

# **28 Fisher Road, Dee Why**

## **Proposed Mixed-Use Community Centre**

*Access Report on DA Drawings*

*Accessible Public Domain*

*12 August 2020*

**Access Report on DA Drawings, 12.8.20**

Item	Feature	Description	Compliance Required
1.00	Consultation		
1.01	Australian Standards and other criteria consulted in the preparation of this Access Report	<ul style="list-style-type: none"><li>• National Construction Code 2019</li><li>• Disability (Access to Premises – Buildings) Standards, 2010</li><li>• Commonwealth Disability Discrimination Act, 1992</li><li>• State Environmental Planning Policy (Affordable Rental Housing) 2009.</li><li>• NDIS Design Standard for Supported Disability Accommodation – Improved Liveability, Fully Accessible and High Physical Support Design Categories</li></ul>	

1.02	Proposal	<b>Five Storey Commercial Building with:</b> <ul style="list-style-type: none"> <li>➤ Church / Conference Auditorium</li> <li>➤ Crèches</li> <li>➤ 80 Boarding Units</li> <li>➤ Manager's Unit</li> <li>➤ Nurse Stations</li> <li>➤ On-site Parking</li> <li>➤ Lift access to all Levels</li> <li>➤ Café</li> <li>➤ Rooftop Development</li> </ul>	
1.03	DA Drawings 4089	<b>0.1 Cover Page</b> <b>0.2 Survey</b> <b>0.3 Demolition</b> <b>0.4 Floor Space Ratio Lower Floor Plan</b> <b>0.5 Buildable Floor Area Detail 2</b> <b>0.6 Allowable Height Mesh</b> <b>0.7 Site and Landscape</b> <b>1.1 Lowest Floor Plan</b> <b>1.2 Lower Level</b> <b>1.3 Ground Level</b> <b>1.4 Level 1</b> <b>1.5 Level 2</b> <b>1.6 Level 3</b> <b>1.7 Level 4</b> <b>1.8 Rooftop Level</b> <b>1.9 Roof</b> <b>2.1 North Elevation</b> <b>2.2 East Elevation</b>	

		<p> <b>2.3 South Elevation</b>  <b>2.4 West Elevation</b>  <b>2.5 West Elevation Francis Street</b>  <b>2.6 East Elevation Francis Street</b>  <b>3.1 Section Through Centre of Site</b>  <b>3.2 Francis Street Cross Section</b>  <b>4.1 Fisher Road 3D Perspective 1</b>  <b>4.2 Fisher Road 3D Perspective 2</b>  <b>4.3 Fisher Road 3D Perspective 3</b>  <b>4.4 Site 3D Southern Perspective</b>  <b>4.5 3D View Francis Street</b>  <b>4.6 3D View Francis Street 2</b>  <b>4.7 Francis Street Perspective</b>  <b>4.8 Francis Street Perspective 2</b>  <b>4.9 Fisher Road 3D Perspective 4</b>  <b>4.10 Fisher Road Entrance 3D Perspective</b>  <b>4.11 3D Isometric</b>  <b>4.12 3D View Site Middle</b>  <b>4.13 3D View from Outdoor Area</b>  <b>4.14 Church Foyer 3D</b>  <b>4.15 Church Area 3D</b>  <b>4.16 Church Area 3D 2</b>  <b>4.17 Rooftop Area 3d</b>  <b>4.23 Fisher Road 3D Perspective 1</b>  <b>5.1 Sun Shadow Plans June 21</b>  <b>5.2 Communal Area Sun Shadow Study</b> </p> <p><b>Dated 12.8.20</b></p>	
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<b>1.04</b>	<b>Building Classes</b>	<p><b>Building is BCA mixed Class 2, 3, 6, 7 and 9b.</b></p> <p><b>The bulk of the building is Class 2</b></p> <p><b>Boarding Units are Class 3</b></p>       <p><b>Cafes are Class 6</b></p> <p><b>The Church/Auditorium is Class 9b</b></p>       <p><b>On-site Parking is Class 7</b></p>	<p><b>For Class 2 and Class 3 buildings, Access is required:</b></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy Units and to the entrance doorway of each sole-occupancy Unit located on that floor.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents.</p> <p>Where a Lift is provided, access is required to the entrance doorway of each sole-occupancy Unit; and to and within rooms or spaces for use in common.</p> <p><b>For Class 6 and Class 9b buildings, Access is required:</b></p> <p>To and within all areas normally used by the occupants.</p>   <p><b>For Class 7 building, Access is required:</b></p> <p>From the carparking area to and within any level containing Boarding Units or other Accessible facilities.</p>
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<b>1.05</b>	<b>Boarding Unit Spread</b>	<p>Ground Floor, 4 Units + Manager's Unit  Level 1, 21 Units  Level 2, 21 Units  Level 3, 21 Units  Level 4, 13 Units</p> <p>All 80 Units have total floor areas in excess of the 16 sq. metres required for a double Boarding Room, as required by the AHSEPP.</p> <p>48 Units have the potential to meet Fully Accessible or High Physical Support Designs, depending on their other inclusions, and with Bathroom floor areas between 6.2 sq. m. and 6.7 sq. m.</p> <p>Several Units have interconnecting doors with other Units to provide 2-Bedroom Units if required.</p>	
<b>2.00</b>	<b>External Access</b>	<b>Description</b>	<b>Compliance Required</b>
<b>2.01</b>	<b>Pedestrian Access from Fisher Road</b>	<p>At-grade pedestrian entry will be provided to the premises from the Fisher Road property boundary to the Main Entry Doors, via a patio with a maximum gradient of 1:20.</p> <p>The landing in front of the Main Entry Doors will be level, and at least 1540 mm deep.</p>	<b>Complies</b>

2.02	<b>Pedestrian Access from Francis Street</b>	<p>At-grade pedestrian entry is provided from the Francis Street public footway, along the southern boundary of the property, to the rear Foyer of the Church/Conference Area via a 1:20 gradient walkway and (4) 1:14 gradient ramps.</p> <p>The 1:20 gradient walkway will have the following features:</p> <ul style="list-style-type: none"> <li>• Minimum width 1200 mm</li> <li>• A surface level with the walkway for a horizontal distance of 600 mm, on both sides of the walkway; or 150 mm min. high kerbs on each side</li> <li>• Non-slip surface in wet and dry conditions</li> </ul> <p>The 1:20 gradient walkway and 1:14 gradient ramps, and a 1:20 gradient ramp on the northern side of the property, are shown Fire Egress Paths.</p> <p>The Ramps will comply with <b>AS1428.1 (2009)</b>, and have the following features:</p> <ul style="list-style-type: none"> <li>• Maximum gradient of 1:14</li> <li>• Handrails on each side</li> <li>• Minimum width of 1000 mm between handrails</li> <li>• Handrail diameter 30 – 50 mm</li> <li>• Min. 50 mm clearance behind handrails</li> </ul>	<b>Complies</b>
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		<ul style="list-style-type: none"><li>• The colour of the handrails to provide a luminance contrast of at least 30 % with their surroundings</li><li>• Non-slip surface, in wet and dry conditions</li><li>• Level landings at the top and base of each ramp</li><li>• Landings in the direct path of travel to be at least 1200 mm long</li><li>• Landings at a change in direction to be 1500 mm X 1500 mm (min.)</li><li>• TGSIs at the top and base of each section of ramp</li></ul> <p><b>NOTES:</b></p> <p>1) The location and colour of TGSIs are to comply with <b>AS1428.4.1 (2009)</b>.</p> <p>2) TGSIs are not required on intermediate landings if handrails continue through the landings.</p> <p>3) The luminance contrast between the TGSIs and the base materials to be measured on-site, under bright sunlight, overcast conditions, and under illuminated conditions (The path of travel on the southern side of the building is likely to experience shadow for much of the time, which may produce a different luminance reading for the TGSIs to that obtained during bright daylight )</p>	
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2.03	<b>Main Entry Doors, Fisher Road Frontage and Doors to the Rear Foyer, Entered from Francis Street</b>	<p>The main entrance double doors are to provide a clear opening of at least 850 mm, when one leaf is fully open.</p> <p>If a door closer is provided it is required to allow the door to be easily opened and held open, with a maximum force of 20 Newtons.</p> <p>If the doors are automatically operated they are to remain fully open for at least 6 seconds, and to have a fail-safe sensor to re-open the doors if they tend to close while a person is passing through.</p> <p>Glazed doors and side panels are to have a luminance contrast strip with the following features:</p> <ul style="list-style-type: none"> <li>• Minimum depth 75 mm</li> <li>• Applied full width of the doors and side panels</li> <li>• Located between 900 mm and 1100 mm above the finished surface</li> <li>• A luminance contrast of at least 30% to the surroundings, when viewed from inside or outside.</li> </ul>	<p><b>Complies</b></p> <p>To be confirmed at CC Stage</p> <p>To be confirmed at CC Stage</p> <p>To be confirmed at CC Stage</p> <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>• Individual decals are not acceptable.</li> <li>• White or frosted strips are not recommended</li> <li>• When walking from an area of subdued lighting into bright sunlight pale coloured contrast strips may not be observed by a person who has low vision.</li> <li>• The luminance contrast of the proposed strip should be measured on-site under bright sunlight and subdued lighting conditions, to ensure the 30% difference.</li> </ul>
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<b>2.04</b>	<b>Doors on an Accessible Path of Travel</b>	<p>All doorways on an Accessible Path of Travel will provide a clear width of 850 mm, when the door is fully open.</p> <p>Door circulation will comply with <b>AS1428.1 (2009), Clause 13.3, and Figures 31 and 32</b>, depending on the direction of approach.</p>	<b>Complies</b>
<b>2.05</b>	<b>Secure Entries</b>	<p>If a secure entry or Intercom is provided at the Main Entry Doors, the intercom or key pad is to be located:</p> <ul style="list-style-type: none"> <li>• Between 900 mm and 1100 mm above the surface</li> <li>• At least 500 mm from an internal corner</li> <li>• At least 500 mm from the outward-swinging doors.</li> </ul>	To be confirmed at CC Stage
<b>2.06</b>	<b>Surfaces</b>	Surfaces of all external and internal paved or tiled surfaces are to be non-slip in wet and dry conditions.	To be confirmed at CC Stage
<b>2.07</b>	<b>Drainage Grates</b>	<p>Any drainage grate within a pedestrian path of travel are to have:</p> <ul style="list-style-type: none"> <li>• Slots of maximum width 13 mm; or</li> <li>• Circular openings of maximum 13 mm diameter; laid perpendicular to the path of travel</li> </ul>	<p>NOTE: Drawings show the main entry from Fisher Road slopes up to the public footway so a catch drain may be needed at the base of the slope.</p> <p>To be confirmed at CC Stage</p>

<b>2.08</b>	<b>Letterboxes</b>	<p>Letterboxes for the Boarding Rooms will be located on a level surface, with circulation space in front of 1550 mm.</p> <p>The Letterboxes are to be located 900 – 1100 mm above the surface, and at least 500 mm from an internal corner.</p>	<b>Complies</b>
<b>3.00</b>	<b>Internal Access</b>	<b>Description</b>	<b>Compliance Required</b>
<b>3.01</b>	<b>Lifts</b>	<p>Three Lifts, with internal floor areas of 4.8 sq. m., provide access between all Levels.</p> <p>The Lifts will comply with <b>AS1735.12 (1999)</b>.</p> <p>External Call Buttons will be located 900 mm – 1100 mm above floor level; and at least 500 mm from an internal corner, on all Levels.</p> <p>The Lifts will provide automatic audible information to all Levels.</p> <p>The doors will provide a clear opening of at least 900 mm, when fully open; and dwell time is to be at least 6 seconds, when the doors are fully open.</p> <p>Circulation space in front of all three Lifts will be 1500 mm X 1500 mm on all Levels.</p>	<b>Complies</b>

<b>3.02</b>	<b>Floor Surfaces</b>	<p>Floor tiles in common areas will be non-slip in wet and dry conditions.</p> <p>Carpet in Common Areas will have a maximum combined thickness of 15 mm. Carpet pile is to be a maximum of 11 mm; and the carpet backing is to be a maximum of 4 mm.</p>	<b>Complies</b>
<b>3.03</b>	<b>Communal Open Space</b>	All Communal Open Spaces and facilities will be fully accessible.	<b>Complies</b>
<b>3.04</b>	<b>Stairways</b>	<p>Stairways will comply with <b>AS1428.1 (2009), Clause 11</b>, with the following features:</p> <ul style="list-style-type: none"> <li>• Handrails on both sides</li> <li>• A clear width of at least 1000 mm between handrails</li> <li>• Handrails of 30-50 mm diameter</li> <li>• Clearance behind handrails at least 50 mm</li> <li>• Colour of the handrails to provide a 30% luminance contrast with their surroundings</li> <li>• Equal height risers</li> <li>• Opaque risers</li> <li>• Contrast nosings for the full width of the stairs</li> <li>• TGSIs at the top and base of each flight</li> </ul>	<p><b>Complies</b></p> <p><b>NOTE:</b> TGSIs to comply with details set out in <b>Item 2.02</b></p>

<b>3.05</b>	<b>Corridors</b>	<p>The minimum width of a Corridor is 1000 mm, and up to 1670 mm wide at doorways.</p> <p><b>NDIS SDA</b> requires corridors of 1200 mm between skirtings.</p>	<b>Complies</b>
<b>4.00</b>	<b>Ground Floor</b>	<b>Description</b>	<b>Compliance Required</b>
<b>4.01</b>	<b>Café at Fisher Road Entry</b>	<p>The Café is shown to have two serveries, one to service the outdoor dining area on the front patio, and one to service a dining area within the front Foyer.</p> <p>The counter is to be accessible to a person who uses a wheelchair, and to have the following features:</p> <ul style="list-style-type: none"> <li>• An accessible section 900 mm long</li> <li>• Counter height 850 +/- 20 mm</li> <li>• Vertical clearance below 820 +/- 20 mm</li> <li>• Horizontal depth below 640 mm</li> <li>• Horizontal width below 800 mm</li> </ul>	To be confirmed at CC Stage

4.02	<b>Ambulant Toilets off the Front Foyer</b>	<p>One Female and one Male standard cubicle will be provided, to comply with <b>AS1428.9 (2009)</b>, <b>Figure 53</b>, with:</p> <ul style="list-style-type: none"><li>• Width 900-920 mm</li><li>• Minimum 900 mm from the front of pan to the door swing</li><li>• Front of pan 610 mm – 660 mm from rear wall</li><li>• Minimum width of doorway 700 mm, when the door is fully open</li><li>• Grabrails 30 – 40 mm diameter</li><li>• Clearance behind grabrails 50 – 60 mm</li><li>• Grabrails 800 mm – 810 mm above floor</li><li>• The walls of the cubicle to be reinforced to withstand a force of 1100 Newtons applied to the grabrails</li><li>• Signage on the doors to indicate an ambulant cubicle</li><li>• Seat colour to have a 30% luminance contrast to the colour of the pan and floor</li><li>• The colour of the door or door surround should have a 30% luminance contrast to its surroundings</li><li>• A coat hook is required at a height between 1350 and 1500 mm</li></ul>	<b>Complies</b>
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4.03	<b>Unisex Accessible Toilet off the Front Foyer</b>	<p>The floor dimensions of the Unisex Accessible Toilet comply with <b>AS1428.1 (2009), Section 15.</b></p> <p>The doorway will provide a clear opening of 850 mm, when the door is fully open; and the WC pan, hand basin and other features will comply with <b>AS1428.1 (2009).</b></p> <p>Signage on the door will indicate that the cubicle provides for right-transfer. The Accessible Toilet off the Outdoor / Pergola Area provides for left-hand transfer. Signage will comply with <b>AS1428.1 (2009).</b></p> <p>The walls surrounding the WC pan will be reinforced to withstand a load of 1100 N applied to grabrails and toilet seat backrest.</p> <p>Luminance contrast of at least 30% will be provided:</p> <ul style="list-style-type: none"> <li>• Between the colour of the door or door surrounds and the adjoining walls, inside and outside of the cubicle.</li> <li>• Between the colour of the toilet seat and the bowl, floor and walls</li> <li>• Between the floor and walls, with the change in colour occurring where the walls meet the floor. Coving or border tile is to be the same colour as the walls.</li> </ul>	<b>Complies</b>
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<b>4.04</b>	<b>Unisex Accessible Toilet off the Outdoor Pergola Area</b>	<b>This toilet will have the same features as listed in Item 4.03, and provide for left-hand transfer.</b>	<b>Complies</b>
<b>4.05</b>	<b>Other Rooms</b>	The Crèches will be fully accessible	<b>Complies</b>
<b>4.06</b>	<b>Baby Change Facilities</b>	<p>Baby Change Facilities will have the following features:</p> <ul style="list-style-type: none"> <li>• A Change Table that does not encroach into circulation spaces</li> <li>• Circulation Space in front of 1500 mm X 1500 mm</li> <li>• Maximum table height 820 mm</li> <li>• Minimum table clearance below 720 mm</li> <li>• Nappy sanitary bin</li> <li>• Wash basin</li> </ul>	<b>Complies</b>
<b>4.07</b>	<b>Kitchen</b>	The Servery of the Kitchen is to have the same features as listed in <b>Item 4.01.</b>	To be confirmed at CC Stage
<b>4.08</b>	<b>Play Zone</b>	<p>The Play Zone is to be fully accessible.</p> <p>Any seating provided for supervision should have armrests and backrests.</p>	To be confirmed at CC Stage
<b>4.09</b>	<b>Outdoor Pergola Area</b>	The area has a gradient of 1:20, with level landings at the top and base of the graded at least 1540 mm long.	<b>Complies</b>



4.10	<b>Access to Dwellings on the Ground Floor from Fisher Road</b>	Access to the four dwellings from Fisher Road is provided from the corridor around the Church/Conference space.	<b>Complies</b>
4.11	<b>Access to Dwellings on the Ground Floor from Francis Street</b>	Access is via the 1:20 gradient walkway and 1:14 gradient ramps.	<b>Complies</b>
4.12	<b>Laundry</b>	<p>The Laundry will be fully accessible, with the following features:</p> <ul style="list-style-type: none"><li>• Doorway clearance of 850 mm, when the door is fully open</li><li>• Circulation space in front of appliance of 1500 mm</li><li>• Front-loaded washing machine</li><li>• Front-loaded dryer</li><li>• Maximum height to the dryer controls of 1300 mm, if placed above a washing machine.</li></ul> <p>An external Drying Area is also provided, accessed from the Laundry.</p>	<b>Complies</b>

5.00	Boarding Units, AHSEPP	Description	Compliance Required
5.01	Term of Lodging Allowable	Three months or more	
5.02	Shared Facilities	<p>Lodgers may share the following facilities:</p> <ul style="list-style-type: none"> <li>• Communal Living Room</li> <li>• Bathroom</li> <li>• Kitchen</li> <li>• Laundry</li> </ul>	Complies
5.03	Private Facilities	<p>All Rooms may have:</p> <ul style="list-style-type: none"> <li>• Private kitchen</li> <li>• Private bathroom</li> </ul>	Complies
5.04	Public Transport	Boarding Houses are to be located within 400 m walking distance from a Bus Stop, used regularly between 6 am and 9 pm, Monday to Friday; and 8 am to 6pm on weekends.	Complies
5.05	Parking	<p>0.2 car spaces are required per Boarding Room, in an accessible location</p> <p>Parking spaces are also provided for the Manager, Church and Café.</p>	Complies

<b>5.06</b>	<b>Room Sizes</b>	Room Size = 16 sq. m. for a double room	<b>All 80 Rooms comply for AHSEPP</b>
<b>5.07</b>	<b>Communal Living Area</b>	For 5 or more Boarding Rooms at least one communal living room is required, with a maximum room size of 25 sq. m.	<b>Complies</b>
<b>5.08</b>	<b>Maximum Occupancy</b>	Two adult lodgers	<b>Complies</b>
<b>5.09</b>	<b>Management</b>	For more than 20 residents an on-site Manager is required	<b>Complies</b>
<b>5.10</b>	<b>Cycle Parking</b>	One parking space for a bicycle and one parking space for as motor bike are required per (5) Boarding Rooms.	<b>Complies</b>
<b>5.11</b>	<b>Kitchens</b>	Adequate Kitchen facilities are required for some or all of the Boarding Rooms for the exclusive use of lodgers.  Shared kitchens are allowable.	<b>Complies</b>
<b>5.12</b>	<b>Bathrooms</b>	Adequate Bathroom facilities are required for some or all of the Boarding Rooms for the exclusive use of lodgers.  Shared bathrooms are allowable.	<b>Complies</b>

6.00	NDIS SDA Requirements	Description	Compliance Required
	<b>Features required on an Entry Level</b>	<p>This Development has been assessed for its compliance with NDIS SDA Standard for the-</p> <ul style="list-style-type: none"> <li>• Improved Liveability</li> <li>• Fully Accessible and</li> <li>• High Physical Support Design Categories only.</li> </ul>	<p><b>NOTE:</b> The Robust Design Category has not been considered.</p>
<b>1.1</b>	<b>Features required on an Entry Level</b>	<ul style="list-style-type: none"> <li>• One bedroom for the exclusive use of each participant</li> <li>• One WC pan</li> <li>• One shower</li> <li>• One hand wash basin</li> <li>• One living area</li> <li>• One kitchen</li> <li>• One laundry</li> </ul>	<b>Complies for Units on the Ground Floor</b>
<b>1.2</b>	<b>Features required on an Entry Level or Level Serviced by a Lift</b>	<ul style="list-style-type: none"> <li>• One bedroom for the exclusive use of each participant</li> <li>• One WC pan</li> <li>• One shower</li> <li>• One hand wash basin</li> <li>• One living area</li> <li>• One kitchen</li> <li>• One laundry</li> </ul>	<b>Complies</b>

<b>2.1</b>	<b>Entry from Property Boundary</b>	<p>A safe continuous step-free accessway from the property boundaries of either Fisher Road or Francis Street to the entry doorway of <b>all 80 Units</b> is provided.</p> <p>A secure entry is provided to the property.</p> <p>Level entry into the building is provided from the Main Entry and from the Parking Levels</p>	<b>Complies</b>
<b>2.2</b>	<b>Non Step-free accessway</b>	Step-free entries are provided from Fisher Road and Francis Street.	<b>Complies</b>
<b>2.3</b>	<b>Floor Tolerances on an Accessway</b>	<p>An accessway is to have no steps, and a level transition between surfaces.</p> <p>A maximum tolerance of 3 mm is permitted between abutting surfaces if the lip is rounded; or 5 mm if the lip is bevelled.</p> <p>Maximum crossfall of an accessway to be 1:40.</p>	To be confirmed at CC Stage
<b>2.4</b>	<b>Slip-resistance on an Accessway</b>	<p>A 1:20 grade is permitted as part of an accessway.</p> <p>1200 mm long landings are permitted in the direction of travel. Landings at a change in direction will comply with AS1428.1.</p> <p>Minimum slip-resistance will be P4 or R 11.</p>	<b>Complies</b>

<b>2.5</b>	<b>Step Ramps are permitted</b>	If proposed, they will comply with AS1428.1.  Slip resistance will be P5 or R 12.	To be confirmed at CC Stage
<b>2.6</b>	<b>Ramps</b>	Ramps will comply with AS1428.1.	<b>Complies</b>
<b>2.7</b>	<b>Minimum Width of an Accessway</b>	The minimum required clear width of an Accessway will be 1200 mm, between skirtings.  Where ramps are provided the clear width between handrails will be 1000 mm.	<b>Complies for Improved Liveability Units</b>
<b>2.8</b>	<b>Minimum Width of an Accessway</b>	The minimum required clear width of an Accessway is to be 1200 mm, between skirtings.  Where ramps are provided the clear width between handrails is to be 1000 mm.	<b>Complies for Fully Accessible or High Physical Support</b>
<b>2.09</b>	<b>Curved Accessway</b>		Not applicable
<b>2.10</b>	<b>Level Landings on an Accessway</b>	Level Landings are 1200 mm X 1200 mm	<b>Complies for Improved Liveability Units</b>
<b>2.11</b>	<b>Level Landings on an Accessway</b>	Level Landings 1500 mm X 1500 mm  Door circulation to comply with <b>AS1428.1</b>	<b>Complies for Fully Accessible or High Physical Support</b>
<b>2.12</b>	<b>Vertical Clearance</b>	Vertical clearance will be at least 2000 mm along Accessible Paths of Travel.	<b>Complies</b>

3.1	<b>Car Parking</b>	Safe, continuous step-free path of travel required from <b>both</b> the front boundary, and from any car parking space, to the entry doorway of the dwelling.	<b>Complies</b>
3.2	<b>Path of Travel</b>	A safe, step-free path of travel is provided from a parking space to an entry doorway of a dwelling.	<b>Complies</b>
3.3	<b>Parking Space Dimensions</b>	Parking Spaces comply with AS/NZS 2890.6, 2009. An even, firm and slip-resistant surface, with a maximum crossfall in any direction of 1:40.	<b>Complies</b>
3.4	<b>Vertical Clearance along a vehicle path of travel and parking spaces</b>	Vertical clearance of 2200 mm will be provided into the space; and 2500 mm vertical clearance is required within the space, to comply with AS2890.6, 2009.	<b>Complies</b>
3.5	<b>Parking Spaces to comply with AS/NZS 2890.6</b>		<b>Complies</b>
4.1.1	<b>Dwelling Entrance and External Doorways</b>	<p>A level landing of at least 1200 mm X 1200 mm is provided on the outside of the main entry to dwellings</p> <p>A doorway threshold ramp is permitted.</p> <p>Compliance with <b>AS1428.1</b> provided</p>	<b>Complies for Improved Liveability Category</b>

<b>4.1.2</b>	<b>Dwelling Entrance and External Doorways</b>	<p>A level landing of at least 1500 mm X 1500 mm is required on the outside of the main entry to the Dwelling.</p> <p>A doorway threshold ramp is permitted.</p> <p>Compliance with AS1428.1 provided</p>	<b>Complies for Fully Accessible and High Physical Dependency Categories</b>
<b>4.1.3</b>	<b>Door Circulation Space</b>	<p>To comply with AS1428.1 for all door circulation spaces.</p> <p>Automatic doors may be considered</p>	<b>Complies for all NDIS Categories</b>
<b>4.1.4</b>	<b>Covered Roof over Dwelling Entry</b>	A covered roof is provided over the entire landing area outside the main entry to the Building.	<b>Complies</b>
<b>4.1.5</b>	<b>Step-free Threshold at external Doorways</b>	The main entry has a step-free threshold.	<b>Complies</b>
<b>4.1.6</b>	<b>Step-free Threshold to Common Areas</b>	Required for all Categories	<b>Complies</b>
<b>4.2.1</b>	<b>Minimum Doorway Widths, Improved Liveability</b>	820 mm clear, when the doors associated with Improved Liveability Units are fully open	<b>Complies for Improved Liveability Category</b>



<b>4.2.2</b>	<b>Minimum Doorway Widths, Fully Accessible</b>	900 mm clear, when the doors associated with Fully Accessible Units are fully open	<b>Complies for Fully Accessible Category</b>
<b>4.2.3</b>	<b>Minimum Doorway Widths, High Physical Support</b>	Minimum width of all doorways will be 950 mm for all doors in High Physical Support Units, when the door is fully open	<b>Complies</b>
<b>4.2.4</b>	<b>Internal Doorways</b>	<p>All internal doorways will have a level transition and threshold; with a minimum tolerances between surfaces of :</p> <ul style="list-style-type: none"> <li>• 3mm with a rounded edge; or</li> <li>• 5 mm with a bevelled edge.</li> </ul>	<b>Complies</b>
<b>4.2.5</b>	<b>Door Handles Height</b>	<p>All door handles will be fixed between 900 mm and 1100 mm above FFL.</p> <p>Door handles to be D-type and comply with <b>AS1428.1, and Figure 6 in the Design Standard.</b></p>	<b>Complies</b>
<b>4.2.6</b>	<b>Door Handle Selection</b>	Door handles will comply with <b>AS1428.1</b>	<b>Complies</b>
<b>4.2.7</b>	<b>Door Circulation and Automation</b>	Door circulation spaces will comply with <b>AS1428.1.</b>	<b>Complies</b>

<b>4.2.8</b>	<b>Power and Control Cabling for Automation</b>	Power and control cabling will be provided at the outset, for future automation of Dwelling entry door, bedroom doors and any outside doors	<b>Complies</b>
<b>4.2.9</b>	<b>Timber Doors</b>	To be solid core doors	<b>Complies</b>
<b>4.2.10</b>	<b>Glazed Doors, Areas or Side Lights</b>	Laminated glass or polycarbonate resin thermoplastic material shall be provided to all glazed areas, doors or side lights.	<b>Complies</b>
<b>5.1</b>	<b>Internal Corridors</b>	Minimum width of corridors is 1000 mm, measured between skirtings.	<b>Complies for Improved Liveability only</b>
<b>5.2</b>	<b>Internal Corridors</b>	Minimum width of corridors is 1200 mm, measured between skirtings.	<b>Complies for Fully Accessible and High Physical Support Units</b>
<b>5.3</b>	<b>Width of Corridors at Doorways</b>	The widths of corridors at doorways comply with <b>AS1428.1</b> circulation spaces.	<b>To be confirmed for all categories</b>
<b>6.1</b>	<b>Window Sills</b>	Window sills will be no higher than 1000 mm above FFL, except for windows in the kitchen, bathrooms and laundry.	<b>Complies</b>
<b>6.2</b>	<b>Window Controls</b>	Window controls in bedrooms and living areas to be located between 600 mm and 1100 mm above the FFL.	<b>Complies for Fully Accessible and High Physical Support Units</b>

<b>6.3</b>	<b>Power and Control Cabling</b>	Power and control cabling will be provided at the outset, for the future automation of blinds.  Future automation will allow the windows to be operated by remote control or push button.	<b>Complies for High Physical Support Units</b>
<b>6.4</b>	<b>Lockable Windows</b>	All windows to be lockable.	<b>Complies for all Categories</b>
<b>7.1.1</b>	<b>Bathtub</b>	A WC pan, shower and hand basin are to be located within each Unit. A bathtub is not mandatory, but can be provided if required by a participant.	<b>Complies for all Categories</b>
<b>7.1.2</b>	<b>Bathroom Inclusions</b>	A WC pan, shower and hand basin will be located within each Bathroom.	<b>Complies</b>
<b>7.1.3</b>	<b>WC Pan for Improved Liveability</b>	Clear space 900 mm wide X 1200 in front of pan	<b>Complies for Improved Liveability Category</b>
<b>7.1.4</b>	<b>WC Pan for Fully Accessible</b>	A unisex accessible toilet which complies with <b>AS1428.1</b> to be provided for Fully Accessible. A backrest and grabrails need not be provided unless specifically required by the occupant.  As potential occupants may not be known in advance the back rest and grabrails should be installed, unless a system is in place where they can be installed as and when required.	<b>Complies for Fully Accessible Category</b>

<b>7.1.5</b>	<b>WC Pan for High Physical Support</b>	<p>A unisex accessible toilet which complies with <b>AS1428.1</b> to be provided in each Bathroom of a High Physical Support Unit.</p> <p>The WC Pan in some Bathrooms will be located for right-hand transfer from a wheelchair, and some will be located to provide for left-hand transfer, to provide potential occupants with a choice of transfer to suit their abilities, or those of their carer.</p>	<b>Complies</b>
<b>7.1.6</b>	<b>Shower in Improved Liveability Unit</b>	Shower recess to have no hob; and to have dimensions of 900 mm X 900 mm.	<b>Complies for Improved Liveability Units</b>
<b>7.1.7</b>	<b>Shower in Fully Accessible and High Physical Support Units</b>	<p>Shower dimensions and fittings in Bathrooms are to comply with <b>AS1428.1</b>; except that only the vertical grabrail is required to be provided.</p> <p>A shower curtain to be fitted to the dimensions of 1100 mm X 1160 mm.</p> <p>There are to be no hobs in the showers.</p> <p>Sensory or lever-style taps are to be provided.</p> <p>Shower floor gradient to comply with <b>AS1428.1</b>.</p> <p>Any type of floor drain is acceptable.</p> <p>Shower seats to be provided.</p>	<b>Complies for Fully Accessible and High Physical Support Units</b>

<b>7.1.8</b>	<b>Hand Wash Basin</b>	<p>Each Bathroom will contain a hand wash basin that complies with <b>AS1428.1</b>.</p> <p>Circulation space for the basin will comply with <b>AS1428.1</b>.</p> <p>Sensory-type or lever tapware will be provided to comply with AS1428.1.</p> <p>Clearance below basin will comply with Design Standard Figure 9.</p>	<b>Complies</b>
<b>7.1.9</b>	<b>Bathtub</b>	Bathtubs will not be provided	Not applicable
<b>7.1.10</b>	<b>Slip-resistance</b>	Slip-resistance on bathroom floors will be at least P3 or R10	<b>Complies</b>
<b>7.2.1</b>	<b>Reinforced walls</b>	Non- masonry walls will be reinforced around the WC pan, shower, hand basin and bathtub, with 12 mm thick sheeting, from floor to a height of 2100 mm above FFL.	<b>Complies</b>
<b>7.2.2</b>	<b>Reinforced wall for WC pan</b>	Reinforcement of the wall beside the WC pan will extend for a distance of 600 mm in front of pan.	<b>Complies</b>
<b>8.1</b>	<b>Minimum Kitchen Appliances</b>	The kitchen will include a fixed cooktop with rangehood; in-built oven; sink with tap; and dishwasher	<b>Complies</b>

<b>8.2</b>	<b>Kitchen Circulation Improved Liveability</b>	Circulation space between fixed benches or cupboards and appliances will be at least 1000 mm.	<b>Complies for Improved Liveability</b>
<b>8.3</b>	<b>Kitchen Circulation</b>	Circulation space between fixed benches or cupboards and appliances will be at least 1550 mm.	<b>Complies Fully Accessible and High Physical Support Units</b>
<b>8.4</b>	<b>Task Lighting</b>	Task lighting is to have a minimum level of 300 lux, measured 1500 mm above the surface of the benchtops.	<b>Complies</b>
<b>8.5</b>	<b>Wall Oven</b>	<p>A wall oven will be provided with a side-hinged door, and at least one shelf with telescopic rails.</p> <p>The latch-side will be adjacent to a work bench, so that heavy or hot dishes can be transferred to the bench quickly and safely.</p> <p>Part of the door handles will be located between 600 mm and 1100 mm above FFL.</p>	<b>Complies</b>
<b>8.6</b>	<b>Accessible Benchtop</b>	<p>An accessible benchtop 600 mm deep and at least 900 mm long will be provided next to the cooktop and wall oven, on the latch-side of the oven door.</p> <p>Clearance below the benchtop will be at least 900 mm wide and 400 mm deep, clear of any fixtures.</p>	<b>Complies</b>

<b>8.7</b>	<b>Height-adjustable Benchtop</b>	<p>One height-adjustable benchtop will be provided, with a maximum depth of 600 mm.</p> <p>Clearance below the height-adjustable benchtop will be at least 900 mm wide and 400 mm deep, clear of any fixtures. The benchtop will be adjustable between 720 mm and 1020 mm above FFL.</p>	<b>Complies</b>
<b>8.8</b>	<b>Cupboards</b>	<p>Cupboards will have the following features:</p> <ul style="list-style-type: none"> <li>• D-pull handles towards the top of below-bench cupboards</li> <li>• D-pull handles towards the bottom of overhead cupboards</li> <li>• Overhanging lip of 20 mm for overhead cupboards</li> <li>• Push-release mechanisms for both overhead and below-bench cupboards</li> <li>• Drawers may be installed in below-bench cupboards</li> </ul>	<b>Complies</b>
<b>8.9</b>	<b>Cooktop</b>	<p>An electric or induction cooktop will be provided. The cooktop will be at least 300 mm from an internal corner or wall (excluding the splashback).</p>	<b>Complies</b>
<b>8.10</b>	<b>Cooktop Controls</b>	<p>Cooktop controls will be on the side of the accessible benchtop or near the front edge of the benchtop.</p>	<b>Complies</b>

8.11	<b>Tapware</b>	Lever or sensor-type tapware will be provided to comply with AS1428.1, with the operable part of the lever tap to be within 300 mm from the benchtop front.	<b>Complies</b>
8.12	<b>GPOs</b>	At least one double-GPO will be located within 300 mm from the front of the benchtop, and at a maximum height of 1100 above FFL.  The GPO will be located adjacent to a bench which has a maximum depth of 600 mm.	<b>Complies</b>
8.13	<b>Dishwasher for Improved Liveability Unit</b>	A standard or drawer-style dishwasher will be provided.	<b>Complies</b>
8.14	<b>Dishwasher for Fully Accessible or High Physical Support Unit</b>	A standard or drawer-style dishwasher will be provided.	<b>Complies</b>
8.15	<b>Pantry</b>	A wheelchair-accessible pantry will be provided, preferably with pull-out shelves.	<b>Complies</b>
8.16	<b>Robust Design</b>		Not included
8.17	<b>Slip-resistance</b>	Minimum slip resistance for the kitchen will be P3 or R10.	<b>Complies</b>



<b>9.1</b>	<b>Laundry</b>	The Laundry will have a sink or tub, with taps. (Washing machines and dryers front-loaded).	<b>Complies</b>
<b>9.2</b>	<b>Circulation Space in the Laundry</b>	Circulation space of at least 1000 mm will be provided in front of appliances.	<b>Complies</b>
<b>9.3</b>	<b>Circulation Space in the Laundry</b>	Circulation space of at least 1550 mm will be provided between benches and appliances.	<b>Complies for Fully Accessible and High Physical Support Units</b>
<b>9.4</b>	<b>Laundry Tap Hardware</b>	Lever-type or sensor taps to be provided for the sink or tub, with the operable part of the lever tap to be within 300 mm from the front.	<b>Complies for Fully Accessible and High Physical Support Units</b>
<b>9.5</b>	<b>Slip-resistance in the Laundry</b>	Slip-resistance in laundry to be at least P3 or R10.	<b>Complies</b>
<b>10.1</b>	<b>Bedroom for Improved Liveability</b>	Room size to be at least 3100 mm X 3100 mm, measured wall to wall. Wardrobe to be at least 1400 mm long.	<b>Complies for Improved Liveability Units</b>
<b>10.2</b>	<b>Bedrooms</b>	Each bedroom to allow for a minimum Queen bed 1530 mm wide X 2100 mm long.  Circulation space on one side of the bed will be at least 1540 mm; and space on the other two sides to be at least 1000 mm, to allow for the bed to be located as shown in one of the configurations identified in <b>Figures 17 (a), (b) or (c) and 18</b> of the Design Guidelines	<b>Complies for Fully Accessible and High Physical Support Units</b>

<b>10.3</b>	<b>Door circulation</b>	<p>Internal door circulation in the bedroom will be at least 1540 mm wide and at least 1450 mm deep, clear of the bed, as shown in Figures 17 and 18.</p> <p>External door circulation to the bedroom will comply with <b>AS1428.1</b>.</p>	<b>Complies</b>
<b>10.4</b>	<b>Wardrobes</b>	A wardrobe 1400 mm wide, and maximum 600 mm deep, will be provided clear of the minimum Bedroom size, with circulation space in front of 1540 mm.	<b>Complies</b>
<b>10.5</b>	<b>GPOs</b>	A three plug GPO will be provided on the wall where the bed head is proposed; with at least one double GPO on the opposite wall.	<b>Complies</b>
<b>11.1</b>	<b>Living Area Circulation</b>	The living room will provide circulation space of at least 2250 mm diameter, clear of furniture.	<b>Complies</b>
<b>12.1</b>	<b>Switches in the Living Area</b>	<p>Light switches will be located:</p> <ul style="list-style-type: none"> <li>• Between 900 mm and 1100 mm above FFL (in line with door handles), and</li> <li>• At least 500 mm from an internal corner.</li> </ul>	<b>Complies</b>
<b>12.2</b>	<b>GPOs in the Living Area</b>	GPOs will be located between 600 mm and 1100 mm above FFL.	<b>Complies</b>

<b>12.3</b>	<b>Light and GPO Switches</b>	Light and GPO switches will be rocker-action, toggle or push pad in design, and at least 35 mm wide.	<b>Complies</b>
<b>12.4</b>	<b>Dimmable switches</b>	Dimmable light switches will be provided in the living areas and bedroom.	<b>Complies</b>
<b>13.1</b>	<b>Internal Floor Tolerances</b>	Floor tolerances for abutting surfaces will be 3 mm maximum for rounded edges, or 5 mm for bevelled edges.	<b>Complies</b>
<b>13.2</b>	<b>Internal Slip-resistance</b>	All internal floors will have a minimum slip-resistance of P 3 or R 10.	<b>Complies</b>
<b>13.3</b>	<b>Carpets</b>	Carpets will have a maximum pile height of 11mm, and a maximum backing height of 4 mm. The combined height will not exceed 15 mm.	<b>Complies</b>
<b>14.1</b>	<b>Stairways Continuous Handrail</b>	Continuous handrails will be provided on both sides	<b>Complies</b>
<b>14.2</b>	<b>Stairway Min. 1000 mm between Handrails</b>	Minimum width between handrails = 1000 mm	<b>Complies</b>
<b>14.3</b>	<b>No Winders on Stairway Landings</b>	Stairways will have no winders on landings	<b>Complies</b>
<b>14.4</b>	<b>Closed Risers on Stairways</b>	Stairways will have opaque risers	<b>Complies</b>

<b>14.5</b>	<b>Stairway Slip Resistance</b>	Stairways will have a minimum slip-resistance of P 3 or R 10.	<b>Complies</b>
<b>15.1</b>	<b>Passenger Lift</b>	Lifts will comply with <b>NCC 2019 Clause E3.6.</b>	<b>Complies</b>
<b>15.2</b>	<b>Lift Door</b>	Lift doors will provide an opening of 900 mm minimum, when fully open	<b>Complies</b>
<b>15.3</b>	<b>Internal Floor of Lift</b>	Internal Lift Car size will be minimum 1100 mm X 1400 mm	<b>Complies</b>
<b>16.1</b>	<b>External Stairways</b>	All external stairways will comply with AS1428.1	<b>Complies</b>
<b>16.2</b>	<b>Letterboxes</b>	<p>Letter boxes will be located on the property boundary, and have the following features:</p> <ul style="list-style-type: none"> <li>• Located on a hard-stand area which is connected to an accessible path of travel</li> <li>• Hard-stand area will be at least 1540 mm X 2070 mm</li> <li>• Maximum 1:40 crossfall in hard-stand area</li> <li>• Letterboxes will be lockable</li> <li>• Letterboxes will be located between 600 mm and 1100 mm above the hard-stand surface and at least 500 mm from an internal corner</li> </ul>	<b>Complies</b>

<b>16.3</b>	<b>External Ramp</b>	Any external ramp to have the following features listed in NCIS SDA Items 2.4 to 2.12	<b>Complies for all Categories</b>
<b>17.1</b>	<b>Storage Cupboard</b>	A storage cupboard to be provided, with adjustable shelves, and a maximum depth of 600 mm.	<b>Complies for all Categories</b>
<b>18.1</b>	<b>Breakout Room</b>	Only for Robust Category	Not Applicable
<b>19.1</b>	<b>Luminance Contrast on Doors</b>	<p>30% luminance contrast is required between doors or door surrounds and adjacent walls, with the contrasting colour to be at least 50 mm wide for all doorways around the building.</p> <p>It is possible that a Fully Accessible or High Physical Support participant may have vision impairment and luminance contrast could be critical for navigation and safety.</p> <p>Some people who suffer dementia have poor spatial navigation. Colour contrast provides the following benefits:</p> <ul style="list-style-type: none"> <li>• Identification, e.g. of a toilet seat</li> <li>• Discrimination between adjoining objects or surfaces, e.g. between seating and floors; or between walls and floors</li> <li>• A perception of depth, e.g. the height of a table, desk, seat.</li> </ul>	<p><b>Complies for all Categories</b></p> <p><b>NOTE:</b> The Design Standard does not require luminance contrast for Fully Accessible or High Physical Support Participants, but it will be provided.</p>

<b>19.2</b>	<b>Luminance Contrast for Glazed Doors and Areas</b>	Solid and non-translucent 75 mm-wide contrast strips on glazed doors and areas, will be located 900 mm to 1100 mm above the floor surface	<b>Complies</b>
<b>19.3</b>	<b>Luminance Contrast for Toilet Seats</b>	30% luminance contrast will be provided between toilet seats, walls and floor	<b>Complies</b>
<b>19.4</b>	<b>Luminance Contrast Between Walls and Floor</b>	30% luminance contrast will be provided between walls and floor.	<b>Complies</b>
<b>20.1</b>	<b>Ceiling Hoists</b>	<p>The Bedrooms will have power and in-built structure capable of installing a constant-charge ceiling or wall-mounted hoist.</p> <p>A system which allows the hoist to traverse across and down the bed will be provided, with a minimum load capacity of the hoist to be 250 kg.</p>	<b>Complies</b>
<b>20.2</b>	<b>Certification of Hoist</b>	<p>At <b>design stage</b> certification will be provided to confirm that the building structure can accommodate a ceiling or wall-mounted hoist. Notation of the requirements on the drawings is acceptable.</p> <p>At the As-built stage the structure is to be inspected and certified by a qualified Structural Engineer as being capable of accommodating a minimum load capacity of 250 kg.</p>	<b>Complies</b>

<b>21.1</b>	<b>Reverse Cycle Air-conditioning</b>	Reverse-cycle air conditioning will be provided to the Bedrooms and living area, with controls located between 900 mm and 1100 mm above FFL, and at least 500 mm from an internal corner.	<b>Complies</b>
<b>21.2</b>	<b>Ducted Air-conditioning</b>	If ducted air-conditioning is provided, zoning of habitable rooms will be provided.	<b>Complies</b>
<b>22.1</b>	<b>Emergency Power Solution</b>	Emergency Power Solution will be provided for a minimum 2 hour outage in no less than two double GPOs in participant bedrooms and for automated doors that are provided for entry or exit.	<b>Complies</b>
<b>23.1</b>	<b>Internet Connection</b>	Internet connection will be provided for high speeds to be maintained and stable in nature with wi-fi coverage in all parts of the Dwelling.	<b>Complies</b>
<b>23.2</b>	<b>Communication System</b>	A video, intercom or other communication system will be provided to enable contact between the participant and any support person, when the two are not within a line of sight.	<b>Complies</b>
<b>24.1</b>	<b>Smoke Alarms</b>	Domestic smoke alarms will be provided in bedrooms and living spaces.	<b>Complies</b>
<b>24.2</b>	<b>Emergency Evacuation Plan</b>	An Emergency Evacuation Plan will be provided for participants and their supports, which contains a safe accessible path of travel.	<b>Complies</b>

7.00	Parking	Description	Compliance Required
7.01	Accessible Parking	Parking arrangements will comply with AHSEPP Item 5.5 above; and NDIS SDA Items 3.1-3.5 above.	Complies
8.00	Other Issues	Description	Compliance Required
8.01	Storage Areas in the Basements	Storage in the Basements will be fully accessible, with the cage door/gate to provide a clear width of 850 mm, when the door/gate is fully open.  Circulation space in front of the door/gate is to be at least 1500 mm X 1500 mm.	To be confirmed at CC Stage

**Conclusion:**

It is my opinion that the proposed development has the potential to comply with the criteria listed in Item 1.01, the drawings listed in Item 1.03, and with the provisions of this Access Report.

Signed,



John Evernden,

B. Sc. (Tech.) Civil Engineering;

B. App. Sc. Ecotourism, Accredited Access Consultant (No.199)