



**eastcoast**  
ACCESSIBILITY PTY LTD

## Access Report

**Project Description:** Erection of a residential flat building comprising of 6 units

**Project Address:** 32 Golf Avenue, Mona Vale

**Ref:** 24/0009

**Rev:** 2

**Date:** 9<sup>th</sup> February 2024

**Prepared for:** LAXDTX 2 Pty Ltd

**Prepared by:** Jazmyn Stol

**Signed:**

**Email:** jaz@ecapprovals.com.au

---

# Report

**Report Type:** Access Report to accompany a DA Submission

**Development:** 32 Golf Avenue, Mona Vale

## Introduction:

This report has been prepared to accompany a Development Approval and has been based on the following drawings prepared by Walsh Architects Pty Ltd

DA100 to DA102

All revision 02.

### Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

*We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586*

A report issued for CC (construction certificate application).

## 1. Introduction

- 1.1 This report considers the implications of Disability Discrimination legislation and associated technical guidance with regards to the residential flat building located at 32 Golf Avenue, Mona Vale
- 
- 1.2 The proposal provides for the development of a residential building:
- 
- 1.3 This report has focused on the technical issues affecting the scheme proposal provided with the aim of optimising access to the facilities offered. General advice on broader matters under the DDA will also be highlighted.
- 
- 1.4 Layout plans have been assessed and comments pertaining to those plans are included in this report. The list of drawings assessed are noted in Appendix

## 2. Executive Summary/Non-compliances

- 2.1 Our review of the documents made available for assessment has revealed the design of the proposed development has requires a few modifications prior to achieving compliance with the Building Code of Australia and relevant Australian Standards, however, the following comments can be made:

D4D4	<p>Handrails required to both sides of the stairs throughout the entire flight.</p> <p>Tactiles are also required on each level where occupants egress from stair</p> <p><b>Incorporated, design to be reviewed prior to CC.</b></p>
D4D6	<p>The calculations for an accessible parking space under the DCP equate to less than 0.5%, therefore, an accessible parking space should not be required.</p>
Adaptable/Liveable	<p>Pittwater DCP states:</p> <p>Residential Flat Buildings, Shop Top housing and Mixed Use developments comprising residential accommodation:</p> <p>20% Liveable housing is required to be incorporated and designed to silver level.</p> <p>No requirements for adaptable.</p> <p>Liveable housing to be as per Liveable housing design guide and can be reviewed prior to CC.</p>

### 3. Part D4: Access for People with Disabilities

*Note: All items listed in the below assessment that require attention/redesign, are mentioned in the Executive Summary above.*

#### Clause D4D2: General building access requirements

##### Class 2

##### Common Areas

- (a) 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 level.
- (b) To and within not less than 1 of each type of room or space for use in common by the residents, including cooking facilities, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- (c) Where a ramp complying with AS 1428.1 or a passenger lift is installed-
- (i) To the entrance doorway of each sole-occupancy unit; and
  - (ii) To and within rooms or spaces for use in common by the residents.
- The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp. Located on the levels served by the lift or ramp.

##### Compliance Status

##### Complies

Access has been provided into the building, from the basement to the ground floor via a lift and to each level via a lift.

#### Clause D4D3: Access to buildings

An accessway must be provided to a building required to be accessible:

- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.
  - Except for pedestrian entrances serving only areas exempted by D4D5.
  - If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and
  - If a pedestrian entrance consists of more than 3 doorways - not less than 50% of those doorways must be accessible.
  - An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—
  - All doorways serve the same part or parts of the building; and
  - The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and
  - A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).
  - 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.

Compliance Status	
<b>Complies</b>	Access has been provided into the building, from the basement to the ground floor via a lift and to each level via a lift.
<b>Clause D4D4: Parts of building to be accessible</b>	

In a building required to be accessible:

- (a) every ramp & stairway, except for ramps and stairways in areas exempted by D4D5 must comply with-
  - (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and
  - (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and
  - (iii) for a fire isolated stairway, clause 11.1 (f) and (g) of AS 1428.1; and
- (b) every passenger lift must comply with E3D7 and E3D8; and
- (c) accessways must have-
  - (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and
  - (ii) turning spaces complying with AS 1428.1-
    - (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and
    - (B) at maximum 20 m intervals along the accessway; and
- (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and
- (e) a passing space may swerve as a turning space; and
- (f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a class 5, 6, 7b or 8 building-
  - (i) containing not more than 3 storeys; and
  - (ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m<sup>2</sup>; and
- (g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and
- (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.

Compliance Status	
<b>Complies</b>	<p>Handrails required to both sides of the stairs throughout the entire flight.</p> <p>Tactiles are also required on each level where occupants egress from stair</p> <p><b>Incorporated, design to be reviewed prior to CC.</b></p>
<b>Clause D4.5: Exemptions</b>	

(a) The following areas are not required to be accessible. An area where access would be inappropriate because of the particular purpose for which the area is used.

(b) And area that would pose a health or safety risk for people with a disability.

Any path of travel providing access only to an area exempted by (a) or (b)

Compliance Status	
For Info	<p>BCA and Premises Standards recognize that accessways (for people with disabilities) are not required to certain areas within buildings where providing access would be 'inappropriate' because of the nature &amp; use of the area or the tasks undertaken in that area.</p> <p>In accordance with D4D5, it is our opinion that due to the nature and tasks to be undertaken it is expected that staff will be required to be able-bodied, therefore, the following areas or rooms, access should be exempt –</p> <ul style="list-style-type: none"><li>▪ Plant &amp; equipment rooms / cupboard.</li><li>▪ Services room</li><li>▪ Service/maintenance areas</li></ul>

#### Clause D4D6: Accessible Carparking

Compliance Status	
N/A	The calculations for an accessible parking space under the DCP equate to less than 0.5%, therefore, an accessible parking space should not be required.

#### Clause D4D7: Signage

(1) In a building required to be accessible—

(a) braille and tactile signage complying with Specification 15 must—

(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1

and identify each—

(ii) identify each door required by E4D5 to be provided with an exit sign and state—

(A) "Exit"; and

(B) "Level"; and

(C) the floor level number or floor level descriptor, or a combination of the two.

Compliance Status	
Capable of compliance	<p>Braille and tactile signage shall be installed in this project as necessary, but shall include as a minimum:</p> <ul style="list-style-type: none"><li>▪ identify each door required by BCA Clause E4.5 to be provided with an exit sign which states the word "<i>Exit</i>" followed by "<i>Level</i>" followed by the floor number, as includes braille and tactile signing.</li></ul> <p>Compliance is readily achievable during the Construction phase.</p>

#### Clause D4D8: Hearing augmentation

If an inbuilt amplification system (other than one used only for emergency warning) is installed, a hearing augmentation system is to be provided.

Compliance Status	
-------------------	--

N/A	
<b>Clause D4D9: Tactile indicators</b>	
For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 shall be required to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.	
<b>Compliance Status</b>	

**For your info**                      Tactiles to be in accordance with AS 1428.4

<b>Clause D4D10: Wheelchair seating spaces in Class 9b assembly buildings</b>	
<b>Compliance Status</b>	

**Not applicable**                      Not an assembly building.

<b>Clause D4D11: Swimming pools</b>	
<b>Compliance Status</b>	

**Not applicable**                      No swimming pools proposed.

<b>Clause D4D12: Ramps</b>	
----------------------------	--

- On an accessway-
- a) a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
  - b) a landing for a step ramp must not overlap a landing for another step ramp or ramp

<b>Compliance Status</b>	
N/A	

<b>Clause D4D13: Glazing on accessway</b>	
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.	

<b>Compliance Status</b>	
<b>Capable of compliance</b>	All common area full height glazed doors, walls and sidelights shall be clearly marked in accordance with Clause 6.6 of AS 1428.1-2009. Compliance is readily achievable during the Construction phase.

#### 4. Part E3: Lift Installations

<b>Clause E3D8: Passenger lifts</b>	
-------------------------------------	--

---

**In an accessible building, every passenger lift must have the following features where applicable:**

- (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except—
  - (i) a stairway platform lift; and
  - (ii) a low-rise platform lift.
- (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.
- (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.
- (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except—
  - (i) a stairway platform lift; and
  - (ii) a low-rise platform lift.
- (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars.
- (j) For all lifts serving more than 2 levels—
  - (i) automatic audible information within the lift car to identify the level each time the car stops;
  - (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and
  - (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20  
- 80 dB(A) at a maximum frequency of 1500 Hz.
- (k) 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, for all lifts except a stairway platform lift.

<b>Compliance Status</b>
--------------------------

---



**Capable of compliance/Further details required**

The passenger lift shall either be electric or electrohydraulic and shall incorporate the following features –

- Handrail complying with the mandatory handrail provisions of AS 1735.12,
- Minimum internal lift car floor dimensions must be:
  - If lift travels less than 12m: 1,100mm (wide) x 1,400mm (deep); or
  - If lift travels more than 12m: 1,400mm (wide) x 1,600 (deep).
- Minimum 900mm clear door opening complying with AS 1735.12,
- Passenger protection system complying with AS 1735.12,
- Lift landing doors at the upper landing,
- Lift car and landing control buttons complying with AS 1735.12,
- Lighting in accordance with AS 1735.12,
- Lifts serving more than 2 levels –
  - Automatic audible information within the lift car to identify the level each time the car stops;
  - audible and visual indication at each lift landing to indicate the arrival of the lift car;
  - audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500 Hz.
- 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.
- Lift call buttons on the landings shall not be less than 500mm from an internal corner.

**A compliance certificate must be obtained from the lift supplier to confirm compliance with the above requirements and AS1735.12- 1999, prior to OC.**

**Ensure specifications comply prior to CC**

**5. Part F4: Sanitary & Other Facilities**

**Clause F4D5: Accessible Sanitary Facilities**

**Compliance Status**

Not applicable

**Clause F4D12: Accessible adult change facilities**

**Compliance**

Not applicable

Not applicable to this building.

## Liveable Housing Requirements (Silver)

2 Units Proposed *(To be signed off by LH Specialist prior to OC)*

<i>Dwelling Access</i>	<i>Requirement</i>	<i>Compliance Comment Requirement</i>
	Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.	Complies
	The path of travel referred to in (a) should have a minimum clear width of 1000mm and have:	
	i. no steps;	

Dwelling Entrance		<ul style="list-style-type: none"> <li>ii. an even, firm, slip resistant surface;</li> <li>iii. a crossfall of not more than 1:40;</li> <li>iv. a maximum pathway slope of 1:14 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.</li> </ul>
	Compliance Comment	Complies
	Requirement	No slope, steps or crossfall of more than 1:40. Slip resistance to be incorporated and tested prior to OC.
	Requirement	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: <ul style="list-style-type: none"> <li>i. minimum dimensions of at least 3200mm (width) x 5400mm (length);</li> <li>ii. an even, firm and slip resistant surface; and</li> <li>iii. a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).</li> </ul>
	Compliance Comment	Complies
	Requirement	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: <ul style="list-style-type: none"> <li>i. a maximum gradient of 1:10</li> <li>ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width)</li> <li>iii. a maximum length of 1900mm</li> </ul>
	Compliance Comment	N/A
	Requirement	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
	Compliance Comment	N/A
	Requirement	The dwelling should provide an entrance door with – <ul style="list-style-type: none"> <li>i. a minimum clear opening width of 820mm (see Figure 2(a));</li> <li>ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled); and</li> <li>iii. reasonable shelter from the weather.</li> </ul>
	Compliance Comment	Complies
	Requirement	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.
	Compliance Comment	Complies
	Requirement	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b)).
	Compliance Comment	To be assessed/confirmed prior to CC.
	Requirement	The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.
	Compliance Comment	Complies

<b>Internal Doors and Corridors</b>	<i>Requirement</i>	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: <ul style="list-style-type: none"> <li>i. a minimum clear opening width of 820mm (see Figure 2(a)); and</li> <li>ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or beveled).</li> </ul>
	<i>Compliance Comment</i>	Complies
	<i>Requirement</i>	Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm.
	<i>Compliance Comment</i>	Complies
<b>Toilet</b>	<i>Requirement</i>	Dwellings should have a toilet on the ground (or entry) level that provides: <ul style="list-style-type: none"> <li>i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and</li> <li>ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).</li> <li>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.</li> </ul>
	<i>Compliance Comment</i>	Capable of compliance Wall reinforcement to be confirmed
<b>Shower</b>	<i>Requirement</i>	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date.
	<i>Compliance Comment</i>	Complies.
	<i>Requirement</i>	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.
	<i>Compliance Comment</i>	Complies
<b>Reinforcement of bathroom and toilet walls</b>	<i>Requirement</i>	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.
	<i>Compliance Comment</i>	Capable of compliance Wall reinforcement to be confirmed
	<i>Requirement</i>	The walls around the toilet are to be reinforced by installing: <ul style="list-style-type: none"> <li>i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or</li> <li>ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).</li> </ul>
	<i>Compliance Comment</i>	Capable of compliance Wall reinforcement to be confirmed
	<i>Requirement</i>	The walls around the bath are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).
	<i>Compliance Comment</i>	Capable of compliance Wall reinforcement to be confirmed
	<i>Requirement</i>	The walls around the hobless shower recess are to be reinforced by installing:

<b>Internal Stairs</b>		<ul style="list-style-type: none"> <li>i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or</li> <li>ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).</li> </ul>
	<i>Compliance Comment</i>	Capable of compliance Wall reinforcement to be confirmed
	<i>Requirement</i>	<b>Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m</b>
	<i>Compliance Comment</i>	Capable of compliance To be incorporated

## 5. Technical Compliance with BCA and Australian Standards

- 5.1 An assessment of the proposal has been undertaken with a view to meeting the Access to Premises Standards and AS1428.1 (2009), AS1428.4.1 (2009) and AS4299 (1995) standards, which in turn will enable the scheme to technically comply with current statutory requirements. The BCA correlates with the Access to Premises Standards.
- 
- 5.2 The BCA seeks that access for people with a disability is provided to all areas normally used by the occupants. Therefore, compliance with AS1428.1 (2009) will generally meet the full BCA requirements.
- 
- 5.3 As identified in Section 1 (and explained in detail in Section 4), the DDA extends the minimum technical requirements of the BCA to consider the broader obligation of the building and services delivered from the building accessible to all occupants. In this respect the DDA will seek more detailed scrutiny of the building and its fixtures and fittings as well and management-in-use practices.
-

## 6. Broader Obligations under the DDA

6.1	Both the State and Federal Disability Discrimination Acts (DDA) have the same broad objectives, which is to remove the discrimination faced by people with disabilities.
6.2	The DDA seeks that anyone offering a service ensures that the service is available on an equitable basis.
6.3	When considering the service all aspects of service provision should be considered, including: <ul style="list-style-type: none"> <li>a. Physical accessibility</li> <li>b. Management of facilities</li> <li>c. Access to services</li> <li>d. Equitable treatment of employees</li> </ul>
6.4	The term disability is very broad indeed and as such will cover many in the community. It includes: <ul style="list-style-type: none"> <li>• Physical disability</li> <li>• Physical illness or disease that makes, or has made, any part of the body or brain work differently</li> <li>• Mental or psychiatric disability (including behavioural disorder)</li> <li>• Intellectual disability</li> <li>• Learning difficulty</li> <li>• Disfigurement or different formation of any part of the body</li> <li>• Any organism in the body that could cause disease or illness (e.g. hepatitis or HIV)</li> </ul>
6.5	Therefore, whilst compliance with relevant technical standards such as the BCA and AS1428 is important, the need to consider holistic issues that affect <u>all</u> potential occupants is extremely important.
6.6	Whilst this report does focus on the proposed works it is imperative the developer consider its broader obligations, as discrimination is likely to be faced by members of the public and employees attempting to access other parts of the site.
6.7	Examples that should be considered holistically include: <ul style="list-style-type: none"> <li>• Suitable access routes in and around the building, considering both horizontal and vertical circulation</li> <li>• Strategic location of car parking and drop off points</li> <li>• Signage and wayfinding strategies</li> <li>• Considering key safety features relating to accessibility</li> <li>• Access to the various retail and services offered, and not just physical access</li> <li>• Safe evacuation of all people (including persons with disabilities) from key buildings in an emergency</li> </ul>
6.8	<b><u>Implications of the DDA to the Proposals:</u></b> The DDA therefore would require greater onus to consider access to the proposed works, but also how this will integrate with the existing infrastructure networks and the facility as a whole.
6.9	The development should be technically compliant based on the information provided for this assessment. The DDA would seek that the integration of this facility with other adjoining facilities and services is carefully considered. Additionally, access to the development via all transport links is important.
6.10	Appendix B provides some additional generic design guidelines that may provide assistance in the assessment of the scheme.

6.11	<p>Several matters are raised for careful consideration, with regard to the broader obligations noted in the previous paragraphs in addition to the items identified in Sections 3.4 and 3.5 of this report:</p> <ul style="list-style-type: none"> <li>a. A drop off bay for the facility, along with an associated kerb ramp, would be beneficial, for those who may arrive in a car or Taxi.</li> <li>b. Where specialist facilities are provided, all facilities available for use should be accessible. These should meet the broader design criteria in AS1428.2 and allow for people to use in both the standing and seated positions.</li> <li>c. The effective use of luminance contrast between key elements (wall to floor and doors/gates to their background, columns in the main circulation areas) will assist people with vision impairments.</li> <li>d. Avoiding too many hard surfaces – which can create reverberation – this can present significant problems for people with hearing impairments.</li> <li>e. The effective use of lighting will assist users with both vision and hearing impairments. Avoiding pools of light and shadow is also important. Hearing impaired people often lip-read to supplement what they can hear, so being able to see a person's face is important.</li> </ul>
------	--

## 7. Key Conclusions

7.1	<p>Achieving full compliance with the requirements of the BCA and Australian Standards with respect to the provision of equitable access and facilities for people with a disability has been achieved or can be achieved through further detailed design development.</p> <p>Addressing the technical issues noted in section 2.1 of this report should result in a “technically compliant” scheme meeting current BCA requirements.</p>
-----	---

## Appendix A – Reference Material

- Disability Discrimination Act 1992 (DDA)
- Building Code of Australia Volume One, Building Code of Australia (BCA) – *Particularly Parts D3, Access for people with disabilities; Part E3, Lift installations; and Part F2, Sanitary and other facilities*
- Advisory Notes on Access to Premises 1996 (Human Rights and Equal Opportunities Commission)
- Australian Standard AS1428.1 – 2009 – *Design for access and mobility. Part 1: General requirement for access – New building work*
- Australian Standard AS1428.2 – 1992 – *Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities*
- Australian Standard AS1428.4 - 2009 – *Design for access and mobility. Part 4: Tactile Indicators*
- Australian Standard AS1735.12 - 1999 – *Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities*
- Australian Standard AS2890.6 - 2009 – *Parking facilities – Off-street car parking*
- Australian Standard AS4299-1995 – *Adaptable Housing*
- Disability (Access to Premises – Buildings) Standard 2010

### Organisations:

- Australian Human Rights Commission – [www.hreoc.gov.au](http://www.hreoc.gov.au) (click on Links to identify numerous other organisations)

## Appendix B – Revisions to Report

Ref.	Revision	Date
24/0009	V1 - Draft	05/02/24
24/0009	V2 – Final Report	09/02/24