



**OBVIUS
ACCESS**

**ACCESSIBILITY CONSULTANTS
AND DESIGNERS**

**Residential Flat Building
27 Redman Rd,
Dee Why,
NSW,
2099.**

DA Access Report-



07.07.2023

Obvius Access Consultants

For Thi Kim Van Nguyen
as Clients of MAI Mackenzie Architects

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DA Access Report- Residential Development at 27 Redman Rd, Dee Why, NSW, 2099.

Introduction:

This Access Report is for the purpose of Mackenzie Architects International Architects (MAI) to prioritise and recommend actions to be undertaken in accordance with the Warringah Development Control Plan 2011, SEPP 65 ADG 4 Q (1), The Disability Discrimination Act (Cwlth) 1992 (DDA) and the NSW Anti-Discrimination Act (NSW) 1977 (NADA).

Obvius Access was commissioned by Thi Kim Van Nguyen as Clients of MAI to undertake an Access Report of the proposed residential Class 2 residential development located at 27 Redman Rd, Dee Why, NSW, 2099.

Accordingly, the Access Report has been divided into two sections. Firstly 'Public Building and Common Areas', which must comply with the National Construction Code and The Disability (Access to Premises - Buildings) Standards 2010 (the Premises Standards) and secondly Livable Housing Guidelines Silver Level to comply with SEPP 65 ADG 4 Q (1).

This report is to provide an accessibility appraisal to determine the consistency of design with the Access Code/Premises Standards, Warringah Development Control Plan 2011 and SEPP 65 ADG 4 Q (1) covering accessible design requirements for people with disabilities and thereby reduce the risk to the client of complaint under Disability Discrimination Laws at both State and Federal Level. The information in this report is only relevant to the referenced drawings in this project and is not transferable to other projects.

1 Project 16/04 referenced Drawings/Details received from MAI on 07.07.2023.

Dwg No	Title	Issue	Dwg No	Title	Issue
A001	Cover Page	A	A301	External Finishes	A
A101	Site/Roof Plan	A	A302	Site Analysis	A
A102	Ground Floor	A	A303	Site Analysis P2	A
A103	First Floor	A	A304	Deep Soil Diagram	A
A104	Second Floor	A	A305	Landscaping schedule	A
A201	South Elevation/section 1	A	A306	GFA diagram 01	A
A202	East Elevation + Section C	A	A310	Building Envelope Diagram 01	A
A203	West Elevation	A	A311	Building Envelope Diagram 02	A
A204	South Elevation/section 2	A	A312	Building Height plane Diagram	A
A205	North Elevations	A	A313	3D Views	A

The Desktop Appraisal for this DA Submission covered the building and associated facilities including:

1. Continuous Accessible Paths of travel
2. Principal Entrance
3. Lighting
4. Accessible Car parking
5. Walkways Ramps and Landings
6. Fire Stairs and Common Stairs
7. Lifts
8. Tactile Ground Surface Indicators
9. Doorways
10. Internal Walkways and Corridors
11. Common Facilities
12. Luminance Contrasts
13. Signage
14. Emergency Egress

Part- D18 Accessibility and Adaptability

List the following objectives, which this Report has incorporated.

Objectives

- To ensure vehicular access points for parking, servicing or deliveries, and pedestrian access are designed to provide vehicular and pedestrian safety.
- To ensure convenient, comfortable and safe access for all people including older people, people with prams and strollers and people with a disability.
- To provide a reasonable proportion of residential units that should be designed to be adaptable and easily modified to promote 'ageing in place' and for people with disabilities.

Warringah Development Control Plan 2011 Part- D18 Accessibility and Adaptability

Prescriptive Measures

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.

Warringah Development Control Plan 2011- Appendix 1 Car Parking Requirements

Prescriptive Measures

Multi-dwelling housing, Residential flat buildings, Serviced apartments (including holiday flats), Shop-top housing (residential component).

1 visitor space per 5 units or part of dwellings.

SEPP 65 ADG 4 Q (1).

Objective

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

SEPP 65 ADG 4 Q (1)-Design guidance

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

The Disability Discrimination Act (DDA)

The following, such as Property Developers, Property Owners, Building Designers, Builders, Building Certifiers, Project Managers, and Project Lessees have a responsibility, under the Federal Disability Discrimination Act (DDA), to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas within the premises.

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

Disability is broadly defined and includes disabilities which are:

- Physical
- Intellectual
- Psychiatric
- Neurological
- Cognitive or sensory (a hearing or vision impairment)
- Learning difficulties
- Physical disfigurement
- The presence in the body of disease causing organisms

This broad definition means that everyone with a disability is protected.

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

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

Disability (Access to Premises – Buildings) Standards 2010

The objective of the 'Premises Standards' and 'Access Code', is to develop a single set of design and construction requirements covering access to new buildings and upgrades to existing buildings.

These Standards will align with the NCC (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises – Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The Premises Standards/Access Code covers access to new or existing buildings that are undergoing renovation, however a building feature which is not within the scope of the Premises Standards could still be subject to a complaint under Discrimination law both at state or territory level on the grounds of disability such as the New South Wales Anti-Discrimination Act 1977 and the Disability Discrimination Act 1992 at federal level. Accordingly, should someone experience discrimination as a result of unfavourable or undignified treatment resulting from a building feature such as a fixture or fitting, which is outside the scope of the Premises Standards/Access Code, the aggrieved person could lodge a complaint under the complaints based mechanism of Disability Discrimination law.

Such areas outside the scope of the Premises Standards may be within the areas of the 'Provision of goods and services' of the New South Wales Anti-Discrimination Act or Commonwealth Discrimination Disability Act. Also access to furniture and fittings including heights and access to service counters, moveable furniture and wayfinding signage to facilities or services are not covered by the requirements of the Premises Standards, but could still be a barrier to goods, services and facilities under Disability Discrimination Law.

Other areas outside the scope of the Premises Standards/Access Code are requirements for dignified egress through the planning of Personal Emergency Evacuation Plans (PEEPS) for people with disabilities. Therefore, a complaint could be made to the Anti-Discrimination commission should a person feel they have not

been treated in a dignified or equitable manner in the event of emergency evacuation.

National Construction Code NCC

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

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

Commonwealth Disability Discrimination Act (1992);
Disability Discrimination Act (1992)-Section 23 Access to Premises;
Disability Discrimination Act (1992)-Section 24 Access to Goods Services and Facilities;
Disability Discrimination Act - Disability Standard Access to Premises (Buildings) 2010;
Australian Human Rights Commission- Advisory Notes on Streetscape Public Outdoor areas, Fixtures, Fittings and Furniture;
Australian Standard 1428.1 (2009) Design for access and mobility – General Requirements for access – New building work;
Australian Standard 1428.1 (2009) supplement;
Australian Standard 1428.2 (1992); Design for access and mobility - Enhanced and additional requirement-Buildings and facilities;
Australian Standard 1428.4.1 (2009) Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile Ground Surface Indicators;
Australian Standard 1428.5 (2010) Design for access and mobility – Communication for people who are deaf or hearing impaired;
Australian Standard 1735.12 (1999); Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities;
Australian Standard 2890.6 (2009) Parking facilities - Off-street parking for people with disabilities;
Australian Standard 1680.0 (2009) Interior Lighting Safe Movement;
Australian Standard 1158.3.1 (2020) Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements;
Australian Standard 4586 (2013) Slip Resistance Clarification of New Pedestrian Surface Materials;
National Construction Code;

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

SEPP 65 ADG 4 Q (1);

Livable Housing Design Guidelines-Fourth Edition;

Warringah Development Control Plan 2011;and

Australian Standard 4299 (1995) Adaptable Housing.

Class 2 – Public space and Common Areas

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

The above requirement of the NCC for access to all common areas of a Class 2 building would also apply to the Premises Standards - although with specific reference to (SOUs), which are made available for short-term rent. Notwithstanding the NCC still applies and therefore all common areas of a Class 2 building must be accessible to a person with a disability regardless of whether or not the SOUs are made available for short-term rent.

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

Access Report by:

Obvius Access John Bedwell, Accredited Access Consultant with the Association of Consultants in Access Australia (**ACAA**) **Number 382**, Member Registered Assessor **Number 20258** Livable Housing Australia, Accredited SDA Assessor number **SDA00042**.

Drawings used:

Based on current drawings of MAI Architects.

Development Summary:

The development comprises of two buildings block 'A' and block 'B' linked together by a 1:14 pedestrian bridge at ground level. A continuous accessible path of travel, containing a series of three 1:14 pedestrian ramps link the property boundary to the lift lobby area of block 'A', the 1:14 pedestrian bridge linking to block 'B', and then through to doorways of all common areas and dwellings.

Both buildings comprise of 3 levels, each block is served by its own separate lift. Block 'A' comprises ground floor carparking, bin storage area and dwellings Unit No1 and No2 at levels one and two

Block 'B' comprises LHA Silver Level Unit dwelling No3 and Unit No4 dwelling. at levels one and two.

LHA Silver level unit No3 is provided to comply with the requirement of SEPP 65 ADG 4 Q (1) to provide 20% of total apartments to Universal Design Livable Housing Design (LHA) silver level.

There are no adaptable units provided at the development as the development comprises of less than five (5) dwellings which complies in accordance with the requirements of Warringah Development Control Plan 2011 Part- D18 Accessibility and Adaptability.

The ground floor carpark is provided with four residential car spaces and continuous accessible path of travel linking to buildings block 'A' lift lobby area and the 1:14 pedestrian bridge to block 'B'.

There are no visitor car spaces provided at the carpark which complies in accordance with the one visitor space per five unit requirement of Warringah Development Control Plan 2011- Appendix 1 Car Parking Requirements.

Therefore, there is no requirement under the development control plan or the NCC table D3.5 to provide accessible car parking spaces at this class 2 building development. The vehicular access is provided from Redman Rd via a vehicular ramp to the ground floor carparking.

Access Audit Report

Prepared By: John Bedwell. ACAA (Accredited Member 382)

Note

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

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

Name of Building: Section1 Public Building and Common Areas

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
1.1	Continuous Accessible Path of Travel	Access to the buildings from the allotment boundary and from the accessible car parking where provided.	<p>A continuous accessible path of travel to the buildings needs to be available for pedestrians at the principal entrance.</p> <p>Should a continuous accessible path of travel be unavailable this may prevent the premises from being safely negotiated by people with disabilities, parents with prams or older people.</p>	A continuous accessible path of travel must be provided from the principal site entrance to the entrance of the dwellings. Also, a continuous accessible path of travel must be provided from designated accessible car parking spaces if provided on the allotment in accordance with Premise Standards/Access Code Part D3.2 (1). In this instance a	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				series of pathways and ramps interconnect with the lift locations of the dwellings and entrances. From the car parking a passenger lift is provided which must comply with the National Construction Code Part E3 and pertaining standards AS 1735.12 (EN81-70).	
1.2	Continuous Accessible Path of Travel	Floor and ground surfaces.	Safety must be ensured by the use of slip resistant surfaces with a smooth transition of 0mm to prevent slippage, trips, stumbles or falls.	Floor and ground surfaces are to comply with AS 1428.1:2009 Clause 7 .1, 7.2, 7.3, 7.4 and 7.5. All external floor surfaces leading to dwellings, common areas and ground floor car parking are to comply with AS 4586:2013, to ensure slip resistance.	TBA at CC Stage
2.1	Principal Pedestrian Entrance	Principal public pedestrian entrance.	In accordance with Disability (Access – Buildings) Standards 2010 Part 2.1 (b) (ii) access which complies with AS 1428.1:2009.	Ensure compliance with Disability (Access – Buildings) Standards 2010 Part D3.2(2)	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				Door controls, circulation requirements and the force of the door to all common areas are to comply with AS 1428.1:2009.	
3.1	Lighting External and Internal	Lighting levels to the external and Internal paths of travel to the dwellings and from the car parking.	A continuous accessible path of travel should have sufficient illumination levels to ensure safety for the public such as older people and people with vision impairment of whom require enhanced levels of illumination.	<p>Lighting should not create pools of light or shadows to pathways steps or ramps that can cause problems for people with vision impairment.</p> <p>The lighting must meet the requirements of AS 1158.3.1 (2020) and AS 2890.1:2004 as a minimum.</p> <p>Common corridors and lift Lobbies should be illuminated to support passive surveillance to meet principles of Crime Prevention Through Environmental Design – CPTED.</p> <p>Internal lighting is to comply with AS 1680.0 :(2009).</p>	TBA at CC Stage
4.1	Accessible Car parking	Accessible car parking for people with disabilities.	Sufficient height to the entrance of the basement car park must	In accordance with AS 2890.6:2009 Clause 2.4, sufficient height <u>of at</u>	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			<p>be provided to ensure access for cars with hoists and folded wheelchairs - mounted to the roof of the car.</p> <p>Once the car is parked, there must also be sufficient vertical height for a roof mounted hoist to be deployed. This involves the hoisting and unpacking of the roof mounted wheelchair from the flat position on the roof of the car.</p>	<p><u>least</u> 2200mm is to be provided to the basement entrance and leading to the accessible space. Although in accordance with best practice an entrance height of 2400mm with 2350mm height warning bars is recommended.</p> <p>In accordance with AS 2890.6:2009 Clause 2.4, there is to be sufficient headroom of at least 2500mm provided directly above the designated space (and shared space adjacent) for a roof mounted hoist to be deployed.</p>	
4.2	Accessible Car parking - Visitors	Accessible parking spaces for people with disabilities.	A car parking space should be designated and accessible for a visitor with a disability.	Designated accessible car parking spaces are to be provided in accordance with AS.2890.6:2009 Clause 2.2.1.	N/A
4.3	Accessible Car parking - Visitors	Accessible parking spaces for people with disabilities.	A car parking space should be designated and accessible for a visitor with a disability.	An accessible visitor car parking space must display the International Symbol of Access in accordance AS 1428.1:2009 Clause	N/A

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				8.2.1 and AS 2890.6:2009 Clause 3.1.	
4.4	Accessible Car parking - Residents	Accessible parking spaces for people with Disabilities.	The car parking space should have sufficient space to be accessible.	Designated parking spaces for adaptable units must comply with AS.2890.6:2009 Clause 2.2.1 and Clause 3.1 in accordance with Hornsby Council DCP 2013- Part 1C 2.1	N/A
4.5	Accessible Car parking All Spaces	Gradient to basement car park.	If the gradient to the car park is too steep this could present a hazard for a person with a disability in which a mobility device could roll and reduce the stability of a person when transferring from the car into their wheelchair.	In accordance with AS 2890.6:2009 Clause 2.3, each parking space and associated walking and unloading areas must not exceed a gradient of 1:40 in any direction, for a concrete surface and 1:33 if the surface is a bituminous seal.	N/A
5.1	Walkways, Ramps and Landings	A Threshold Ramp along a continuous accessible path of travel (if required) at the doorway of the pedestrian entry.	If raised thresholds are provided to doorways, they can be difficult for users of mobility devices to negotiate.	Thresholds if required at building entrances are to be ramped in accordance with AS 1428.1:2009 Clause 10.5. The ramp must have slip resistance in accordance with the	TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				NCC Table D2.14 and AS 4586:2013	
5.2	Walkways, Ramps and Landings	Circulation space to common areas, facilities and entrances of dwellings	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of Sole-Occupancy Units.	In accordance with Disability (<i>Access – Buildings</i>) Standards 2010 Part D3.3 (c) (ii) (A) provide a minimum space of 2070mm in the path of travel and 1540mm width at the end of a communal external walkway/ramp within 2m of the end of the walkway. A space of 2070mm x 1540mm is to be relatively flat with a gradient no steeper than 1:40 and provided at the end of a walkway/ramp to enable a person in a mobility device to manoeuvre 180°.	Yes.
5.3	Walkways, Ramps and Landings	Circulation space to common areas, facilities and entrances of dwellings	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of Sole-Occupancy Units.	In accordance with Disability (<i>Access – Buildings</i>) Standards 2010 Part D3.3 (c) (ii) (B) provide a minimum space of 2070mm in the path of travel and 1540mm width at intervals of a maximum of every 20m along a walkway or ramp. A	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				space of 2070mm x 1540mm must be relatively flat with a gradient no steeper than 1:40 and provided at intervals to enable a person in a mobility device to manoeuvre 180° as mentioned above.	
5.4	Walkways, Ramps and Landings	Walkways of 1:33-1:20 along a continuous accessible path of travel.	<p>The walkways along a continuous access path of travel must provide a safe path of access.</p> <p>Should a pathway have a moderate incline of 1:33-1:20 the surface abutting the side of the walkway must extend at the same grade for 600mm to prevent a person with a vision impairment stumbling on a surface which is at a different grade.</p> <p>The crossfalls must ensure adequate drainage to all areas</p>	<p>If the pathway is classed as a 'Walkway' (with a gradient of 1:20 to 1:33) an extended surface at the same grade abutting the side of the walkway is required, no less than 600mm. Alternatively a wall of 450mm high is required or handrail and kerb rail which complies with AS 1428.1:2009 Clause 10.2.</p> <p>Should a wall of 450mm be provided it should have colour luminance contrast with the adjacent surfaces.</p>	TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			including internal and external and ensure sufficient drainage to surfaces.		
5.5	Walkways, Ramps and Landings	Requirements for landings associated with ramps and walkways.	The walkways and ramps must have landings to the top, bottom and at intermediate levels to provide resting platforms and circulation at doorways in accordance with AS 1428.1:2009 Clause 10.1.	The walkways and ramps must comply with AS 1428.1:2009 Clause 10.1. The landing/resting space must be located in accordance with AS 1428.1:2009 Clause 10.1. The landing intervals of walkways and ramps must be obtained by means of linear interpolation in accordance with AS 1428.1:2009 Clause 10.2 (b) (iii). The landings must have a gradient no steeper than 1:40.	Yes
5.6	Walkways, Ramps and Landings	Handrails to ramps (and walkways where necessary).	The handrails must provide sufficient protection and support for people who are ambulant or in mobility device by means of a handrail and kerb rail.	A pathway is classified a ramp when it is steeper than 1:20 and accordingly handrails and kerb rails must be provided that comply with AS 1428.1:2009 Clause 12 and Fig 19 and 29.	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				The handrails must have a profile that complies with AS 1428.1:2009 Fig 29.	
5.7	Walkways, Ramps, Landings and common stairways (Excluding fire stairways and stairways to dwellings).	Warning Tactile Ground Surface Indicators (TGSIs) to all Ramps and common stairs (excluding fire stairways and stairways to dwellings).	Where used, TGSIs must have a minim 30%luminance contrast with the surrounding surface (for integrated units) or 45% (For discrete units) or 60% (For composite units). This is to enable people with vision impairment to identify the location of TGSIs in accordance with AS: 1428.4.1 2009 Clause 2.2. Accordingly, Stainless Steel TGSIs are not recommended as they do not provide sufficient luminance contrast when placed against concrete. Should Integrated TGSIs be incorporated (which are	A pathway is classified a ramp when it is steeper than 1:20 and accordingly Warning TGSIs must be provided to the top and bottom of a ramp complying with AS 1428.4.1:2009 Clause 2.3.3. The TGSIs should be setback 300mm 10+/- from the top and bottom of the ramp and intermediate landings (if the handrails are not continuous throughout the flight of the ramp, i.e. the handrails are discontinued at intermediate landings, in which case Warning TGSIs are required at intermediate landings). The TGSIs must contrast with the	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			typically integrated within a tile), the tile can be a trip hazard if not installed correctly therefore they must not be applied directly on top of the substrate, the tile should be recessed so that it is flush with the substrate.	surrounding surface by a factor of 30% (or 45% if discrete units are used). The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1.	
5.8	Walkways, Ramps and Landings	Required landing spaces	Insufficient space to maneuver to the top and bottom of ramps, walkways, can prevent access and egress to doorways.	Landings shall comply with AS.1428.1 Clause 10.8. In instances where there is no change of direction on approach (or while on the ramp), the length of landings shall be not less than 1200mm. Where there is a change of direction of not more than 90°, the landing length shall be no less than 1500mm. Should a 90° turn for a wheelchair user be required the internal corners of the landing shall be splayed for a minimum distance of 500mm x	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				500mm unless the ramp is at least 1500mm wide.	
5.9	External Walkways and Ramps	Circulation space to common areas, building entrances and dwellings.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to the door of Sole-Occupancy Units.	In accordance with Australian Standard AS 1428.1:2009 Clause 10.3(g) all ramps must be setback a minimum of 400mm from the transverse path of travel to ensure that handrail extensions do not protrude into the path of travel.	TBA at CC Stage
6.1	Fire Stairs and Common Stairs	Fire stairways and common area stairs serving a change in level.	Stairways should provide access for older people, and people who are ambulant, avoiding any trips and falls.	In accordance with Australian Standard AS 1428.1:2009 Clause 11.1 (b) stairways should be setback a minimum of 700mm from a transverse path of travel to prevent handrail extensions from protruding into the path of travel.	TBA at CC Stage
6.2	Stairway	Profile of handrails to all stairways.	Handrails must be provided to all stairways to ensure stability for people who are ambulant, who have a mobility impairment or vision impairment. The handrail profile must ensure	Handrails must comply with AS1428.1-2009. Clause 12 and Fig 29 (a) and (b). The heights of the handrail must be between 865-1000mm. All stairs must have extensions of the handrail of at least one tread	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			a continuous passage of the hand along the handrail with no obstruction within a 270° arc of the handrail.	from the last riser and an additional 300mm horizontally at the bottom. At the top the stairs must have a 300mm horizontal extension. The handrails must terminate with a downturn at the handles of 180° at the beginning and end of the stair. Alternatively, the handrail can be returned fully to end post or wall face.	
6.3	Stairway	All stairways serving a change in level.	Loss of balance ascending or descending stairways.	Handrails must be provided on both sides of stairways that are required to comply with AS 1428.1:2009. The width of the stairway must comply with D1.6 of the National Construction Code.	TBA at CC Stage
6.4	Stairway	All stairways serving a change in level.	Luminance contrast is required to all stair nosing so that they are clearly defined	Bands of luminance contrast on stair nosing shall be in accordance with AS.1428.1 Clause 11.1(f) and (g) with a band of luminance contrast of	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				50-75mm wide. All stair surfaces such as nosing contrast, treads and landings must have slip resistance in accordance with the NCC Table D2.14 and AS 4586:2013.	
6.5	Stairway	Warning Tactile Ground Surface Indicators (TGSIs) to all Stairways.	Where required, TGSIs must have a minimum 30% luminance contrast with the surrounding surface (for integrated units) or 45% for discrete units or 60% for composite units. This is to enable people with vision impairment to identify the location of TGSIs in accordance with AS: 1428.4.1 2009 Clause 2.2.	All stairs, except fire isolated stairs, must contain Warning TGSIs to the top and bottom of the stairway setback 300mm 10+/- from the hazard. The Warning Tactile Ground Surface Indicators TGSIs must contrast with the surrounding surface by a factor of 30% or 45% if discrete units or 60% if composite units are used. The profile of all Warning TGSIs must comply with AS 1428.4.1:2009 Fig 2.1.	TBA at CC Stage
7.1	Lift	Passenger lift serving a change of level.	A lift must meet the requirements of the Disability (Access to Premises –Building)	The passenger lift must comply with <i>Schedule 1</i> Part E3.6 Tables (a) and (b) of the Premises Standards NCC.	TBA at CC Stage.

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			Standards 2010 Schedule1Table E3.6 (a) and (b) and the NCC.	<p>Accordingly, the lift must comply with the following:</p> <ul style="list-style-type: none"> • Internal lift car size of a minimum 1400mm x 1600mm if the lift travel more than 12m. • Internal lift car size of a minimum 1100mm x 1400mm if the lift travel less than12m. • A clear opening of the doors must comply with AS 1735:12:1999 with a clear opening of at least 900mm. • Passenger protection system complying with AS 1735:12, (if the lift is to be provided with a power operated door). 	Lift consultant to advise

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<ul style="list-style-type: none"> Lift car and landing control buttons complying with AS 1735.12:1999. Lighting in accordance with AS 1735.12:1999. Handrail complying with the provisions of AS 1735.12:1999. <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>	
7.2	Lifts	Passenger lifts serving a change of level.	A passenger lift must provide independent access by ensuring a person can operate the lift controls.	The passenger lifts must comply with <i>Schedule 1</i> Part E3.6 (a) and (b) of the Premises Standards/Access Code as a minimum, which states the following:	TBA at CC Stage Lift consultant to advise

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p><i>In an accessible building, every passenger lift must:</i></p> <p><i>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</i></p> <p>The constant pressure controls can be a barrier for people with a disability for reasons that they disadvantage people such as older people or people with impaired motor skills, or other hand impairment. Consequently, these impairments may prevent a person from sustaining pressure on the controls during the journey. Therefore, automated controls that comply with AS 1735.12 E3.6 are necessary, requiring only single activation with a reduced force of 2-5 Newton or if tactile symbols are located on the</p>	

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				<p>buttons a force of 3.5-5 Newton.</p> <p>The lifts must comply with all requirements of the NCC as applicable under Part E3.</p>	
8.1	Tactile Ground Surface Indicators (TGSIs)	Application of Warning TGSIs to distinguish the pedestrian pathway from the hazard of the carriageway at the same grade.	A hazard could exist for pedestrians with vision impairment on Mildred Ave at the site boundary, if the car park driveway is at the same grade as the pedestrian pathway and the view for the motorist is obstructed when appearing from the basement. Consequently, a blind person or a vision-impaired person could accidentally stray from the pathway into the path of an approaching vehicle.	If the motorist view is blocked and the accessway and vehicular way are at the same grade, provide warning TGSIs setback 300mm +/- 10mm from the vehicular accessway in accordance with Fig C12 AS 1428.4.1:2009 and Clause 2.5.	TBA at CC Stage.
9.1	Doorways	The clear opening of the doorway to the principal entrance, dwelling entrances	Insufficient clearance dimensions for wheelchairs, or prams at gates and doorways.	To comply with the Disability (Access – Buildings) Standards 2010 Part D3.2 All <u>doors</u> and	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
		and the remaining internal ground and common areas.		<u>gates</u> to the common areas, and dwellings must have a clear opening width of at least 850mm. Accordingly the door schedule should indicate at least 920mm door leafs. To comply with the Disability (Access – Buildings) Standards 2010 Part D3.2 (5) a double door must have a clear opening width of 850mm to the active door leaf in accordance with AS 1428.1:2009.	
9.2	Doorways	Circulation space required to access the principal dwelling entrances and the doorways to dwellings and common areas	Should insufficient circulation space exist for a user of a mobility device this could prevent independent access through doorways in both directions.	Circulation space must be provided to doorways to the common areas, and dwellings such cases as swing doors and sliding doorways with clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
9.3	Doorways	Door controls forming part of continuous accessible path of travel.	A door may be unable to be opened or locked by a person with limited dexterity or a person who cannot grasp or twist their wrist.	All door furniture must have 'D' handles for people with a hand impairment or limited dexterity.	TBA at CC Stage
9.4	Doorways	Door controls forming part of a continuous accessible path of travel.	A door may be unable to be opened should the door be heavy or contain a door closer.	All doors must not exceed a required force at the door handle of 20N in accordance with AS 1428.1:2009 Clause 13.5.	TBA at CC Stage
10.1	Internal Walkways and Corridors	Circulation space to common areas, building entrances and dwellings	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to lifts and to the door of Sole-Occupancy Units.	In accordance with AS.1428.1 Clause 6.5.3 a clear circulation space of 2070mm length x 1540mm width must be provided outside the lift to allow for 90 - 180°turn for a person in a wheelchair and also at the end of corridors to common areas.	Yes
10.2	Internal Walkways and Corridors	Circulation space to common areas, building entrances and dwellings	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to	In accordance with Australian Standard AS 1428.1:2009 Clause 10.1 (c) level landings must be provided at doorways	Yes

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			the door of Sole- Occupancy Units.	The circulation space required to doorway entries must comply with AS 1428.1:2009 Clause 13 Fig 31 and 32 and provided on a gradient no steeper than 1:40.	TBA at CC Stage
10.3	Internal Walkways and Corridors	Circulation requirements from walkways, corridors and doorways to common areas and dwellings	There must be a smooth transition, which does not exceed 3mm to prevent slippage, trips, stumbles or falls.	<p>To comply with the Disability (Access – Buildings) Standards 2010 Part D3.1 access must be provided to all common areas of the building that the occupants normally use</p> <p>Should there be a threshold that exceeds 3mm a threshold ramp must be provided, which complies with AS1428.1:2009 Clause 10.5.</p> <p>The ramp must have slip resistance in accordance with the NCC Table D2.14 and AS 4586:2013.</p>	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
11.1	Common Facilities	Circulation space to common areas and building entrances of dwellings.	Should insufficient circulation space or non-compliant ramps and walkways exist for a user of a mobility device this could prevent independent access to the door of Sole-Occupancy Units.	The circulation space required to the entry and within common areas are to comply with AS 1428.1:2009 Clause 13, Fig 31 and 32 and provided on a gradient no steeper than 1:40.	TBA at CC Stage
11.2	Common Facilities	Access to the residential storage and bin area.	Access is required to the residential bin storage for a person with a disability.	Circulation space is to be provided to doorways to the common areas such as the bin storage rooms In such cases the swing doors and sliding doorways must have clearance space available to the latch side (WL dimension) and hinge side (WH dimension) in accordance with AS 1428.1-2009 Clause 13.3.	TBA at CC Stage
11.3	Common Facilities	Access to the mailboxes.	The mailboxes should have an accessible path of travel and sufficient manoeuvring space adjacent to the mailbox.	In accordance with best practice the mailboxes should be located at a height which compiles with AS 1428.2:1992.	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
			The mailboxes must be at the correct height for a wheelchair user.	There is to be sufficient circulation space for a wheelchair user adjacent to the mailboxes of 2070mm in the length of travel 1540mm width to allow a person in a mobility device to complete a 180° turn.	Yes
12.1	Luminance Contrast	Luminance contrast to the surface of the floors, walls, blade walls and columns.	Blade walls and retaining walls protruding along the paths of travel could present a hazard to a person with vision impairment.	To comply with best practice the floors and retaining walls should contrast in luminance of 30% with the adjacent surfaces. Luminance contrast of 30% should also be provided to tyre stops, where these are provided.	TBA at CC Stage
13.1	Signage	Wayfinding to common areas and facilities.	The lifts, stairs, and common facilities etc, should be clearly defined with Wayfinding signage.	Directional wayfinding signage in accordance with AS.1428.1 Clause 8 should be provided at key decision points to indicate common areas.	TBA at CC Stage
14.2	Signage	Signage to Fire Exits.	Signage to emergency exits must convey information for people with vision impairment.	Signage must be provided in both Braille and tactile characters complying with Specification D3.6 to identify each door required by	TBA at CC Stage

Item	Element	Design Criteria	Potential Risk	Recommendation	Compliant
				E4.5 to be a required exit. The signage should be provided to the latch side of the fire exit door.	
14.1	Emergency Egress	Emergency egress for people with disabilities.	Consideration must be given to egress for people who use wheelchairs or have mobility impairment.	An Emergency Plan, which includes people with disabilities in accordance with AS3745 – Planning for Emergencies should be considered as best practice.	TBA at CC Stage
14.2	Emergency Egress	Emergency egress general.	The travel distances in relation to the occupancy and class of the building must be considered in accordance with the Premises Standards Performance Requirements DP4 and DP6.	This performance requirement must be achieved, therefore confirmation from a Certifier must be provided regarding the travel distances to a required exit or exits.	TBA at CC Stage

Checklist for Universal Design-LHA Silver Level Unit – 27 Redman Road, Dee Why, NSW

Introduction:

This Checklist Report is for the purpose of our client to prioritise and recommend actions to be undertaken in accordance with Livable Housing Guidelines Fourth Edition Silver Level to meet the requirements of Universal housing design.

Obvius Access was commissioned to provide a Checklist Report for Universal Design units 03 making a total of 1 Unit out of 4 which equates to 25% Universal Designed dwellings.

Accordingly, a checklist is required to meet the criteria of a Universal design Dwelling to comply with LHA Guidelines Silver Level as specified in SEPP 65 ADG 4 Q (1).

- **Access Report- Section 2** Universal design Dwelling - LHA Silver Level

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
1	Drawings	Layout	Provision of drawings showing dwelling complying with LHA Silver Level.	For the Construction Phase, the drawings must demonstrate visitability compliance.	TBA at CC Stage
2	Siting	Access	A safe continuous and step free path of travel from the street entrance and	Demonstrate a continuous accessible path of travel from street frontage	Yes

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
			/ or parking area to a dwelling entrance that is level.	and car park, which complies with AS 1428.1:2009.	
3	Car Parking Space	Car Parking Space	The car parking space for a visitable unit should comply with LHD Guidelines Silver Level if. The parking also does not form part of the dwelling entrance.	The Silver level parking does not form part of the dwelling entrance and is therefore not required to Silver level dimensions.	Yes
4	Access to the entrance	Ground Floor Principal Entrance	At least one, level (step-free) entrance into the dwelling.	Access to the entrance of the dwelling is step-free complying with AS 1428.1:2009. An area of 1200mm x 1200mm is also recommended on the external side and internal side of the doorway entrance. The clear opening width to the principal entrance should be 850mm in accordance with best practice.	Yes
5	Access to internal doors and corridors	Internal circulation	Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.	The clear opening width of all doorways are to be a minimum of 820mm, with a level threshold not exceeding 5mm and internal corridors should be a minimum of 1000mm wide.	TBA at CC Stage

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
6	Access to the toilet door from the entrance	Ground Floor or (Entry Level) Internal Space	A toilet on the ground (or entry) level that provides easy access.	<p>A toilet is provided at entry level.</p> <p>The toilet on the ground level provides a minimum clear width of 900mm and a minimum 1200mm clear circulation space in front of the toilet pan, which is clear of a doorway or fixture.</p> <p>The toilet pan is located in the corner of the room to enable the installation of grabrails in the future.</p>	Yes
7	Toilet Door	Ground Floor or (Entry Level) WC	Internal doors must have 820mm clear opening width throughout the dwelling.	The internal door to the WC must have a clear opening width of at least 820mm, to comply with the LHA Guidelines Silver Level.	TBA at CC Stage
8	Access to the shower		A bathroom that contains a hobless (step-free) shower recess.	<p>A hobless (step-free) shower recess is provided. The shower screen must be easily removed at a later date.</p> <p>The shower should be located in the corner of the room to enable the installation of grabrails at a later date.</p>	TBA at CC Stage

Item No	Room/Item	LHA Silver Level	Required Compliant Feature	Action Required	Checked Compliant
9	Bathroom and Toilet Walls	Bathroom and Toilet	Except for walls constructed of solid masonry or concrete the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Drawings should indicate noggins or sheeting provisions in accordance with LHA Guidelines Silver level for Toilet, Bath [If Provided] and Shower	TBA at CC Stage

The objective of the reference **‘TBA at CC Stage’** (to be advised at construction stage) as listed in the compliant and checked columns, is to provide the DA Assessment Panel the assurance that these compliance requirements will be an essential part of the post DA submission as part of the Design Development process and accordingly will be implemented prior to the construction stage submission.

Conclusion

This DA Access and Universal Design LHA Guidelines Silver level Report is an assessment to which I conclude that I am satisfied that the proposal can achieve compliance with the Access Code/Premises Standards and pertaining standards, Universal Design LHA Guidelines Silver level and Warringah Development Control Plan 2011. Accordingly, elements in this report will cover requirements relative to access pathways, common areas, and LHA housing for people with disabilities.

Yours Sincerely,



John Bedwell

Director

Accredited Member 382 Association of Consultants Access Australia (ACAA)

Date 07.07-2023

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Disclaimer

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

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

From June 2015 the Disability (Access to Premises – Buildings) Standards is currently undergoing a review by the Department of Industry and Science, in conjunction with Attorney – General’s Department in preparation for a report for Ministerial consideration by the 1 May 2016. Therefore, due reference should be given to any potential amendments to the Premises Standards following this review. This report is © **Copyright of Obvius Access Consultants** and remains the intellectual property of Obvius Access until full settlement of professional fees has been received.