



Access Assessment Report

267-269 Condamine Street, Manly Vale



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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 267-269 Condamine Street Manly Vale. The building includes four (4) residential levels located above four (4) ground floor level retail tenancies and beneath the building are two (2) levels of basement carparking.

The building contains twenty six (26) sole occupancy units.

Direct vehicular and pedestrian access is provided to the building from Kenneth Street.



1.2 Purpose

The purpose of this report is to assess the proposed / existing building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2019 (BCA2019) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Access to Premises Standards 2010 (Premises Standards);
- Design Quality of Residential Apartment Development 2015 (SEPP65)
- Building Code of Australia 2019 (BCA2019) – Part D3 and Clauses E3.6 and F2.4;
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

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

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

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

This report does not include, or imply compliance with:

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

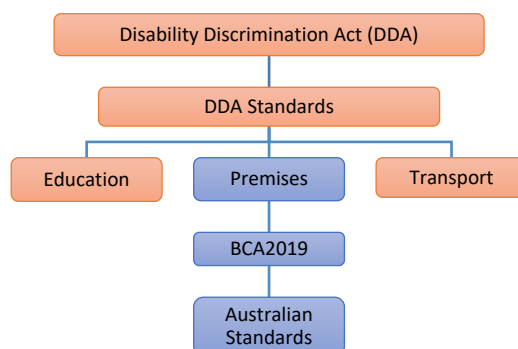
1.4 Federal Disability Discrimination Act (DDA)

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

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

The DDA applies nationally and is complaint based. While the BCA2019 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2019 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

As a new Class 2, 6, 7a building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2019, compliance under BCA2019 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Quality of Residential Apartment Development (SEPP65)

A comprehensive review of the Design Quality of Residential Apartment Development (SEPP65) was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Livable Housing Design Guidelines (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 **WILL apply** to the common areas and Sole-Occupancy-Units (SOU's) within this development.

The ADG is to be used in conjunction with SEPP65 which sets out the NSW Government's policy direction for residential apartment development in NSW.

SEPP65 will apply to the following:

- Developments for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if it is a new building, a substantial redevelopment / refurbishment of an existing building or the conversion of an existing building.
- Building with at least 3 or more storeys – not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking.
- Building containing at least 4 or more dwellings (SOU's).

Livable Housing Guidelines (LHDG) promotes homes to be designed and built to meet the changing needs of occupants across their lifetime, incorporating key easy living features that make the building easier and safer to use for all occupants including people with disability, elderly, people with temporary injuries, and families with young children.

LHDG has become legally relevant once required by ADG and therefore part of the current legislation. The eight design core elements within the guidelines are to be assessed and provided from an early stage of the development. However, the design element describes in these guidelines should only be applied to the parts of the building classes not covered by the Disability Standards and NCC (BCA2019 Vol 1 and 2).

1.7 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2019 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2019, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 7a	Part Ground and Basement Levels	Car parking
Class 6	Part Ground Floor	Retail tenancies (x4)
Class 2	Levels 1 - 3	Residential Sole-Occupancy Units

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2019, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Level	Area / Room	Description
Levels 1 - 3	Residential Sole Occupancy Units and Associated Common Areas	Common areas of the residential levels
Ground Floor	Retail units	To and within all areas normally used by the occupants
Basement Level	Car parking area	To and within any level containing accessible car parking spaces

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

2.3 Flexible SOU's

Within the plans provided, the following SOU's are required to maintain accessible features in accordance with the Council DCP and SEPP65 accessible design requirements.

Table 3. Flexible SOU's

Description	Location	SOU's
Livable SOU's	First, second & third floor	Units 3, 4, 13, 21, 22

Note: At the time of the original Development Application, in accordance with Warringah/Northern Beaches Council DCP there was no requirement for adaptable units and none were proposed, however, on 27 August 2019 Council resolved to adopt amendments to the Warringah DCP2011 to require provision of 10% adaptable housing.

As the current Section 4.55 modification is considered minor and does not affect apartment design except for minor door changes to studio apartments this report has not considered adaptable apartments and if Council require these a condition would need to be applied to the modified consent.

The design currently remains with 20% of units able to be meeting the silver level Livable Housing features in accordance with the silver level of the Apartment Design Guide/SEPP65.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in 1.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2019, Access Code for Buildings, SEPP65 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Table 4. Legend of Symbols

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Apartment Design Guide Requirements (ADG / SEPP65)

A comprehensive review of SEPP65 was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Livable Housing Design Guideline (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 will apply.

The SEPP 65 Apartment Design Code requires the following in relation to adaptability / accessibility within a residential flat building:

1. Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces (page 67).
 - (a) Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.
 - (b) Minimise level changes along pathways and entries on ground floor and underground car parks.
 - (c) Steps and ramps should be integrated into the overall building and landscape design.
 - (d) For large developments “way finding” maps should be provided to assist visitors and residents.
 - (e) For large developments electronic access and audio/video intercom should be provided to manage access.
2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments (page 109).
3. Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline’s silver level universal design features. Note: Universal design is different to adaptable housing which is governed by AS4299 (page 119).
4. A variety of apartments with adaptable designs in accordance with the relevant council policy are provided including the following design solutions (page 119):
 - (f) Convenient access to communal and public areas
 - (g) Minimal structural change and residential amenity loss when adapted.
 - (h) Larger carparking spaces for accessibility.

Outlined below is a detailed assessment of the proposal against the relevant provisions of the ADG / SEPP65, with reference to the requirements as numbered above:

Table 5. ADG Assessment

Item	Design Element	Comment	Compliance
1.	Access, entries and pathways are accessible and easy to identify.	Residential entrances are easy to identify. Level access to / from the main entry door and carparking/garage can be easily achieved.	✓
2.	Street frontage activity is maximised where ground floor apartments are located	There are no ground floor level apartments. However, access is provided by level access to the lift lobbies.	✓
3.	20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.	LHDG universal design features are required for this development and applicable to the parts of the building class not covered by the Disability Standards and BCA. See Section 3.4 below.	✓

3.3 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).

LHDG universal design features are required for Class 2 buildings and applicable to the parts of the building class not covered by the Disability Standards and BCA2019 (Vol. 1 and 2).

The new ADG / SEPP65 is applicable for development applications lodged from 17th of July 2015 which requires a benchmark of 20% of units to be designed under the LHDG “silver level” universal design requirements. A total of five (5) SOU's are to include LHDG requirements in compliance with the 20% benchmark according ADG / SEPP65.

At this stage there are five (5) units shown which are Units 3, 4, 13, 21 and 22 all appear to readily comply with the silver level livable housing requirements.

3.4 Building Code of Australia 2019 Assessment Summary (BCA2019)

Table 6. BCA2019 Summary

CLAUSE		COMMENT	STATUS
SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	Noted	-
D3.1	General Building Access Requirements	<p>Class 2 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>Access has been provided throughout as required via level/ramped access from the corner of Condamine/Kenneth to all residential levels as required via the lift. And each lobby has a 1540x2070mm turning bay provided.</p> <p>Class 5/6 –</p> <p>Access is provided to and within the ground floor commercial tenancies as required.</p> <p>There is a stairway proposed to the rear of retail 01 which would not be accessible. Due to stepped slab requirements it is necessary for access to be provided around to the residential lobby in order to reach the accessible bathroom which is equivalent to the other retail tenancies.</p> <p>Access is possible to the residential garbage store/ bulky good store via doorways which have compliant door circulation spaces as per AS1428.1 as required.</p> <p>Class 7 –</p> <p>Access is provided to and within all carparking levels containing accessible carparking spaces.</p>	✓
D3.2	Access to Buildings	<p>An accessway is provided from the main points of a pedestrian entry at the allotment boundary; and from required accessible carparking space on the allotment.</p> <p>There is level access from the allotment boundary to the retail units 1, 2, 3, 4 and the residential lobby.</p> <p>All doorways at entrances to comply with AS1428.1-2009 and have 30% luminance</p>	✓

SECTION D: ACCESS AND EGRESS		
	<p>contrast and door hardware complying with AS1428.1-2009.</p> <p>The door schedule confirms compliance with this clause.</p>	
D3.3	<p>Parts of Buildings to be Accessible</p> <ul style="list-style-type: none"> Walkways and ramps must comply with clause 10 of AS 1428.1-2009. Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways are provided with turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway.</p> <p>Note: The Access to Premises Standards to not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p> <p>The building has corridors and stairs that comply with this clause.</p>	✓
D3.4	<p>Exemptions</p> <p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p> <p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> EDB/Comms Room AC Units to L1 ramp 	Noted
D3.5	<p>Accessible Parking</p> <p>Car</p> <p><u>Basement 01</u></p> <p>1 x visitor accessible space; and</p> <p>1 x retail accessible space.</p> <p>These spaces exceed the minimum numbers required by this clause and appears to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and</p>	✓

SECTION D: ACCESS AND EGRESS			
		<p>accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p><u>Basement 02</u></p> <p>6 x residential accessible spaces. These are to serve the silver level livable housing units and do not need consideration in accordance with this clause, however, the current drawings indicate different units to the corresponding silver level units provided in the building.</p>	
D3.6	Signage	<ul style="list-style-type: none"> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> sanitary facility; and identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa). Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. 	✓
D3.7	Hearing Augmentation	N/A	N/A
D3.8	Tactile Indicators	<p>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—</p> <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) in the absence of a suitable barrier— 	✓

SECTION D: ACCESS AND EGRESS		
	<p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D3.4. (b)</p> <p>b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p> <p>Tactile indicators have not been provided on the plans, and will need to be provided for all non-fire isolated stairs.</p>	
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	N/A
D3.10	Swimming Pools	N/A
D3.11	Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1.	Scope	Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.
4.	Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and

SECTION D: ACCESS AND EGRESS		
	braille. Luminance contrast to be measured on the location once installed.	
5. Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	✓
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	✓

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0	Deemed-to-Satisfy Provisions	Noted
E3.6	Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> – Handrail complying with the provisions for a mandatory handrail in AS 1735.12. – Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m) – Lift floor dimensions not less than 1100 mm wide by 1400 mm deep (lifts that travel not more than 12m) – Minimum clear door opening complying with AS 1735.12. – Passenger protection system complying with AS1735.12. – Lift car and landing control buttons complying with AS 1735.12. – Lighting in accordance with AS 1735.12. – (a) Automatic audible information within the lift car to identify the level each time the car stops; and – (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and – (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. <p>Emergency hands-free communication, including a button that alerts a call centre of a</p>

SECTION E: SERVICES AND EQUIPMENT		
	<p>problem and a light to signal that the call has been received.</p> <p>The lift landings are currently at least 1540 x 2070mm and provide adequate turning room and circulation space.</p> <p>Lift 01 – this lift has a 2000mm stretcher facility and 1400mm width and complies with the spatial requirements of this clause.</p> <p>Lift 02 – this lift has 1400x1600mm lift car and complies with the spatial requirements of this clause.</p>	

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	<p>An accessible sanitary facility is proposed at ground floor level with dimensions complying with AS12428.1-2009.</p> <p>The fit out to comply with AS1428.1-2009.</p> <p>Adjacent to the accessible WC the single WC is required in accordance with Clause F2.4(c) to be an ambulant disabled WC for use by males and females.</p> <p>An update to BCA Clause F2.3(a) has recently confirmed that unisex toilets are not permitted to other than accessible toilets or staff toilets serving less than 10 staff, so in this instance it is considered that the single ambulant toilet is a unisex staff toilet.</p>	✓

4 STATEMENT OF COMPLIANCE

4.1 General

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2019 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.5 of this Report) with those documents, subject to the following:-

4.2 Design Certification

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

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. The single WC adjacent to the accessible toilet at ground floor level shall be an ambulant disabled toilet.

Fixtures and fittings in ambulant disabled sanitary facilities will be provided and installed in accordance with AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.

16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.
20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Livable Housing Design Guidelines (LHDG))

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

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 7. Architectural Plans

Architectural Plans Prepared by Gartner Trovato Architects			
Drawing Number	Revision	Date	Title
DA-02	J – WIP	29/10/2021	BASEMENT B2 PLAN
DA-03	J – WIP	29/10/2021	BASEMENT B1 PLAN
DA-04	J – WIP	29/10/2021	GROUND FLOOR PLAN
DA-05	J – WIP	29/10/2021	LEVEL 1 PLAN
DA-06	J – WIP	29/10/2021	LEVEL 2 PLAN
DA-07	K – WIP	29/10/2021	LEVEL 3 PLAN
DA-08	J – WIP	29/10/2021	LEVEL 4 PLAN