



# Access Assessment Report

1 Kenneth Road & 265 Condamine Street, Manly Vale



**Project:** 1 Kenneth Road & 265 Condamine Street, Manly Vale

**Reference No:** 112254-Access-r1

**Date:** 9 September 2020

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**Document Control**

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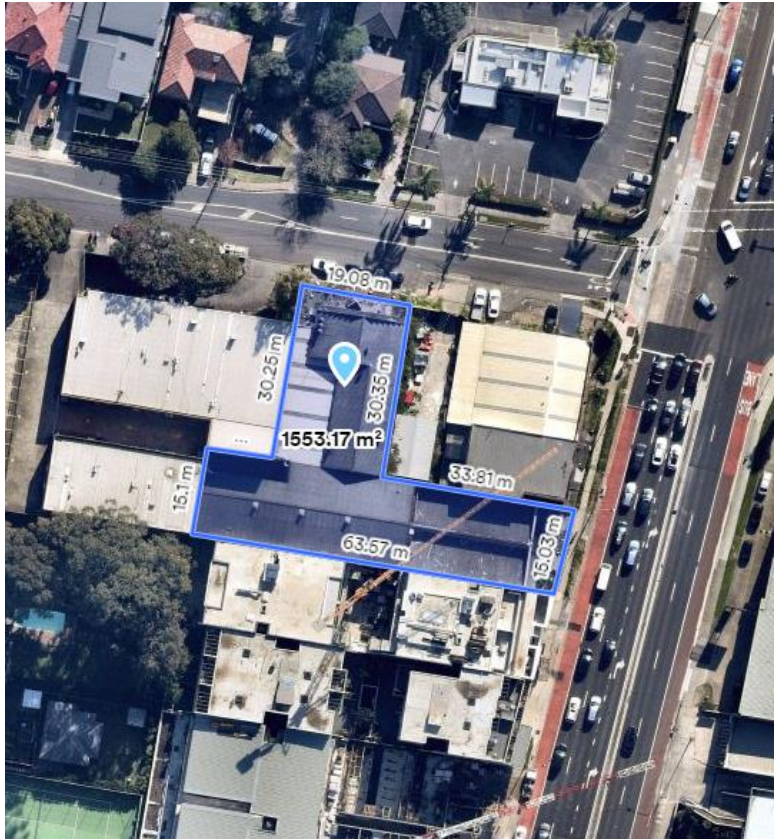
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## 1 BASIS OF ASSESSMENT

### 1.1. Location

The building development, the subject of this report, is located at 1 Kenneth Road & 265 Condamine Street, Manly Vale. The building is a mixed-use development incorporating basement and lower ground carparking, lower ground and ground floor retail, and ground floor – level 4 residential sole-occupancy units. The building has pedestrian access off both Kenneth Road and Condamine Street, and vehicular access to the basement carparking off Condamine Street.



**Approximated Satellite Image Courtesy of Nearmap**

### 1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance with the:

- > Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) as intended to give certainty to meeting the building's design obligations under the Disability Discrimination Act 1992 (the DDA) in relation to those matters covered by the Premises Standards;
- > Design Quality of Residential Apartment Development 2015 (SEPP65);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6, F2.4 and F2.9;
- > Northern Beaches Council's Manly Development Control Plan 2013 (the DCP);
- > Adaptable Housing Code AS4299:1995 (AS4299) – as/if required by the relevant DCP; and
- > Applicable Australian Standards AS1428.1:2009 Amdt.1&2 (AS1428.1), AS/NZS1428.4.1:2009 Amdt.1&2 (AS1428.4.1) and AS/NZS2890.6:2009 (AS2890.6).



### 1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and reference can be made to separate report 112254-BCA-r1 prepared by BCA Logic.

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

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

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (the DDA) (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then surety is provided to those responsible for the building's design);
- > BCA2019 Sections B, C, D (except Part D3), E (except Clause E3.6), F (except for Clauses F2.4 and F2.9), G, H, I & J (reference can be made to separate report 112254-BCA-r1 prepared by BCA Logic);
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

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

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

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

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

### 1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.



The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade, however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

## **1.6. Design Documentation**

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



## 2 KEY COMPLIANCE CONSIDERATION

### 2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provide a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements. It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

<b>N/A</b>	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
<b>Complies</b>	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
<b>CRA – Refer Annexure D</b>	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report.
<b>FI</b>	Further Information is necessary to determine the compliance potential of the building design.
<b>PS</b>	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
<b>DNC</b>	Does Not Comply.
<b>Noted</b>	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

### 2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
Class 7a	Basement, Part Lower Ground	Carparking
Class 7b	Part Lower Ground Floor	Bulks Goods and Bins Store
Class 6	Part Lower Ground, Part Level 1	Retail
Class 2	Part Lower Ground, Part Level 1, Levels 2 – 4	Residential

### 2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met, or able to be met.



The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

#### 2.4. Council's Development Control Plan Requirements (DCP)

Northern Beaches Council's Warringah DCP 2011 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Part D18 of that Plan. The Controls for Accessibility under Part D18 of the DCP are as follows:

Table 2. Controls for Accessibility

Requirement	Control	Comment	Compliance
1	The design is to achieve a barrier free environment with consideration given to the design of door handles and switches, entrances and corridors. Steep, rough and slipper surfaces, steps and stairs and narrow paths should be avoided.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
2	There are to be continuous, independent and barrier-free access ways incorporated into the design of buildings.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
3	Pathways are to be reasonably level with minimal cross fall and sufficient width, comfortable seating and slip-resistant floor surfaces.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
4	Where there is a change of level from the footpath to commercial or industrial floor levels, ramps rather than steps should be incorporated.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
5	There is to be effective signage and sufficient illumination for people with a disability.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
6	Tactile ground surface indicators for the orientation of people with visual impairments are to be provided in accordance with the relevant Australian Standard.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable
7	Access for people with a disability is to be provided at the main entrance to the development.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards which will satisfy such requirements.	Achievable



Requirement	Control	Comment	Compliance
8	Development is to comply with Australian Standard AS1428.2.	Access is to be provided to, within and throughout the building in accordance with the access provisions of the BCA and Premises Standards. Such requirements do not impose the requirements of AS1428.2 to the building.	N/A
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	Of the thirty six (36) SOUs four (4) are intended to be adaptable SOUs satisfying the essential requirements as discussed under Part 2.6 below. Compliance is achievable where no	Achievable

## 2.5. Residential Sole Occupancy Units

The following table summarises the required accessible features for the proposed Residential SOUs. This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP and BCA2019;

Table 3. Residential Sole Occupancy Units

Unit Type	SOU's
Adaptable SOUs	<p>In accordance with Part D18 Requirement 9 of the DCP 10% of dwellings are to meet the essential Class C requirements of AS4299. For the thirty six (36) SOUs, four (4) shall be adaptable.</p> <p>Units C.15, K.04, K.09 and K.13 are designated as adaptable units based on the carparking allocation. This satisfies the four (4) adaptable units required. No detailed pre/post adaptation layouts have been provided at this stage to permit a detailed assessment.</p> <p><b>However, it is identified that the entry doors to each of the adaptable units as a base building issue do not incorporate compliant door circulation space of an 850mm clear opening doorway and 510mm external/530mm internal latch-side door circulation space against fixed walls. This shall be addressed in the base building design of the units and lobbies.</b></p>
Livable SOUs	<p>In accordance with the Livable Housing Design Guide 20% of dwellings are to meet the silver level requirements. For the thirty six (36) SOUs, eight (8) shall be silver level livable.</p> <p>Units K.01, K.06, K.11 and K.12 are designated as silver level livable based on the carparking allocation. This does not satisfy the eight (8) livable units required and additional livable units shall be specified.</p> <p>Note: Adaptable SOUs can provide the dual purpose of adaptability and Liveable Housing design features. It would be our recommendation that the adaptable SOUs discussed above also be designated as livable units to satisfy the eight (8) silver level livable units required.</p>



## 2.6. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 4. Areas Required to be Accessible

Area / Room	Description
Class 2	To and within not less than one (1) of each type of room or space used in common by the residents and to the entrance doorway of each sole-occupancy unit, however not to and within the sprinkler pump room and plant room.
Class 6	To and within all areas of the Retail tenancies.
Class 7a	To and within any level containing accessible car parking spaces
Class 7b	To and within the Bin Rooms.

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

## 2.7. Liveable Housing Design Guidelines Requirements (LHDG)

The SEPP 65 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's silver level universal design features.

Annexure C of this Report includes an assessment against the relevant requirements of the LHDG. Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the Building Code of Australia.

## 2.8. Adaptable Housing Code Assessment Summary (AS4299)

Four (4) adaptable units are required in the development. The adaptable units are required to comply with AS4299 – Class C (essential features incorporated). Pre and post adaption plans will be needed to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost.

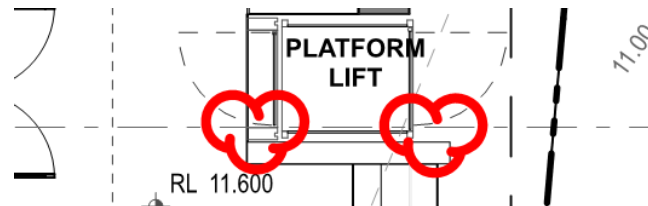
As no detailed pre/post adaptation layouts have been provided no detailed assessment has yet been undertaken, however it is noted that Units C.15, K.04, K.09 and K.13 are designated as adaptable units based on the carparking allocation. This satisfies the four (4) adaptable units required by Part D18 Requirement 9 of the DCP.



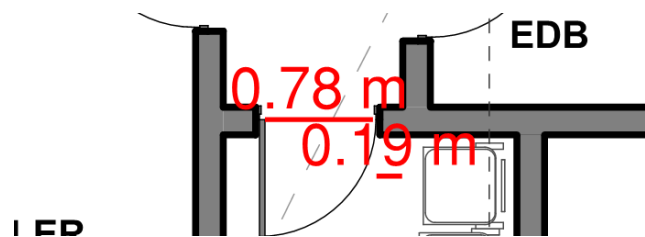
### 3 MATTERS FOR FURTHER CONSIDERATION

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. In this review it has been identified in the design that there are matters requiring further consideration, which include the following:

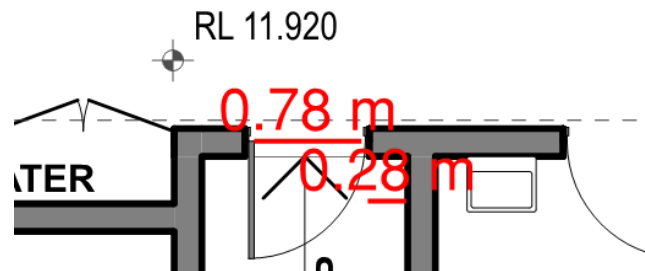
- 3.1.1. Provide 530mm latch-side circulation on the approach side to the platform lift doors in accordance with Clause 13.3 of AS1428.1-2009, or confirm the specifics of the door operation (i.e. push button with automatic door opener) to ensure that persons in wheelchairs are able to independently use the low-rise platform lift.



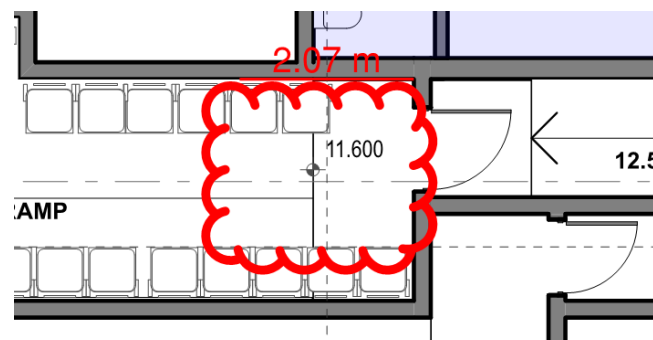
- 3.1.2. Provide an 850mm clear opening width doorway with 510mm door latch circulation space to the lower ground floor Comm Bins Room in accordance with Clause 13.2 and 13.3 of AS1428.1-2009.



- 3.1.3. Provide an 850mm clear opening width doorway with 530mm door latch circulation space to the lower ground floor Bins Room in accordance with Clause 13.2 and 13.3 of AS1428.1-2009.

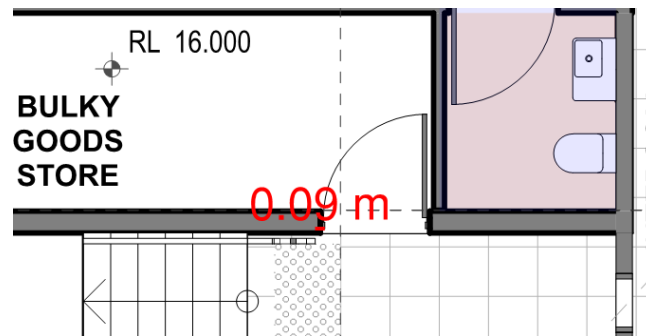


- 3.1.4. Provide a level (max 1:40) 1540mm wide x 2070mm deep wheelchair turning space within the lower ground floor Bins Room in accordance with Clause 6.5 of AS1428.1-2009 (note the bins are not considered as obstructions, thus the depth of the circulation space is the only technical non-compliance where the surface floor gradient exceeds 1:40).

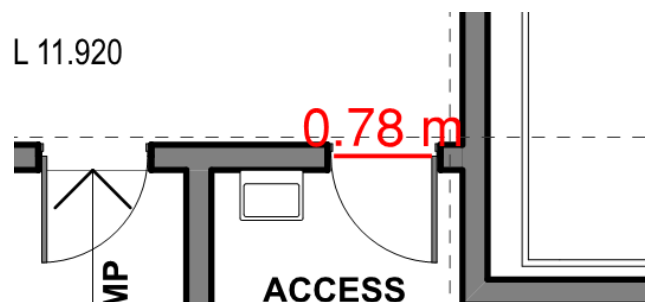




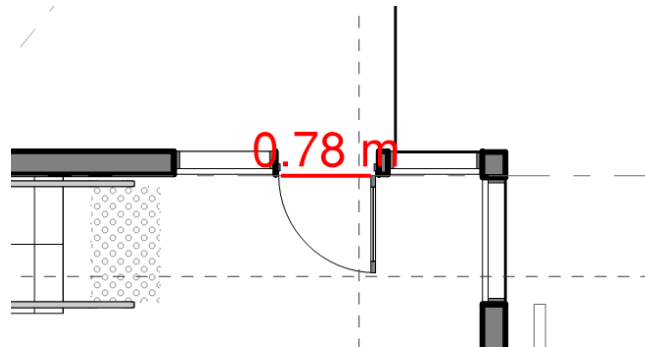
- 3.1.5. Provide 510mm door latch circulation space (clear of the stairway handrail) to the Level 01 Bin Room in accordance with Clause 13.3 of AS1428.1-2009.



- 3.1.6. Provide doorways with a clear opening width of not less than 850mm to both Access WCs in accordance with Clause 13.2 of AS1428.1-2009.



- 3.1.7. Provide doorways with a clear opening width of not less than 850mm to all Lift Foyers in accordance with Clause 13.2 of AS1428.1-2009.

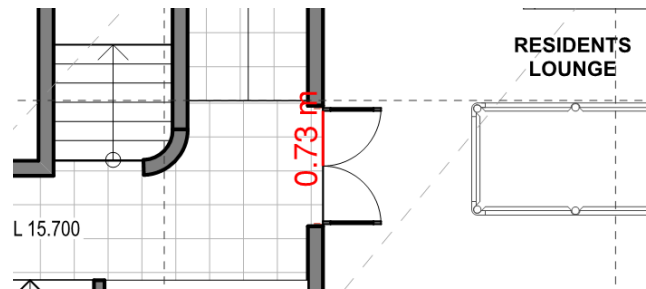


- 3.1.8. Provide an 1800mm wide x 2000mm deep wheelchair passing space to the Level 01 residential public corridor where this is currently greater than 20m between passing spaces in accordance with Clause 6.4 of AS1428.1-2009.

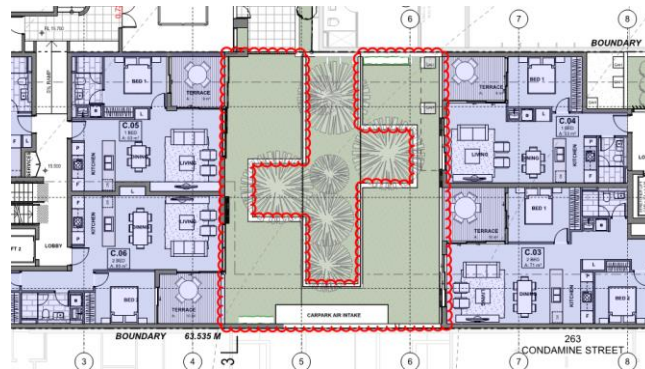




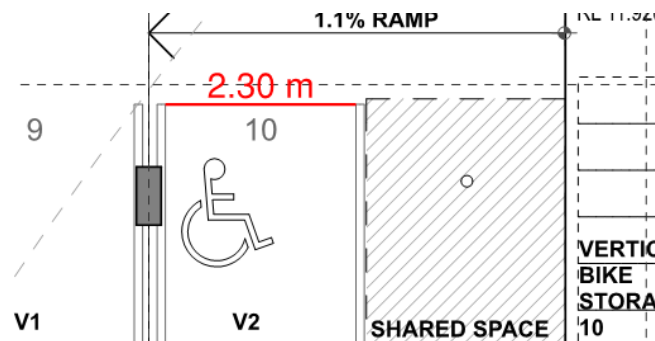
- 3.1.9. Provide doorways with a clear opening width of not less than 850mm to all doorways around the resident's areas on Level 01 in accordance with Clause 13.2 of AS1428.1-2009.



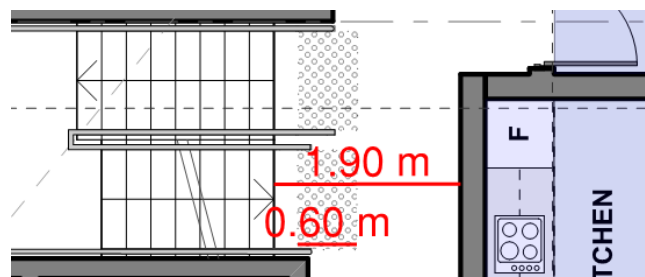
- 3.1.10. Provide wheelchair trafficable ground surfaces to the resident's garden area to ensure that persons in wheelchairs can circulate within and throughout the space in accordance with Clause 7 of AS1428.1-2009 (however refer comments in BCA report regarding access to this area and the implications under BCA C3.11(g)).



- 3.1.11. Ensure the accessible visitor carparking space achieves a width of 2400mm clear of the adjacent column in accordance with AS2890.6.

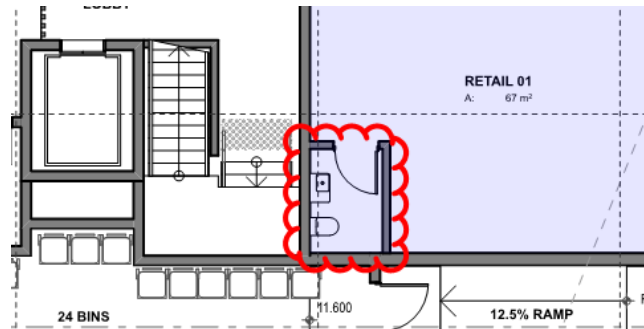


- 3.1.12. Provide tactile ground surface indicators (TGSIs) with a depth of between 300-400mm where the landing depth is less than 3000mm, and with a depth of between 600-800mm where the landing depth is 3000mm or more. For example, the below TGSIs shall be between 300-400mm only in accordance with AS1428.4.1.

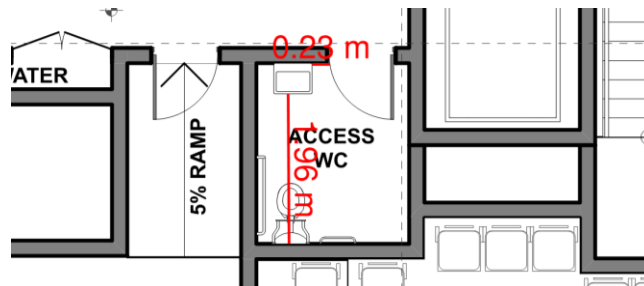




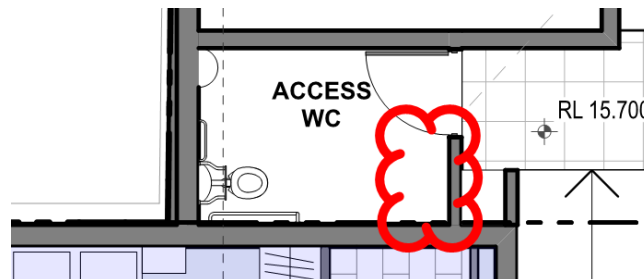
- 3.1.13. Provide ambulant unisex sanitary compartments to the two Retail tenancies (where not more than ten (10) people are employed) in accordance with Clause 16 of AS1428.1-2009.



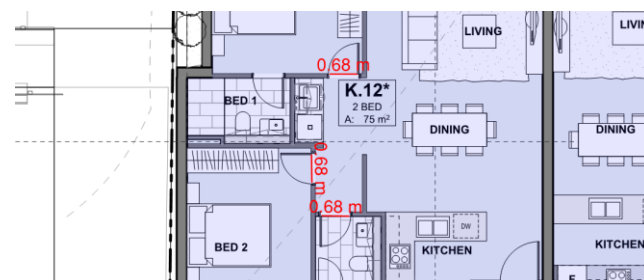
- 3.1.14. Provide a minimum 300mm clearance between the arc of the door swing, and a minimum 2300mm deep closet pan circulation space with a washbasin encroachment of not more than 100mm into the 2300 deep circulation space, to the lower ground floor accessible unisex sanitary compartment in accordance with Clause 15.2.8 and 15.6 AS1428.1-2009.



- 3.1.15. Provide a compliant washbasin to the Level 01 accessible unisex sanitary compartment in accordance with Clause 15.3 of AS1428.1-2009 (and be conscious of comments above).

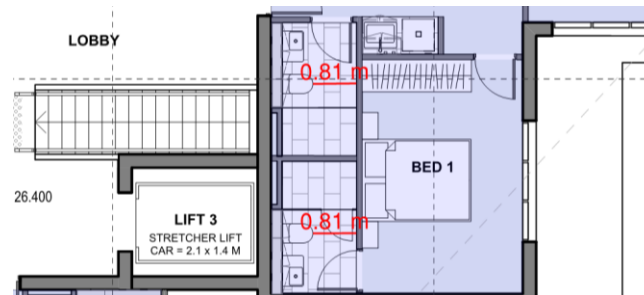


- 3.1.16. Provide a minimum 820mm clear opening width to all doorways internal to the livable units in accordance with Clause 3 of the LHDG (also ensure that all internal corridors maintain the required 1000mm clear width).





- 3.1.17. Provide a toilet in the corner of the room with a 900mm wide x 1200mm clearance forward of the closet pan in accordance with Clause 4 of the LHDG (noting that where livable units are also adaptable then the clear space shall be 1250mm deep in accordance with AS4299-1995).



- 3.1.18. Provide detailed pre/post adaptation SOU layouts for assessment demonstrating compliance with AS4299-1995, ensuring that the SOU entry doors have a minimum 850mm clear opening width and door circulation space in accordance with Clause 13.2 and 13.3 of AS1428.1-2009.



## **ANNEXURE A   DESIGN DOCUMENTATION**



## Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 5. Architectural Plans

Architectural Plans Prepared by Gartner Trovato Architects			
Drawing Number	Revision	Date Title	Title
DA04	P14 - WIP	March 2020	Basement Plan
DA05	P14 - WIP	March 2020	Lower Ground Floor
DA06	P14 - WIP	March 2020	Level 01
DA07	P14 - WIP	March 2020	Level 02
DA08	P14 - WIP	March 2020	Level 03
DA09	P14 - WIP	March 2020	Level 04
DA04	P14 - WIP	March 2020	Basement Plan



## **ANNEXURE B   PREMISES STANDARDS & BCA ASSESSMENT**



**Annexure B - Premises Standards & BCA Assessment**

<b>N/A</b>	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
<b>Complies</b>	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
<b>CRA – Refer Annexure C</b>	‘COMPLIANCE READILY ACHIEVABLE’. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report.
<b>Further Information</b>	Further Information is necessary to determine the compliance potential of the building design.
<b>Performance Solution</b>	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
<b>DNC</b>	Does Not Comply.
<b>Noted</b>	BCA Clause simply provides a statement not requiring specific design comment or confirmation.



**Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)**

Table 6. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
<b>Section D: Access and Egress</b>			
<b>Part D2 – Construction of Exits</b>			
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ul style="list-style-type: none"> <li>(a) ...</li> <li>(b) ...</li> <li>(c) in a building required to be accessible by Part D3, the doorway – <ul style="list-style-type: none"> <li>(i) opens to a road or open space; and</li> <li>(ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or</li> </ul> </li> <li>(d) in other cases – <ul style="list-style-type: none"> <li>(i) the doorway opens to a road or open space, external stair landing or external balcony; and</li> <li>(ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway open.</li> </ul> </li> </ul>	<p>The thresholds of doorways do not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf itself.</p>	Complies
D2.17: Handrails	<ul style="list-style-type: none"> <li>(a) Except for handrails referred to in D2.18, handrails must be – <ul style="list-style-type: none"> <li>(i) located along at least one side of the ramp or flight; and</li> <li>(ii) ...</li> <li>(iii) ...</li> </ul> </li> </ul>	<p>Handrails are generally shown to stairways and ramps where/as required, or sufficient space allowed for the installation of a handrail in the case of the fire-isolated stairways.</p> <p>Compliance is readily achievable. Details around handrails to be provided at CC stage.</p>	CRA – Refer Annexure D



**Section D: Access and Egress**

	<ul style="list-style-type: none"> <li>(iv) measured above the nosings of stair treads and the floor surface of the ramp, landing or the like; and</li> <li>(v) in any other case, fixed at a height of not less than 865 mm measured above the nosings of stair treads and the floor surface of the ramp, landing, or the like; and</li> <li>(vi) continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and</li> <li>(vii) in a required exit serving an area required to be accessible, designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (a)(iii)(B).</li> </ul> <p>(b) Handrails –</p> <ul style="list-style-type: none"> <li>(i) ...</li> <li>(ii) ...</li> </ul> <p>(c) Handrails required to assist people with a disability must be provided in accordance with D3.3</p> <p>(d) ...</p> <p>(e) ...</p>		
D2.21: Operation of latch	<ul style="list-style-type: none"> <li>(a) A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by – <ul style="list-style-type: none"> <li>(i) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 –</li> </ul> </li> </ul>	Compliance is readily achievable. Details around door latch hardware to be provided at CC stage.	CRA – Refer Annexure D



**Section D: Access and Egress**

- |  |  |  |  |
|--|--|--|--|
|  | <ul style="list-style-type: none"> <li>(A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</li> <li>(B) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or</li> <li>(ii) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor; and</li> <li>(iii) where the latch operation device referred to in (ii) is not located on the door leaf itself – <ul style="list-style-type: none"> <li>(A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located – <ul style="list-style-type: none"> <li>(aa) not less than 500 mm from an internal corner; and</li> <li>(bb) for a hinged door, between 1 m and 2 m from the door leaf</li> <li>(cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</li> </ul> </li> <li>(B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</li> </ul> </li> <li>(b) The requirements of (a) do not apply to a door that – <ul style="list-style-type: none"> <li>(i) ...</li> <li>(ii) serves only, or is within –</li> </ul> </li> </ul> |  |  |
|--|--|--|--|

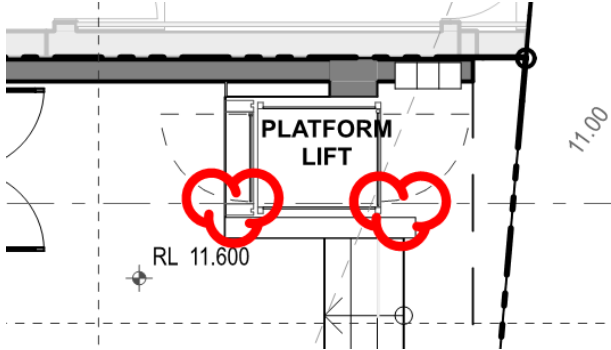


**Section D: Access and Egress**

	<p>(A) a sole-occupancy unit in a Class 2 building or a Class 4 part of a building; or</p> <p>(B) ...</p> <p>(C) ...</p> <p>(D) ...</p> <p>(iii) serves –</p> <p>(A) ...</p> <p>(B) ...</p> <p>(iv) ...</p> <p>(v) ...</p> <p>(c) ...</p>		
<b>Part D3 – Access for People with a Disability</b>			
D3.0: Deemed-to-Satisfy Provisions	Informational.	For noting.	Noted
D3.1: General Building Access Requirements	<p><b>Class 2 –</b></p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents.</p> <p><b>Class 6 –</b></p> <p>To and within all areas normally used by the occupants.</p> <p><b>Class 7a –</b></p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is provided to/within the building off Kenneth Road at Level 01 via successive 5% (1:20) walkways, with circulation from this point into Retail 02 and throughout the residential entry to the Residents Gym, Residents Lounge, and to the two (2) lifts providing access to the upper residential lobbies in this part of the building.</p> <p>Similarly, access is provided to/within the building off Condamine Street at Lower Ground via the low-rise Platform Lift at the entrance, successive walkways and to the lift providing access to the upper residential lobbies in this part of the building. Residents residing in/around the Lift 1 lobby are required to circulate through the carpark and via the Lift 2 or Lift 3 lift foyer to access the resident's facilities on Level 01 from within the building.</p>	CRA – Refer Annexure D



## Section D: Access and Egress

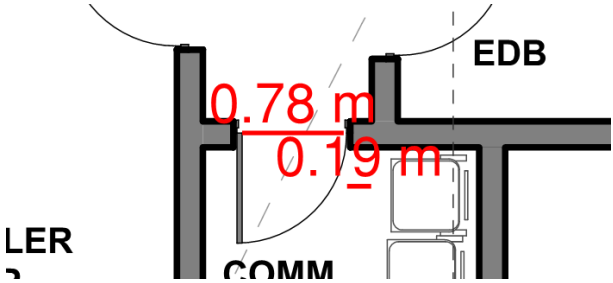
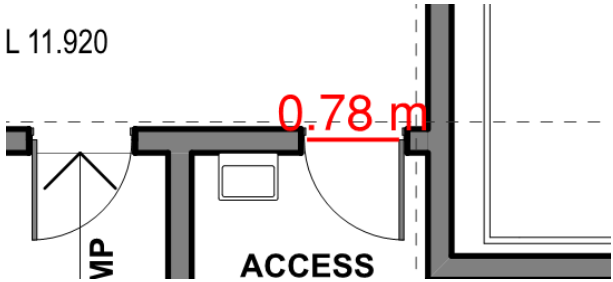
	Class 7b – To and within the bin rooms.	The detailed access requirements are discussed further in the following sections.	
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> <li>(i) from the main points of a pedestrian entry at the allotment boundary; and</li> <li>(ii) ...</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) in a building with a total floor area more than 500 m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.</li> </ul> <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> <li>(i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and</li> <li>(ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.</li> </ul> <p>(d) For the purposes of (c)—</p>	<p>Access is provided to the building directly off both Kenneth Road and Condamine Street.</p> <p>Access is provided to/within the building off Kenneth Road at Level 01 via successive 5% (1:20) walkways, with circulation from this point into Retail 02 and throughout the residential entry to the Residents Gym, Residents Lounge, and to the two (2) lifts providing access to the upper residential lobbies in this part of the building.</p> <p>Similarly, access is provided to/within the building off Condamine Street at Lower Ground via the low-rise Platform Lift at the entrance, successive walkways and to the lift providing access to the upper residential lobbies in this part of the building. Residents residing in/around the Lift 1 lobby are required to circulate through the carpark and via the Lift 2 or Lift 3 lift foyer to access the resident's facilities on Level 01 from within the building.</p> <p><b>The low-rise platform lift does not account for the required door latch circulation around the platform lift doors themselves. A latch-side clearance of not less than 530mm shall be provided between the Platform Lift doorways and the adjacent entrance stairway.</b></p> 	Further Information – Refer Part 3



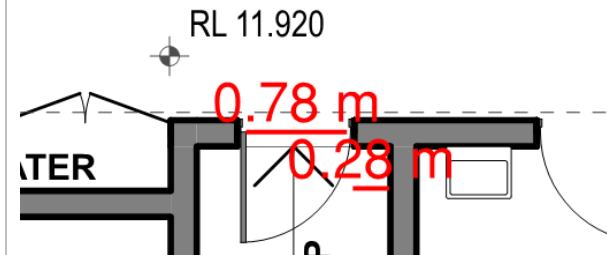
## Section D: Access and Egress

	<ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> <li>(A) all doorways serve the same part or parts of the building; and</li> <li>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</li> </ul> </li> <li>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</li> <li>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</li> </ul>		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> <li>&gt; Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</li> <li>&gt; Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</li> <li>&gt; Fire-isolated stairways must comply with clause 11 (f) &amp; (g) of AS 1428.1-2009.</li> </ul> <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> <li>&gt; Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available.</li> <li>&gt; Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway.</li> <li>&gt; An intersection of accessways satisfies the spatial requirements for a passing and turning space.</li> </ul>	<p>As discussed earlier in this report, access is required to and within all areas normally occupied by the occupants, except for the services/plant rooms.</p> <p><b>With this in mind, access has been assessed against the access requirements of AS1428.1-2009 based on the general floor plans provided, and the following matters require further attention:</b></p> <p><b>a. The Comm Bins doorway on Lower ground shall have a clear opening width of at least 850mm and provided with 510mm door latch circulation.</b></p>	<p><b>Further Information – Refer Part 3</b></p>

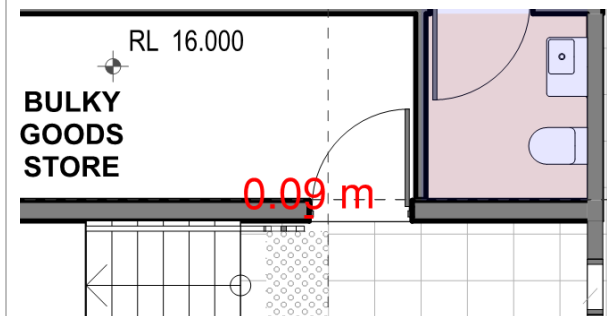


Section D: Access and Egress			
		<div><p>LER COMM</p><p>EDB</p><p>0.78 m</p><p>0.19 m</p></div> <p>b. The Access WCs on Lower Ground and Level 01 shall have a clear opening width of at least 850mm (and also be provided with a 300mm clearance from the door swing and to the nearest part of the washbasin as discussed under F2.4).</p>	
		<div><p>L 11.920</p><p>VP</p><p>ACCESS</p><p>0.78 m</p></div> <p>c. The doorways leading to the Bin Room on Lower Ground shall have a clear opening width of at least 850mm and provided with compliant door latch circulation space (530mm).</p>	



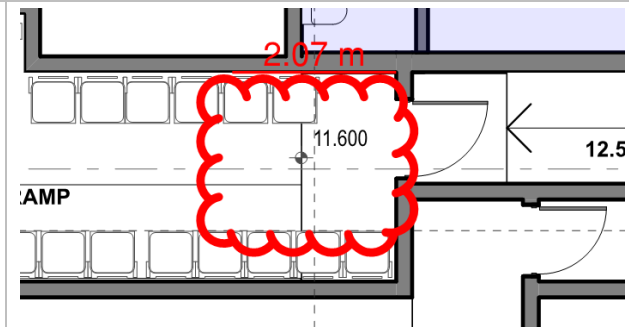
**Section D: Access and Egress**

- d. The doorways leading to the Bin Room on Level 01 shall be provided with compliant door latch circulation space (510mm).

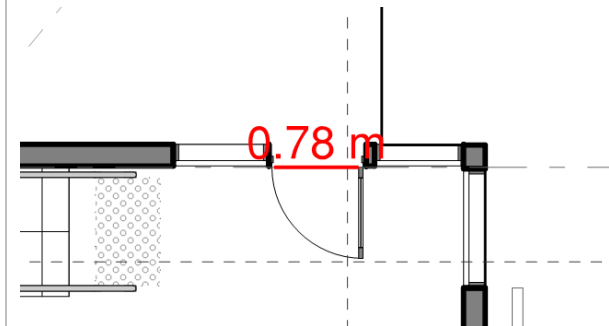


- e. The Lower Ground Bin Room shall be provided with a 1540x2070mm level (max 1:40) turning area.




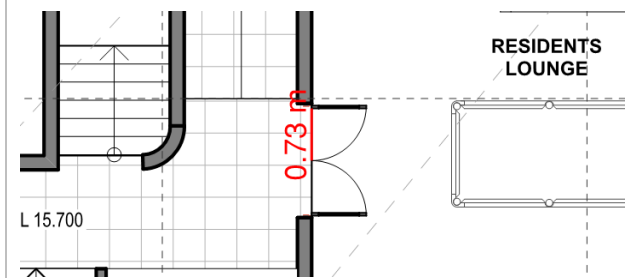
**Section D: Access and Egress**

- f. The doorway leading to the Lift Foyers throughout shall have a clear opening width of 850mm.



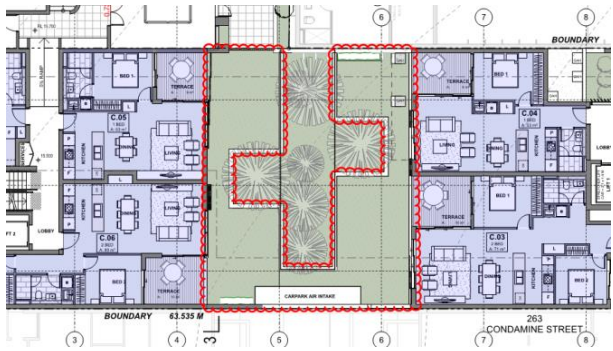
- g. The Level 01 public corridor shall be provided with an 1800mm wide x 2000mm deep wheelchair passing space at intervals of not more than 20m.



Section D: Access and Egress		
		<div data-bbox="1191 266 1827 612"></div> <div data-bbox="1191 620 1827 708"><p><b>h. The doorways to the resident's areas on Level 01 shall have a clear opening width of at least 850mm.</b></p></div> <div data-bbox="1191 716 1827 995"></div> <div data-bbox="1191 1003 1827 1198"><p><b>i. A trafficable surface for persons in wheelchairs shall be provided throughout the resident's garden area (however refer comments in BCA report regarding access to this area and the implications to the protection of openings and wall types under BCA C3.11(g)).</b></p></div>

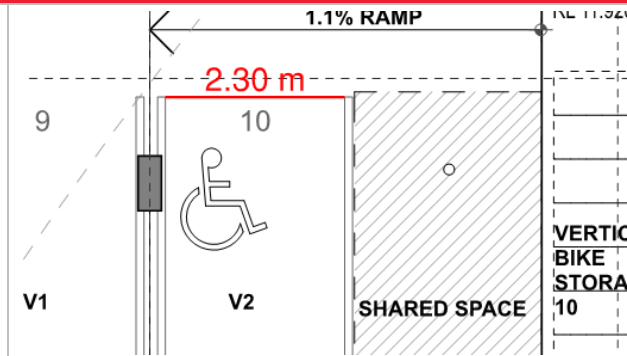


## Section D: Access and Egress

			
D3.4: Exemptions	Certain areas can be exempted under this clause if they pose a health or safety risk for people with disability and/or access would be inappropriate because the particular purpose for which this area is used.	<p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> <li>&gt; Level 01 Plant Room</li> <li>&gt; Lower Ground Sprinkler Pump Room</li> <li>&gt; Lower Ground EDB</li> </ul>	Noted
D3.5: Accessible Car Parking	<p>Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2019 and Council DCP.</p> <p>Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6.</p> <p>Note: Adaptable parking spaces will require to comply with AS4299 (or AS2890.6 if described in DCP).</p> <p>Note: Livable housing parking spaces will require to comply with LHDG only when forming part of the SOU's access.</p>	<p>There is a single accessible visitor carparking space proposed where there are only eight (8) visitor carparking spaces and all others allocated to specific units. The ratio of accessible to non-accessible carparking spaces is compliant with Table D3.1.</p> <p><b>It shall be ensured that the accessible carparking space has a width of not less than 2400mm where this appears to be marginally obstructed by an adjacent column.</b></p> <p>Otherwise, the dimensions are compliant, pending details of the clear heights achieved throughout the carpark, including the access ramp, to ensure compliance with AS2890.6.</p>	Further Information – Refer Part 3



## Section D: Access and Egress



## D3.6: Signage

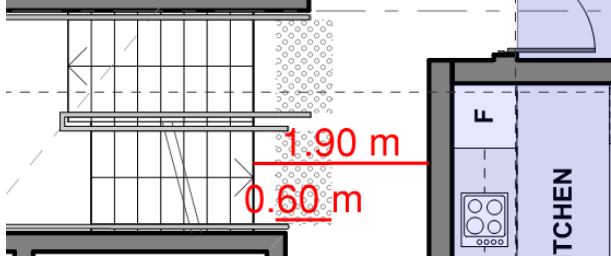
- > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:
  - sanitary facility; and
  - ...
  - identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either:
    - (aa) the floor level number; or
    - (bb) a floor level descriptor; or
    - (cc) a combination of (aa) and (bb)
- > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and
- > Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility; and
- > Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of

Compliance is readily achievable. Details around signage to be provided at CC stage.

CRA – Refer Annexure D

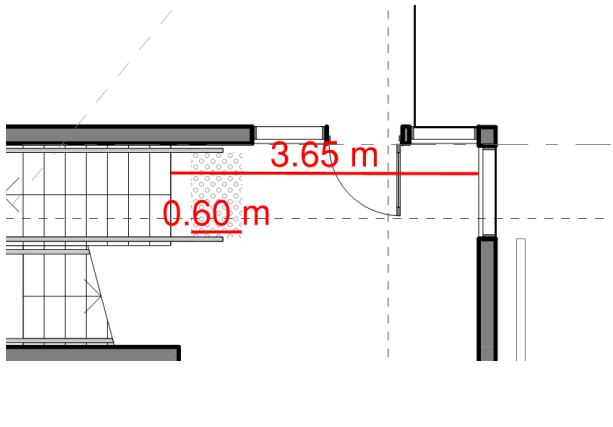


**Section D: Access and Egress**

	access in accordance with AS 1428.1 must be places at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.		
D3.7: Hearing Augmentation	Not applicable.	There is no hearing augmentation required in the building.	N/A
D3.8: Tactile Indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> <li>(i) stairway, other than a fire-isolated stairway; and</li> <li>(ii) ...</li> <li>(iii) ...</li> <li>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>(v) in the absence of a suitable barrier— <ul style="list-style-type: none"> <li>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</li> <li>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,</li> </ul> </li> </ul> <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSIs to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p>	<p>Compliance is readily achievable. Details around tactile ground surface indicators to be provided at CC stage.</p> <p><b>At this stage however, the TGSIs shall be of a depth of between 300-400mm where the landing depth is less than 3000mm, and of a depth of between 600-800mm where the landing depth is 3000mm or more.</b></p> <p><b>For example, below the TGSIs shall be altered to be between 300-400mm.</b></p>  <p><b>Whilst below the TGSIs shall remain as 600mm deep.</b></p>	<p><b>Further Information – Refer Part 3</b></p>



**Section D: Access and Egress**

			
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	Not applicable.	The building is not a Class 9b assembly building.	N/A
D3.10: Swimming Pools	Not applicable.	There is no swimming pool proposed in the building.	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	There is no series of connected ramps which have a combined vertical rise of 3.6m.	Complies
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Compliance is readily achievable. Details around glazing decals to be provided at CC stage.	CRA – Refer Annexure D

**Section E: Services and Equipment****Part E3 – Lift Installations**

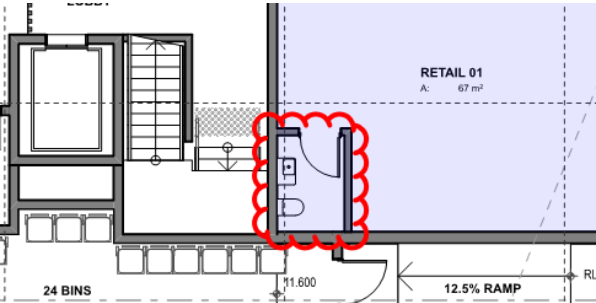


**Section E: Services and Equipment**

E3.0: Deemed-to-Satisfy Provisions	Informational.	For noting.	Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> <li>&gt; Handrail complying with the provisions for a mandatory handrail in AS 1735.12.</li> <li>&gt; Lift floor dimensions not less than 1400 mm wide by 1600 mm deep (lifts that travel more than 12m)</li> <li>&gt; Minimum clear door opening complying with AS 1735.12.</li> <li>&gt; Passenger protection system complying with AS1735.12.</li> <li>&gt; Lift car and landing control buttons complying with AS 1735.12.</li> <li>&gt; Lighting in accordance with AS 1735.12.</li> </ul> <p>(a) Automatic audible information within the lift car to identify the level each time the car stops; and</p> <p>(b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</p> <p>(c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz.</p> <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> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>	<p>All lift travel more than 12m and therefore shall have floor dimensions not less than 1400mm wide by 1600mm deep as documented (also to accommodate stretcher facilities).</p> <p>The low-rise platform lift at the entry does not travel more than 1000mm and has floor dimensions appropriate to accommodate a wheelchair and is therefore compliant.</p> <p>Compliance is readily achievable with the remainder of lift requirements. Details to be provided at CC stage.</p>	CRA – Refer Annexure D



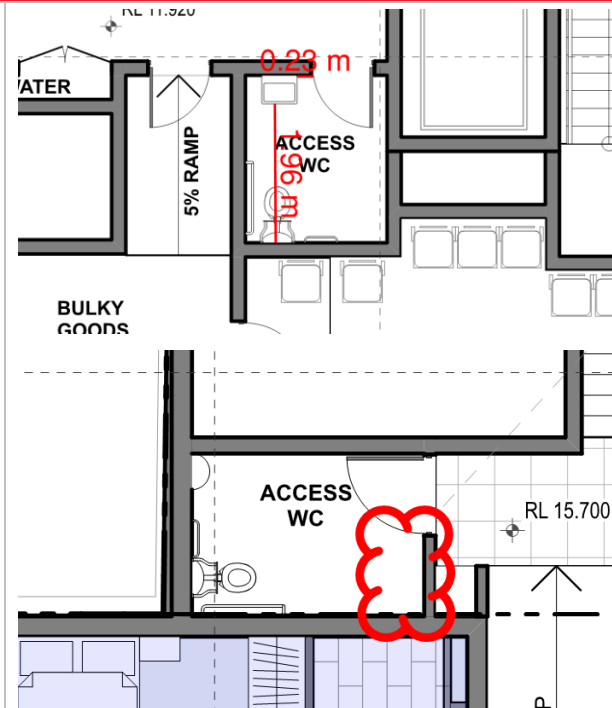
**Section F: Healthy and Amenity****Part F2 – Sanitary and Other Facilities**

F2.0: Deemed-to-Satisfy Provisions	Informational.	For noting.	Noted
<p>F2.4: Accessible Sanitary Facilities (including Table F2.4)</p>	<p>In a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4(a); and</li> <li>(b) accessible unisex showers must be provided in accordance with Table F2.4(b); and</li> <li>(c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and</li> <li>(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and</li> <li>(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4(a) and Table F2.4(b) must comply with the requirements of AS 1428.1; and</li> <li>(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</li> <li>(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</li> </ul>	<p><b>The Retail staff unisex sanitary compartments shall be ambulant sanitary compartments in accordance with Clause 16 of AS1428.1-2009. This is not currently documented and therefore shall be addressed in the design.</b></p>  <p><b>The accessible unisex sanitary compartments do not have a doorway with a clear opening width of 850mm. The Lower Ground sanitary compartment is not provided with a clearance of at least 300mm between the door swing arc and the washbasin, the washbasin also encroaches more than 100mm into the required 2300mm deep closet pan circulation space. The Level 01 compartment has no washbasin documented. This shall be altered in the design to comply with AS1428.1-2009.</b></p>	<p><b>Further Information – Refer Part 3</b></p>



## Section F: Healthy and Amenity

- (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and
- (i) compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp complying with AS 1428.1.



F2.9: Accessible adult change facilities

Not applicable.

There is no accessible adult change facility required in the building.

N/A



## **ANNEXURE C   LHDG ASSESSMENT**



**Annexure C – LHDG Assessment**

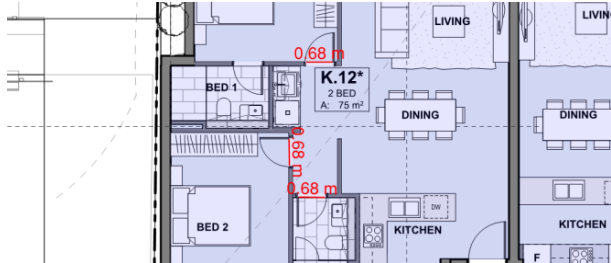
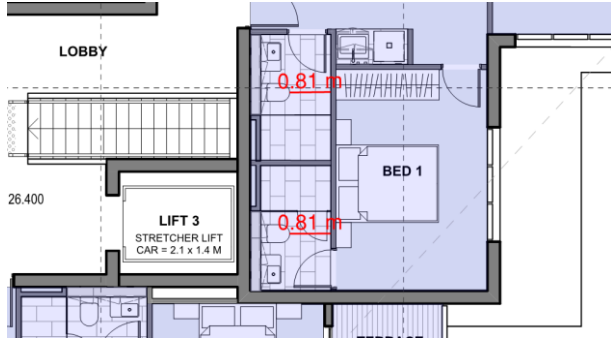
Table 7. LHDG Assessment

Item	Design Element	Comment	Compliance
1.	<b>Dwelling (SOU) Access</b>		
	<p><b>Silver Level</b></p> <p>(a) Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.</p> <p>(b) This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.</p> <p>(c) The path of travel referred to in (a) should have a minimum clear width of 1000mm and have;</p> <p>(i) No steps;</p> <p>(ii) An even, firm, slip resistant surface;</p> <p>(iii) A crossfall of not more than 1:40;</p> <p>(iv) A maximum pathway slope of 1:14</p> <p>Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length.</p> <p>(d) The path of travel referred to in (a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate:</p> <p>(i) Minimum dimensions of at least 3200 mm (width) x 5400mm (length);</p> <p>(ii) An even, firm and slip resistant surface; and</p> <p>(iii) A level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</p> <p>(e) A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:</p> <p>(i) A maximum gradient of 1:10</p>	<p>Access to the SOU entrances is to comply with AS1428.1-2009 which will also satisfy the requirements of the LHDG. As discussed previously, access is to be provided via 1:20 walkways, a platform lift to the entrance off Condamine Street, and internal level circulation to each residential lobby via the passenger lifts.</p>	<p>CRA – Refer Annexure D</p>



Item	Design Element	Comment	Compliance
	<p>(ii) A minimum clear width of 1000mm (please note: width should reflect the pathway width)</p> <p>(iii) A maximum length of 1900 mm</p> <p>(f) Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp.</p> <p><b>Note:</b> The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.</p>		
<b>2.</b>	<b>Dwelling (SOU) Entrance</b>		
	<p><b>Silver Level</b></p> <p>(a) The dwelling should provide an entrance door with –</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a));</p> <p>(ii) A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and</p> <p>(iii) Reasonable shelter from the weather.</p> <p>(b) A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door.</p> <p>(c) Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).</p> <p>(d) The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.</p>	<p>The livable unit entrance doors have a clear opening width of at least 820mm and what appears to be a level transition from the internal residential lobbies which provide shelter from the weather over the 1200mm x 1200mm landing area at the entrance door.</p>	Complies
<b>3.</b>	<b>Internal Doors and Corridors</b>		
	<b>Silver Level</b>	<b>The doorways to the rooms used for these purposes do not have a clear opening width of not less than 820mm. This shall be addressed in the design of the</b>	<b>Further Information – Refer Part 3</b>



Item	Design Element	Comment	Compliance
	<p>(a) Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:</p> <p>(i) A minimum clear opening width of 820mm (see Figure 2(a)); and</p> <p>(ii) A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled).</p> <p>(b) Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm</p> <p>* Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009</p>	<p><b>livable units to provide doorways with an 820mm clear opening width throughout.</b></p> 	
4.	<b>Toilet</b>		
	<p><b>Silver Level</b></p> <p>(a) Dwellings should have a toilet on the ground (or entry) level that provides:</p> <p>(i) A minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</p> <p>(ii) A minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</p> <p>(iii) The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	<p><b>The dwellings typically do not have a toilet in the corner of the room nor with the required 1200mm clearance forward of the closet pan clear of the door swing (noting that 1250mm is required for visitable toilets in the adaptable units, and if the livable and adaptable units are combined then 1250mm shall be achieved in lieu of 1200mm).</b></p> 	<p><b>Further Information – Refer Part 3</b></p>
5.	<b>Shower</b>		
	<b>Silver Level</b>	Each of the livable units has a shower in the corner of the room. Compliance with the hob, shower screens and	CRA – Refer Annexure D



Item	Design Element	Comment	Compliance
	<p>(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.</p> <p>(b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.</p> <p>For hobless specification please see Australian Standard AS3740-3.6.</p> <p>Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.</p>	wall reinforcement is readily achievable. Details to be provided at CC stage.	
<b>6.</b>	<b>Reinforcement of bathroom &amp; toilet walls</b>		
	<p><b>Silver Level</b></p> <p>(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.</p> <p>(b) The walls around the toilet are to be reinforced by installing:</p> <p>(i) Noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</p> <p>(c) The walls around the bath are to be reinforced by installing:</p> <p>(i) Noggings with a thickness of at least 25mm in accordance with Figure 7(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 7(b).</p> <p>(d) The walls around the hobless shower recess are to be reinforced by installing:</p> <p>(i) Noggings with a thickness of at least 25mm in accordance with Figure 8(a); or</p> <p>(ii) Sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</p>	Compliance with the wall reinforcement is readily achievable. Details to be provided at CC stage.	CRA – Refer Annexure D
<b>7.</b>	<b>Internal stairways</b>		



Item		Design Element	Comment	Compliance
	Not applicable.		There are no stairways within the SOUs.	N/A



**ANNEXURE D   COMPLIANCE SPECIFICATION**



## Annexure D – Compliance Specification

### Design Certification

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

#### General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.



20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

#### **Adaptable Housing Units**

22. Detailed drawings will be provided showing the SOUs in their pre-adaptation and post-adaptation stages complying with the essential requirements of AS4299.

#### **SEPP 65 – Livable Housing Design Guidelines (LHDG)**

23. Not less than eight (8) (25%) of the SOUs will be designed to comply with silver level livable housing design guidelines requirements.
24. Entrance door to have 820mm min. clear door width opening, level transition (5mm max. vertical tolerance) and reasonable shelter from the weather.
25. Entrance door to have 1200x1200mm level landings.
26. “Ramped threshold” (Fig 1b) allowed between 5-56mm height change.
27. Level & “step-free” entrance connected to the “safe and continuous pathway”.
28. Garages to have minimum 3200x5400mm, an even, firm and slip resistant surface with 1:40 max. level surface (1:33 max. asphalt).
29. All internal doors to have 820mm min. clear door opening at entry level rooms, 5mm max. vertical tolerance surface, and 1000mm min. internal corridors at entry level rooms.
30. If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).
31. If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).
32. Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)
33. Shower recess located in a room corner to enable the installation of grabrails.
34. Walls to be constructed of solid masonry or concrete, otherwise to be reinforced (1100N min. withstand in all directions).
35. For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)
36. For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)
37. For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)