



**To:** Brookvale Property Investment Unit Trust  
C/- Barry Rush & Associates

**Project:** 638 Pittwater Road, Brookvale

**Report:** Access Assessment Report

**Reference No:** 110121-Access-r1

**Date:** 15 November 2018

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**DOCUMENT CONTROL**

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110121-Access-r1	15 Nov 2018	Development Application Access Assessment Report		
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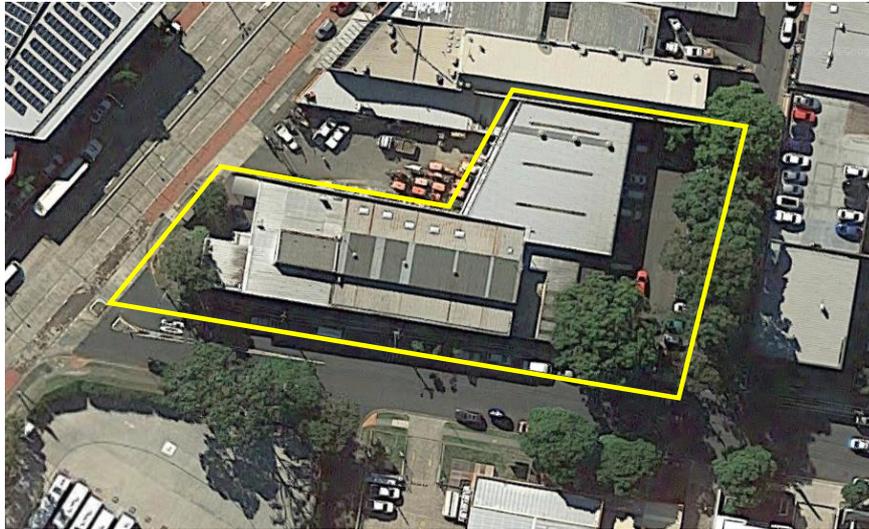
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## 1 BASIS OF ASSESSMENT

### 1.1 Location

The building development, the subject of this report, is located at Lot 1 DP 1001963 No 638 Pittwater Road, Brookvale. The building includes the construction of two levels of basement car parking, commercial areas within the basement and ground floor and residential units including some that will incorporate home/small office spaces.

Direct vehicular access is provided to the building from the secondary frontage, known as Orchard Road Street, which is the longer frontage.



Photograph courtesy of Google Maps

### 1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions of the Building Code of Australia 2016 (BCA2016) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Design Quality of Residential Apartment Development 2015 (SEPP65)
- Building Code of Australia 2016 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- Warringah Development Control Plan 2011 (DCP); and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

### 1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2016 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2016 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 BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction 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 BCA2016.

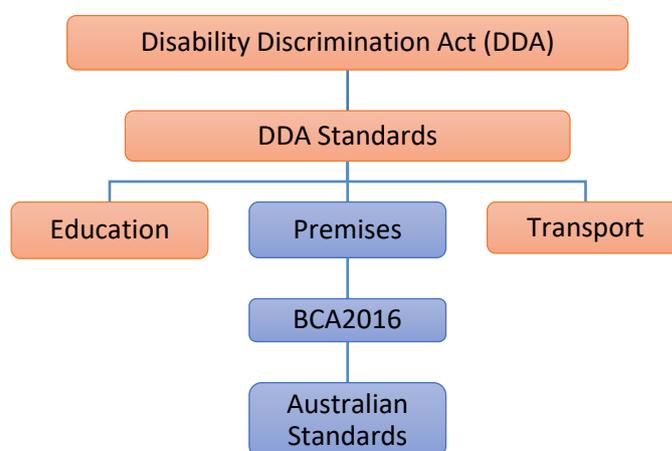
#### 1.4 Federal Disability Discrimination Act (DDA)

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 BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 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.

The Premises Standards generally align with the BCA2016 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.

### **1.6 Design Quality of Residential Apartment Development (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).

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.

Design elements within the LHDG are applicable to Class 1a, 1b, 2, 3 and 4 buildings and required in a 20% benchmark in all developments in line with ADG Objective 4Q-1.

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 (BCA2016 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 BCA2016 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 BCA2016 and Premises Standards, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
2	Levels 1 and 2	Residential Sole Occupancy Units
5	Ground Floor Portion	The office portions of the proposed small office/home office residential units.
6	Basement B1 and Ground Floor Portion	Commercial units proposed to be used for retail units
7a	Basement levels B1, B2 & B3	Areas used for car parking purposes

### 3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

#### 3.1 Introduction

The part 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 Part 1.2 of this report.

Appropriate comments have been provided against the relevant portions of the BCA2016, 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 2. 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 Council's Development Control Plan Requirements (DCP)

It is understood that the development will be subject to the planning controls outlined within the Warringah DCP 2011. This DCP contains the following section relevant to access for persons with a disability.

Table 3. Controls for Accessibility

Part D18 - Accessibility		
Item	Control	Comment
<b>Part 3 - Requirements</b>		
1	The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slippery surfaces, steps and stairs and narrow paths should be avoided.	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
2	There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
3	Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
4	Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.	It is considered that the development can readily achieve these requirements. These are also required

		as part of BCA and Premises Standards compliance.
5	There is to be effective signage and sufficient illumination for people with a disability.	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
6	Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
7	Access for people with a disability is to be provided at the main entrance to the development.	It is considered that the development can readily achieve these requirements. These are also required as part of BCA and Premises Standards compliance.
8	Development is to comply with Australian Standard AS1428.2.	The development will comply with the relevant features of AS 1428.1-2009 which a more recent standard version for the design and construction of new buildings.

### 3.3 Apartment Design Guide Requirements (ADG / SEPP65)

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

Table 4. ADG Assessment

Item	Design Element	Comment
1.	Access, entries and pathways are accessible and easy to identify.	The apartments will be readily from the main entries on Orchard Road. It is noted that design elements are proposed which will ensure their identification.
2.	Street frontage activity is maximised where ground floor apartments are located	The site will have active frontages due to the proposed retail and home office units.
3.	20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.	Refer to following section.
4.	A variety of apartments with adaptable designs are provided	Refer to following section.

### 3.4 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 BCA2016 (Vol. 1 and 2).

The new ADG / SEPP65 requires a benchmark of 20% of units to be designed under the LHDG “silver level” universal design requirements. The following table outlines the relevant design elements required within the nominated units. It is expected that these can be achieved.

Table 5. LHDG Assessment

Item	Design Element
1.	<b>DWELLING (SOU) ENTRANCE</b>
<p><b>Silver Level</b></p> <ul style="list-style-type: none"> <li>a. The dwelling should provide an entrance door with – <ul style="list-style-type: none"> <li>i. A minimum clear opening width of 820mm (see Figure 2(a));</li> <li>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</li> <li>iii. Reasonable shelter from the weather.</li> </ul> </li> <li>b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</li> <li>c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</li> <li>d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</li> </ul> <p><b>Note The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.</b></p>	
2.	<b>INTERNAL DOOR AND CORRIDORS</b>
<p><b>Silver Level</b></p> <ul style="list-style-type: none"> <li>a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: <ul style="list-style-type: none"> <li>i. A minimum clear opening width of 820mm (see Figure 2(a)); and</li> <li>ii. A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces if allowable provided the lip is rounded or bevelled).</li> </ul> </li> <li>b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm</li> </ul> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	
3.	<b>TOILET</b>
<p><b>Silver Level</b></p> <ul style="list-style-type: none"> <li>a. Dwellings should have a toilet on the ground (or entry) level that provides: <ul style="list-style-type: none"> <li>i. A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</li> <li>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).</li> </ul> </li> </ul> <p>The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	
4.	<b>SHOWER</b>
<p><b>Silver Level</b></p> <ul style="list-style-type: none"> <li>a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</li> <li>b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</li> </ul>	

For hobless specification please see Australian Standard AS3740-3.6.	
Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	
<b>5.</b>	<b>REINFORCEMENT OF BATHROOM &amp; TOILET WALLS</b>
<b>Silver Level</b>	
<ul style="list-style-type: none"> <li>a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</li> <li>b. The walls around the toilet are to be reinforced by installing: <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</li> <li>ii. Sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</li> </ul> </li> <li>c. The walls around the bath are to be reinforced by installing: <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm in accordance with Figure 7(a); or</li> <li>ii. Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</li> </ul> </li> <li>d. The walls around the hobless shower recess are to be reinforced by installing: <ul style="list-style-type: none"> <li>i. Noggings with a thickness of at least 25mm in accordance with Figure 8(a); or</li> <li>ii. Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</li> </ul> </li> </ul>	
<b>6.</b>	
<b>INTERNAL STAIRWAYS</b>	
<b>Silver Level</b>	
<ul style="list-style-type: none"> <li>a. Stairways in dwellings must feature: <ul style="list-style-type: none"> <li>i. A continuous handrail on one side of the stairway where there is a rise of more than 1m.</li> </ul> </li> </ul>	
<b>Note</b> This is a requirement for all new homes under the NCC.	

Note: The design elements described in these guidelines should only be applied to the parts of the building classes not covered by the Disability Standards and NCC (BCA2016 Vol 1 and 2).

### 3.5 Adaptable Housing Code Assessment Summary (AS4299)

If no Adaptable units are identified, use the paragraph below and delete the rest.

A total of four (4) adaptable units are proposed within in the development, it is understood these will be residential units 3, 8, 28 & 29. The adaptable units will need to comply with AS4299 – Class C (Essential features incorporated), they will need to be designed to ensure they are to be visitable from the outset and readily adaptable to meet the features outlined in this column.

Table 6. Class C

Item	Room/Item	Clause	Comment
<b>DRAWINGS</b>			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans to be provided at construction stage.
<b>LETTERBOXES IN ESTATE DEVELOPMENTS</b>			
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided adjacent to the street entry.
<b>PRIVATE CAR ACCOMMODATION</b>			
14	Carparking space or garage min area 6.0x3.8m	3.7.2	It is considered that car spaces may be in accordance with these dimensions or those of AS/NZS 2890.6.

			Care is to be taken to ensure that a clear height of 2.5m over the carparking space and 2.2m leading to it will be achieved. This is to be clarified at the CC stage of the development.
<b>ACCESSIBLE ENTRY</b>			
20	Accessible entry	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.
21	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	-
23	Threshold to be low-level	4.3.2	-
24	Landing to enable wheelchair manoeuvrability	4.3.2	-
25	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1
27	Door lever handles and hardware to AS1428.1	4.3.4	-
<b>INTERIOR GENERAL</b>			
32	Internal doors to have 820mm min. clearance	4.3.3	-
33	Internal corridors width of 1000mm min.	4.3.7	-
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	-
<b>LIVING ROOM &amp; DINING ROOM</b>			
36	Provision for circulation space of 2250mm min. diameter	4.7.1	-
38	Telephone adjacent to GPO	4.7.4	-
41	Potential illumination level min. 300Lux	4.10	-
<b>KITCHEN</b>			
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2	-
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	-
44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	-
45	Refrigerator adjacent to work surface	4.5.5	-
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	-
47	Kitchen sink bowl max. 150mm deep	4.5.6	-
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	-
49	Tap set located within 300mm of front of sink	4.5.6(e)	-

51	Cook tops to include either front or side controls with raised cross bars	4.5.7	
52	Cook tops to include isolating switch	4.5.7	
53	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	
61	Slip-resistant floor surface	4.5.4	
<b>MAIN BEDROOM</b>			
62	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	<p>1000 min. to any obstruction AS4299:1995 (AS1428.2:1992)</p> <p>LHDG 2015</p>
<b>BATHROOM</b>			
75	Provision for bathroom area to comply with AS1428.1	4.4.1	
76	Slip-resistant floor surface	4.4.2	
77	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	
79	Recessed soap holder	4.4.4(f)	
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	

82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision)	4.4.4(h)	
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	
90	Double GPO beside mirror	4.4.4(d)	
<b>TOILET</b>			
92	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is to be provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach). To be indicated on the pre-adaption plans.
93	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces. To be shown in the post-adaptation plans.
94	Location of WC pan at correct distance from fixed walls	4.4.3	
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	
<b>LAUNDRY</b>			
98	Circulation at doors to comply with AS 1428.1	4.8	
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	
100	Provision for automatic washing machine	4.8(e)	
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	
105	Double GPO	4.8(g)	
108	Slip-resistant floor surface	4.9.1	
<b>DOOR LOCKS</b>			
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	-

3.6 Building Code of Australia 2016 / Premises Standards Assessment Summary (BCA2016)

Table 7. BCA2016 Summary

CLAUSE		COMMENT	STATUS
<b>SECTION D: ACCESS AND EGRESS</b>			
<b>PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY</b>			
D3.0	Deemed To Satisfy Provisions	Noted	-
D3.1	General Building Access Requirements	<p>The building must be accessible in accordance with below, for the building classification concerned. Accessible meaning having the features necessary to enable use by persons with a disability.</p> <p><b>Class 2 –</b></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><b>Class 5 –</b></p> <p>To and within all areas normally used by the occupants.</p> <p><b>Class 6 –</b></p> <p>To and within all areas normally used by the occupants.</p> <p><b>Class 7a –</b></p> <p>To and within any level containing accessible carparking spaces.</p>	✓
D3.2	Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> <li>(i) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,</li> </ul>	✓

<b>SECTION D: ACCESS AND EGRESS</b>		
	<p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> <li>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> <p>(d) For the purposes of (c)—</p> <ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—                             <ul style="list-style-type: none"> <li>(A) all doorways serve the same part or parts of the building; and</li> <li>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</li> </ul> </li> <li>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</li> </ul> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p>	
<p>D3.3      Parts of Buildings to be Accessible</p>	<p>The building must contain the accessible features outlined in this Clause and the relevant parts of AS 1428.1-2009.</p> <p>Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p> <p>Fire-isolated stairways must comply with clause 11 (f) &amp; (g) of AS 1428.1-2009.</p> <p>Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available.</p> <p>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>	

SECTION D: ACCESS AND EGRESS		
		An intersection of accessways satisfies the spatial requirements for a passing and turning space.
D3.4	Exemptions	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.)
D3.5	Accessible Parking	Car
		<p>Accessible car parking must be provided at the rate of 1 for every 50 retail spaces and 1 per 100 SOHO units (or part thereof). The BCA and Premises Standards do not require spaces for the residential parts. This will be subject to the requirements of the DCP and Adaptable units.</p> <p>The design of the car spaces must comply with AS/NZS 2890.6-2009. Vehicle access to the spaces must maintain minimum clearance of 2200mm with 2500mm over the space and shared area.</p>
D3.6	Signage	<p>Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> <li>- sanitary facility; and</li> <li>- any space with a hearing augmentation system; and</li> <li>- 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"> <li>(aa) the floor level number; or</li> <li>(bb) a floor level descriptor; or</li> <li>(cc) a combination of (aa) and (bb)</li> </ul> </li> </ul> <p>Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and</p> <p>Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.</p> <p>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;</p> <p>Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be places at the location of the sanitary facilities that are not accessible, to direct a person to the</p>

Noted



SECTION D: ACCESS AND EGRESS			
		location of the nearest accessible unisex facility.	
D3.7	Hearing Augmentation	-	N/A
D3.8	Tactile Indicators	<p>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"> <li>(i) a stairway, other than a fire-isolated stairway; and</li> <li>(ii) a ramp other than a fire-isolated ramp, step ramp or kerb ramp; and</li> <li>(iii) in the absence of a suitable barrier— <ul style="list-style-type: none"> <li>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>(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,</li> </ul> </li> </ul> <p>except for areas exempted by D3.4. (b)</p> <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>Class 3 aged care, Class 9a &amp; 9c not listed above</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>	✓
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.	✓

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Noted	-
E3.6	Passenger Lifts	<p>The passenger lifts (including the Goods Lift) 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"> <li>- Handrail complying with the provisions for a mandatory handrail in AS 1735.12.</li> <li>- Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m)</li> <li>- Minimum clear door opening complying with AS 1735.12.</li> <li>- Passenger protection system complying with AS1735.12.</li> <li>- Lift car and landing control buttons complying with AS 1735.12.</li> <li>- Lighting in accordance with AS 1735.12.</li> <li>- (a) Automatic audible information within the lift car to identify the level each time the car stops; and</li> <li>- (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>- (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.</li> </ul> <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p>	✓

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>At least one unisex accessible facility will need to be provided in a commonly accessible location. The facility will need to be designed in accordance with AS 1428.1-2009. It is expected that suitable provision can be found for it on the Ground Floor.</p>	✓

**ANNEXURE A - DESIGN DOCUMENTATION**

This report has been based on the following design documentation.

Table 8. Architectural Plans

Architectural Plans Prepared by Barry Rush and Associates		
Drawing Number	Revision	Title
A01	DA	Location Diagram
A02	DA	B3 Basement Floor Plan
A03	DA	B2 Basement Floor Plan
A04	DA	B1 Basement Floor Plan
A05	DA	Ground Floor Plan
A06	DA	First Floor Plan
A07	DA	Second Floor Plan
A08	DA	Roof Plan
A09	DA	Elevations
A10	DA	Elevations
A11	DA	Sections