ACCESS LINK CONSULTING

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ACCESSIBILITY COMPLIANCE REPORT

For DA Application

Project Address:	45-45a Oaks Ave, Dee Why NSW	**Issue No:**	B
Prepared For:	Amersfoot Investment Group P/L	**Issue Date:**	24/05/2024
		Report No:	DA-24056

Report Register:

The following report register documents the development and issue of this report as undertaken by Access Link Consulting Pty Ltd

Report No.	Issue No.	Issue Date	Report Details
DA-24056	A	23/05/2024	DRAFT Issue
DA-24056	B	24/05/2024	Issue for DA

1.0 - Report Purpose:

This assessment has been undertaken to the necessary level to issue a DA "Development Application" under the environmental planning and assessment Act. based on the information provided.

The subject project achieves the spatial requirements to provide access for people with disability under the relevant standards and codes, it is required that a detailed assessment to be undertaken covering but not limited of internal fit-out, details for stairs, ramps, finishes, amenities and other features to occur at CC "Construction Certificate" stage.

By adopting the recommendation set in this report, compliance with the report basis will be achieved and equable and dignified access for all users of the building/facility will be provided.

2.0 – Project Description and Use:

The proposed project consists of a total of 12 residential units over a basement parking. A mix of units are provided as follow;

- One bedroom units – 3 units
- Two bedroom units – 8 units
- Three bedroom units – 1 units

3.0 – Project Classification:

This accessibility compliance report for a proposed building with classification as set below:

- Class 2
- Class 7a

Note: The classification/s above is our understating of the relevant BCA classification/s. BCA consultant/certifier must confirm and determine the BCA classifications.

4.0 – Report Basis:

This report is based in the context of:

- National Construction Code 2022 Volume One – Building Code of Australia (BCA).
  - D1P1, D1P2, D1P8, D1P9
  - E3P4
  - F4P1
  - Parts of D1, D4, E3 and F4
- AS 1428.1 – 2009
- AS 1428.4.1 – 2009
- AS 2890.6 – 2009
- AS 4299 – 1995
- AS 1735.12 – 1999
- Disability (Access to Premises-Building) Amended Standards 2010
- Australian Human Rights Commission's Guidelines on application of APS version 2.
- Livable Housing Australia's Livable Housing Design Guidelines – Fourth Edition

5.0 – Assessed Drawings:

Drawing No.	Drawing Title	Issue	Issue Date
A1001	Basement Plan	B	23/05/2024
A1002	Ground Floor Plan	B	23/05/2024
A1003	First Floor Plan	B	23/05/2024
A1004	Second Floor Plan	B	23/05/2024
A1005	Third Floor Plan	B	23/05/2024
A1006	Roof & COS Plan	B	23/05/2024
A3004	Pre-Post Adaptable & Silver	B	23/05/2024

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7.3 The client acknowledges the following:

7.3.1 This report is solely for the purpose of reviewing, identifying and advising on Access issues/Access related provisions of the BCA.

7.3.2 This report does not identify or cover any information, compliance matters or issues that are related to other services associated to this project.

The client is aware that it is the architect's responsibility to coordinate and check all services against the information and requirements provided in this report to ensure that compliance has been met and achieved.

7.3.3 This report does not identify or cover any information, compliance matters or issues in relation to the construction stage of this project.

The client is aware that it is the builder's responsibility to coordinate and check that all the information and requirements provided in this report are met and achieved during the construction stage of this project.

7.3.4 This report does not identify or cover checks for:

a) Slip resistance in surfaces such as set areas, parking areas, common spaces or stairs; and/or,

b) Wall reinforcement once the walls have already been constructed.

The client is aware that it is the builder's responsibility to ensure that the requirements are met as per AS 1428.1, AS 4299, AS 2890, AS 3661, AS 4586 and any other relevant codes that may arise.

7.3.5 Our Report does not assess compliance matters related to the following:

a. Work, Health and Safety;
b. Structural design;
c. Service Design; and/or,
d. Parts of the Disability Discrimination Act other than those that relate to the APS, Parts of BCA or Parts of AS other than those directly referenced in our Report.

7.3.6 Access Link Consulting Pty Ltd does not guarantee or warrant that our Report is correct or complete and will not be liable for any losses arising from the reliance upon or use of our Report.

7.3.7 Should the Client engage services with another certifier or access consultant, we are not liable if that certifier or access consultant comes to a different conclusion in their report.

7.4 Access Link Consulting Pty Ltd is therefore not liable for any other services that are associated to this project.

7.5 Except as required by law, Access Link Consulting Pty Ltd is not liable for any inaccurate or incorrect information in this report supplied by SAI Global Ltd.

7.6 This document/report is based on the classification of this project and the drawings set out in Clause 6.0 of this report. In the event that changes are made to the classification or drawings, this report will be deemed invalid and will be required to be updated accordingly.

Yours Sincerely,

Assessed by

Rami Shakour
Managing Director
ACA No. 488

Peer Reviewed by

Jessica Bechara
Associate Access Consultant
ACA No. 809

Checklist Assessment
Related to the Requirements Set in the BCA

The extract clauses from the NCC 2022 Volume 1 – BCA below to be read in full format as set in the National Construction Code 2022 Volume 1 – Building Code of Australia.

ADR: Additional Details Required **N/A:** Not Applicable **C:** Capable of Compliance

Part D4 – Access For People With Disability

D4D2 General Building Access Requirements	ADR	N/A	C
Buildings and parts of buildings must be accessible: **Class 2** I. From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units. II. To the entrance doorway of each sole-occupancy unit located on that level. III. To and within **not less than 1** of each type of room or space for use in common by the residents. IV. Where a floor is accessed via an AS 1428.1 Ramp or passenger lift, all entrance doors to sole occupancy units and common spaces used by residents located on the levels served by the lift or ramp. **Reference: Figure 1, Figure 2, Figure 3, Figure 4** **Notes: Capable of compliance at the CC stage – There are 2x Common Open Spaces Located on the third floor, the first one provides a step-free continuous accessible path of travel and the second one is accessible by means of stairs.**	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	✓ ✓ ✓ ✓
Class 7a • To and within any level containing accessible car parking spaces.	☐	☐	✓

D4D3 Access To Buildings	ADR	N/A	C
(a) Access way must be provided to a building; I. From the main points of a pedestrian entry at the allotment boundary II. From another accessible building connected by a pedestrian link III. From any required accessible car parking space on the allotment **Reference: Figure 6, Figure 7, Figure 9, Figure 11, Figure 12, Figure 13, Figure 14** **Notes: Capable of compliance at the CC stage**	☐ ☐ ☐	☐ ✓ ☐	✓ ☐ ✓
(b) In a building required to be accessible, I. an accessway must be provided through the principal pedestrian entrance, II. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and III. in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance. **Notes: The main pedestrian entrance is accessible**	☐ ☐ ☐	☐ ✓ ✓	✓ ☐ ☐
(c) Where a pedestrian entrance required to be accessible has multiple doorways— I. if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; II. if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible	☐ ☐	✓ ✓	☐ ☐
(d) Access way must have a clear opening of 850mm in accordance with 1428.1 **Reference: Figure 23** **Notes: Capable of compliance at the CC stage**	☐	☐	✓

D4D4 Access To Buildings	ADR	N/A	C
(a) every ramp and stairway must comply with; I. For a ramp, clause 10 of AS 1428.1 II. For a stairway, clause 11 of AS 1428.1 III. For a fire isolated stair, clause 11.1(f) and (g) of AS 1428.1 **Reference: Figure 4, Figure 5, Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14, Figure 15** **Notes: Capable of compliance at the CC stage**	☐ ☐ ☐	☐ ☐ ☐	✓ ✓ ✓

(b) every passenger lift must comply with E3D7 and E3D8 **Notes: Can be complaint at CC stage – This has been assessed in further detail in Part E3 further in this report**	☐	☐	✓
(c) access ways must have; I. Passing spaces complying with AS 1428.1 II. Turning spaces complying with AS 1428.1 i. Within 2m of the end of access ways where it is not possible to continue. ii. at maximum 20m intervals along the access way **Reference: Figure 1, Figure 2, Figure 3** **Notes: Capable of compliance at the CC stage**	☐ ☐ ☐	☐ ☐ ✓	✓ ✓ ☐
(d) an intersection of access way satisfies the spatial requirements for a passing and turning space **Reference: Figure 1** **Notes: Capable of compliance at the CC stage**	☐	☐	✓
(e) a passing space may serve as a turning space **Reference: Figure 1** **Notes: Capable of compliance at the CC stage**	☐	☐	✓
(f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in class 5, 6, 7b or 8 I. Containing not more than 3 storeys and II. With a floor area for each storey, excluding the entrance storey, of not more than 200m²	☐	✓	☐
(g) Clause 7.4.1(a) of AS 1428.1 does not apply. Replaces with pile thickness not exceeding 11mm and carpet backing thickness not exceeding 4mm **Notes: Notes to be added to the plans, capable of compliance at the CC stage**	☐	☐	✓
(h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively **Notes: Notes to be added to the plans, capable of compliance at the CC stage**	☐	☐	✓
Slip Resistance Requirements as per the BCA BCA table D3D15 has the following slip resistance requirements/classification when tested in accordance with AS4586 **Table D3D15: Slip-resistance classification** **Notes: Can be compliant at CC stage – the builder must provide a certificate stating that the slip resistance of all surfaces complies with the above table D3D15 when tested in accordance with AS4586**	☐	☐	✓

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or *landing* surface	P3 or R10	P4 or R11
Nosing or *landing* edge strip	P3	P4

D4D5 Exemptions	**ADR**	**N/A**	**C**
Areas are not required to be accessible; (a) when access is not inappropriate because of particular purpose for which the area is used (b) an area which poses a health or safety risk for people with disability (c) path of travel providing access only to an area exempt by (a) or (b) **Reference:** **Notes: areas such pump room, bun tug room, plant room and the like, are not required to be accessible.**	☐	☐	✓

D4D6 Accessible car parking	ADR	N/A	C
(a) Accessible parking spaces must be provided; I. Class 7a required to be accessible II. A car parking area on the same allotment as a building required to be accessible	☐	☐	✓
(b) Not required in class 7a where a parking service is provided and direct access to any of the car parking spaces is not available to the public.	☐	✓	☐
(c) must comply AS/NZS 2890.6	☐	☐	✓
(d) need not be identified with signage 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. **Reference: Figure 22** **Notes: A total of "2" adaptable parking spaces are required and has been provided in accordance with AS2890.6**	☐	☐	✓
Class 2 building There are no requirements set under the BCA for class 2 building, however, Northern Beaches Council – Warringah DCP states that a total of 10% of dwellings shall be adaptable: **Requirements** 9. Where a development comprises at least five (5) dwellings, 10% (rounded up to next whole number) of dwellings shall be capable of being adapted (Class C) under AS4299 **Notes: The proposed development has a total of "12" units, therefore, a total of "2" Adaptable units is required and have been provided**	☐	☐	✓

D4D7 Signage	ADR	N/A	C
(a) braille and tactile signage must incorporate the international symbol of access or deafness in accordance with AS 1428.1 and identify: I. sanitary facility (except within a sole-occupancy unit in a Class 1b or Class 3 building)	☐	✓	☐
II. Space with a hearing augmentation system.	☐	✓	☐
III. Identify each door required by E4D5 with an exit sign which states: "Exit" and "Level" followed by (a) the floor level number; or (b) a floor level descriptor; or (c) a combination of (a) and (b); **Reference: Figure 18** **Notes: Capable of compliance at the CC stage**	☐	☐	✓
(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— I. The type of hearing augmentation. II. The area covered within the room. If receivers are being used and where the receivers can be obtained.	☐	✓	☐
(c) Signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left (LH) or right (RH) handed use.	☐	✓	☐
(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility.	☐	✓	☐
(e) where a pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.	☐	✓	☐
(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	☐	✓	☐

g) in a building subject to F4D12, directional signage complying with Specification D3.6 must be provided at the location of each— i. bank of sanitary facilities; and ii. accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.	☐ ☐	✓ ✓	☐ ☐
All braille and tactile signage must comply with Specification **D4D7 braille and tactile signs** **Reference: Figure 19** **Notes: Capable of compliance at the CC stage**	☐	☐	✓
D4D8 Hearing augmentation	**ADR**	**N/A**	**C**
(a) a hearing augmentation system must be provided where an inbuilt amplification system other than the one used only for emergency warning, is installed; I. In a room in a Class 9b building II. In an auditorium, conference room, meeting room or room for judicatory purposes III. At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider **Reference:** **Notes:**	☐ ☐ ☐	✓ ✓ ✓	☐ ☐ ☐
D4D9 Tactile indicators	**ADR**	**N/A**	**C**
(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— I. A stairway, other than a fire-isolated stairway. II. An escalator. III. A passenger conveyor or moving walk. IV. A ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp. V. Under an overhead obstruction less than 2 m above floor level, other than a doorway if no barrier is present. VI. Or when an access way meets a vehicular way adjacent to any pedestrian entrance to a building, if there is no kerb or kerb ramp present. **Reference: Figure 04, Figure 12, Figure 15** **Notes: Capable of compliance at the CC stage**	☐ ☐ ☐ ☐ ☐ ☐	☐ ✓ ✓ ☐ ✓ ✓	✓ ☐ ☐ ✓ ☐ ☐
(b) Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1. **Reference: Figure 15** **Notes: Capable of compliance at the CC stage**	☐	☐	✓
(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with **(a)(i)** and **(iv)** if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.	☐	✓	☐
D4D10 Wheelchair seating spaces in Class 9b assembly buildings	**ADR**	**N/A**	**C**
Only applicable for class 9b building	☐	✓	☐
D4D11 Swimming pools	**ADR**	**N/A**	**C**
Only applicable where swimming pool is provided	☐	✓	☐
D4D12 Ramps	**ADR**	**N/A**	**C**

(a) a series of connected ramps must not have a combined vertical rise of more than 3.6m (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp	☐ ☐	✓ ✓	☐ ☐
D4D13 Glazing on an access way	**ADR**	**N/A**	**C**
On an access way where there is no chair rail, handrail or transom, all frameless of 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 **Reference: Figure 16** **Notes: Can be complaint at CC stage – selection of glazing strips as specified in this section will lead to compliance at construction stage. This to be confirmed at CC stage.**	☐	☐	✓

Part D4 – References

The references below to be read as set and referenced in each section of part D4

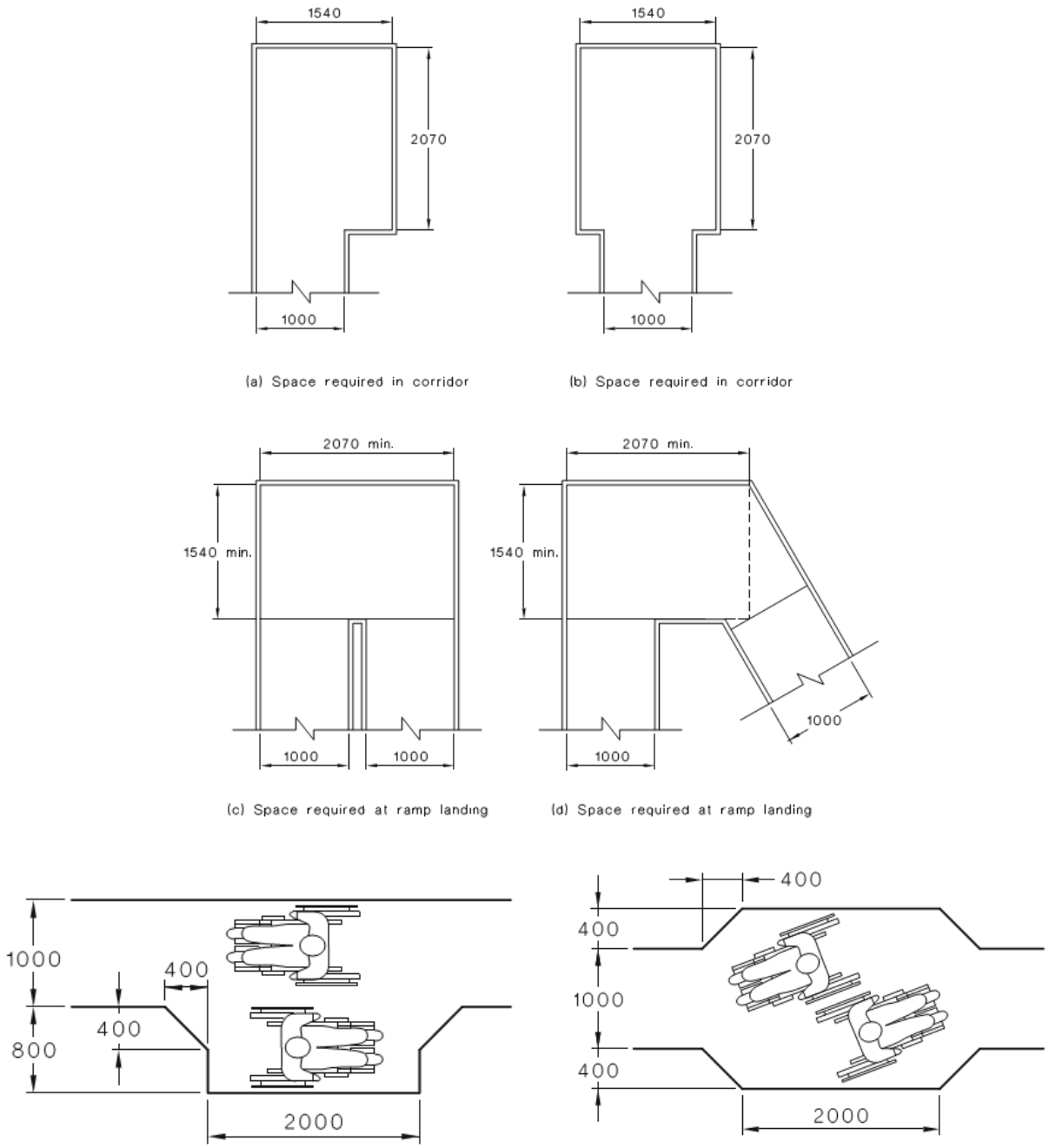


Figure 1 *SAI Global ltd License 1704-c045-2*

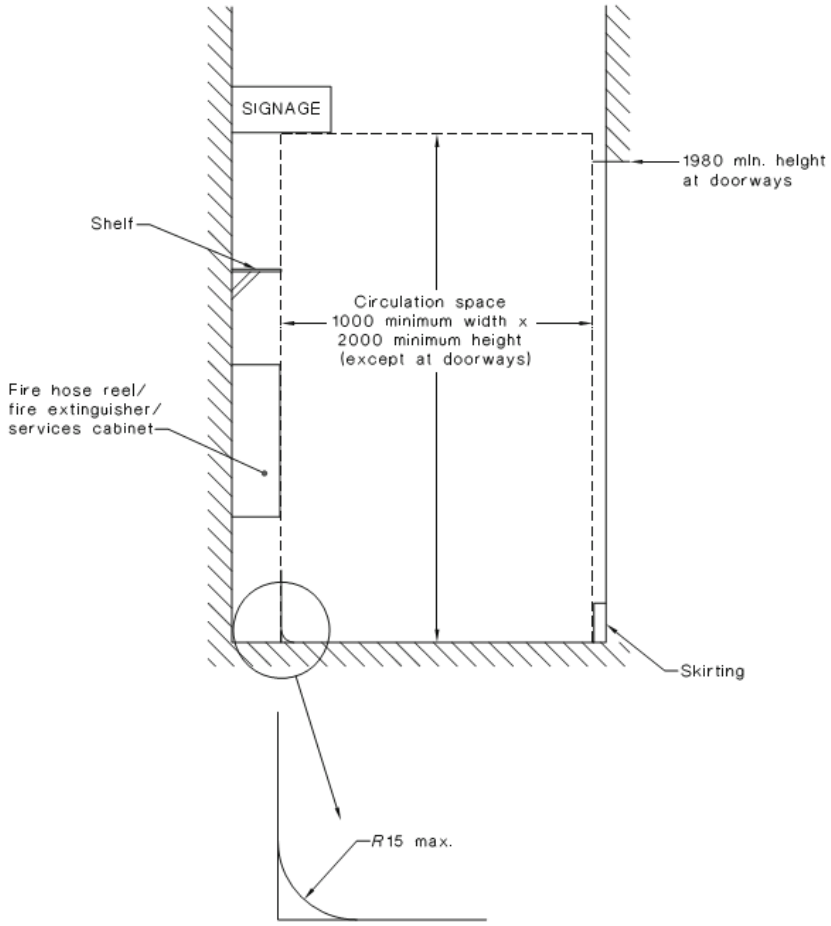


Figure 2 *SAI Global ltd License 1704-c045-2*

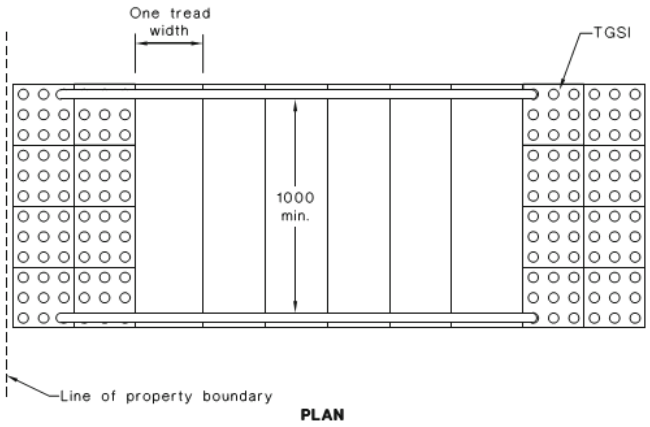
Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width (see Figure 2) of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

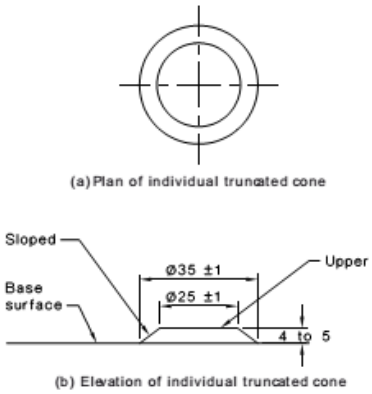
(a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.

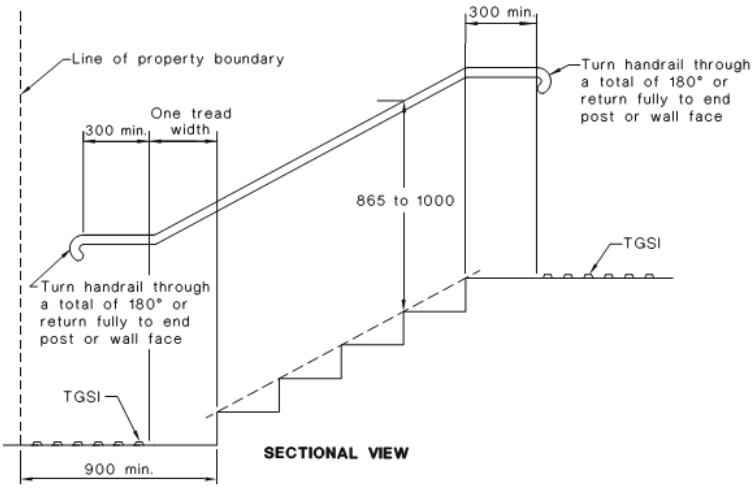
(b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.

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

Figure 3 *SAI Global ltd License 1704-c045-2*







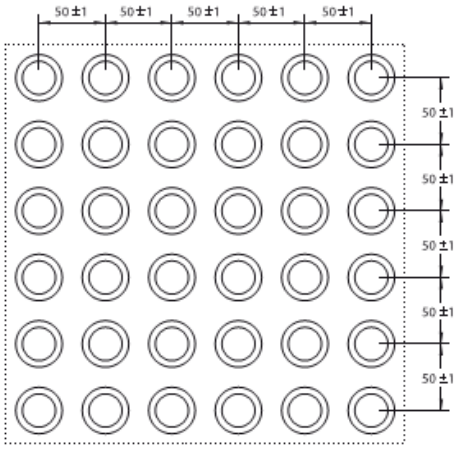
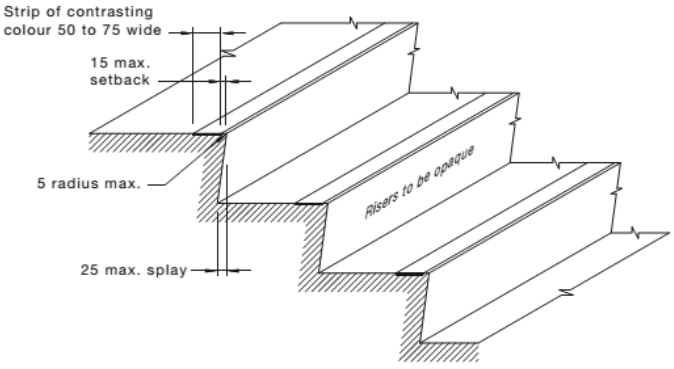


Figure 4 *SAI Global ltd License 1704-c045-2*

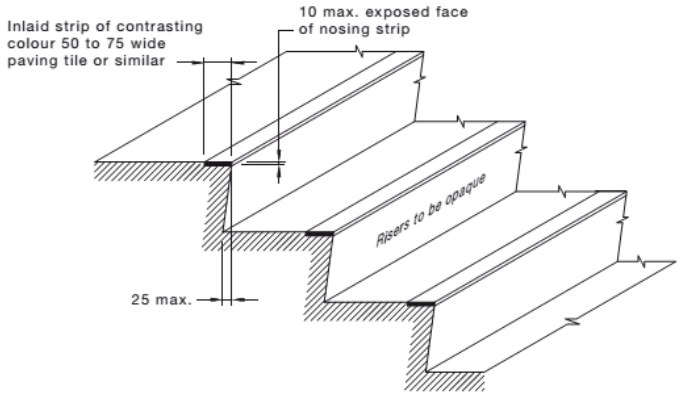


NOTE: A chamfered nosing 5 × 5 mm may be used.

DIMENSIONS IN MILLIMETRES

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

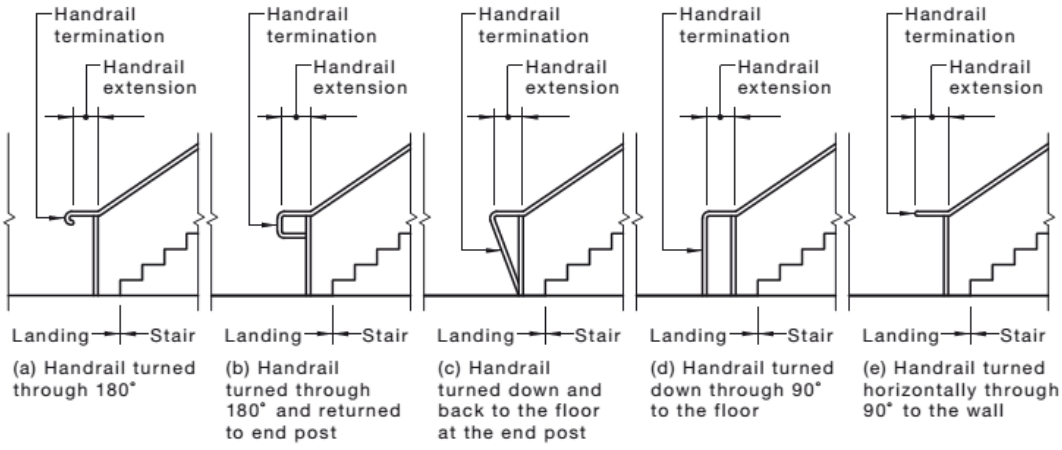
Figure 5 *SAI Global ltd License 1704-c045-2*



DIMENSIONS IN MILLIMETRES

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

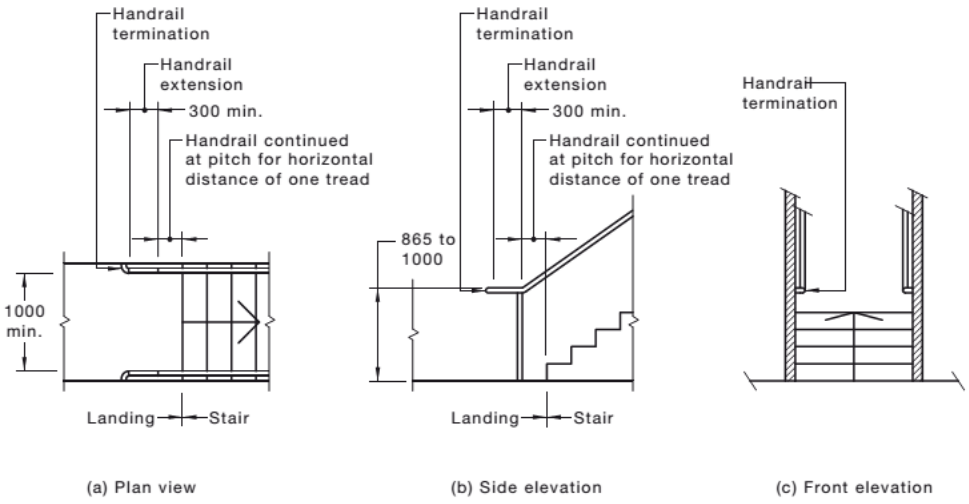
Figure 6 SAI Global ltd License 1704-c045-2



Side elevations

FIGURE 26(C) STAIR HANDRAILS—HANDRAIL TERMINATIONS

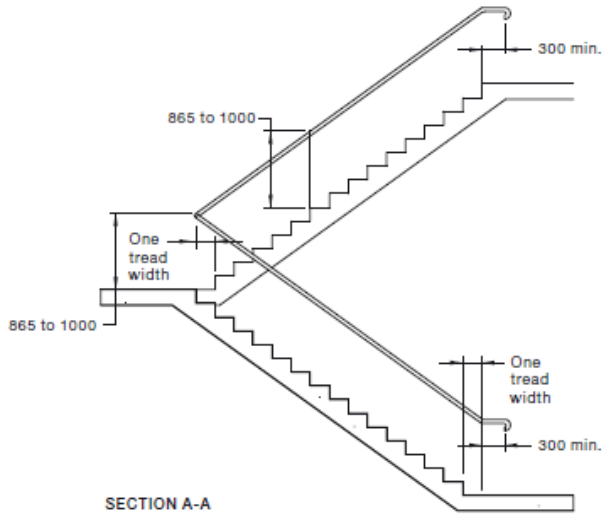
Figure 7 SAI Global ltd License 1704-c045-2



DIMENSIONS IN MILLIMETRES

FIGURE 26(D) DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

Figure 8 SAI Global ltd License 1704-c045-2



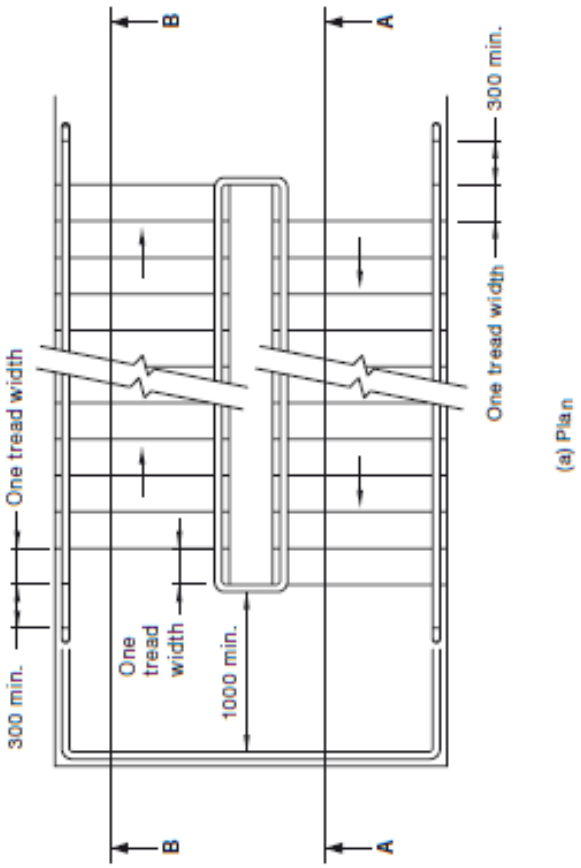


Figure 9 *SAI Global ltd License 1704-c045-2*

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

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

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

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

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

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

(g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face, as shown in Figures 26(C) and 26(D).

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

(i) Handrails shall have no obstruction to the passage of a hand along the rail, as shown in Figures 29(a) and 29(b).

(j) The inside handrail at landings shall always be continuous, as shown in Figure 28(a).

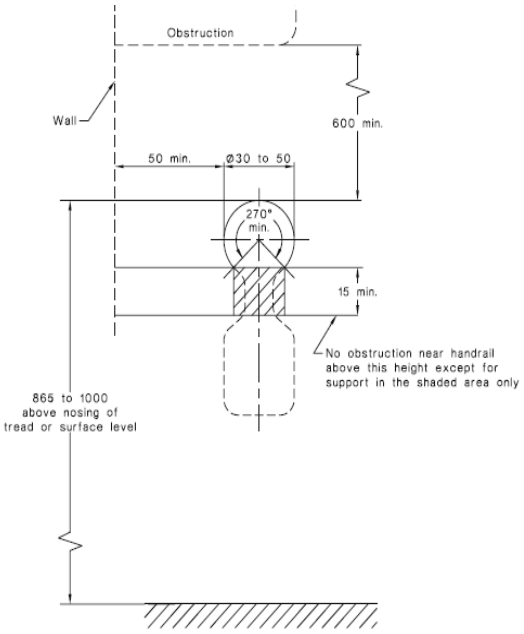


Figure 10 *SAI Global ltd License 1704-c045-2*

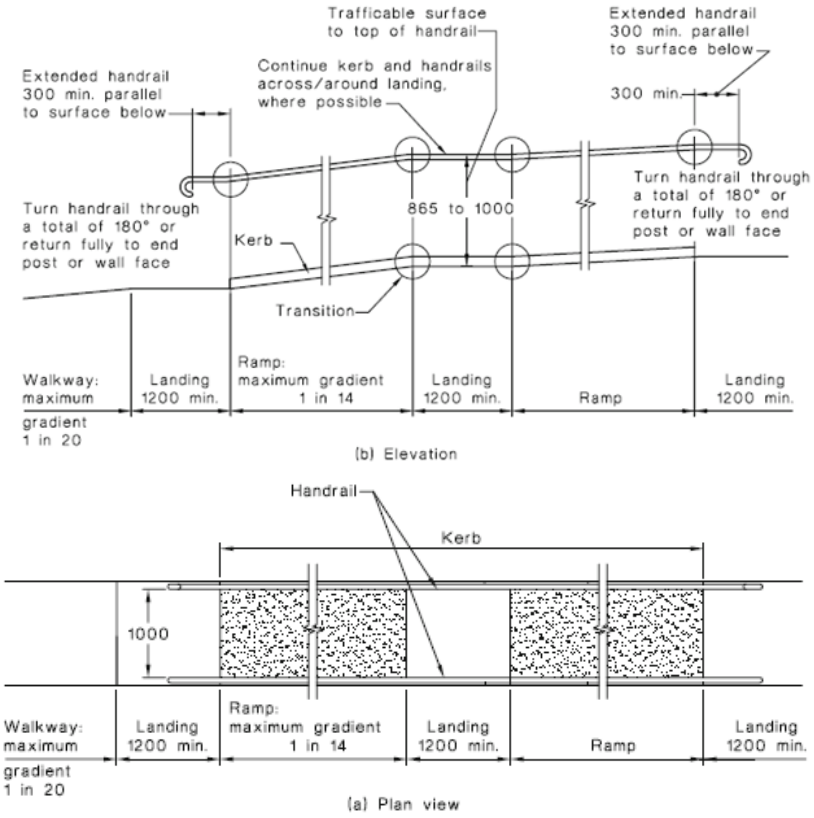
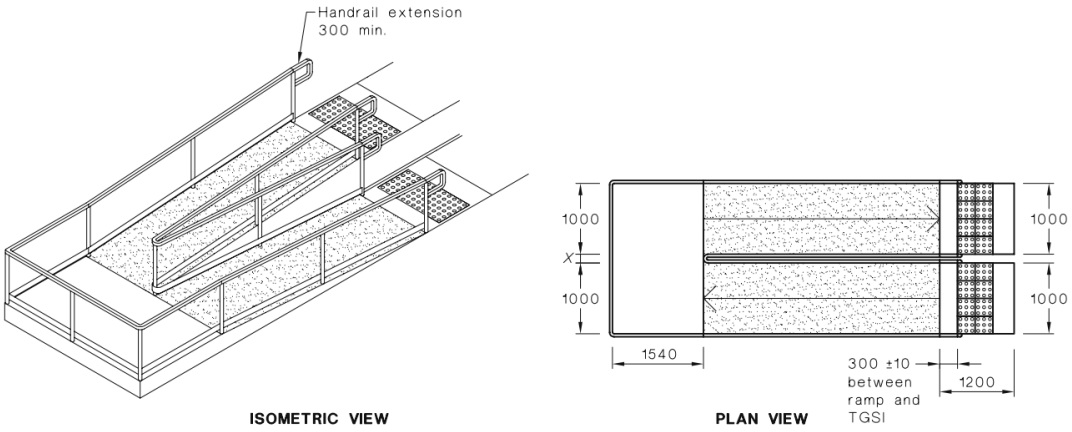


Figure 11 *SAI Global ltd License 1704-c045-2*



DIMENSIONS IN MILLIMETRES

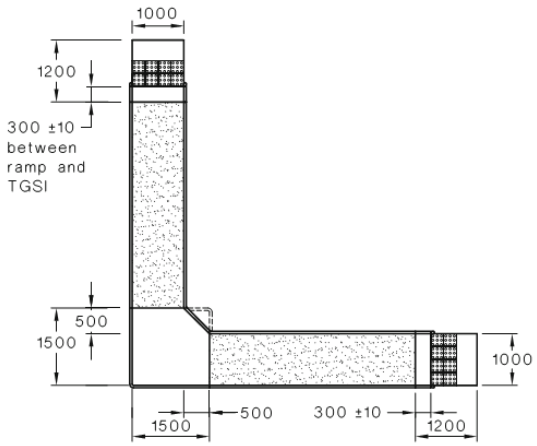


Figure 12 *SAI Global ltd License 1704-c045-2*

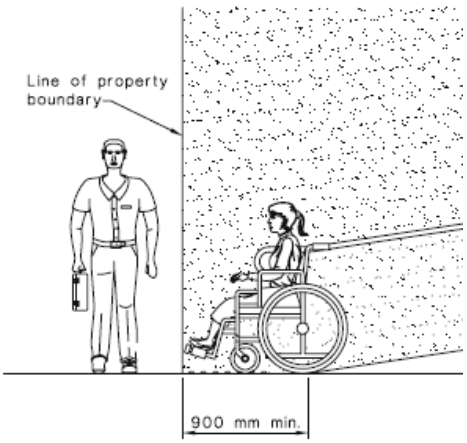


Figure 13 SAI Global ltd License 1704-c045-2

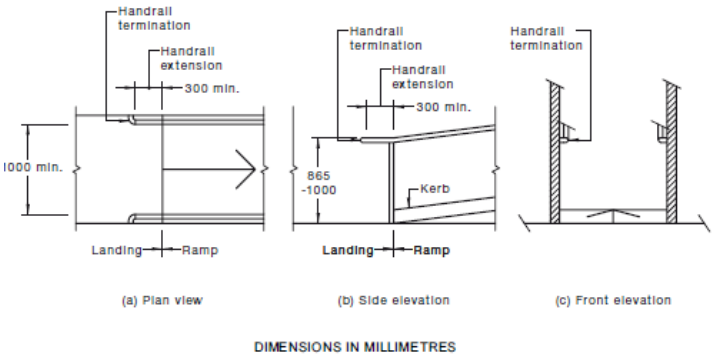


Figure 14 SAI Global ltd License 1704-c045-2

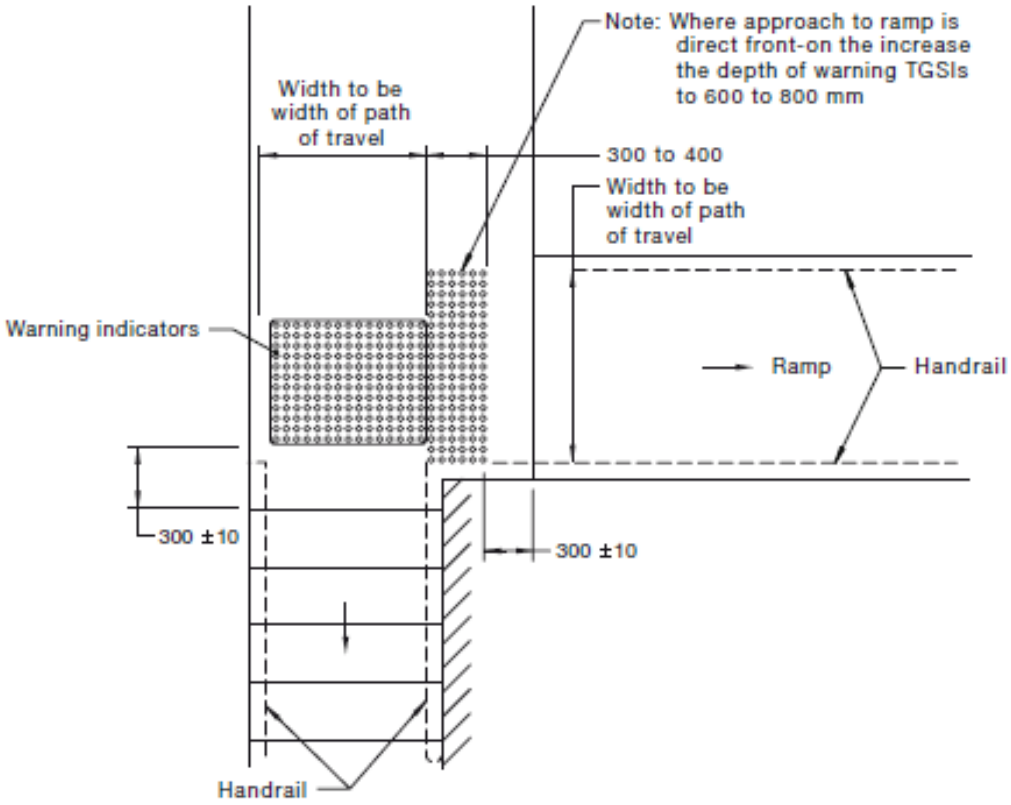


Figure 15 SAI Global ltd License 1704-c045-2

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.

Figure 16 SAI Global ltd License 1704-c045-2

Figure 18 *SAI Global ltd License 1704-c045-2*

3. Braille and tactile sign specification

(a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.

(b) Sentence case (upper case for the first letter of each main word and lower case for all other letters) must be used for all tactile characters, and—

(i) upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm, except that the upper case tactile characters on a sign identifying a door *required* by E4.5 to be provided with an *exit* sign must have a height of not less than 20 mm and not more than 55 mm; and

(ii) lower case tactile characters must have a height of 50% of the related upper case characters.

(c) Tactile characters, symbols, and the like, must have rounded edges.

(d) The entire sign, including any frame, must have all edges rounded.

(e) The background, negative space or fill of signs must be of matt or low sheen finish.

(f) The characters, symbols, logos and other features on signs must be matt or low sheen finish.

(g) The minimum letter spacing of tactile characters on signs must be 2 mm.

(h) The minimum word spacing of tactile characters on signs must be 10 mm.

(i) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.

(j) Tactile text must be left justified, except that single words may be centre justified.

(k) Tactile text must be Arial typeface.

Figure 19 *SAI Global ltd License 1704-c045-2*

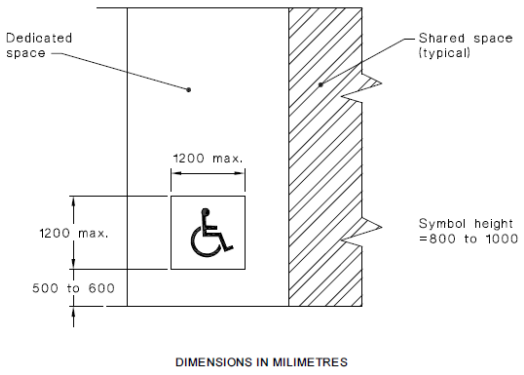


Figure20 SAI Global ltd License 1704-c045-2

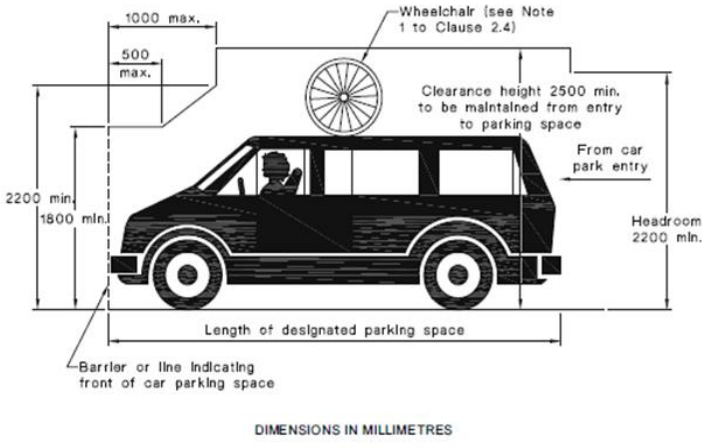


Figure 21 *SAI Global ltd License 1704-c045-2*

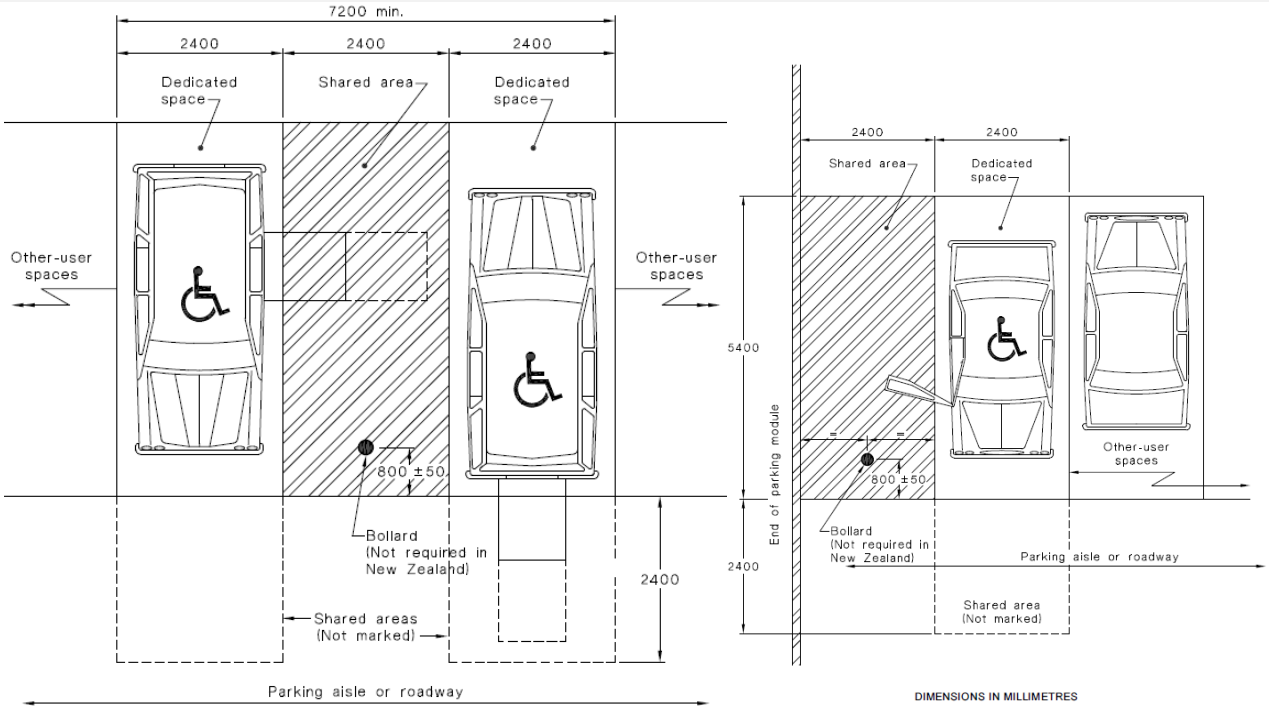
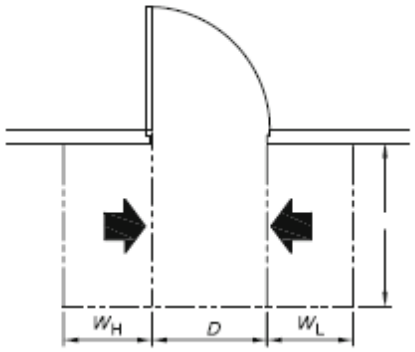
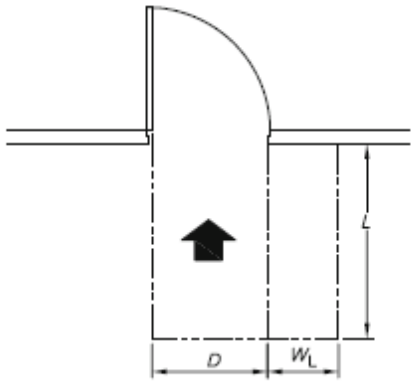


Figure 22 *SAI Global ltd License 1704-c045-2*



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

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

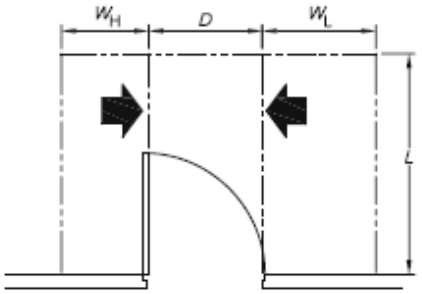


Dimension *D*	Dimension *L*	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

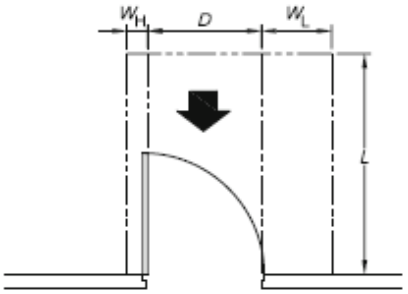
LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
----- = Circulation space

DIMENSIONS IN MILLIMETRES



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

(g) Either side approach, door opens towards user



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

(h) Front approach, door opens towards user

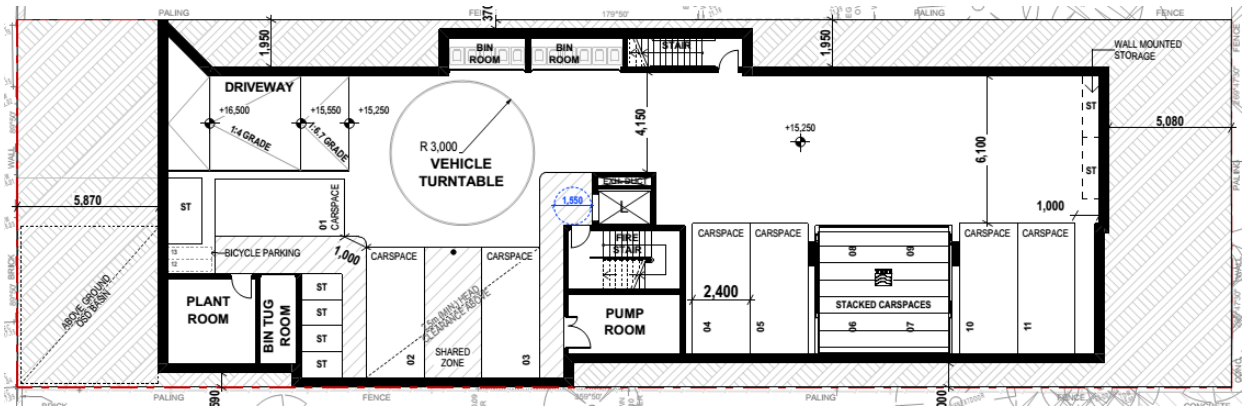
LEGEND:
D = Clear opening of width of doorway
L = Length
W_H = Width—hinge side
W_L = Width—latch side
➡ = Direction of approach
---- = Circulation space

DIMENSIONS IN MILLIMETRES

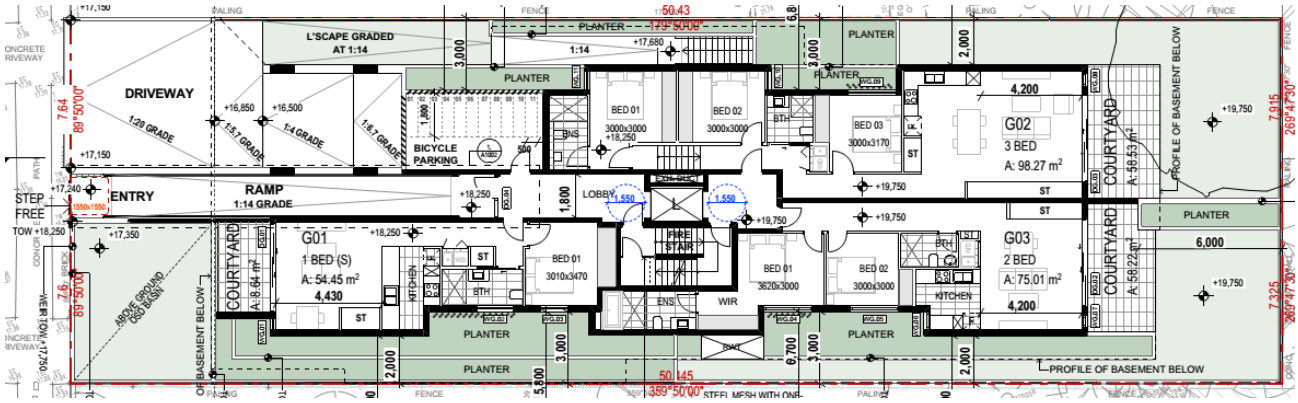
Figure 23 *SAI Global ltd License 1704-c045-2*

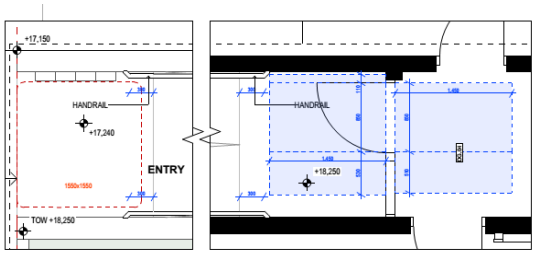
Part D4 – Attachments

The attachments below are extracted from the Architectural Plans provided and are to be read as set and referenced in each section of part D4

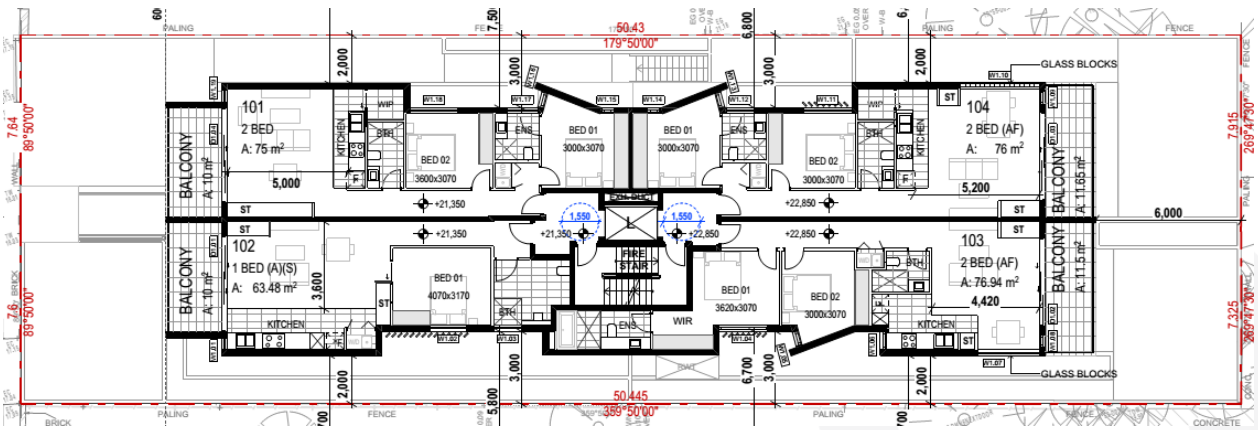


Basemen 01

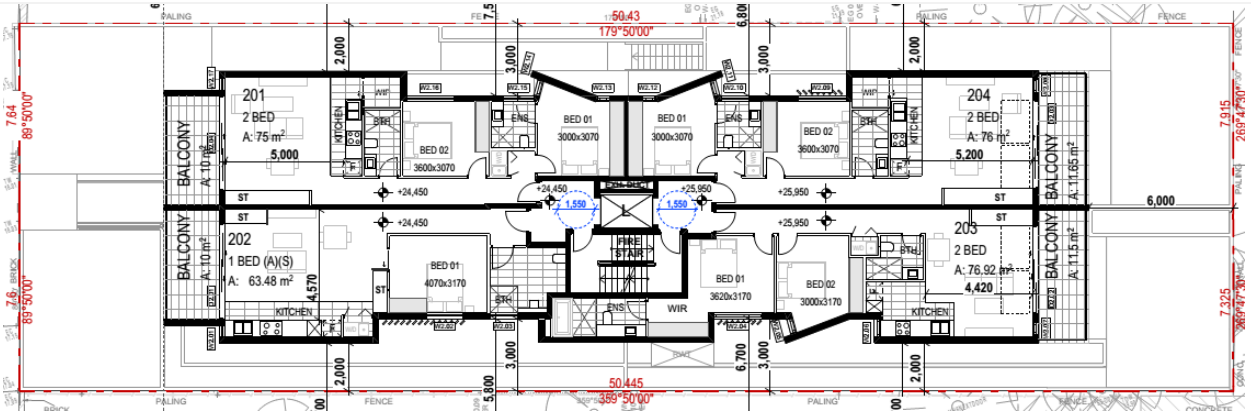




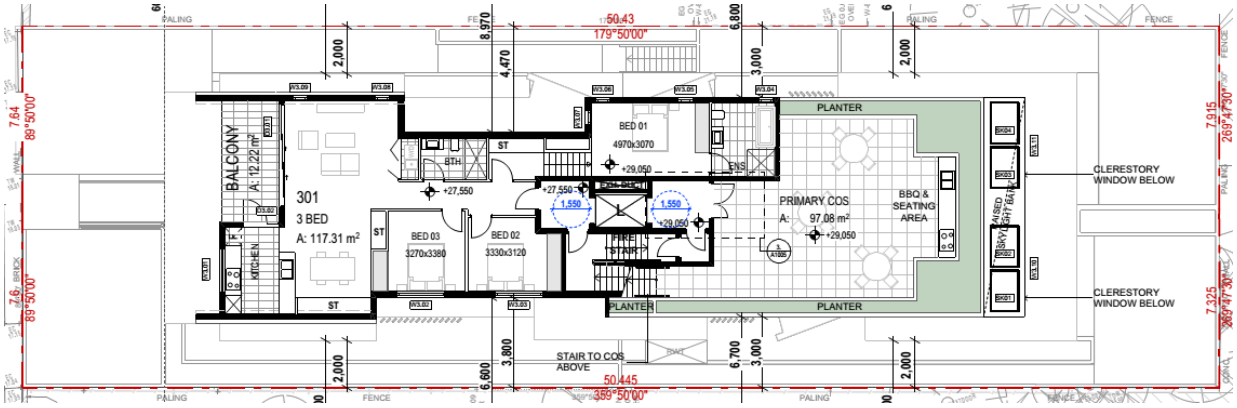
Ground Floor

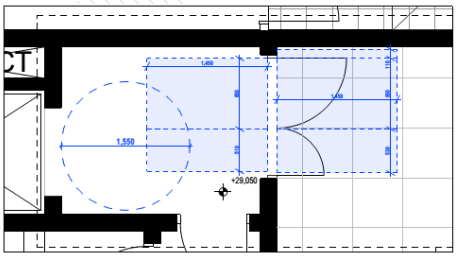


Level 2



Level 3





Roof & COS

Att. 01 mackenzie architects international Floor Plans Issue. B Dated 23/05/2024

AS 1428.1 – Additional Requirements			
The additional requirements set below to be read in full	**ADR**	**N/A**	**C**
1. Access ways: • All access ways must have a minimum width of 1m clear and a vertical clearance of at least 2m. **Reference: Figure 24, Figure 25** **Notes: See Att.01 – capable of compliance at CC stage**	☐	☐	✓
2. Doorway general requirements: • All doorways are to be in accordance with AS1428.1. • Door thresholds are to be level or they can incorporate a threshold ramp as per AS1428.1 • Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in an open position in case of swinging doors **Reference: Figure 23, Figure 27, Figure 28** **Notes: See Att.01 – capable of compliance at CC stage**	☐ ☐ ☐	☐ ☐ ☐	✓ ✓ ✓
3. Door hardware: • Door hardware including door handles, door closers, snibs (in accessible toilets) are required to be as per the requirements in AS1428.1 **Reference: Figure 29** **Notes: See Att.01 – capable of compliance at CC stage**	☐	☐	✓
4. Luminance contrast requirements: • All doorways are to have a minimum luminance contrast of 30% and the minimum width of 50mm provided as per AS1428.1 **Reference: Figure 30** **Notes: See Att.01 – capable of compliance at CC stage**	☐	☐	✓
5. Floor Surfaces: • Use slip resistant surfaces. The texture of the surface shall be traversable by people who use a wheelchair and those with an ambulant or sensory disability. • Abutment of surfaces shall have a smooth transition. Construction specifications to be as per AS1428.1. • Any grates along the path must be as per AS1428.1 **Reference: Figure 31** **Notes: See Att.01 – capable of compliance at CC stage**	☐	☐	✓
6. Switches and Outlets: • All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners. • GPOs to be located between 600-1100mm above FFL and minimum of 500mm from any internal corners. • Rocker action / toggle switches to be provided in with a minimum size of 30mmx30mm • Push pad switches if used to have a minimum dimension of 25mm diameter • All switches in accessible sole occupancy units or sanitary facilities are to be located as per AS1428.1 **Reference: Figure 32** **Notes: See Att.01 – capable of compliance at CC stage**	☐	☐	✓

Additional Requirements – References

The references below to be read as set and referenced in each section of Additional Requirements

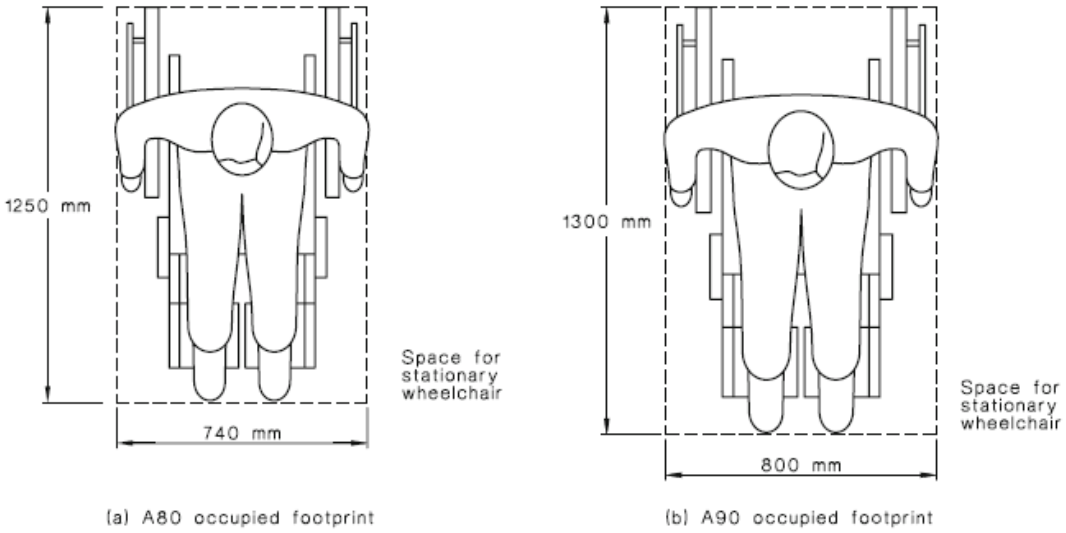


Figure 24 *SAI Global ltd License 1704-c045-2*

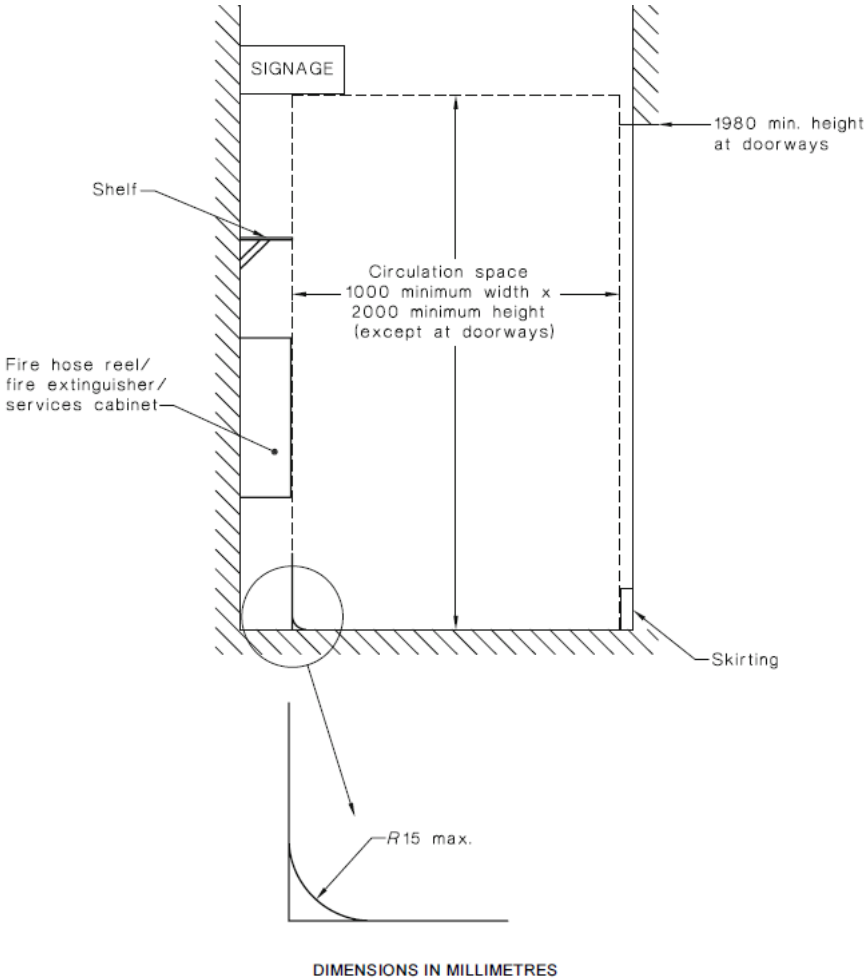


Figure 25 *SAI Global ltd License 1704-c045-2*

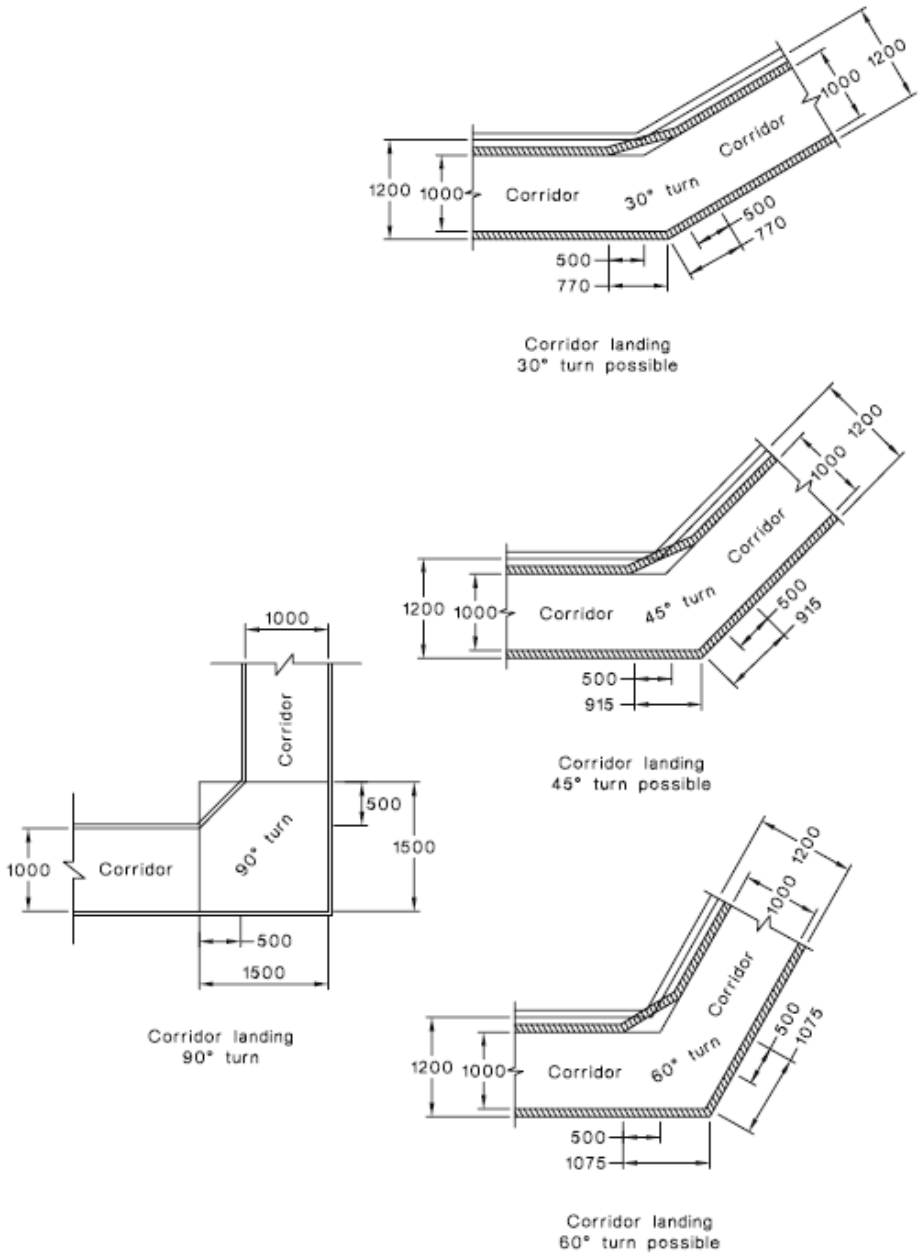
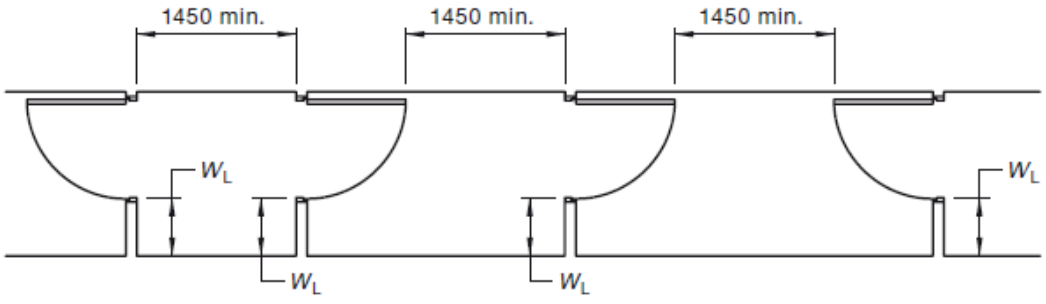


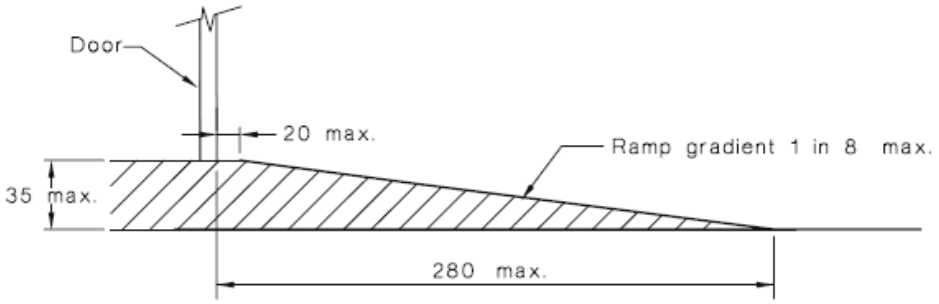
Figure 26 *SAI Global ltd License 1704-c045-2*



(a) Continuous accessible path of travel

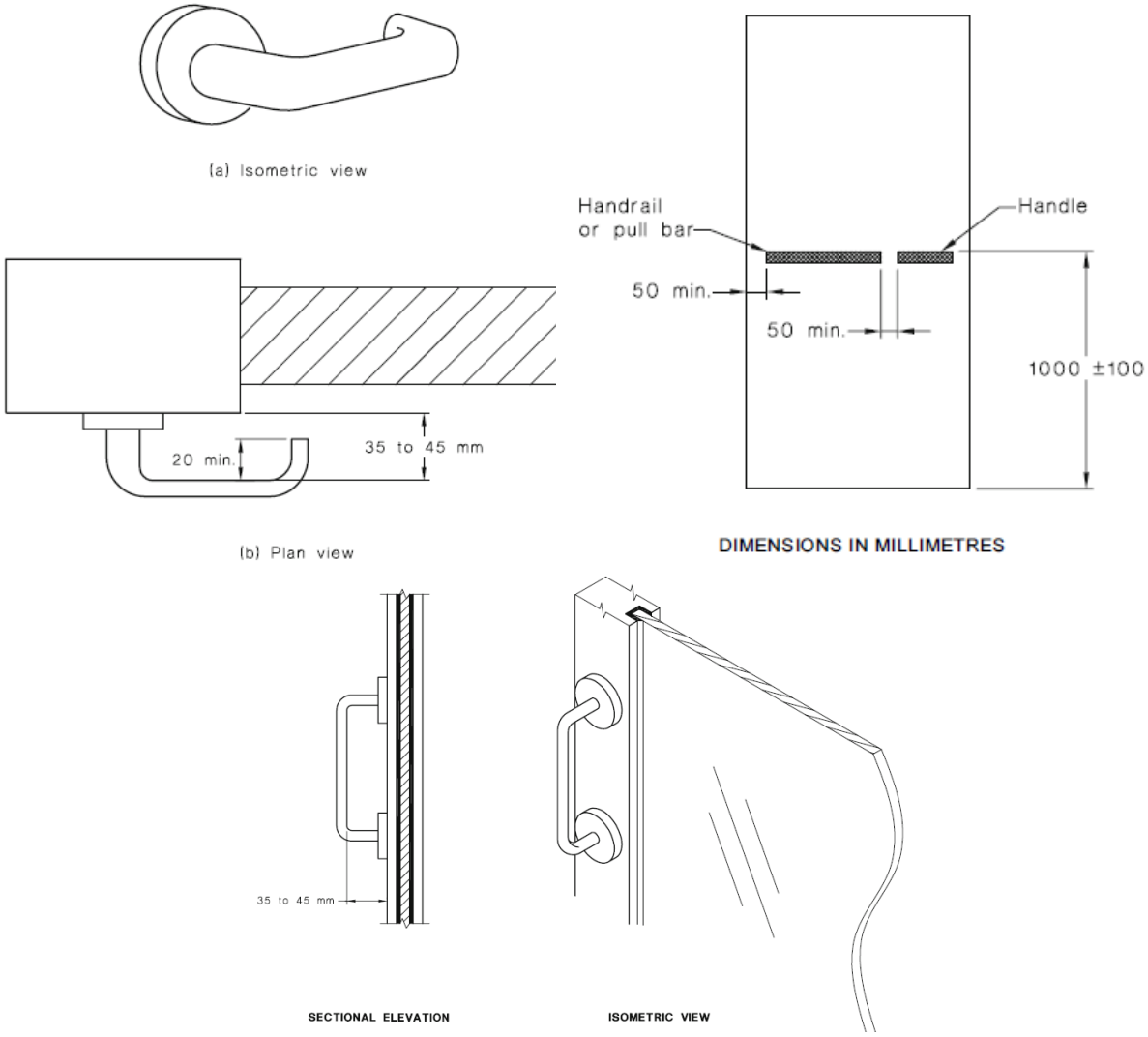
DIMENSIONS IN MILLIMETRES

Figure 27 *SAI Global ltd License 1704-c045-2*



DIMENSIONS IN MILLIMETRES

Figure 28 SAI Global ltd License 1704-c045-2



13.5.3 *Location*

Except in early childhood centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority, the location of the controls for doors and gates shall be above a level surface and as follows:

(a) Controls that need to be grasped or turned shall be not less than 900 mm and not more than 1100 mm above the plane of the finished floor, as shown in Figure 36.

(b) Controls that only need to be pushed, such as panic bars on egress routes, shall be not less than 900 mm, and not greater than 1200 mm above the plane of the finished floor.

(c) Controls that only need to be touched shall be not less than 900 mm, and not greater than 1250 mm above the plane of the finished floor, and not less than 500 mm from an internal corner except as specified in AS 1735.12.

(d) Handles on sliding doors shall be not less than 60 mm from the door jamb or doorstop when in the open or closed position, as shown in Figure 30.

(e) Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.

Figure 29 SAI Global ltd License 1704-c045-2

4. Luminance contrast

The following applies to *luminance contrast*:

(a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a *luminance contrast* with the surface on which it is mounted of not less than 30%.

(b) Tactile characters, icons and symbols must have a minimum *luminance contrast* of 30% to the surface on which the characters are mounted.

(c) *Luminance contrasts* must be met under the lighting conditions in which the sign is to be located.

Figure 30 *SAI Global ltd License 1704-c045-2*

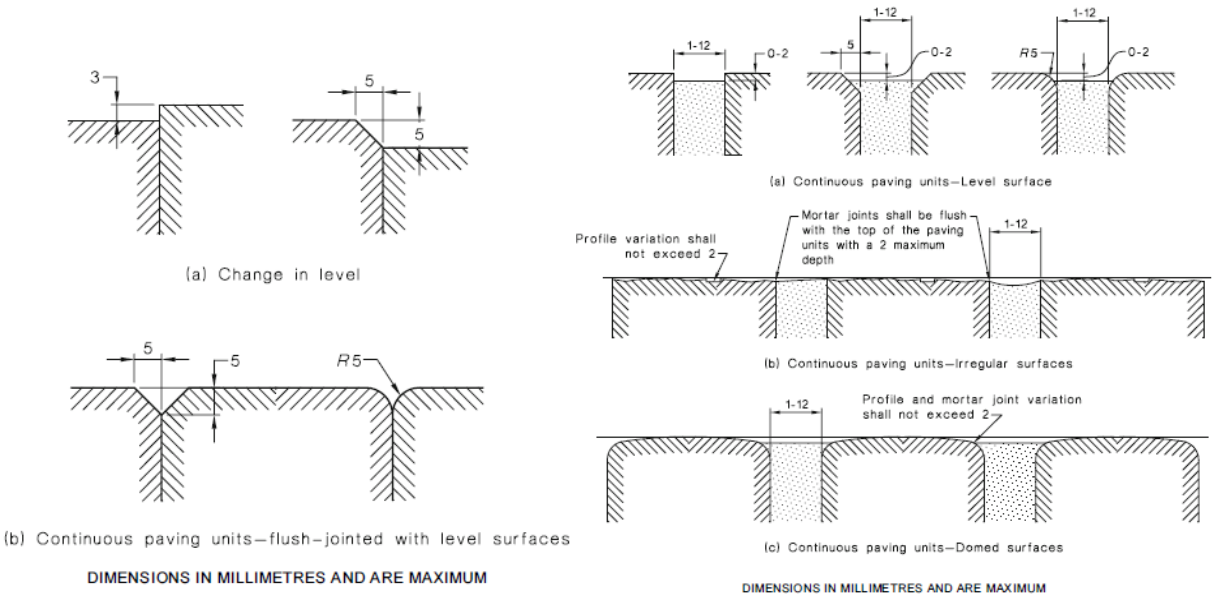


Figure 31 *SAI Global ltd License 1704-c045-2*

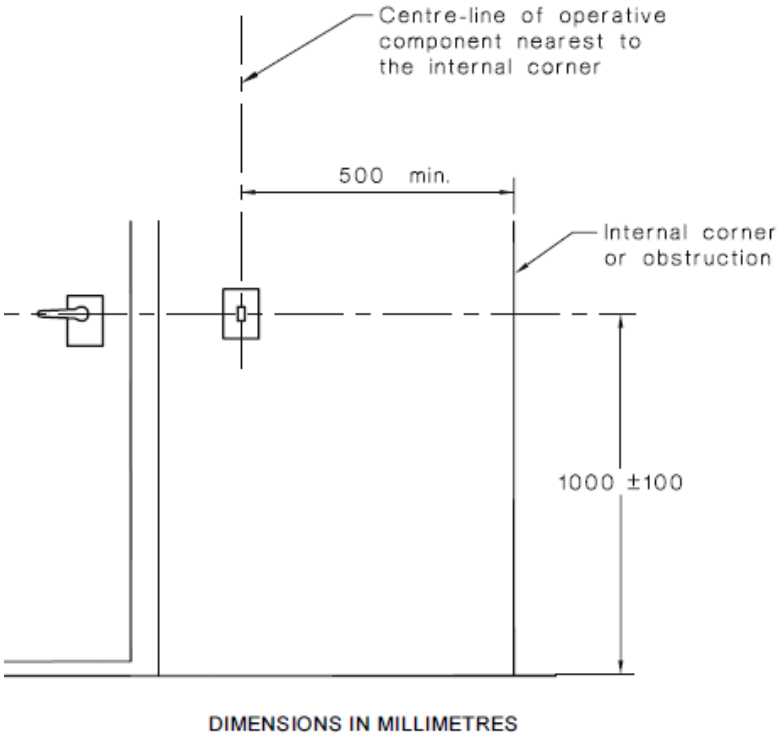


Figure 32 *SAI Global ltd License 1704-c045-2*

Part E3 – Lift Installations

E3D3 Stretcher facility lifts	ADR	N/A	C
(a) a stretcher facility in accordance with (b) must be provided; I. In at least one emergency lift required by E3D5 II. When an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12m, in at least one of those lifts to serve each floor served by the lifts **Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
(b) a stretcher facility must accommodate a raised stretcher providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level **Notes: Subject to BCA Consultant review and confirmation, can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓

E3D7 Passenger lift types and their limitations	ADR	N/A	C
(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed. **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓

E3D8 Accessible features required for passenger lifts	ADR	N/A	C
Stairway platform lift; Must Not – (a) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18 (b) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like (c) be used where it is possible to install another type of passenger lift (d) connect more than 2 storeys (e) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys (f) when in the folded position, encroach on the minimum width of stairway required by D2D8 to D2D11	☐	✓	☐
Low-rise platform lift; Must not travel more than 1000mm	☐	✓	☐
Low-rise, low-speed constant pressure lift; Must not – (a) for an enclosed type travel more than 4m (b) for an unenclosed type, travel more than 2m (c) be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like	☐	✓	☐
Small sized, low-speed automatic lift; Must not travel more than 12m	☐	✓	☐

E3D8 Accessible features required for passenger lifts	ADR	N/A	C
All lifts except “stair platform lift” and “low-rise platform lift” have handrails complying with the provisions for a mandatory handrail in AS1735.12 **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓

All lifts which travel more than 12m to have lift floor dimension of not less than 1400mm wide x 1600mm deep **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
All lifts which travel not more than 12m "excluding stairway platform lift" to have lift floor dimension of not less than 1100mm wide x 1400mm deep	☐	✓	☐
Floor dimension for a stairway platform lift of not less than 810 mm wide x 1200 mm deep	☐	✓	☐
Minimum door opening complying with AS 1735.12 for All lifts except a stairway platform lift **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
Passenger protection system complying with AS 1735.12 for all lifts with a power operated door **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
Lift landing doors at the upper landing to be provided for All lifts except "stairway platform lift" **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
Lift car and landing control buttons to comply with AS 1735.12 for All lifts except a "stairway platform lift" and "low-rise platform lift" **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
Lighting in accordance with AS 1735.12 for all enclosed lift cars **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
All lifts servicing more than 2 levels; (a) Automatic audible information within the lift car to identify the level each time the car stops, and (b) Audible and visual indication at each lift landing to indicate the arrival of the lift car, and (c) Audible information and audible indication required by (z) and (b) is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓
All lifts except "stairway platform lift" to have an 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 **Notes: Can be compliant at CC stage & as per manufacturers specifications.**	☐	☐	✓

Part F4 – Access For People With Disability

F4D5 Accessible sanitary facilities	ADR	N/A	C
(a) accessible unisex sanitary compartments must be provided in accessible parts of the building: ***Class 2;*** Where sanitary compartments are provided in common area, not less than 1	☐	✓	☐
Class 7; Where building class requires closet pans as per the BCA—1 on every storey containing sanitary compartments; and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	☐	✓	☐
(b) accessible unisex showers must be provided in accessible parts of the building: ***Class 2****;* Where showers are provided in common area, not less than 1 (b) 1 for every 10 showers or part thereof provided in common areas	☐	✓	☐
Class 7 *— except for within a ward area of a Class 9a health-care building;* Where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof.	☐	✓	☐
(c) at each bank of toilets in addition to an accessible unisex sanitary compartment, a sanitary compartment suitable for a person with an ambulant disability must be provided in accordance with 1428.1 for male and females	☐	✓	☐
(d) an accessible unisex compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products	☐	✓	☐
(e) the circulation space, fixture and fittings must comply with the requirements of AS 1428.1	☐	✓	☐
(f) an accessible unisex sanitary must be located to that it can be entered without crossing an area reserved for one sex only	☐	✓	☐
(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right-handed facilities must be provided as evenly as possible	☐	✓	☐
(h) where male and sanitary facility are provided at a separate location of female sanitary facilities, accessible unisex sanitary facility are only required at one of those locations.	☐	✓	☐
(i) an accessible unisex sanitary or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1	☐	✓	☐
(j) Baby change tables cannot encroach into the circulation space. Maximum height to be 820mm with 720mm underneath when in an open position.	☐	✓	☐

AS 4299 – 1995 Adaptable Housing Requirements

This schedule is a list of essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. **2 Adaptable units** are required as per Northern Beaches Council – Warringah DCP (10% of total amount).

The units must achieve **Class C** compliance as per AS4299 Checklist below where all essential features are incorporated. Some requirements are achieved at post adaptation where noted.

Units **102, 202** have been chosen as "Adaptable units"

R = Required
C = Capable of Compliance by adding the requirement to the project specifications or at post adaption stage.

Item No.	Clause No.	Requirements as per AS4299	R	C	Comments
DRAWINGS					
1	2.3	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages.	✓	✓	Can be compliant at post adaptation
SITING					
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	✓	✓	Complies.
LETTER BOXES IN ESTATE DEVELOPMENTS					
11	3.8	Letterboxes to be on hard standing area connected to accessible pathway	✓	✓	Letterboxes for adaptable units to be at a height of 900-1100mm above FFL
PRIVATE CAR ACCOMODATION					
14	3.7.2	Car parking space or garage min. area 6.0 m × 3.8 m	✓	✓	Parking spaces being provided in accordance with AS2890.6
ACCESSIBLE ENTRY					
20	4.3.1	Accessible entry	✓	✓	Can be compliant at post adaptation
22	4.3.2	Accessible entry to be level (i .e. max. 1:40 slope)	✓	✓	Can be compliant at post adaptation
23	4.3.2	Threshold to be low-level	✓	✓	Can be compliant at post adaptation
24	4.3.2	Landing to enable wheelchair manoeuvrability	✓	✓	Can be compliant at post adaptation
25	4.3.1	Accessible entry door to have 850 mm min. clearance	✓	✓	Can be compliant at post adaptation
27	4.3.4	Door lever handles and hardware to AS 1428.1	✓	✓	Can be compliant at post adaptation
INTERIOR GENERAL					
32	4.3.3	Internal doors to have 820 mm min. clearance	✓	✓	Can be compliant at post adaptation
33	4.3.7	Internal corridors min. width of 1000 mm	✓	✓	
34	4.3.7	Provision for compliance with AS 1428.1 for door approaches	✓	✓	Can be compliant at post adaptation
LIVING ROOM & DINING ROOM					
36	4.7.1	Provision for circulation space of min. 2250 mm diameter	✓	✓	Can be compliant at post adaptation
38	4.7.4	Telephone adjacent to GPO	✓	✓	Notes on plans
41	4.10	Potential illumination level min. 300 lux	✓	✓	Notes on plans
KITCHEN					
42	4.5.2	Minimum width 2.7 m (1550 mm clear between benches)	✓	✓	Can be compliant at post adaptation
43	4.5.1	Provision for circulation at doors to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
44	4.5.5	Provision for benches planned to	✓	✓	Can be compliant at post adaptation

		include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8			
45	4.5.5	Refrigerator adjacent to work surf ace	✓	✓	Can be compliant at post adaptation
46	4.5.6	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	✓	✓	Can be compliant at post adaptation
47	4.5.6	Kitchen sink bowl max. 150 mm deep	✓	✓	Can be compliant at post adaptation
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	✓	✓	Can be compliant at post adaptation
49	4.5.6 e	Tap set located within 300 mm of front of sink	✓	✓	Can be compliant at post adaptation
51	4.5.7	Cooktops to include either front or side controls with raised cross bars	✓	✓	Can be compliant at post adaptation
52	4.5.7	Cooktops to include isolating switch	✓	✓	Can be compliant at post adaptation
53	4.5.7	Work surface min. 800 mm length adjacent to cooktop at same height	✓	✓	Can be compliant at post adaptation
54	4.5.8	Oven located adjacent to an adjustable height or replaceable work surf ace	✓	✓	Can be compliant at post adaptation
59	4.5.11	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface	✓	✓	Can be compliant at post adaptation
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	✓	✓	Can be compliant at post adaptation
61	4.5.4	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
MAIN BEDROOM					
62	4.6.1	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	✓	✓	Can be compliant at post adaptation
BATHROOM					
75	4.4.1	Provision for bathroom area to comply with AS 1428.1	✓	✓	A bathroom with the minimum dimension of 2.05x2.95m or 2.3x2.7m or 2.4x2.45m
76	4.4.2	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
77	4.4.4f	Shower recess- no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	✓	✓	Can be compliant at post adaptation
78	4.4.4f	Shower area waterproofed to AS 3740 with floor to fall to waste	✓	✓	Can be compliant at post adaptation
79	4.4.4f	Recessed soap holder	✓	✓	Can be compliant at post adaptation
80	4.4.4f	Shower taps positioned for easy reach to access side of shower sliding track	✓	✓	Can be compliant at post adaptation
82	4.4.4h	Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook	✓	✓	Can be compliant at post adaptation
83	4.4.4h	Provision for grab rail in shower (Refer to Figure 4.7) to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
86	4.4.4c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Can be compliant at post adaptation
88	4.4.4g	Provision for washbasin with clearances to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
90	4.4.4d	Double GPO beside mirror 4.4.4(d)	✓	✓	Can be compliant at post adaptation
TOILET					
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	✓	✓	Can be compliant at post adaptation
93	4.4.1	Provision to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
94	4.4.3	Location of WC pan at correct distance from fixed walls	✓	✓	Can be compliant at post adaptation
95	4.4.4b	Provision for grab rail zone. (Refer Figure 4.6)	✓	✓	Can be compliant at post adaptation

96	4.4.2	Slip resistant floor surface. (Vitreous tiles or similar)	✓	✓	Can be compliant at post adaptation
LAUNDRY					
98	4.8	Circulation at doors to comply with AS 1428.1	✓	✓	Can be compliant at post adaptation
99	4.8	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	✓	✓	Can be compliant at post adaptation
100	4.8 e	Provision for automatic washing machine	✓	✓	Can be compliant at post adaptation
102	4.8a	Where clothes line is provided, an accessible path of travel to this	✓	✓	
105	4.8 g	Double GPO	✓	✓	Can be compliant at post adaptation
108	4.9.1	Slip-resistant floor surface	✓	✓	Can be compliant at post adaptation
DOORLOCKS					
110	4.3.4	Door hardware operable with one hand, located 900–1100 mm above floor	✓	✓	Can be compliant at post adaptation
FLOOR COVERINGS					
111	4.9.4	Slip resistant surfaces – balconies and all external paved areas	✓	✓	Can be compliant at CC stage
ANCILLARY ITEMS					
112	4.11.1	Switches located 900-1100mm above floor in line with door handles	✓	✓	Can be compliant at CC stage
113	4.11.1	GPOs located not less than 600mm above floor	✓	✓	Can be compliant at CC stage
114	4.11.2	Electrical distribution board located inside housing unit.	✓	✓	Can be compliant at CC stage
GARBAGE					
116	4.11.6	Provision for bin in accessible location	✓	✓	Can be compliant at CC stage

REQUIREMENT

- Where the location of fixtures such has WC pan, wash basin, sink, shower, laundry fixtures, and any other fixtures are to be relocated at post-adaptation, **All** services pipes (both water and waste supply pipes) have to be laid in accordance with AS 1428.1 and in its specified location at “Post-Adaptation” where all services to be capped-off for future use.

GENERAL RECOMMENDATIONS (ADVISORY ONLY AND NOT MANDATORY)

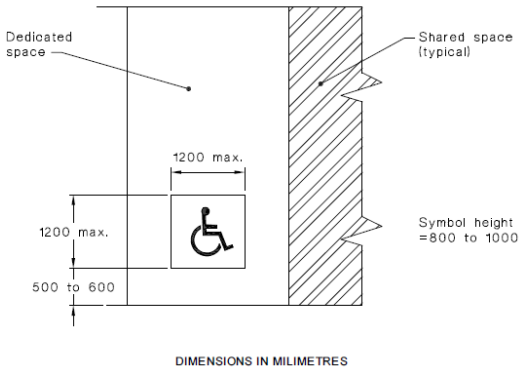
- Private balconies and outdoor areas provided to the Adaptable units to have recessed sliding doors tracks so level access is provided between the balcony/outdoor area and the internal spaces.

- Sliding or/and Hinged doors leading to private balconies and/or outdoor areas provided to the Adaptable units to have a clear door opening of 850mm with side latch clearance of 530mm

- Consideration to the finishes and method of construction to the wet areas so that flush transition is achieved between the wet area floor and the external/corridor finishes.

- For new kitchen/s in residential development, it is recommended that the kitchen could be made partially accessible by providing a width of 900mm next to the sink as vacant space without the cabinetry under the bench top and a long lever tap with spout handle within 300mm from the edge of the front benchtop. The distance in between benches to achieve 1550mm, in addition to 1x DGPO to be provided within 300mm form the edge of the benchtop.

The references below to be read as set and referenced in each section of Adaptable Housing AS4299



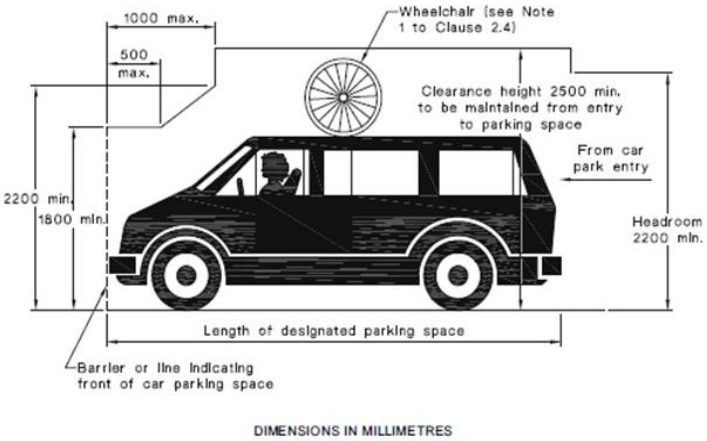
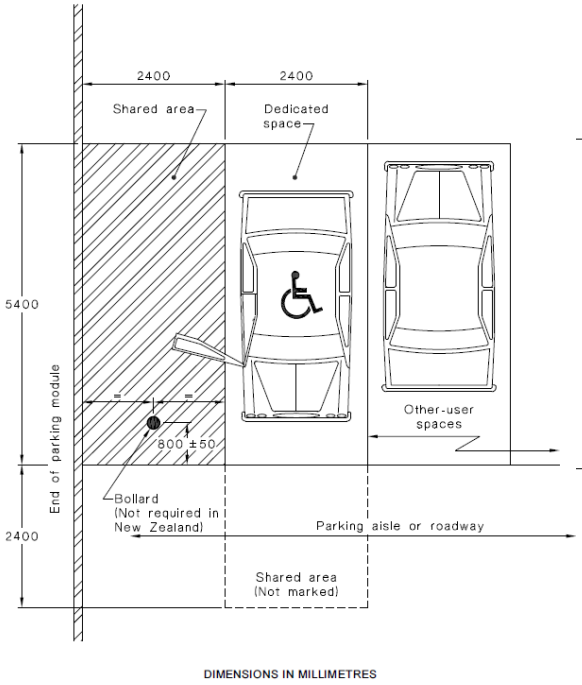


Figure 41 *SAI Global ltd License 1704-c045-2*



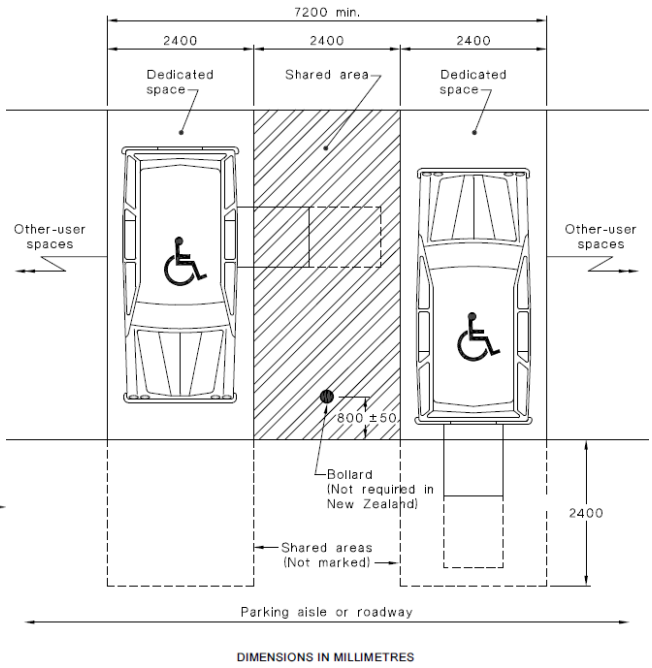


Figure 42 *SAI Global ltd License 1704-c045-2*

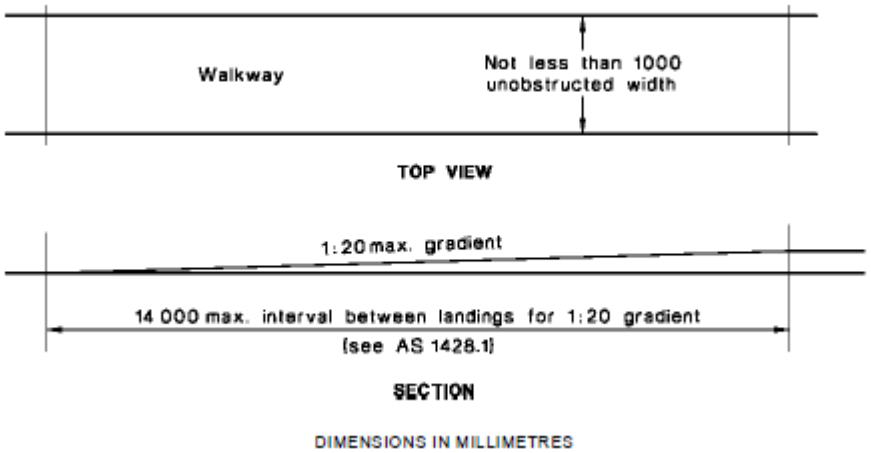


Figure 43 *SAI Global ltd License 1704-c045-2*

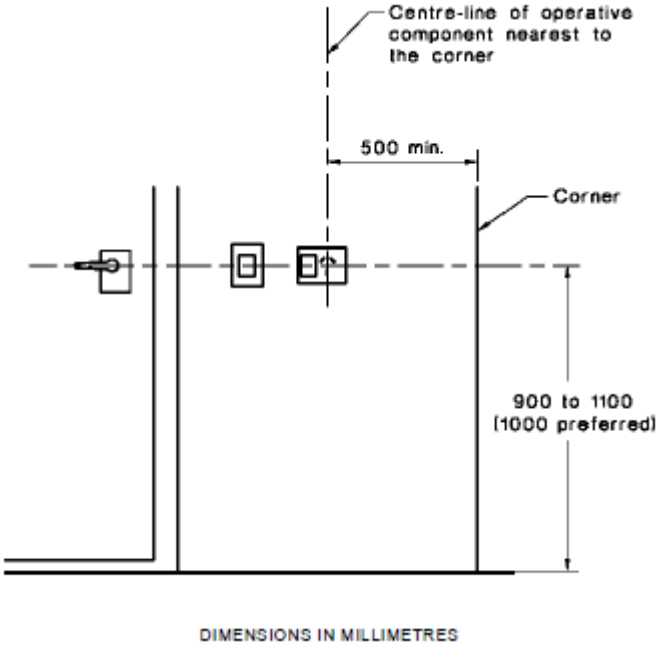
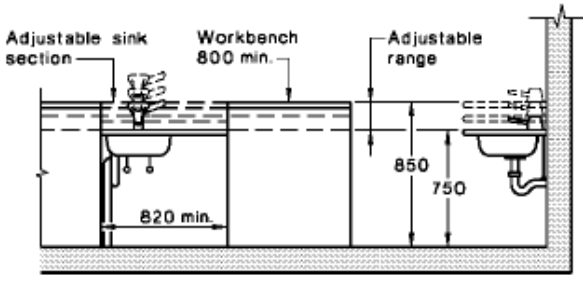
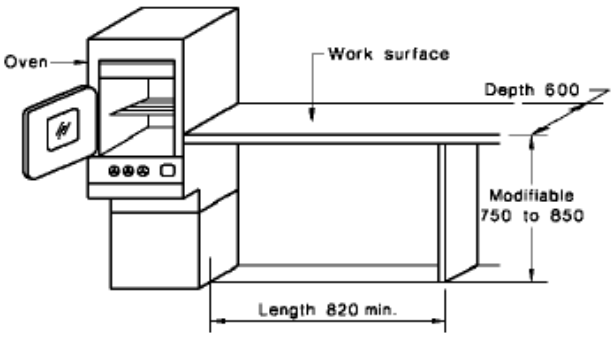


Figure 44 *SAI Global ltd License 1704-c045-2*



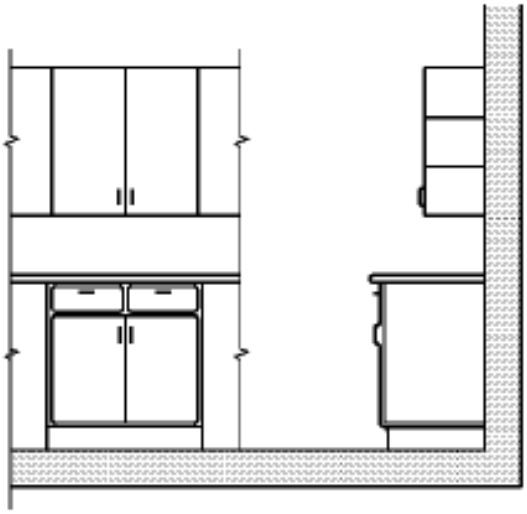
DIMENSIONS IN MILLIMETRES

FIGURE 4.9 SINKS AFTER MODIFICATION

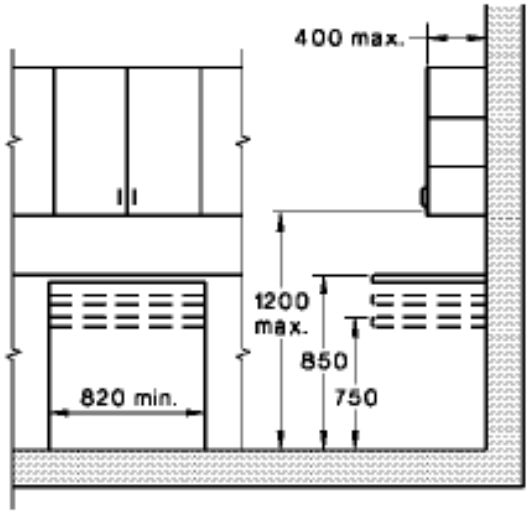


DIMENSIONS IN MILLIMETRES

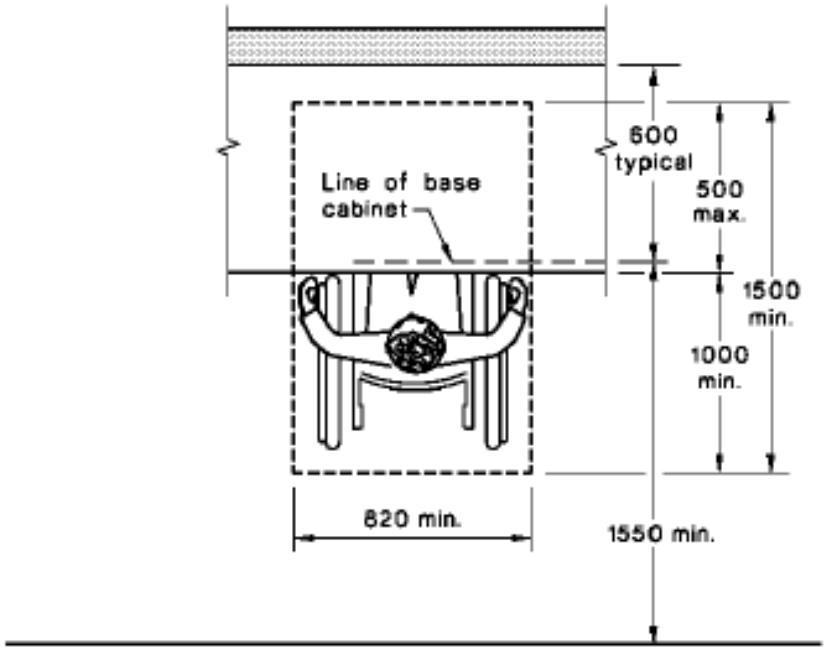
Figure 39 *SAI Global ltd License 1704-c045-2*



(a) Before removal of cabinets



(b) After removal of cabinets



(c) Clear floor space under work surface

Figure 45 *SAI Global ltd License 1704-c045-2*

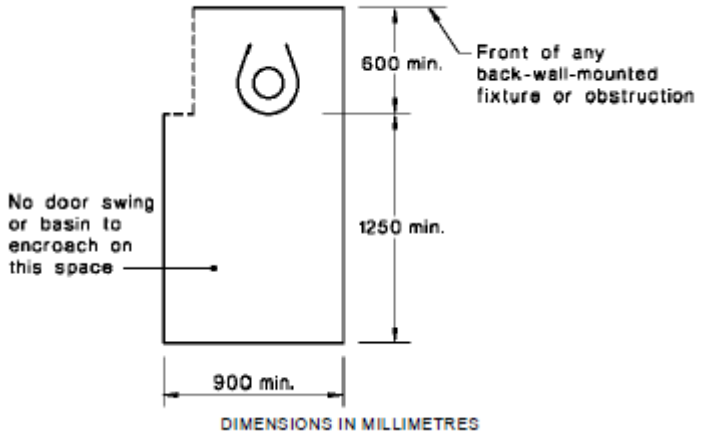


Figure 46 *SAI Global ltd License 1704-c045-2*

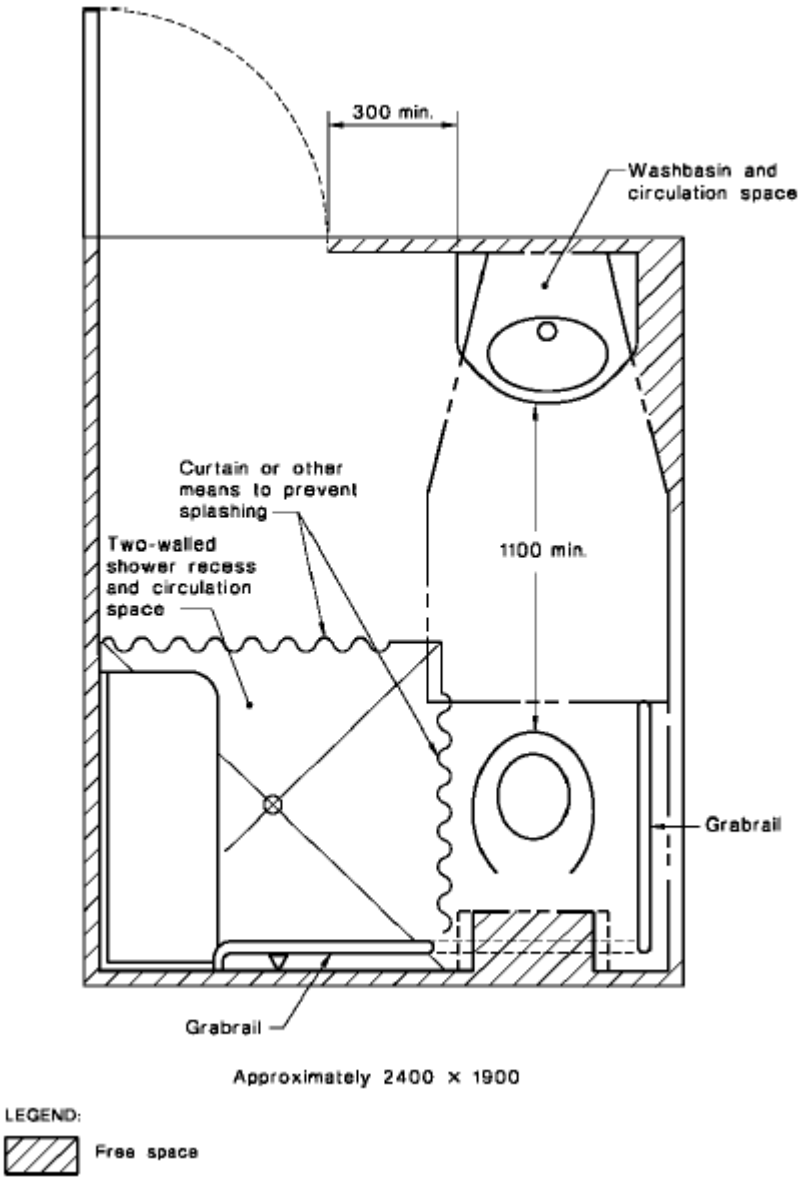
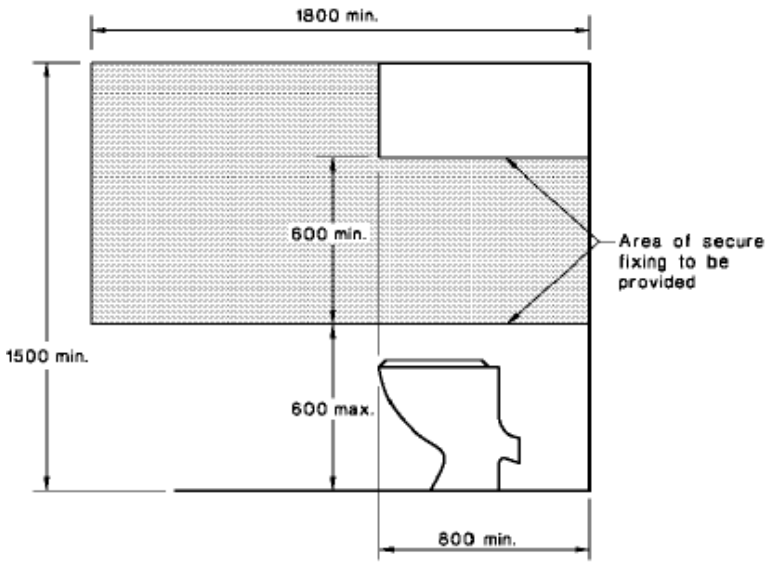
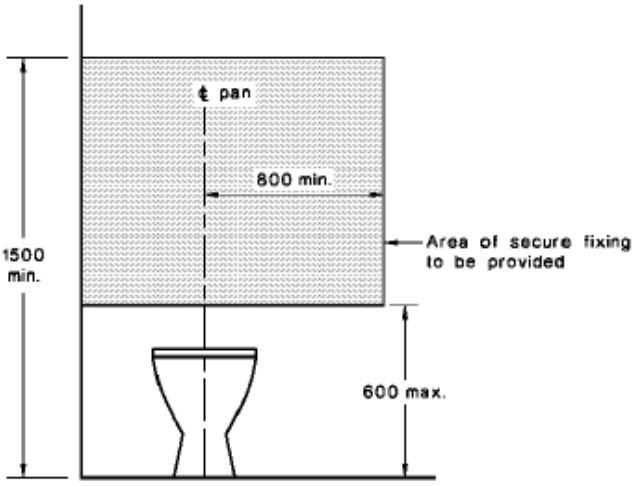


Figure 47 *SAI Global ltd License 1704-c045-2*



(a) Side view



(b) Front view

DIMENSIONS IN MILLIMETRES

FIGURE 4.5 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN TOILETS

Figure 48 *SAI Global ltd License 1704-c045-2*

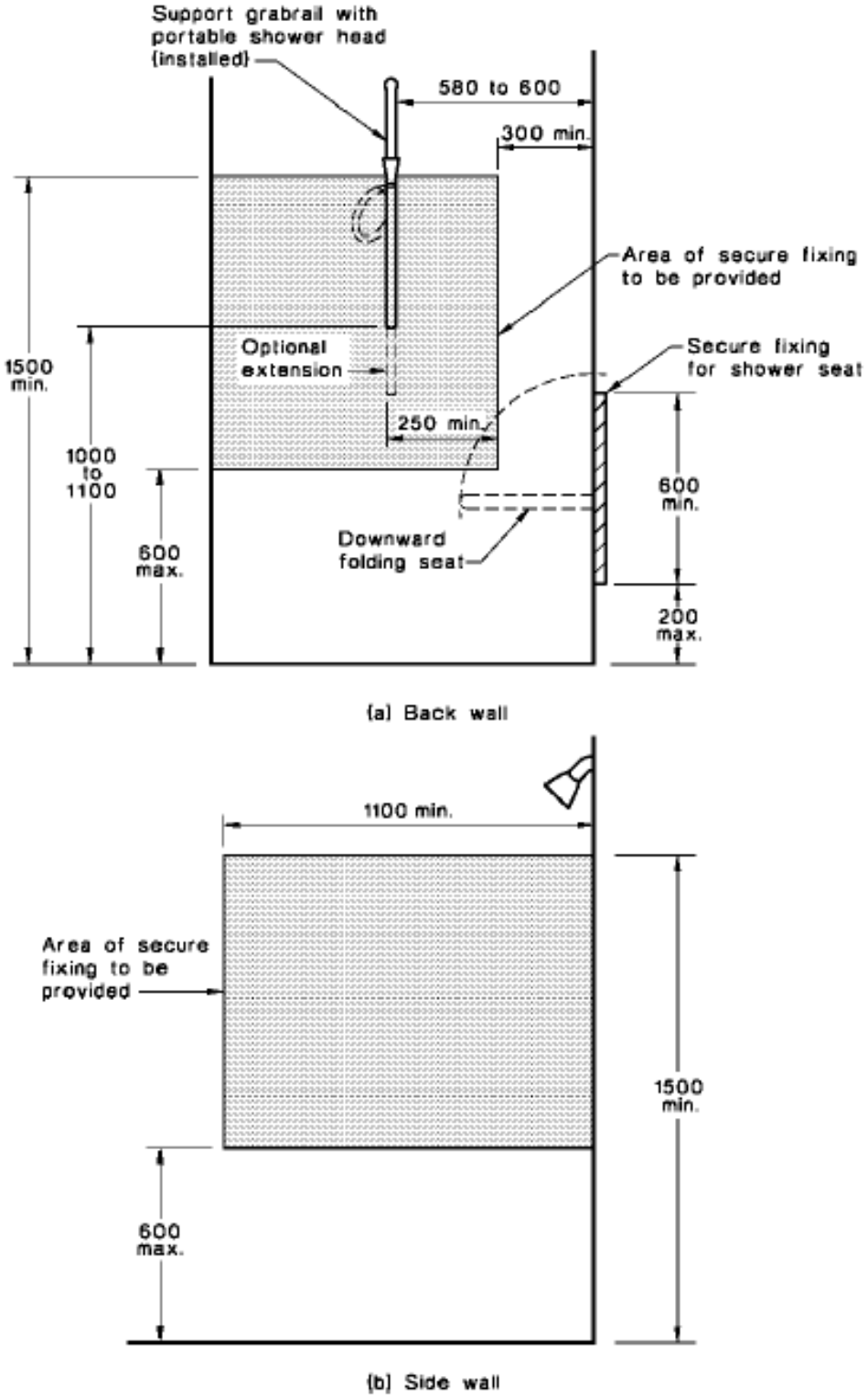
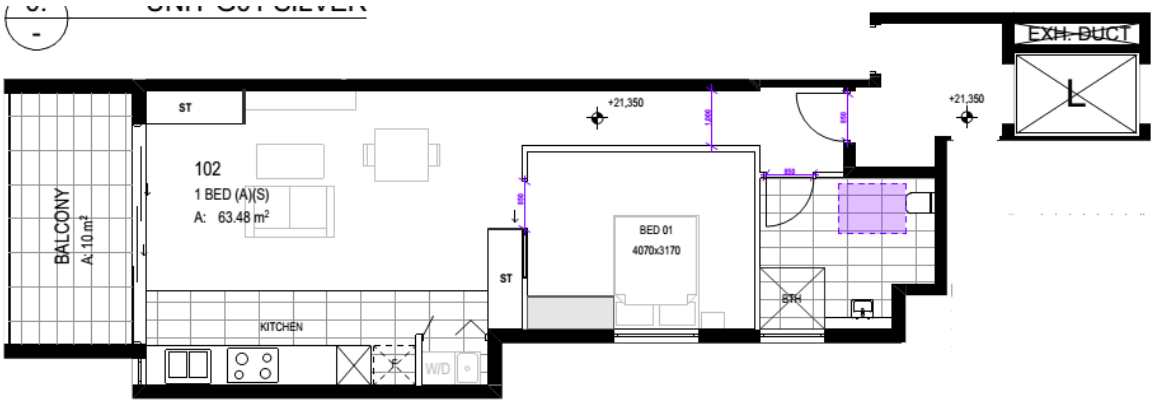


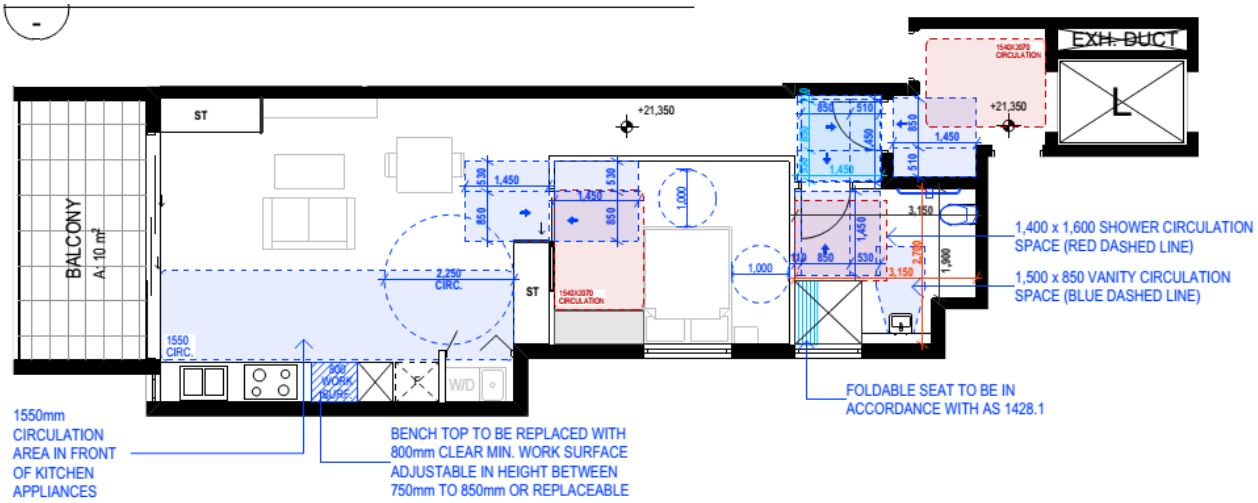
Figure 49 *SAI Global ltd License 1704-c045-2*

Adaptable Housing – Pre & Post Adaptable Units

The attachments below are extracted from the Architectural Plans provided and are to be read together with AS 4299 Adaptable Housing Requirements.



Pre Adaptable units 102 & 202



Post Adaptable units 102 & 202

mackenzie architects international Floor Plans Issue. B Dated 23/05/2024

SEPP 65 – Part 4Q1 Livable Housing Guidelines

As per SEPP 65, 20% of the units are to be designed as 'Livable'. The development proposes 12 Units which require 3 Units to be designed as 'Livable'. 2 adaptable units have already been provided and can be used as Livable at both Pre and Post adaptable stages, being units 102 & 202, and the third Livable units is unit G01

1. A safe continuous and step free path of travel from the street entrance and/ or parking area to a dwelling entrance that is level	**ADR**	**N/A**	**C**
a. Provide a safe and continuous pathway from: I. the front boundary of the allotment; or II. a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. **Notes: See Att.02 – Can be compliant at CC stage**	☐ ☐	☐ ✓	✓ ☐
b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and – I. an even, firm, slip resistant surface; II. a cross fall of not more than 1:40; III. A maximum pathway slope of 1:14, with 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 200mm in length; and IV. be step-free	☐	☐	✓
c. 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: I. a maximum gradient of 1:10 II. a minimum clear width of 1000mm (please note: width should reflect the pathway width) III. a maximum length of 1900mm 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.	☐	☐	✓
2. At least one, level (Step free) entrance into the dwelling			
a. The dwelling should provide an entrance door with – I. a minimum clear opening width of 820mm (see Figure 2(a)); II. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and III. Reasonable shelter from the weather. **Reference: Figure 50** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
b. A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	☐	☐	✓
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.	☐	☐	✓
d. The level (step-free) entrance should be connected to the safe and continuous pathway.	☐	☐	✓
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.			

a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: I. a minimum clear opening width of 820mm (see Figure 2(a)); and II. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled). **Reference: Figure 50** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.	☐	☐	✓
4. A toilet on the ground (or entry) level that provides easy access.			
a. Dwellings should have a toilet on the ground (or entry) level that provides: I. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and II. A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a). **Reference: Figure 51** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grab rails. **Reference: Figure 52, Figure 53** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
5. A bathroom that contains a hob-less (step-free) shower recess.			
a. One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.	☐	☐	✓
b. The shower recess should be located in the corner of the room to enable the installation of grab rails at a future date. **Reference: Figure 55** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date			
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 grab rails. **Reference: Figure 54, Figure 55** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
b. The fastenings, wall reinforcement and grab rails combined must be able to withstand 1100N of force applied in any position and in any direction. **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
c. 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). **Reference: Figure 53** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
d. The walls around the bath are to be reinforced by installing: noggings with a thickness of at least 25mm in accordance with Figure I. 7(a); or II. Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	☐	✓	✓

e. The walls around the hobless (step-free) 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). **Reference: Figure 54** **Notes: See Att.02 – Can be compliant at CC stage**	☐	☐	✓
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.			
a. Stairways in dwellings must feature: I. A continuous handrail on one side of the stairway where there is a rise of more than 1m.	☐	✓	☐

The references below are to be read as set and referenced in each section of the SEPP 65 Part 4Q1

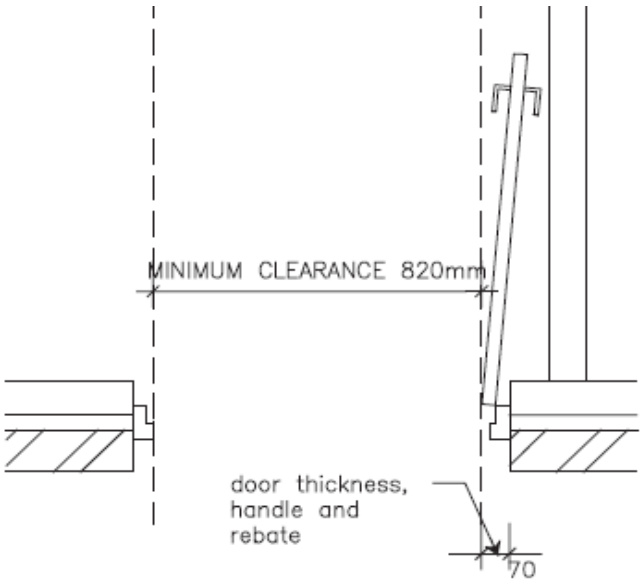


Figure 2(a) Silver level clear door opening

Figure 50 *SAI Global ltd License 1704-c045-2*

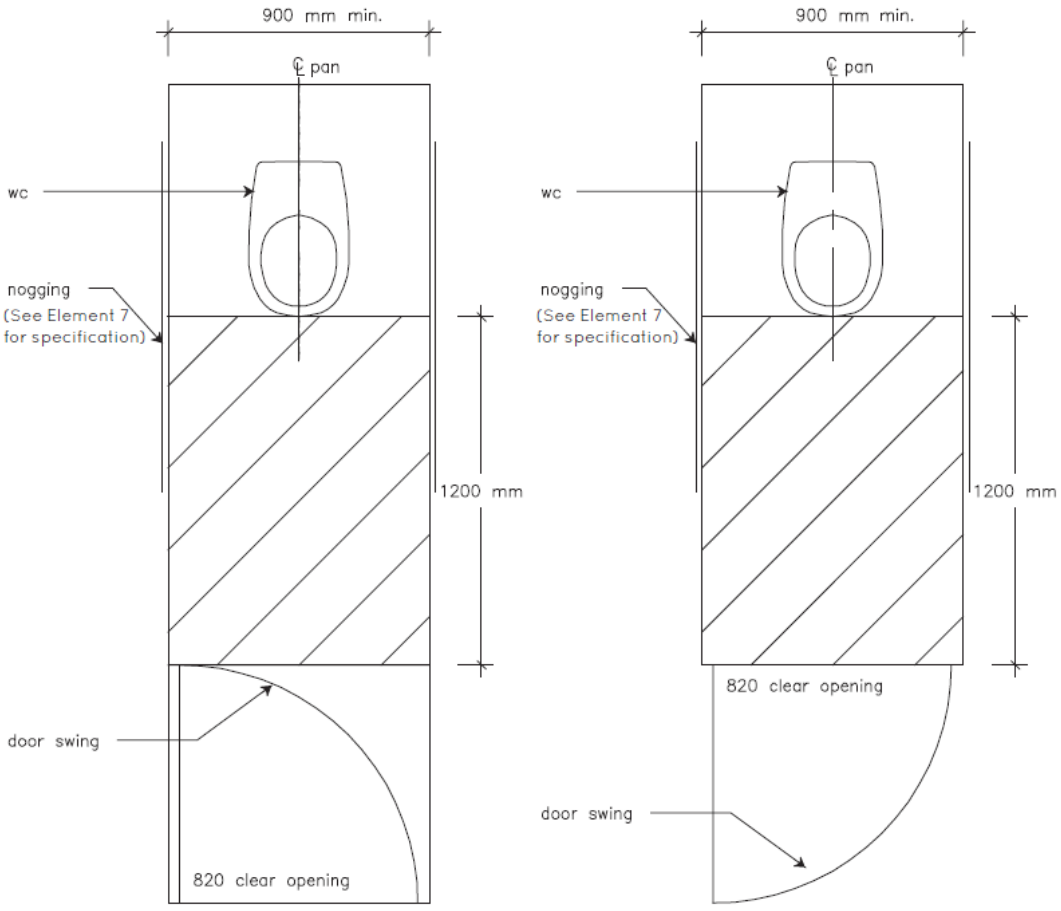


Figure 51 *SAI Global ltd License 1704-c045-2*

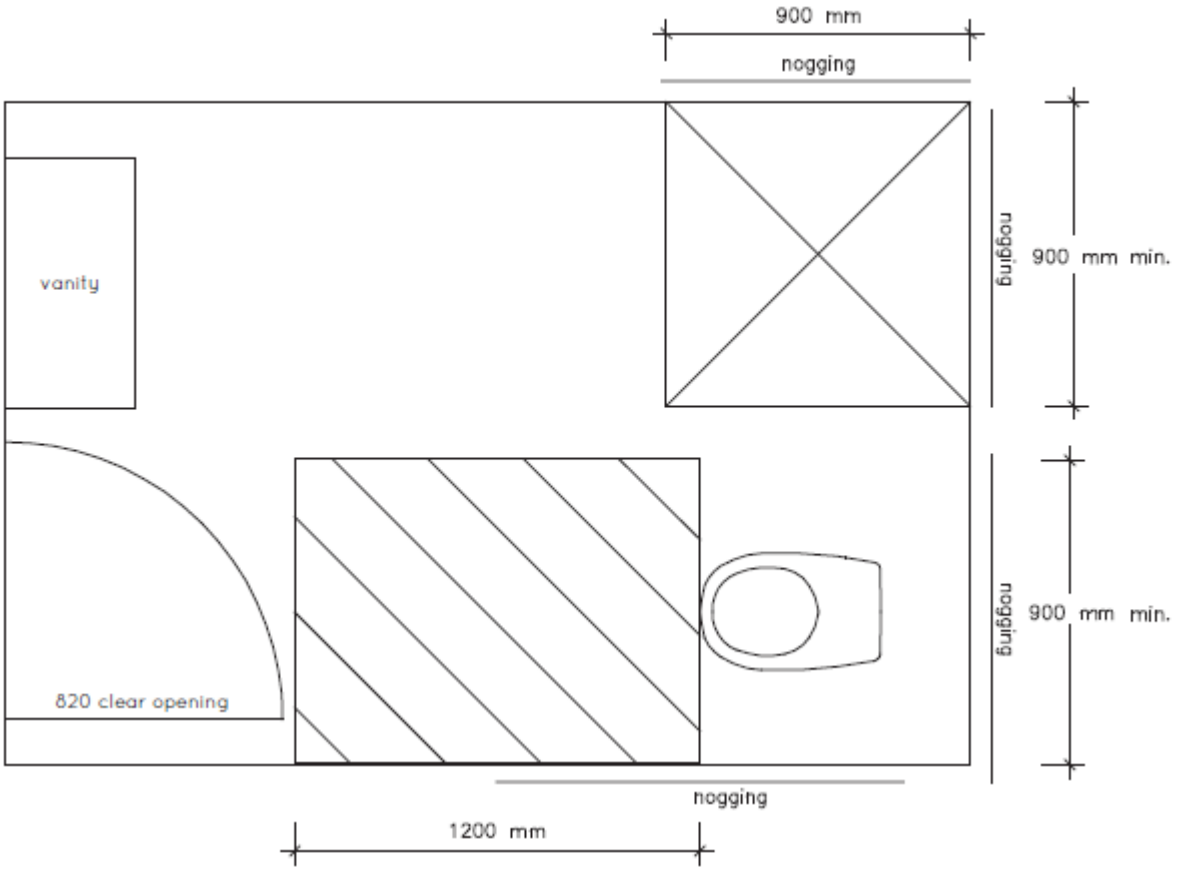


Figure 3(b) Silver level ground (or entry) level toilet layout and space requirements in a combined bathroom.

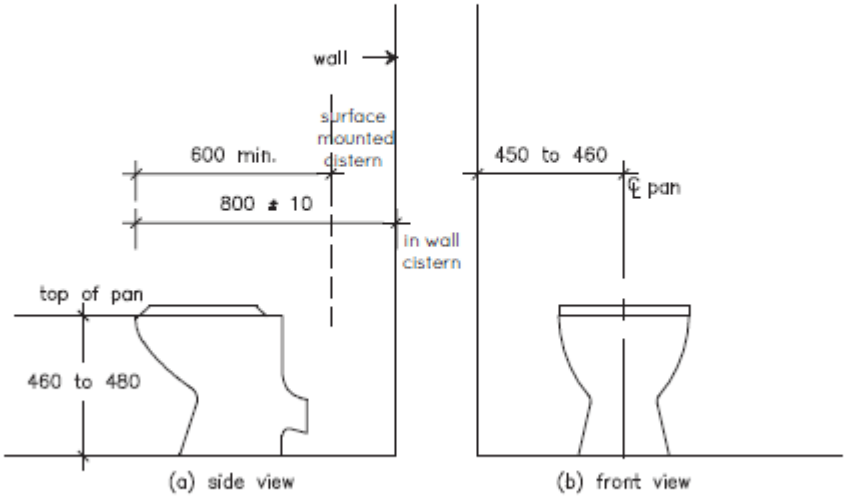


Figure 52 *SAI Global ltd License 1704-c045-2*

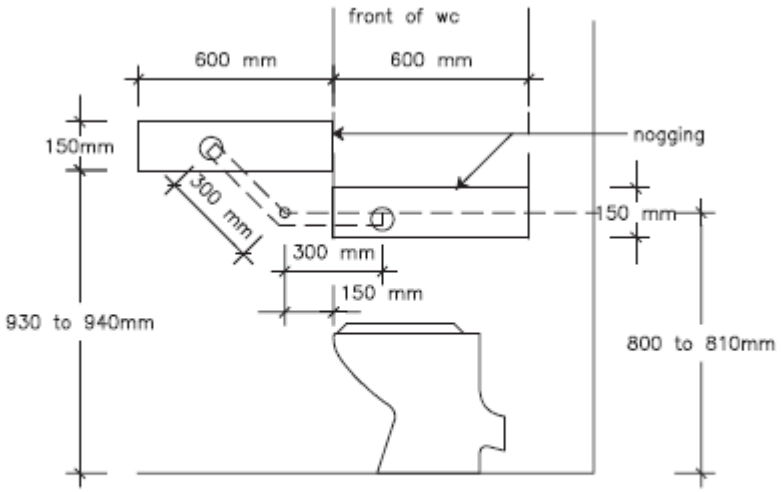


Figure 6(a) Toilet – Location of noggings

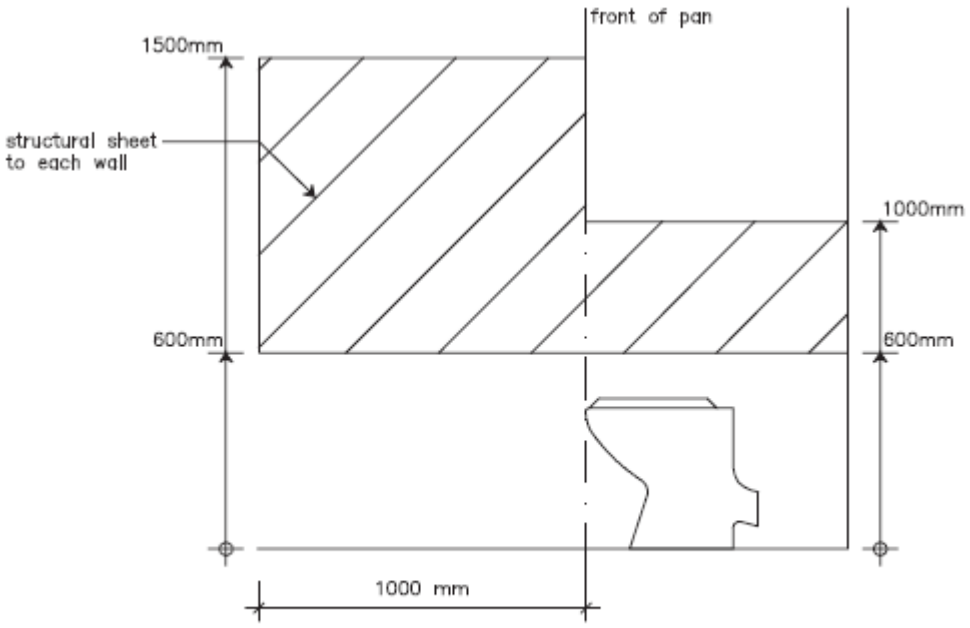


Figure 6(b) Toilet – Location of sheeting

Figure 53 *SAI Global ltd License 1704-c045-2*

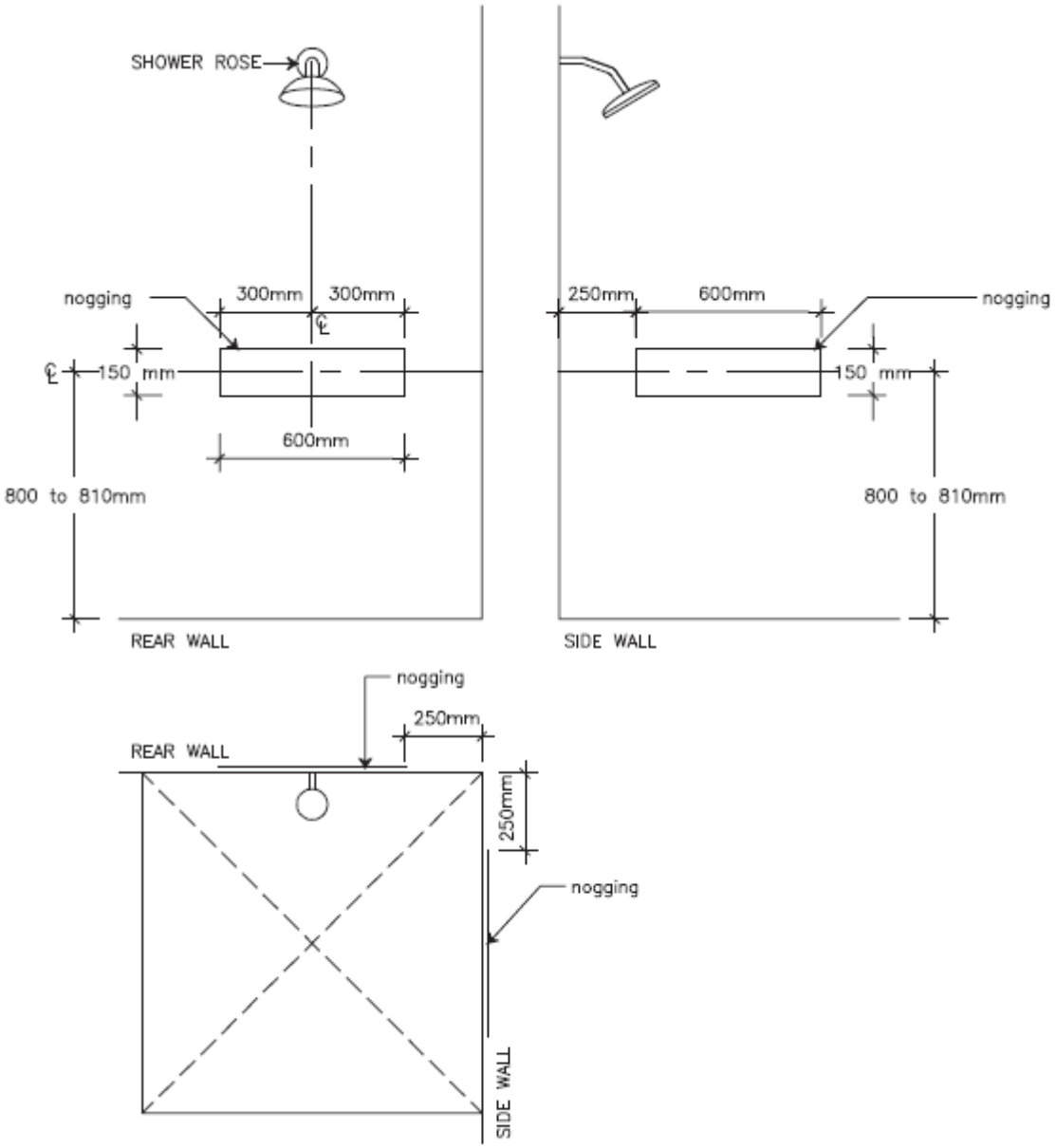


Figure 8(a) Shower recess – Location of noggings

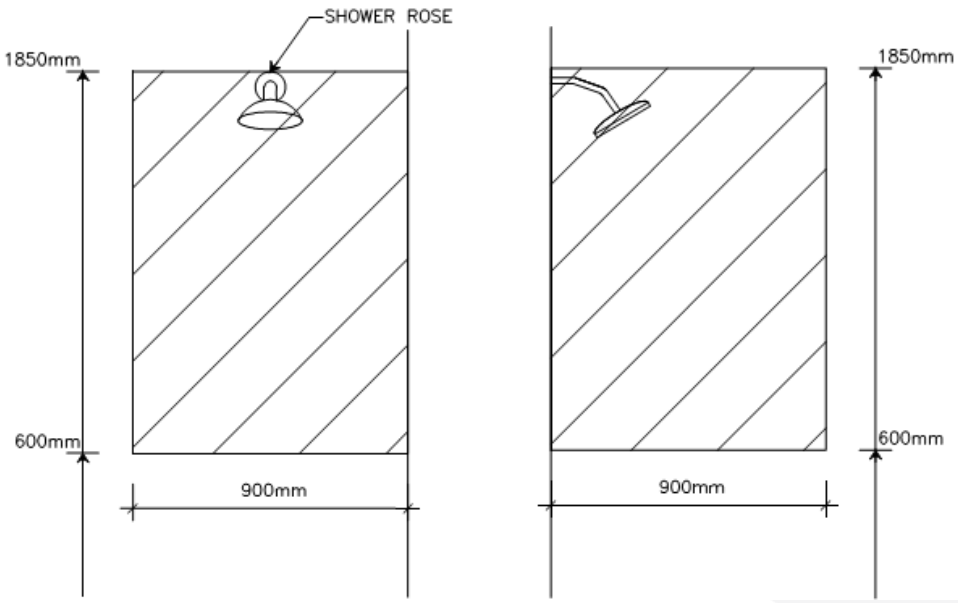
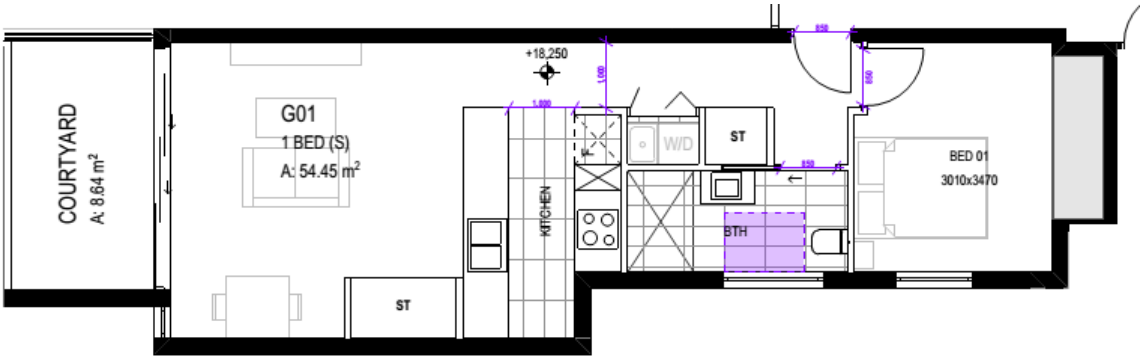


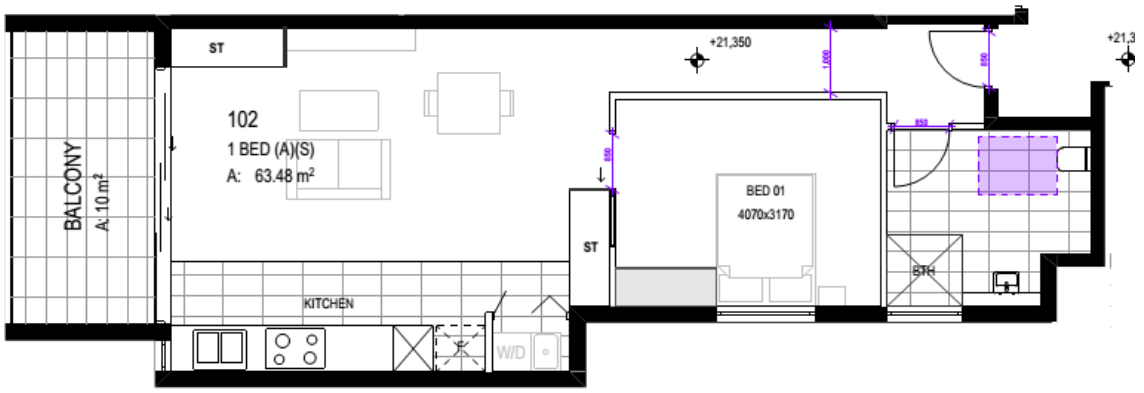
Figure 54 *SAI Global ltd License 1704-c045-2*

SEPP 65 LIVABLE HOUSING – References

The Livable units below are to be read in conjunction with each section of the SEPP 65 Part 4Q1



Unit G01



Units 102 & 202

Att. 02 mackenzie architects international Floor Plans Issue. B Dated 23/05/2024

DISABILITY DISCRIMINATION ACT

Advisory Only

The Disability Discrimination Act (1992) (DDA) protects everyone in Australia against discrimination based on disabilities ranging from, but not limited to mobility, sensory and cognitive disabilities. There is no doubt that the introduction of the Premises Standards has led to widespread and important improvements in the accessibility world and safety of all new and upgraded public buildings in Australia.

Section 32 of the DDA makes it unlawful to contravene a provision of a disability standard & the persons responsible who fail to address the 'affected part' requirements when triggered for a building could be subject to a complaint under the DDA as a result.

If there is a difference between the technical requirements of the Access Code and any document referenced in the Access Code, including Australian Standards, the Access Code takes precedence.

The basic trigger for the application of the Premises Standards is when any building work is undertaken that requires building/construction approval. A building certifier, building developer or building manager of a relevant building must ensure that the building complies with the Access to Premises Standards.

The scope of the DDA also includes the area of the room measured within the finished surfaces of the walls and includes the area occupied by any cupboard or other built-in furniture, fixture, or fittings.

The scope of DDA extends beyond the building fabric and includes furniture and fittings. We cannot guarantee or certify DDA compliance because DDA compliance can only be assessed by the court.

Meet Our Team

Access Link Consulting extends beyond Australia's disability standards for access to premises. We aspire to create a world where dignified and seamless movement is a reality for all, surpassing compliance to achieve comprehensive accessibility solutions for the community.

Rami Shakour

Director

B. Architecture | M.P.M in Construction | Dip. Access Consulting | ACA Accredited Access Consultant | LHA/NCC Accredited Assessor | NDIS Accredited SDA Assessor | Changing Places Assessor

Rami Shakour is the founder and director of Access Link Consulting. With a remarkable track record spanning over 9 years in the accessibility, architecture, and construction industries, Rami brings an unparalleled wealth of expertise to his role as the leader of our consultation services for seamless accessibility facilities.

With Rami's specialised knowledge and forward-thinking approach, Access Link Consulting is uniquely positioned to offer consultation on innovative solutions across residential, commercial, industrial, and mixed-use developments as well as public and private open spaces. By delivering these services, we aim to advance an inclusive and accessible future for all.

Rami holds a Bachelor of Architecture, a Master of Project Management and a Diploma of Access Consulting. In addition to this, Rami is also an Accredited Access Consultant with Association of Consultants in Access Australia (ACAA), National Disability Insurance Scheme (NDIS) Accredited SDA Assessor, LHA/NCC Assessor and Changing Places Assessor.

Tony Walker

Senior Manager

B.LArch (Hons) | Dip. Access Consulting

Tony has developed extensive skills in the planning, design, construction, and management of public open spaces across urban, suburban, and natural landscapes. Previously as the Manager of Fairfield Place and Public Domain Planning for Fairfield City Council and Place Manager East for Parramatta City Council, Tony also developed impressive and outstanding complementary strategic place management and place making project management skills along with valuable community consultation and collaboration experience.

As a Senior Manager, Tony holds a Bachelor of Landscape Architecture (Hons), Dip. Access Consulting, Assoc. Dip. Environmental Control, and a Cert II Horticulture.

With a wealth of qualifications and an extensive skillset cultivated over numerous years of experience in the landscape construction and local government sectors, Tony brings invaluable expertise to Access Link Consulting. His commitment to delivering DDA-compliant outcomes stems from a place-based and community-oriented approach.

Tony's Vision is that public communal spaces which have involved Access Link Consulting, support the provision of dignified and inclusive access to all facilities and amenities including enriching place-based experiences.

Jessica Bechara

Access Consultant

Dip. Business Management | Cert. IV in Access Consulting | ACA Associate Access Consultant

As an experienced Consultant with a wealth of industry insight and experience, Jessica works collaboratively with accredited certifiers, developers, builders and individuals bringing a thorough understanding of both the construction and consultancy realms.

Jessica's expertise encompasses BCA & Access reviews, where she excels in assisting clients in achieving their project goals, from Development Applications to Occupational Certificates. Jessica holds a Certificate IV in Access Consultancy and has over six years' experience in the construction industry. Her extensive experience and first-hand knowledge in accessibility allow her to skillfully coordinate between architects, planners, and developers.

Jessica's dedication to excellence ensures that she delivers quality services to all clients, guided by a vision of accessibility that meets both current and future needs.

Lillian Cumming

Access Consultant

B. Design (Architecture) | Dip. Access Consulting

Lillian Cumming is a skilled Access Consultant at Access Link Consulting, leveraging her extensive background in architecture and access design to collaborate seamlessly with certifiers, developers, builders and accessibility providers. Holding a Diploma of Access Consulting and a Bachelor of Design (Architecture) from Swinburne University of Technology, Lillian specialises in integrating practical design solutions with a thorough understanding of regulatory standards and user needs.

Lillian's expertise includes conducting comprehensive BCA and access reviews, assisting clients in navigating Development Applications and achieving Occupational Certificates. Her understanding of Australian Standards and Regulations, Livable Housing Design, and the National Construction Code underpins her ability to deliver high-quality, compliant access solutions.

Lillian's passion and dedication to accessibility and inclusive design drives her to create spaces that meet the diverse needs of all individuals, ensuring both current and future accessibility requirements are addressed and upheld.

Tshkhoun Kechebashian

Account Manager

B. Economics in Management & Accounting | Cert. IV in Bookkeeping

Tshkhoun holds a Certificate IV in Bookkeeping and has extensive work experience, mostly in in-house accounts and administration, including experience in industrial companies.

Her career boasts a diverse range of roles, from General Accounting to Industrial Cost accounting and Human Resources, making Tshkhoun a crucial asset in the day-to-day management of the company. Notably, her involvement in various operational departments and her training in documentation and internal auditing for ISO standards have been pivotal in shaping her career at Access Link.

Drawing from her prior experience in customer service-related positions, Tshkhoun possesses exceptional problem-solving and communication skills, which play a vital role in the seamless management of accounts and related matters.

Tshkhoun considers her customer service experience, bookkeeping and accounting skills and administration expertise a big asset in her career journey.

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ACCESS LINK CONSULTING