.	Handrails must comply with AS1428.1-2009. Clause 12 and Fig 29 (a) and (b). The heights of the handrail must be between 865-1000mm. All stairs must have extensions of the handrail of at least one tread from the last riser and an additional 300mm horizontally at the bottom. At the top the stairs must have a 300mm horizontal extension. The handrails must terminate with a downturn at the handles of 180° at the beginning and end of the stair. Alternatively, the handrail can be returned fully to an end post or wall face.	TBA at CC Stage.
6.2	Stairways.	All common and non-fire isolated stairways serving a change in level.	Handrails to both sides of stairways help prevent Loss of balance ascending or descending stairways.	Handrails must be provided on both sides of stairways that are required to comply with AS 1428.1:2009.	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				The clear width between stair handrails must be minimum 1000mm to comply with D2D8 of the National Construction Code and AS1428.1 2009.	
6.4	Stairways.	Stair nosing to all stairways serving a change in level.	Luminance contrast is required to all stair nosing so that they are clearly defined.	Bands of luminance contrast on stair nosing shall be in accordance with AS.1428.1 Clause 11.1 with a band of luminance contrast of 50-75mm wide. All stair surfaces such as nosing contrast, treads and landings must have slip resistance in accordance with the NCC Table D3D15 and AS 4586:2013.	Capable of compliance. TBA at CC Stage.
6.5	Stairways.	Warning Tactile Ground Surface Indicators (TGSIs) to all common and non-fire isolated stairways serving a change in level.	Where used, TGSIs must have luminance contrast with the surrounding surface. This is to enable people with vision	All stairs, except fire isolated stairs, must contain Warning TGSIs to the top and bottom of the stairway setback 300mm 10+/- from the	Capable of compliance. TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			impairment to identify the location of TGSIs in accordance with AS:1428.4.1 2009 Clause 2.2.	hazard. The TGSIs must have a minimum 30% luminance contrast with the surrounding surface (for integrated units) or 45% (For discrete units) or 60% (For composite units). The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1.	
7.1	Lifts.	Passengers lift serving a change of level.	The passenger lift must meet the requirements of the NCC part E3D7, E3D8 and E3D3.	The passenger lifts must comply with the <i>NCC part E3D7 Passenger lift types and their limitations</i> and <i>NCC part E3D8 Accessible features required for passenger lifts</i> .  Accordingly, the lift must comply with the following: <ul style="list-style-type: none"> <li>When the lift travels greater than 12m at least one Internal lift car size must be a minimum 1400mm x</li> </ul>	Capable of compliance.  Lift consultant to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p>2000mm (between linings) to accommodate a 600 mm wide x 2000 mm long x 1400 mm stretcher in accordance with NCC E3D3.</p> <ul style="list-style-type: none"> <li>• (if the lift travels less than 12m) Internal lift car size of 1100mm x 1400mm as a minimum (between linings) 1400mm x 1600 is preferred as best practice.</li> <li>• A low-rise platform lift must not travel more than 1000mm.</li> <li>• A low-rise, low-speed pressure lift must be enclosed if travel is more than 2m.</li> <li>• A clear opening of the doors must comply with AS</li> </ul>	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p>1735:12:1999 with a clear opening of at least 900mm.</p> <ul style="list-style-type: none"> <li>• Passenger protection system complying with AS 1735:12, (if the lift is to be provided with a power operated door).</li> <li>• Lift car and landing control buttons complying with AS 1735.12:1999.</li> <li>• Lighting in accordance with AS 1735.12:1999.</li> <li>• Handrail complying with the provisions of AS 1735.12:1999.</li> </ul> <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a</p>	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				light to signal that the call has been received.	
7.2	Lifts.	Passenger lifts serving a change of level.	A passenger lift must provide independent access by ensuring a person can operate the lift controls.	<p>The passenger lifts must comply with the <i>NCC part E3D7 Passenger lift types and their limitations</i> and <i>NCC part E3D8 Accessible features required for passenger lifts</i> as a minimum, which states the following:</p> <p><i>In an accessible building, every passenger lift must:</i></p> <p><i>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</i></p> <p>The constant pressure controls can be a barrier for people with a disability for reasons that they disadvantage people such as older people or people with impaired motor skills, or other hand impairment.</p>	Capable of compliance. Lift consultant to advise.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p>Consequently, these impairments may prevent a person from sustaining pressure on the controls during the journey. Therefore, automated controls that comply with AS 1735.12 and NCC part E3D7 and E3D8 are necessary, requiring only single activation with a reduced force of 2-5 Newton or if tactile symbols are located on the buttons a force of 3.5-5 Newton.</p> <p>The lifts must comply with all requirements of the NCC as applicable under Part E3.</p>	
8.1	Tactile Ground Surface Indicators (TGSIs).	Application of Warning TGSIs to distinguish the pedestrian pathway from the hazard of the carriageway at the same grade.	A hazard could exist for pedestrians with vision impairment on Six Avenue at the site boundary, if the car park driveway is at the same grade as the pedestrian	If the motorist view is blocked and the accessway and vehicular way are at the same grade, provide warning TGSIs setback 300mm +/-10mm from the vehicular accessway in	Capable of compliance.  TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			pathway and the view for the motorist is obstructed when appearing from the basement. Consequently, a blind person or a vision-impaired person could accidentally stray from the pathway into the path of an approaching vehicle.	accordance with Fig C12 AS 1428.4.1:2009 and Clause 2.5.	
9.1	Doorways.	The clear opening doorway widths to the principal entrance, secondary entrances, common areas and the doorways to adaptable, LHA and standard unit.	Insufficient clearance dimensions for wheelchairs, or prams at gates and doorways.	To comply with the NCC Part D4D3 All <u>doors</u> and <u>gates</u> to the commercial units, common areas, and entrance doors to the adaptable and LHA dwellings must have a clear opening width of at least 850mm. Accordingly the door schedule should indicate at least 920mm door leaves. To comply with the NCC Part D4D3 (5) a double door must have a clear opening width of 850mm to the active door leaf in accordance with AS1428.1:2009.	Capable of compliance.  TBC at CC Stage.



Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
9.2	Doorways.	Circulation space required to access the principal entrance, secondary entrances, common areas and the doorways to adaptable and LHA units.	Should insufficient circulation space exist for a user of a mobility device this could prevent independent access through doorways in both directions.	Provide circulation to ground floor common doorways and basement common doors. Provide doorway circulation space to the entries of adaptable and LHA units with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) to comply with AS 1428.1:2009 Clause 13 Fig 31 and 32. Provide landings at doorways with gradients no steeper than 1:40 in accordance with AS 1428.1:2009 Clause 10.1.	Capable of compliance.  TBC at CC Stage.
9.3	Doorways.	Door Handles to the principal entrance, secondary entrances, common areas and the doorways to adaptable and LHA units.	Ensure all doors can be opened or locked by a person with limited dexterity or a person who cannot grasp or twist their wrist. A door may be unable to be opened should the door be heavy or contain a door closer.	All doors forming part of a continuous accessible path of travel must have 'D' handles for people with a hand impairment or limited dexterity. The Door handles are to be in the height range of 900mm -1100mm from FFL	Capable of compliance.  TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				and must not exceed an opening force of 20N in accordance with AS1428.1:2009 clause 13.5.	
10.1	External Walkways and Corridors.	Circulation space to common areas and passenger lift entrances.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of the commercial units and dwellings.	In accordance with AS.1428.1 Clause 6.5.3 a clear circulation space of 2070mm length x 1540mm width must be provided outside the lift to allow for 90 -180°turn for a wheelchair user and also at the end of corridors to common areas.	Yes.
10.2	External Walkways and Internal Corridors.	Circulation space to common accessways such as pathways and corridors.	Any creation of an impediment, which does not provide a continuous access path of travel, may prevent independent access and the premises from being safely negotiated by people with disabilities.	In accordance with NCC Part D4D4(c) (ii) (A) and (B) Turning spaces requirement. It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling and at every 20m	Yes.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				intervals. Space required is width of 1540mm x 2070mm length (in the direction of travel) to enable a person in a mobility device to manoeuvre 180°.	
11.1	Customer Service Area - Reception.	Inbuilt fixtures and fittings should be suitable for a person using a wheelchair in accordance with AS.1428.2:1992.	A low height section to the reception counter incorporating adequate leg clearance in order to allow wheelchair users to access the reception counter should be provided.	In accordance with best practice. Provide to the lobby reception counter a low height Counter with an accessible section for a wheelchair user provided which is a minimum of 850mm wide and height of 850mm +/- 20mm high incorporating enough knee and footplate clearance with clearance of 820mm +/-20mm to the underside with a minimum knee recess depth of 600mm.	N/A
12.1	Hearing Augmentation.	In accordance the NCC Part D4D8 hearing augmentation should be provided where an in-	Hearing Augmentation will be particularly important given that the background noise of the building services.	If a lobby reception desk is screened, it must be provided with Hearing Augmentation such as an assistive listening	N/A.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
		built amplification system is provided at any reception desk where the public is screened from the service provider.	Hearing Augmentation is recommended if the reception desk is screened from the public.	<p>system such an Audio Frequency Induction Loop, infrared or radio transmission in accordance with NCC Part D4D8 (1)(c) and standard for Hearing Augmentation AS 1428.5:2021. Enough lighting of 150 lux should also be provided to the reception desk to provide enough illumination of the receptionist face for lip reading, which would benefit people with hearing Impairment.</p> <p>The International symbol for Deafness should also be displayed to the reception desk in accordance with AS 1428.5:2010 Clause 5.1.</p>	
13.1	Common Facilities.	Circulation space to common areas, facilities	Any creation of an impediment, which does not provide a continuous access	In accordance with the NCC D4D2(4)(b) Access must be provided to at least 1 of each	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
		and entrances of Adaptable and LHA units.	path of travel, may prevent independent access to common areas of the building from being safely negotiated by people with disabilities.	type of room or space for use in common by the residents of the building that the occupants normally use and adaptable unit and LHA dwellings.	
13.2	Common Facilities.	Access to the mailboxes.	<p>The mailboxes should have an accessible path of travel and sufficient manoeuvring space adjacent to the mailbox.</p> <p>The mailboxes must be at the correct height for a wheelchair user.</p>	<p>Provide a clear circulation space adjacent to the mailboxes of 2070mm x 1540mm width to allow a person in a mobility device to complete a 180° turn. Provide the 2070mm x 1540mm space on a hard ground surface with a maximum gradient of 1:40. Make provision for mail to be retrieved from a location inside property boundary.</p> <p>In accordance with best practice the mailboxes should be located at a height which complies with AS 1428.2:1992.</p>	Yes.
14.1	Luminance Contrast.	Luminance contrast to the surface of the floors,	Blade walls and retaining walls protruding along the	To comply with best practice the floors and retaining walls	Capable of compliance.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
		walls, blade walls and columns.	paths of travel could present a hazard to a person with vision impairment.	should contrast in luminance of 30% with the adjacent surfaces. Luminance contrast of 30% should also be provided to tyre stops, where these are provided.	TBC at CC Stage.
15.1	Sanitary Facilities - Accessible WC.	Where two or more accessible unisex toilets are provided in a building, the number of left- and right-hand mirror image facilities must be provided as evenly as possible.	Should there be no availability of alternate unisex accessible sanitary facilities, with a combination of left and right grabrail combinations, this may present a barrier to a person who is hemiplegic and transfers to the WC pan from one side.	In accordance with the NCC Part F2.4 (g) where two or more of each type of accessible unisex facility are provided, the number of left and right-handed mirror image facilities must be provided as evenly as possible.	Yes
15.2	Sanitary Facilities - Unisex Accessible WC.	The layout to the Sanitary facility to the commercial units & COS roof top accessible Sanitary facility.	Should there be insufficient circulation space and non-compliant fixtures & fittings at the sanitary facility this may prevent a user of a mobility device from being able to access the Accessible WC.	The sanitary facility to the ground floor commercial units & COS roof top accessible Sanitary facility must be designed to comply with AS1428.1:2009 Clause 15 Figure 43 and Figure 52 as a minimum, allowing extra space	Capable of compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				for the incorporation of a washbasin, which must not encroach into the required circulation space of 2300mm x 1900mm by a distance greater than 100mm. Fixtures and fittings for the accessible sanitary facility must comply with AS1428.1:2009 Clause 15.	
16.1	Signage.	Signage to Accessible Sanitary facilities.	Signage to indicate an Accessible WC must have Braille and tactile characters, which are placed in an accessible position.	The unisex accessible sanitary compartment for people with disabilities must be identified by the International Symbol of Access, characters and provided with luminance contrast as specified in AS.1428.1:2009 Clause 8.1 and 8.2 The signage to the unisex accessible sanitary facility should be applied to the latch side of the door a distance 50mm - 300mm. Ensure	Capable of compliance. TBC at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p>signage identifies the facility as a left- hand transfer.</p> <p>The requirements of Braille characters and position must comply with the NCC Specification 15-Braille and tactile signs.</p> <p>The height from FFL of the braille and tactile text component of the signage is to be within the range band of 1250-1350mm.</p>	
16.2	Signage.	Wayfinding Signage to Accessible parking and other common areas and facilities.	The accessible parking space, lifts, stairs, and common facilities etc, should be clearly defined with Wayfinding signage.	Directional wayfinding signage in accordance with AS.1428.1 Clause 8 should be provided at key decision points to indicate the designated accessible parking for a person with a disability for a person with a disability and other common areas.	Capable of compliance. TBC at CC Stage.
16.3	Signage.	Signage to Fire Exits.	Signage to emergency exits must convey information for	Signage must be provided in both Braille and tactile characters complying with NCC	Capable of compliance.



Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			people with vision impairment.	Specification 15- Braille and tactile signs to identify each door required by E4D5 to be a required exit. The signage should be provided to the latch side of the fire exit door.	TBC at CC Stage.
17.1	Emergency Egress.	Emergency egress for people with disabilities.	Consideration must be given to egress for people who use wheelchairs or have mobility impairment.	An Emergency Plan, which includes people with disabilities in accordance with AS3745 – Planning for Emergencies should be considered as best practice.	Capable of compliance. TBC at CC Stage.
17.2	Emergency Egress.	Emergency egress general.	The travel distances in relation to the occupancy and class of the building must be considered in accordance with the Premises Standards Performance Requirements DP4 and DP6.	This performance requirement must be achieved, therefore confirmation from a Certifier must be provided regarding the travel distances to a required exit or exits.	Capable of compliance. TBC at CC Stage.

## Checklist Report of Adaptable Dwellings for 1-3 Gondola Rd, North Narrabeen, NSW, 2010.

### Introduction:

This Checklist Report is for the purpose of our client to prioritise and recommend actions to be undertaken in accordance with the Adaptable Housing Standard AS 4299:1995 Class 'C' as specified by the Pittwater 21 Development Control Plan in Section C clause C1.9 requirement for 20% of dwellings to be provided as adaptable units.

Obvius Access was commissioned to provide a Checklist Report for adaptable dwelling units 105, 106 and 205. This makes a total of 3 adaptable units out of 12 which equates to 25% adaptable units. Accordingly, a checklist is required to meet the criteria of an Adaptable House 'Class C', which is the minimum level required to meet the criteria of an Adaptable House - incorporating all Essential Features.

Accordingly, this section of the report is specific to the adaptability requirements of the aforementioned dwellings. The information in this report is only relevant to the referenced drawings in this project and is not transferable to other projects. Project Drawings/Details Referenced.

**Note:** The objective of the reference TBA at CC Stage (to be advised at construction stage) as listed in the compliant column is to provide the DA Assessment Panel the assurance that the compliance requirements are recognised and must be an essential part of the post DA submission as part of the Design Development process and will be implemented prior to the construction stage (CC) submission.

- Access Report – Section 2 Adaptable Dwelling**

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
1	Drawings.	2.3	Provision of drawings showing dwelling in its pre-adaptation and post – adaptation stages.	Drawings are to show Adaptable units in pre and post-adaptation stages.	Yes.
2	Siting.	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	Demonstrate a continuous accessible path of travel from street frontage and car park.	Yes.
3	Letterboxes in Estate Development.	3.8	Letterboxes to be on hard standing area connected to accessible pathway.	Mark location of letterboxes on the plans that are linked to the adaptable unit via an accessible path of travel. Ensure that the letterbox is lockable.	Yes
4	Car Parking Space (Visitors).	3.7.2	The car parking space must be at least standard size in accordance with AS 2890.1.	A visitor car parking space is available in one of the visitor spaces at the basement carpark.	Yes.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
5	Car Parking Space (Residents).	3.7.2	The car parking spaces for adaptable units must comply with AS4299:1995 and AS.2890.6 in accordance with Canterbury Development Control Plan 2012	<p>The accessible car parking spaces for adaptable units comply with AS 2890.6 in accordance with the Pittwater 21 Development Control Plan in Section C clause C1.9 Accordingly, a space of 2400mm x 2400mm must be provided in front of the space. The designated and shared space should be level at a gradient of 1:40.</p> <p>The resident car parking is not required to display the International Symbol of Access. The accessible parking space should ideally be located at the closest point to the lift. Sufficient height <u>of at least</u> 2200mm must be provided to the garage entrance and leading to the adaptable space.</p>	<p>Yes.</p> <p>Yes.</p>

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
				<p>A minimum height of 2500mm is required directly above the car parking space to enable a roof mounted hoist to be deployed to unpack a roof mounted wheelchair.</p> <p>Note that in accordance with best practice the car park entry and roof height should be 2400mm with 2350mm height warning bars.</p>	Capable of compliance. TBC at CC Stage.
6	Accessible Entry.	4.3.1	Accessible Entry.	The dwelling entry doorway must have a clear opening width of a minimum of 850mm. Accordingly; the door schedule should indicate 920mm doors as a minimum for the front gate and door.	Yes.
7	Accessible Entry.	4.3.2	Threshold to be low-level.	The entry point to the doorways to the adaptable dwelling must be level, alternatively if there is a raised threshold or step a Ramped Threshold is required, which complies with AS 1428.1.	Yes.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
8	Accessible Entry.	4.3.2	Landing to enable wheelchair manoeuvrability.	Ensure access is provided to the dwelling terraces and balconies for all people including people with mobility devices. Should there be a threshold which exceeds 3mm a threshold ramp must be provided, which complies with AS 1428.1:2009 Clause 10.5.	Capable of compliance. TBC at CC Stage.
9	Accessible Entry.	4.3.1	Accessible entry door to have 850mm minimum clearance.	Refer to Item 6.	Yes.
10	Accessible Entry.	4.3.4	The accessible entry to contain 'D' lever door handles.	Provide evidence of 'D' lever door handles used for the entrances.	Capable of compliance. TBC at CC Stage.
11	Interior: General.	4.3.3	Internal Doors to have 820mm clearance throughout.	All internal doors are to have a clear opening width of at least 820mm, which meets this requirement (AS4299). The front entrance is to have 850mm clear opening width.	Yes.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
				Provide an 820mm clear opening width to all internal doors (i.e. door leaf of 870mm).	
12	Interior: General.	4.3.7	Internal corridors min. width of 1000mm.	Any internal corridors or enclosed internal spaces require a clearance of at least 1000mm.	Yes.
13	Interior: General.	4.3.7	Provision for compliance with AS 1428.1 for door approaches.	Circulation space is to be provided to all doorways in such cases as swing doors and sliding doorways with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	Capable of compliance. TBC at CC Stage.
14	Living Room & Dining Room.	4.7.1	Provision for circulation space of min. 2250mm diameter.	Indicate circulation diameters of 2250mm on plans, which is clear of indicative furniture shown in the Kitchen/Living Rm areas.	Yes.
15	Living Room & Dining Room.	4.7.4	Telephone adjacent to GPO.	Provide telephone outlet in the living-dining area, which is adjacent to a GPO.	Capable of compliance. TBC at CC Stage.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
16	Living Room & Dining Room.	4.10	Potential illumination level min 300 lux.	The lighting and power reticulation shall ensure that these lux levels can be achieved without rewiring.	Capable of compliance. TBC at CC Stage.
17	Kitchen.	4.5.2	Minimum width 2.7m (1550mm clear between benches).	Indicate a dimension of at least 1550mm in front of kitchen benches.	Yes
18	Kitchen.	4.5.1	Provision for circulation at doors to comply with AS 1428.1.	Circulation space is to be provided to kitchen doorways (where provided) in such cases as swing doors and sliding doorways with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	Capable of compliance. TBC at CC Stage
19	Kitchen.	4.5.5	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750mm to 850mm or replaceable. (Refer to AS 4299:1995 Figure 4.9).	Provide at least one section of kitchen work surface, which is 800mm length with an adjustable height within the range of 750mm-850mm or replaceable.	Capable of compliance. TBC at CC Stage.



Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
20	Kitchen.	4.5.5	Refrigerator adjacent to work surface.	The refrigerator is to be positioned so that it is located next to a work surface for set down of contents.	Yes
21	Kitchen.	4.5.6	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable. (Refer to AS 4299:1995 Figure 4.9).	Provide the sink unit with a minimum dimension of 800mm in length. The sink should be shown in post adaptation stage with adjustable section a minimum of 800mm in length.	Capable of compliance. TBC at CC Stage.
22	Kitchen.	4.5.6	Kitchen sink bowl max. 150 mm deep.	Show a sink unit with a 150mm deep sink.	Capable of compliance. TBC at CC Stage.
23	Kitchen.	4.5.6(e)	Tap set lever handles or lever mixer.	Provide lever taps which comply with AS 1428.1:2009.	Capable of compliance. TBC at CC Stage
24	Kitchen.	4.5.6 (e)	Tap set located within 300mm of front of sink.	Provide lever taps control within 300mm from front of the sink.	Capable of compliance. TBC at CC Stage.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
25	Kitchen.	4.5.7	Cooktops to include either front or side controls with raised crossbars.	Provide cooker controls as indicated.	Capable of compliance. TBC at CC Stage.
26	Kitchen.	4.5.7	Cooktops to include isolating switch.	Provide cooktop isolating switch as indicated.	Capable of compliance. TBC at CC Stage.
27	Kitchen.	4.5.7	Work surface min. 800 mm length adjacent to cooktop at same height.	Provide worktop, which is 800mm in length and located adjacent to the cooktop.	Capable of compliance. TBC at CC Stage.
28	Kitchen.	4.5.8	Oven located adjacent to an adjustable height or replaceable work surface.	Provide a worktop that is 800mm in length and located adjacent to the oven. The worktop must be adjustable in height or replaceable.	Capable of compliance. TBC at CC Stage.
29	Kitchen.	4.5.11	GPOs to comply with AS.1428.1. At least one double GPO within 300mm of front of work surface.	Provide a double GPO to the kitchen that is within 300mm reach of the front of the work surface and located at a height of 900mm-1100mm high.	Capable of compliance. TBC at CC Stage

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
30	Kitchen.	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	Provide the GPO in an easily reachable location when the refrigerator is in the operating position. The GPO should ideally be located 500mm from an internal corner and no less than 600mm from the floor with 1000mm preferred.	Capable of compliance. TBC at CC Stage
31	Kitchen.	4.5.4	Slip-resistant floor surface.	List floor materials/finishes in the schedule of finishes, which comply with AS 4586. A certificate of test and compliance will be required after construction.	Capable of compliance. TBC at CC Stage
32	Main Bedroom.	4.6.1	One bedroom of area sufficient to accommodate queen size bed (i.e.2030mm x 1530mm) and wardrobe and circulation space requirements of AS 1428.2.	The adaptable bedroom must have clearance of at least 1500mm at the foot of the bed and 1000mm - 1200mm to the sides of the bed. Alternatively provide 1500mm clearance to the side of the bed and minimum of 1000mm -1200mm at the foot of the bed.	Yes.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
33	Bathroom.	4.4.1	Provision for bathroom area to comply with AS 1428.1.	<p>WC Pans, washbasins and showers must be provided without major plumbing changes.</p> <p>The shower and WC pan are to be located adjacent to each other.</p> <p>The bathroom width should allow for the provision for WC pan circulation of 1900mm with the shower seat in the folded-up position and bathroom length is recommended to be at least 2700mm to incorporate an accessible washbasin. Accordingly, the shower seat must be placed outside the required circulation space required for a WC pan to comply with AS 1428.1:2009</p>	Yes

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
34	Bathroom.	4.4.2	Slip-resistant floor surface.	List floor materials/finishes in the schedule of finishes that comply with AS 4586.	Capable of compliance. TBC at CC Stage.
35	Bathroom.	4.4.4(f)	Shower recess- no hob. Minimum size 1160mm × 1100mm to comply with AS 1428.1.	The shower compartment is to be size of 1160mm x 1100mm with shower waste of 80mm diameter. Note shower seat is not required.	Capable of compliance. TBC at CC Stage.
36	Bathroom.	4.4.4 (f)	Shower area waterproofed to AS 3740 with floor to fall to waste.	Falls will be indicated on the drawing to the shower waste. The shower is to be waterproofed to comply with AS 3740.	Capable of compliance. TBC at CC Stage.
37	Bathroom.	4.4.4 (f)	Recessed soap holder.	Provide the shower with a recessed soap holder.	Capable of compliance. TBC at CC Stage.
38	Bathroom.	4.4.4 (f)	Shower taps positioned for easy reach to access side of shower sliding track.	Show elevation of shower, which will show hobless shower and shower heads and taps in accordance with AS 1428.1:2009.	Capable of compliance. TBC at CC Stage.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
39	Bathroom.	4.4.4 (h)	Provision for adjustable detachable hand held shower rose mounted on a slider grabrail or fixed hook (Plumbing and wall - strengthening provision).	Indicate evidence on elevation of strengthened walls to allow for secure fixing.	Capable of compliance. TBC at CC Stage.
40	Bathroom.	4.4.4(h)	Provision for grabrail in shower to comply with AS 1428.1. (Refer to AS 4299:1995 Figure 4.6).	Indicate evidence on elevation of strengthened walls to allow for secure fixing to the areas identified.	Capable of compliance. TBC at CC Stage.
41	Bathroom.	4.4.4 (c)	Tap sets to be capstan or lever handles with single outlet.	Show a washbasin with the specified lever taps to indicate a 300mm reach to centre of tap or lever handle.	Capable of compliance. TBC at CC Stage.
42	Bathroom.	4.4.4(g)	Provision for washbasin with clearances to comply with AS 1428.1. Fig 46.	Washbasins need to be provided without major plumbing changes.	Capable of compliance. TBC at CC Stage
43	Bathroom.	4.4.4 (d)	Double GPO beside mirror.	Indicate Double GPO beside the mirror either on plans or elevations.	Capable of compliance. TBC at CC Stage.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
44	Toilet.	4.4.3	Provision of either 'visitable toilet' or accessible toilet.	The toilet is to be provided without major plumbing changes. Accordingly, the centreline of the WC is to be set out 450mm-460mm from the side wall. The front of the toilet pan is to be 800mm from the back wall.	Yes.
45	Toilet.	4.4.1	Provision to comply with AS.1428.1.	Indicate required door circulation to the toilet.	Yes.
46	Toilet.	4.4.4(h)	Provision for grab rail zone. (Refer to AS 4299:1995 Figure 4.5).	Strengthened walls to allow for provision of grabrail fixing. Grabrails not required to be installed.	Capable of compliance. TBC at CC Stage.
47	Toilet.	4.4.2	Slip resistant floor surface (vitreous tiles or similar.	List floor materials/finishes in the schedule of finishes, which comply with AS 4586.	Capable of compliance. TBC at CC Stage.
48	Laundry.	4.8	Circulation at doors to comply with AS.1428.1.	The approach to the laundry area containing washing machine is to be in accordance with AS 1428.1-2009 Clause 13.3.	Yes.

Item No	Room/Item	Clause AS 4299	Required Compliant Features	Action Required	Checked Compliant
49	Laundry.	4.8 (e)	Provision for automatic washing machine.	Maintain at least 1550mm in front or beside appliances such as the Washing Machine.	Yes.
50	Laundry.	4.8 (a)	Where a clothes line is provided, an accessible path of travel must be provided to the cloths line.	Indicate position of clothes line on plans and path of travel to the clothes, which will not include a step.	N/A
51	Laundry.	4.8 (g)	Double power outlet.	Indicate GPO on the plans or in the elevations	Capable of compliance. TBC at CC Stage.
52	Laundry.	4.9.1	Slip-resistant floor surface.	Refer to Item 31.	Capable of compliance. TBC at CC Stage.
53	Door Locks.	4.3.4	Door hardware operable with one hand, located 900–1100 mm above floor.	Provide ‘D’ lever handles, which are compliant with AS 1428.1:2009. The Door handles are to be in the height range of 900mm -1100mm from FFL.	Capable of compliance. TBC at CC Stage.



## Checklist Report of the LHA Dwelling for 1-3 Gondola Rd, North Narrabeen, NSW, 2010.

### Introduction:

This checklist report is for the purpose of our client to prioritise and recommended actions to be undertaken in accordance with the Livable Housing Guidelines Fourth Edition Silver Level to meet the requirements of Universal Housing Design

Obvius Access was commissioned to provide a Checklist Report for a total of three Universal Design Livable Housing Design (LHA) silver level units namely numbers 105, 106 and 205 (which also include AS 4299:1995 Class 'C' design). In this case the adaptable units are also counted as Livable / LHA Silver level unit in which case the below requirements apply in addition to the AS4299 requirements.

Accordingly, a checklist is required to meet the criteria of a Universal design Dwelling to comply with LHA Guidelines Silver Level as specified by the SEPP 65 ADG 4 Q (1)-Design guidance benchmark of 25% of the total number of apartments.

**Note:** The objective of the reference TBA at CC Stage (to be advised at construction stage) as listed in the compliant column is to provide the DA Assessment Panel the assurance that the compliance requirements are recognised and must be an essential part of the post DA submission as part of the Design Development process and will be implemented prior to the construction stage (CC) submission.

- **Access Report- Section 3** Universal design Dwelling - LHA Silver Level

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
1	Drawings.	Layout.	Provision of drawings showing dwelling complying with LHA Silver Level.	Drawings must show visitability and LHA Silver Level compliance.	Yes
2	Siting.	Access.	A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.	Demonstrate a continuous accessible path of travel from street frontage and car park, which complies with AS 1428.1:2009.	Yes
3	Car Parking Space.	Car Parking Space.	The car parking space for a visitable unit should comply with LHD Guidelines Silver Level if. The parking also does not form part of the dwelling entrance.	The Silver level parking does not form part of the dwelling entrance and is therefore not required to Silver level dimensions.	Yes.
4	Access to the entrance.	Ground Floor Principal Entrance.	At least one, level (step-free) entrance into the dwelling.	Access to the entrance of the dwelling is step-free complying with AS 1428.1:2009. An area of 1200mm x 1200mm is also recommended on the external side and internal side of the doorway entrance.	Yes.

\*This Access Report is a review of the accessibility of premises/buildings and good, services and facilities, identifying physical barriers to access to premises (buildings) against predetermined criteria. The report should always be used with reference to such criteria as the Building Code of Australia/National Construction Code, The Disability (Access to Premises – Buildings) Standards 2010 and all pertaining standards.

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
				The clear opening width to the principal entrance should be 850mm in accordance with best practice.	
5	Access to internal doors and corridors.	Internal circulation.	Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.	The clear opening width of all entry level doorways are to be a minimum of 820mm, with a level threshold not exceeding 5mm and internal corridors should be a minimum of 1000mm wide.	Yes.
6	Access to the toilet door from the entrance	Ground Floor or (Entry Level) Internal Space.	A toilet on the ground (or entry) level that provides easy access.	<p>A toilet is provided at entry level.</p> <p>The toilet on the ground level provides a minimum clear width of 900mm and a minimum 1200mm clear circulation space in front of the toilet pan, which is clear of a doorway or fixture.</p> <p>The toilet pan is located in the corner of the room to enable the</p>	Yes.

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
				installation of grabrails in the future.	
7	Toilet Door.	Ground Floor or (Entry Level) WC	Internal doors must have 820mm clear opening width throughout the dwelling.	The internal door to the WC must have a clear opening width of at least 820mm, to comply with the LHA Guidelines Silver Level.	Yes.
8	Access to the shower.		A bathroom that contains a hobless (step-free) shower recess.	A hobless (step-free) shower recess is provided. The shower screen must be easily removed at a later date.  The shower should be located in the corner of the room to enable the installation of grabrails at a later date.	Capable of compliance. TBC at CC Stage.
9	Bathroom and Toilet Walls.	Bathroom and Toilet.	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.	Drawings should indicate noggins or sheeting provisions in accordance with LHA Guidelines Silver level for Toilet, Bath [If Provided] and Shower. Compliance is achieved by providing Strengthened walls in	Capable of compliance. TBC at CC Stage.

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
				accordance with adaptable standard.	
10	Stairways in dwellings.	Internal Stairways.	Stairways in dwellings must feature a continuous handrail on one side of the stairway where there is a rise of more than 1m.	Provide a continuous handrail to one side of the dwelling stairway.	N/A

### Conclusion

This DA Access and Adaptability Housing Report is an assessment to which I conclude that I am satisfied that the proposal can achieve compliance with the NCC, Premises Standards and pertaining standards, Adaptable Housing Standard AS 4299:1995, Universal Design LHA Guidelines Silver level, Pittwater 21 Development Control Plan and SEPP 65 ADG 4 Q (1). Accordingly, elements in this report will cover requirements relative to access pathways, common areas, and adaptable housing for people with disabilities.

John Bedwell

Director

**Accredited Member 382 Association of Consultants Access Australia (ACAA)**

Date 21.10.2024.



ACAA Accredited Member **382**- NDIS SDA Accredited Assessor No **SDA00042**- Changing Places Assessor Registration No **CP047**- LHA Design Guideline Assessor Registration No **20258**

Obvius Access | Office +1800 952 311 | M: 0414305303 | CG21, Garden House, 810 Elizabeth St, Waterloo, NSW, 2017 | W: [accessconsultant.com.au](http://accessconsultant.com.au) | E: [John.Bedwell@Obviusaccess.com](mailto:John.Bedwell@Obviusaccess.com)

## Disclaimer

Due care has been taken by Obvius Access in preparing this DA Access Report. The consultant believes the contents to be fair and accurate. Obvius Access does not accept responsibility or liability for the results of specification taken on the basis of this information nor for any errors or omissions. The points raised are specific to the current status and may need to be evaluated further as the design develops.

Legal issues in the area of disability and anti-discrimination law are in a constant process of change. In addition, changes are occurring in relation to the Australian Standards relating to disability access. Due reference should be given to these and other relevant Standards.

From June 2015 the Disability (Access to Premises – Buildings) Standards is currently undergoing a review by the Department of Industry and Science, in conjunction with Attorney – General’s Department in preparation for a report for Ministerial consideration by the 1 May 2016. Therefore, due reference should be given to any potential amendments to the Premises Standards following this review.

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