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# Disability Access Report

**Prepared for**

MLP Co Pty Ltd  
for Cap One Developments Pty Ltd

**Project**

Seniors Housing

**Location**

1955 Pittwater Road Bayview

**Stage**

Construction Certificate

**Date**

8 February 2023

**Project No.**

P000737

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# 1 Introduction

## 1.1 Report Background

Inclusive Places has been commissioned by MLP Co on behalf of Cap One Developments Pty Ltd to provide professional Access consulting services for the proposed construction of a SEPP Seniors Housing residential development. The site consists of a total of 4 apartments within a single apartment building.

The building has allocated on-site basement accessible car parking provided on the basement level which includes residential spaces for each unit as well as a single visitor parking space.

Our engagement also involved a desktop assessment of the architectural design documentation against the provisions of the Part D3 of the National Construction Code Series (Volume 1) Building Code of Australia 2019 Amendment 1 (BCA).

## 1.2 Report Purpose

The key objectives of the report are as follows:

- ❑ Undertake an assessment of the proposed development against:
  - ❑ Parts D3 and E3.6 Deemed to satisfy provisions of the National Construction Code Series – Volume 1- Building Code of Australia.
  - ❑ The Disability (Access to Premises—Buildings) Standards 2010 (the Premises Standards)
  - ❑ Pittwater 21 DCP
- ❑ Identify any compliance departures that require resolution/attention for the proposed development by way of design change or Performance Solutions
- ❑ Verify that the referenced documentation has been reviewed by an appropriately qualified Accredited Access Consultant and demonstrate that compliance with the BCA / Access to Premises – Building Standard 2010 / Northern Beaches Council DCP is readily achievable.
- ❑ Enable the principal certifier to satisfy its statutory obligations under the Environmental Planning and Assessment Regulation, 2000 and its statutory obligations under the Building and Development Certifiers Regulation 2020.
- ❑ Accompany the submission of the S4.55 to the Consent Authority to enable them to be satisfied that the building design is capable of complying with the NCC/BCA and that subsequent compliance with the access requirements of the BCA, will not give rise to design changes, which may necessitate the submission of additional Section 4.55 applications under the Environmental Planning and Assessment Act, 1979.

Inclusive Places has reviewed drawings for the site to assess for consistency with the following disability design criteria contained within:

1. The intent and objects of the Disability (Access to Premises- Buildings) Standards (2010).
2. Parts D3 and E3.6 of the Building Code of Australia (BCA) 2019 – Amendment 1
3. Relevant Australian Standards listed in the BCA2019 – Amendment 1, as follows:
  - a. AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009) (incorporating Amendments 1 and 2)
  - b. AS1428.4.1 Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators (2009)
  - c. AS1735.12 Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities
  - d. AS2890 (Part 6) (2009) – Parking Facilities – Off-street parking for people with disabilities
  - e. AS4586 (2013) Slip resistance classification of new pedestrian surface materials
4. The following design standards
  - a. NSW SEPP Seniors Living 2004 (Schedule 3)

In addition the design criteria for the unit design types based on Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings the following design standards referenced are:

1. AS4299 Adaptable Housing (1995)
2. AS1428.1 Design for Access and Mobility: General requirements for Access – New Building Work (2009)
3. AS2890.1 (1993) - Parking Facilities – Off-street parking for people with disabilities

In the preparation of this report, documentation relied upon for the S4.55 is referenced in Appendix A.

### 1.3 Report Limitations & Exclusions

The limitations and exclusions of this report are as follows:

- ☐ This report is based on a review of the referenced documentation in the Appendix A.
- ☐ This Report does not address issues in relation to the design, maintenance or operation electrical, mechanical, hydraulic or fire protection services, Utility



Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.

- ❑ This assessment does not incorporate the detailed requirements of the BCA Referenced Australian Standards and it's the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- ❑ The commentary within this Access Assessment Report does not relieve the Principal Designer, Principal Building Contractor or the Principal Certifier from their statutory obligations under the EP&A Act, Work Health Safety Act, BDC Regulation and the like and they are to be satisfied that the proposal meets their requirements prior to approval.
- ❑ It is important to note that without the written permission from Inclusive Places (trading as Cheung Access Pty Ltd), no part of this report may be reproduced in any form or by any means. This report is based solely on client instructions and therefore should not be relied upon or used by any third party without prior knowledge and instructions from Inclusive Places (trading as Cheung Access Pty Ltd).
- ❑ All reasonable attempts have been made to identify key compliance matters pursuant to the BCA and additional issues which have been deemed an impediment to access provision and may increase Client risk of attracting a complaint under the DDA.
- ❑ Inclusive Places accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than providing guidance to alleviate access barriers in the built environment and reduce Client risk of attracting a complaint under the DDA.
- ❑ If the layouts or specified fixtures and fittings of the accessible building elements are modified by the Client from the date of issue of this access report, then Inclusive Places accepts no responsibility for any variations to required access design specifications.

## 1.4 Disability Discrimination Act 1992 (DDA)

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability. Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by

these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts. Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

From 1 May 2011, the Commonwealth's Disability (Access to Premises - Buildings) Standards made under the Disability Discrimination Act 1992 (DDA) applies to all new building work. The Premises Standards, established requirements for access to buildings, that are incorporated into the BCA 2019 – Amendment 1.

The Premises Standards contain an Access Code of construction that is mirrored in the disability access provisions of the BCA 2019 – Amendment 1. New building work must comply with the Access Code in the same manner as complying with the BCA 2019 – Amendment 1 by meeting deemed-to-satisfy provisions or by adopting a performance solution that achieves the relevant performance requirements.

This means if access is provided in accordance with the Premises Standards then it is not unlawful under the DDA. It also ensures that Object 1.3 (a) of the Premises Standards is met which is to:

'Ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings and facilities and services within buildings is provided for people with a disability.'

## 1.5 Proposed Development

The proposed SEPP Seniors living development will consist of 4 units which are connected by an accessible pathway from the ground level street entrance on Pittwater Road. Vehicle entry into the car parking is via a new driveway from Pittwater Road.

### BCA Classification:

| Class | Description  |
|-------|--|
| 2     | Residential Sole Occupancy Units (SOU's) with associated on-site parking |

### Areas of new work required to be accessible:

| Area       | BCA Table D3.1 Requirements                            | Description of works                      |
|------------|--|---|
| All levels | To and within all areas normally used by the occupants | Common Areas - pathways to entry lobbies. |
|            | From Accessible car parking                            | To and within all areas                   |



|  |  |                                 |
|--|--|---------------------------------|
|  | spaces<br>Common areas - such as Bin Store<br>Entries to sole occupancy units (SOUs) | normally used by the occupants. |
|--|--|---------------------------------|

**Building overview:**

| Level               | Building Features  |
|---------------------|--|
| Entry Floor Level   | Carpark Entry on eastern side of site<br><br>Pedestrian access from the allotment boundary adjacent to the vehicular access.<br><br>Mail Boxes |
| Carpark Floor Level | Car parking<br>Garbage room  |
| Lower Ground Level  | 1 SOU<br>Lift<br>Stairs (fire-isolated)  |
| Ground Level        | 2 SOUs<br>Lift<br>Stairs (fire-isolated)   |
| First Floor         | 1 SOU<br>Lift<br>Stairs (non-fire-isolated)  |
| Total Units         | 4 Units  |



## 1.6 Report Structure

The report consists of further review during ongoing construction provided in the table under Section 2 below, which is for the reader's ease of reference and most urgent attention. Notwithstanding the summary of issues within Section 2 must also be read in conjunction with the body of the assessment provided under Section 3 of the report which further details compliance matters needing consideration in design development and during construction.

It is also the responsibility of all design consultants to ensure compliance with relevant BCA access requirements, DCP controls, Australian Standards and Manufacturers Specifications. This report does not in any way relieve design consultants from their obligations in designing to achieve compliance with the BCA. Furthermore, this report does not relieve the PCA from their statutory obligations required to assess the drawings in detail prior to the issue of a Complying Development Certificate.

A summary of all the clauses foreseen as relevant from the SEPP Seniors (Housing for Seniors or People with a Disability), Chapter 3 Part 2 Clause 26 Location and access to facilities are included within Section 3.1.2 of this report.

Section 3.1.3 of this report provides a review and comments on Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings, SEPP (Housing for Seniors or People with a Disability) 2004 and (Clause 41 (1)) Part 1 Standards applying to hostels and self-contained dwellings. The standards set out in this Part apply to any seniors housing that are self-contained dwellings.

## 2 Summary of access requirements during ongoing construction or prior to OC

The following comprises a summary of the key compliance issues identified under the Disability Access Assessment in Section 3 and is to be read in conjunction with the aforementioned Sections and the Building Code of Australia Volume 1.

The following matters are to be considered & addressed to the satisfaction of the Certifying Authority in the next design and construction phases, for any areas required to be accessible.



| # | Relevant<br>BCA<br>Clause | Element                  | Recommendation  |
|---|---------------------------|--------------------------|---|
| 1 | D2.14                     | Slip resistance          | <p>Provide in-situ Slip resistance testing certificates for paving and floor surfaces which are on an accessible path of travel or in areas required to be accessible - Using the guidance of Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC/BCA does not require slip resistance, as detailed below.</p> <ul style="list-style-type: none"> <li>• External footpaths and walkways no steeper than 1:14<br/>Wet Pendulum P4 or Oil-wet platform test R11</li> <li>• Entries to lift lobby (Transitional areas)<br/>Wet Pendulum P2 or Oil-wet platform test R9</li> <li>• Food service areas:<br/>Wet Pendulum P3 or Oil-wet platform test R10</li> <li>• Toilet facilities<br/>Wet Pendulum P3 or Oil-wet platform test R10</li> <li>• Kitchen areas<br/>Wet Pendulum P3 or Oil-wet platform test R10</li> <li>• Step nosings<br/>(NCC/BCA requirement Table D2.14)<br/>Wet Pendulum P4</li> </ul> <p>Slip resistance Testing Authority - Testing to be conducted by an independent NATA accredited and NCC/BCA Registered Testing Authority for slip resistance testing.</p> |
| 2 | D3.1                      | External paths of travel | <p>Any external accessible paths of travel associated with this project to comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> <li>• minimum widths,</li> <li>• gradient,</li> <li>• crossfall,</li> <li>• hand and kerb rails as required on ramps and stairs required to be accessible,</li> </ul>  |



|   |      |                          |  |
|---|------|--------------------------|--|
|   |      |                          | <ul style="list-style-type: none"> <li>• Tactile indicators on the top and bottom of external 1:14 gradient ramp</li> <li>• Turning spaces; and</li> <li>• Door circulation and landings</li> <li>• slip resistant; confirm by providing slip resistance ratings as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</li> <li>• accessible surface traversable by people with disabilities</li> </ul>  |
| 3 | D3.1 | Internal paths of travel | <p>All internal accessible paths of travel associated with this scope of works to comply with AS1428.1 (2009) for:</p> <ul style="list-style-type: none"> <li>• minimum widths,</li> <li>• gradient,</li> <li>• crossfall</li> <li>• turning spaces and</li> <li>• slip resistant; confirm by providing slip resistance ratings as per Table 3B, HB198:2014 - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</li> <li>• accessible surface traversable by people with disabilities</li> </ul> |
| 4 | D3.2 | Doors                    | <p>All doors to common areas required to be accessible and SOU entry doors to have compliance with AS1428.1 (2009) with respect to:</p> <ol style="list-style-type: none"> <li>1. 850mm clear openings</li> <li>2. Door circulation space on both sides of door</li> <li>3. 30% luminance contrast on doorways</li> <li>4. Door operation and hardware</li> <li>5. Door force is 20N where a door closer is fitted.</li> <li>6. Distances between successive door leaves</li> </ol>  |
| 5 | D3.3 | Stairs                   | <p>Stairs to comply with AS1428.1(2009) Cl 11 Stairs with regards to</p>   |



|    |       |                       |  |
|----|-------|-----------------------|--|
|    |       |                       | <ul style="list-style-type: none"> <li>• Minimum width of 1000mm</li> <li>• Handrail diameter</li> <li>• Handrail heights to be 865mm to 1000mm above step nosing</li> <li>• Handrail extensions at top and base</li> <li>• Contrast strips to edge of stair nosings 50 - 75mm deep (30% contrast)</li> <li>• Handrail on one side where fire-isolated</li> <li>• Handrail on both sides where non-fire-isolated</li> <li>• Tactile indicators on top and bottom landing of steps where non-fire-isolated</li> </ul> |
| 6  | D3.3  | Ramps                 | Ramps where part of the new works to comply with AS1428.1 (2009) Cl 10 Walkways, ramps and landings  |
| 7  | D3.3  | Flooring              | All areas required to be accessible to comply with AS1428.1(2009) Clause 7   |
| 8  | D3.5  | Accessible carparking | <p>Accessible parking bays to be provided in accordance with AS4299 Adaptable Housing</p> <p>Residential parking bays to be provided in accordance with SEPP Seniors requirements</p> <p>Connecting path to principal pedestrian entrance to be provided</p>   |
| 9  | D3.6  | Accessible signage    | <p>Accessible signage to be provided in accordance with BCA2019 and AS1428.1-2009 for:</p> <ul style="list-style-type: none"> <li>• Required exit doors stating 'Exit' and 'Level' followed by floor number.</li> </ul>  |
| 10 | D3.8  | Tactile indicators    | Tactile indicators to be provided as required in accordance with AS1428.4.1(2009)  |
| 11 | D3.11 | Ramps                 | <p>On an accessway—</p> <p>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m</p>   |
| 12 | D3.12 | Glazing               | Confirm compliance at time of Occupation Certificate noting that there are no glazed panels or doors proposed in CDC design package  |

## 3 Disability Access Assessment

| Section of Report | Design Criteria  |
|-------------------|--|
| 3.1               | <b>Overview of Accessible building features</b><br><br>3.1.1 Compliance with BCA Part D3<br>3.1.2 Compliance with SEPP Seniors Living - Overall<br>3.1.3 Compliance with SEPP Seniors Living - Access Path<br>3.1.4 Compliance with SEPP Seniors Living - accessibility and useability of self-contained dwellings |
| 3.2               | <b>BCA Part D3 – Access For People with Disabilities</b>   |

### 3.1 Overview of Seniors Housing building features

#### 3.1.1 Compliance with BCA Part D3

The proposed development, will satisfy the prescriptive deemed to satisfy provisions of Part D3 of the BCA 2019 as follows:

1. Accessible pathways from Pittwater Road on the ground level to the principal entrance of the residential building.
2. Access to and within common areas for the residents.
3. Access to the entrance doorway of sole occupancy units

#### 3.1.2 Compliance with SEPP Seniors Living - Overall summary

The development is shown to have one (1) building that has four (4) storeys. Lift access is provided to all levels. An accessible entry path and communal areas including bin storage and parking are provided.

All units have been designed to comply with the SEPP Seniors.

It is my professional opinion this development has the capacity to satisfy the SEPP Seniors Living housing design requirements, as follows:

1. Drawings - all units are shown to be in accordance with the requirements of SEPP Seniors (2004 Schedule 3)
2. Siting - the site has slope but has pedestrian access from the single street frontage and car parking areas to the entry of each unit as well as access to common use facilities is provided.
3. Security - potential for pathway lighting to be 50lx and safe vehicle drop off point.
4. Provision of letterboxes in a central position near street entrance
5. Private Car Accommodation - Basement level car parking is provided
6. Accessible 850mm clear entry to the units.
7. Interior General - Minimum door width 820mm, internal corridors 1000mm.
8. Living room and dining room circulation space, GPO's and telephone outlets.
9. Adaptable Kitchen
10. Main Bedroom circulation space and GPO's
11. Bathroom
12. Toilet
13. Laundry
14. Door Locks 900 - 1100mm height
15. Non-slip floor coverings to outside paved areas.

It is assumed that the proposed development meets the intent of Clause 26, as this would have been checked at the time of lodgement of the Development Application.

### 3.1.3 Compliance with SEPP Seniors Living - Accessibility and useability of self-contained dwellings

Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings, SEPP Seniors (Housing for Seniors or People with a Disability) 2004.

#### *Clause 38 Accessibility*

*The proposed development should:*

*(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and*

*(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.*

The design complies with the requirements of Clause 38 where private car accommodation for the houses and apartments have safe pedestrian links from the parking for residents and visitors.

(Clause 41 (1)) Part 1 Standards applying to hostels and self-contained dwellings 1 Application of standards in this Part. The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.

| #  | SEPP Housing for Seniors or People with a Disability (HSPD) (2004)  | Comments   |
|----|---|--|
|    | <b>2 Siting standards</b>   |  |
|    | <b>(1) Wheelchair access</b>  |  |
| 1. | If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.   | Complies   |
| 2. | (2) If the whole of the site does not have a gradient of less than 1:10:  | N/A  |
| 3. | (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and   | Complies<br>All SOUs have lift access to the entry door  |
| 4. | (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.   | Complies<br><br>An AS1428.1-2009 compliant pathway from the street entry point on Pittwater Road is shown on the plans |
|    | <b>Note.</b> For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. |  |
|    | <b>(3) Common areas</b>   |  |
| 5. | Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.  | Capacity to comply<br><br>The landscape plans show provisions for an accessible  |



|     |  |   |
|-----|--|---|
|     |  | <p>path of travel to all common areas within the development.</p> <p>Ensure during ongoing design and construction the following items are provided</p> <ol style="list-style-type: none"> <li>1) accessible paths between on-site parking and lift</li> <li>2) Heelguard covers provided on stormwater drains</li> </ol> |
|     | <b>3 Security</b>  |   |
|     | Pathway lighting:  |   |
| 6.  | (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and  | No external lighting reviewed   |
| 7.  | (b) must provide at least 20 lux at ground level.  | Details to be provided  |
|     | <b>4 Letterboxes</b>   |   |
|     | Letterboxes:   |   |
| 8.  | (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and | <p>Capacity to comply</p> <p>Letterboxes are shown on the plans to be located near the Pittwater Road pedestrian entrance.</p> <p>The area needs to include a level 1540mm x 2070mm turning area at the letter boxes</p>  |
| 9.  | (b) must be lockable, and  | <p>Capacity to comply</p> <p>Locks to be noted on drawings</p>  |
| 10. | (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in                 | <p>Capacity to comply</p> <p>The units have a centralised letterbox location integrated</p>   |





|     |  |  |
|-----|--|--|
|     | one or more central locations adjacent to the street entry.  | into the Pittwater Rd pedestrian entrance.   |
|     | <b>5 Private car accommodation</b>   |  |
| 11. | <p>If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and</p> | <p>Capacity to comply</p> <p>A total of eight (8) parking bays for the apartment complex are provided in the basement or car parking level which is compliant with the requirements as set out in the SEPP.</p> <p>Parking for all units includes one (1) parking bay that is shown to have dimensions to provide a 3.8 metre wide parking bay, which is compliant with the requirements for AS4299.</p> <p>It is noted that all units have an additional single parking space.</p> <p>All car parking spaces have the ability to achieve an overall length of 5.4 metres.</p> <p>This arrangement is suitable for a car park and complies with the current SEPP Seniors parking requirements.</p> |
| 12. | (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and           | Each unit is shown to have a car parking spaces with an overall width of 3.8 metres (as noted above)   |
| 13. | (c) any garage must have a power-operated door, or there must be a power point and an area for motor or  | Not applicable   |



|     |  |  |
|-----|--|--|
|     | control rods to enable a power-operated door to be installed at a later date.  | The parking area has a single roller vehicle entry door to the shared parking area.  |
|     | <b>6 Accessible entry</b>  |  |
| 14. | Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299. | Units 1 and 4 have direct access into the unit via the lift.<br><br>Units 2 and 3 have a shared foyer with AS1428.1-2009 compliant door circulation  |
|     | <b>7 Interior: general</b>   |  |
| 15. | (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.  | All internal doors into areas required to be accessible by Seniors Housing provide 820mm clear opening width for each unit layout.<br>870mm door leaf widths shown on internal door schedule |
| 16. | (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.  | Plans for all of the units include 1000mm minimum width internal corridors.  |
| 17. | (3) Circulation space at approaches to internal doorways for rooms required to be accessible must comply with AS 1428.1.                         | All the units have circulation space to all rooms required by SEPP Seniors to be accessible to comply with AS1428.1 (2009).  |
|     | <b>8 Bedroom</b>   |  |
|     | At least one bedroom within each dwelling must have:   |  |
| 18. | (a) an area sufficient to accommodate a wardrobe and a bed sized as follows:   | Complies   |

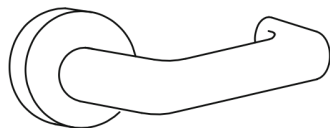


|                   |  |  |
|-------------------|--|--|
| 19.               | (i) in the case of a dwelling in a hostel—a single-size bed,   | N/A  |
| 20.               | (ii) in the case of a self-contained dwelling—a queen-size bed, and  | Complies   |
| 21.               | (b) a clear area for the bed of at least:  |  |
| 22.               | (i) 1,200 millimetres wide at the foot of the bed, and   | Capacity to comply<br><br>Ensure detailed drawings are provided at time of CC detailing required dimensions and elements |
| 23.               | (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and   |  |
| 24.               | (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and  |  |
| 25.               | (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and<br>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and |  |
| 26.               | (f) wiring to allow a potential illumination level of at least 300 lux.  | Complies   |
| <b>9 Bathroom</b> |  |  |
| 27.               | (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities in accordance with AS 1428.1:  | Capacity to comply<br><br>Ensure detailed drawings are provided at time of CC  |
| 28.               | (a) a slip-resistant floor surface,  | Capacity to comply<br><br>Ensure detailed drawings are provided at time of CC  |
| 29.               | (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1   | Complies - future adaption   |



|                            |  |   |
|----------------------------|--|---|
| 30.                        | (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:   | Complies - future adaption  |
| 31.                        | (i) a grab rail,   | Complies - future adaption  |
| 32.                        | (ii) portable shower head,   | Complies - future adaption  |
| 33.                        | (iii) folding seat,  | Complies - future adaption  |
| 34.                        | (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,   | Complies - future adaption  |
| 35.                        | (e) a double general power outlet beside the mirror.   | Complies - future adaption  |
| 36.                        | (2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.                                | Complies - future adaption  |
| <b>10 Toilet</b>           |  |   |
| 37.                        | A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299. | Complies  |
| <b>11 Surface finishes</b> |  |   |
| 38.                        | Balconies and external paved areas must have slip-resistant surfaces.<br>Note. Advice regarding finishes may be obtained from AS 1428.1.                                 | <p>Capacity to comply</p> <p>Slip resistance details to be provided at time of CC</p> <p>Note</p> <p>1. The texture to be traversable by people who use a wheelchair and those and those with an ambulant or sensory disability.</p> <p>2. A vertical change of not more than 5mm (bevelled edges) occurs between the abutment of two surfaces.</p> |



|     |   |   |
|-----|---|---|
|     | <b>12 Door hardware</b>   |   |
| 39. | Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299. | <p>Door hardware has capacity to comply with AS1428.1-2009.</p> <p>Ensure during ongoing design and construction</p>  <p>1. Lever door handles are provided for swing doors.<br/>2. D-type handles are provided on sliding doors.</p> <p>Consider using same hardware as entry door ie with return as shown above for Interior door hardware</p> |
|     | <b>13 Ancillary items</b>   |   |
| 40. | Switches and power points must be provided in accordance with AS 4299.  | <p>Capacity to comply</p> <p>Ensure during ongoing design and construction</p> <p>1. General power outlets are be located 600mm-1100mm, not less than 500mm from corner.</p> <p>2. Rocker action or toggle switches are provided 900mm-1100mm, not less than 500mm from corner.</p>   |
|     | <b>Part 2 Additional standards for self-contained dwellings</b>   |   |



|     |  |   |
|-----|--|---|
|     | <b>14 Application of standards in this Part</b>  |   |
|     | The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings. |   |
|     | <b>15 Living room and dining room</b>  |   |
|     | (1) A living room in a self-contained dwelling must have:  |   |
| 41. | (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and  | Requirement<br>Area of 2250mm minimum diameter after furniture has been provided  |
| 42. | (b) a telephone adjacent to a general power outlet.  | Capacity to comply  |
| 43. | (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.  | Complies  |
|     | <b>16 Kitchen</b>  |   |
|     | A kitchen in a self-contained dwelling must have:  |   |
| 44. | (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and  | All pre-adaptation kitchens complies for all units.   |
| 45. | (b) a circulation space at door approaches that complies with AS 1428.1, and   | Kitchens are shown to be open plan and there is sufficient circulation space to access the kitchen area.                                |
|     | (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:  |   |
| 46. | (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),                               | Capacity to comply<br><br>Ensure during ongoing design and construction<br><br>Bench top areas are provided beside cooktop, oven, sink, |



|     |   |   |
|-----|---|---|
|     |   | fridge; 1 area to be 800mm min width                        |
| 47. | (ii) a tap set (see clause 4.5.6),  | Drawings to show location of tap relative to sink           |
| 48. | (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,  | Complies  |
| 49. | (iv) an oven (see clause 4.5.8), and  | Capacity to comply  |
| 50. | (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and   | Capacity to comply  |
| 51. | (e) general power outlets:  |   |
| 52. | (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and   | Capacity to comply  |
| 53. | (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.   | Capacity to comply  |
| 54. |   |   |
|     | <b>17 Access to kitchen, main bedroom, bathroom and toilet</b>  |   |
| 55. | In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.   | Complies  |
|     | <b>18 Lifts in multi-storey buildings</b>   |   |
| 56. | In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia. | A lift providing access to all floors is shown on the plans |
|     | <b>19 Laundry</b>   |   |
|     | A self-contained dwelling must have a laundry that has:   |   |

|                             |  |  |
|-----------------------------|--|--|
| 57.                         | (a) a circulation space at door approaches that complies with AS 1428.1, and                                 | Complies   |
| 58.                         | (b) provision for the installation of an automatic washing machine and a clothes dryer, and                  | Complies<br><br>Space provided for front loader washing machine and wall mounted dryer   |
| 59.                         | (c) a clear space in front of appliances of at least 1,300 millimetres, and                                  | Complies   |
| 60.                         | (d) a slip-resistant floor surface, and  | Capacity to comply   |
| 61.                         | (e) an accessible path of travel to any clothes line provided in relation to the dwelling.                   | No communal external clothes lines is being provided.<br>Clotheslines will be provided to each unit on the balcony or terrace. |
| <b>20 Storage for linen</b> |  |  |
| 62.                         | A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299. | Capacity to comply   |
| <b>21 Garbage</b>           |  |  |
| 63.                         | A garbage storage area must be provided in an accessible location  | A communal bin room is located on the car park level.  |

NB: Further Technical details regarding the following fixtures and finishes may be obtained from AS 1428.1 (Design for Access and Mobility) (2009) and AS4299 (Adaptable Housing) (1995).

### 3.2 BCA Part D3 – Access For People with Disabilities

The following is a clause-by-clause assessment of the architectural drawings against BCA Part D3 – Access For People with a Disability as well as other parts of the BCA that includes access for people with disabilities. For more detail on each requirement, please refer to *Appendix B: BCA Part D3 – Access For People with a Disability*.





| Deemed to Satisfy Provision                                     | Capacity to comply | Comments  |
|---|--------------------|---|
| D3.1 General building access requirements Class 2 (residential) | ✓                  | <p>The drawings demonstrate access will be provided to the maximum extent possible to all areas required to be accessible within the development.</p> <p>Access pathways including circulation spaces at end of corridors and common doorways have been provided to comply with AS1428.1 (2009).</p> <p>Compliant access pathways are proposed to all areas that will be normally used by the occupants such as:</p> <ul style="list-style-type: none"> <li>• Car park</li> <li>• Garbage room on car park level</li> <li>• Unit 2 and 3 foyer</li> <li>• Ground level pedestrian access path including mailboxes</li> </ul> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction:</p> <ol style="list-style-type: none"> <li>1. External and internal pathways comply with AS1428.1 (2009).</li> <li>2. Doors have compliance with AS1428.1 (2009) with respect to clear openings, circulation space and luminance contrast on doorways, door operating force is 20N including where a door closer is fitted.</li> <li>3. In-situ slip resistance testing certification for all surfaces in areas required to be accessible is provided at time of OC. Test results to show testing under wet surface conditions in accordance with AS4586 – 2013</li> </ol> <p>Ensure pedestrian links complying with AS1428.1 (2009) are provided to all areas required to be accessible.</p> |
| D3.2 Access to buildings  | ✓                  | An accessible pathway from the street frontage on Pittwater Road is provided to and through the principal   |



|  |  |   |
|--|--|---|
|  |  | <p>pedestrian entrance.</p> <p>The gradient of the accessible pathways from the allotment boundary have capacity to comply with AS1428.1 (2009).</p> <p>The principal pedestrian entry door door leaf widths have capacity to provide the minimum clear door opening width of 850mm as required by both the NCC and AS1428.1(2009).</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction</p> <ol style="list-style-type: none"> <li>1. External pathways comply with AS1428.1 (2009) including             <ol style="list-style-type: none"> <li>a. Gradients and cross falls</li> </ol> </li> <li>2. In-situ slip resistance testing certification for all surfaces in areas required to be accessible is provided at time of OC. Test results to show testing under wet surface conditions in accordance with AS4586 – 2013</li> <li>3. Entry doors to be accessible and have compliance with AS1428.1 (2009) with respect to:             <ol style="list-style-type: none"> <li>a. Level threshold</li> <li>b. Level landings with same dimensions as door circulation</li> <li>c. 850mm minimum clear opening widths</li> <li>d. Door circulation space</li> <li>e. 30% luminance contrast on doorways</li> <li>f. Door operation and hardware</li> <li>g. Door force is 20N where a door closer is fitted.</li> </ol> </li> </ol> |
|--|--|---|



|   |   |  |
|---|---|--|
| D3.3 Parts of building to be accessible | <p>✓</p> <p>✓</p> <p>Capacity to comply</p> | <p><b>Accessible walkways - external</b></p> <p>An accessible walkway is proposed to be provided to and within the areas of the building required to be accessible.</p> <p>Turning spaces are provided within the areas required to be accessible.</p> <p><b>Internal accessways</b></p> <p>Continuous accessible paths of travel have been provided to all areas normally used by the occupants.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction external and internal walkways are in accordance with AS1428.1-2009</p> <p><b>Stairs</b></p> <p>There are currently no common area non-fire-isolated stairs shown on the plans.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction where provided all non-fire-isolated stairs comply with:</p> <ol style="list-style-type: none"> <li>1. AS1428.1 Cl 11 Stairs (2009) including             <ol style="list-style-type: none"> <li>a. handrails on both sides except pool side tiered seating area</li> <li>b. handrail extensions on landings</li> <li>c. tactile indicators on top and bottom landing of steps, where handrail is continuous on both sides</li> <li>d. All stairs require contrast strips to edge on stair nosings 50 - 75mm deep (30% contrast) to comply with AS1428.1 (f) and (g).</li> <li>e. No vertical handrail sections</li> </ol> </li> <li>2. BCA             <ol style="list-style-type: none"> <li>a. Non-slip nosings (Part D2.14)</li> </ol> </li> </ol> |
|---|---|--|



|  |                       |   |
|--|-----------------------|---|
|  | Capacity<br>to comply | <p><b>Stairs - fire-isolated</b></p> <p>Stairs providing egress are located within the central building core on the plans. The stairs are shown with 90 degree turns on landings.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction fire isolated stairs comply with AS1428.1-2009 including</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> contrast strip to edge on stair nosings 50-75mm deep (30% contrast)</li> <li><input type="checkbox"/> handrail at 865mm to 1000mm above step nosing on at least one side of the stairs</li> <li><input type="checkbox"/> Opaque risers</li> <li><input type="checkbox"/> No vertical sections of handrails</li> </ul> <p><b>Lift</b></p> <p>There is one (1) lift proposed within the building. See Part E3.6 of this table for detailed commentary.</p> <p><b>Flooring</b></p> <p>Flooring detailed within the Lobby finishes schedule is shown to be tiles.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction any new works in areas required to be accessible is in accordance with the requirements of AS1428.1(2009) including but not limited to:</p> <ol style="list-style-type: none"> <li>1. Flooring joints or abutments to have vertical rise no longer greater than 3mm or 5mm if rounded</li> <li>2. Flooring to have compliant slip resistance as</li> </ol> |
|--|-----------------------|---|



|  |                    |  |
|--|--------------------|--|
|  |                    | <p>per Table 3B, SA HB 198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces - Wet pendulum test or Oil-wet inclining platform classifications for applications where NCC does not require slip resistance</p>   |
|  | Capacity to comply | <p><b>Turning spaces</b></p> <p>At the end of corridors, plans show that there is a turning space of at least 1540mm x 2070mm to comply with AS1428.1 (2009) in all areas required to be accessible.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction: Turning spaces in accordance with AS1428.1-2009 Clause 6.5.3 (1540mm x 2070mm) are provided in the following locations:</p> <ol style="list-style-type: none"> <li>1. Within 2 metres of end of corridors</li> </ol>   |
|  | Capacity to comply | <p><b>Internal Doors - common areas</b></p> <p>Details of the door paint colours are proposed to be provided to assess that there will be luminance contrast between the various elements detailed in AS1428.1(2009) for door luminance contrast.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction all doorways are constructed in accordance with AS1428.1-2009 including:</p> <ol style="list-style-type: none"> <li>1. Clear opening widths,</li> <li>2. approaches</li> <li>3. door operating force</li> <li>4. door hardware</li> <li>5. Luminance contrast</li> <li>6. Distance between successive doors on accessible paths of travel</li> </ol> |



|                         |                    |  |
|-------------------------|--------------------|--|
| D3.4 Exemptions         | ✓                  | <p>The following is a list of areas within the building which are not required to be accessible:</p> <p>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>(b) An area that would pose a health or safety risk for people with a disability.</p> <p>(c) Any path of travel providing access only to an area exempted by (a) or (b).</p> <p>Exempt areas from access:</p> <ul style="list-style-type: none"> <li>• Cleaner Store</li> <li>• Maintenance toilet</li> </ul> |
| D3.5 Accessible parking | N/A                |  |
| D3.6 Signage            | ✓                  | <p>The signage schedule will be developed prior to Occupation Certificate.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction:</p> <p>Braille and tactile signage is provided as required by BCA Part D3.6 including</p> <ul style="list-style-type: none"> <li>• Exit levels</li> <li>• To be in accordance with BCA2019 and AS1428.1 (2009)</li> </ul> <p>Once developed signage schedule is recommended to be reviewed by the Access Consultants to confirm compliance and content</p>               |
| D3.8 Tactile indicators | Capacity to comply | <p>Tactile Indicators or TGSIs are proposed to be shown on the plans at the time of CC</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction:</p> <p>Tactile indicators are installed to comply with AS1428.4.1 including on the top and bottom of non-fire isolated stairs</p>  |

|                                     |                    |   |
|-------------------------------------|--------------------|---|
|                                     |                    | <p>and ramps as well as at pedestrian crossings over the internal road.</p> <p>Luminance contrast between the TGSIs and the background surface on which they are installed to be confirmed by on-site testing prior to issuing of OC.</p>   |
| D3.12 Glazing on an accessway       | Capacity to comply | <p>Details of the common area doors are proposed to be provided at the time of CC</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design and construction all common area glazed door and glazed panels where there is no transom provide a solid contrast line 75mm width at 900 - 1000mm and 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side</p> |
| E3.6 Passenger lifts                | Capacity to comply | <p>One (1) lift is proposed within the building, to provide access to all levels of the development.</p> <p><u>Recommended Action</u></p> <p>Ensure during ongoing design development and construction that the lift(s) have accessible features in accordance with E3.6b BCA 2019 – Amendment 1</p>  |
| F2.4 Accessible sanitary facilities | N/A                | <p>A single toilet provided for maintenance staff is shown on the plans for the car parking level. This is not required to be accessible</p>  |

## 4. Conclusion



On the basis of our assessment, we confirm that the S4.55 plans for the Seniors Housing development at 1955 Pittwater Road Bayview, has the capacity to achieve the following:

1. Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3 and E3.6 of the Building Code of Australia (BCA) (2019) through the deemed-to-satisfy provisions; with

We note some further assessment during the construction stage is required to ensure adequate access compliance as highlighted in Section 3.2 Access Assessment table above, where new works are undertaken.

## Statement of Qualifications

We certify that we are appropriately qualified and competent persons practising in the relevant area of work. We have recognised relevant experience in the area of work assessing disability access compliance and hold appropriately current insurance policies. (Our qualifications and accreditations are listed below)

|                                   |   |
|-----------------------------------|---|
| Full Name                         | Jane Bryce  |
| Company                           | Inclusive Places (trading as Cheung Access Pty Ltd)   |
| Address                           | GPO Box 1380, Sydney NSW 2001   |
| Qualifications and Accreditations | <ol style="list-style-type: none"> <li>1. Diploma of Arts (Habilitation Studies – Orientation &amp; Mobility)</li> <li>2. Grad Dip Rehabilitation Counselling</li> <li>3. Cert IV Workplace Assessment and Training</li> <li>4. Cert IV Access Consulting</li> <li>5. Accredited with the Association of Consultants in Access, Australia Member No. 200</li> </ol>  |
| Signature                         |    |
| Date                              | 8 February 2023   |



## Appendix A: Drawings Received

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- ☐ National Construction Code Series – Volume 1 of the Building Code of Australia 2019 (BCA)
- ☐ National Construction Code Series – Guide to the Building Code of Australia 2016
- ☐ Access to Premises - Building Standards 2010
- ☐ Architectural drawings and documentation, provided by Aplus (Architects) as detailed below:

| Drawing No | Title                   | Date received |
|------------|-------------------------|---------------|
| DA-101     | Site Plan               | 28/01/2023    |
| DA-201     | Entry Floor Plan        | 28/01/2023    |
| DA-202     | Carpark Floor Plan      | 28/01/2023    |
| DA-203     | Lower Ground Floor Plan | 28/01/2023    |
| DA-204     | Ground Floor Plan       | 28/01/2023    |
| DA-205     | First Floor Plan        | 28/01/2023    |

## Appendix B: BCA Part D3 - Access for People with a Disability

Below is a list of Building Code of Australia (BCA) Part D3 and other BCA part requirements relating to access requirements for people with a disability in Class 2 Buildings.

| Clause  | Requirements  |
|---|---|
| D3.1 General building access requirements Class 2 | <p><b>Common Areas</b></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>to the entrance doorway of each sole-occupancy unit; and</p> <p>to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p>  |
| D3.2 Access to buildings                          | <p>(a) An accessway must be provided to a building required to be 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) from another accessible building connected by a pedestrian link; and</li> <li>(iii) from any required accessible carparking space on the allotment.</li> </ul> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—</p> <ul style="list-style-type: none"> <li>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</li> <li>(ii) 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> <ul style="list-style-type: none"> <li>(i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> <li>(A) all doorways serve the same part or parts of the building; and</li> <li>(B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and</li> </ul> </li> <li>(ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).</li> </ul> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p> |
| D3.3 Parts of building to be accessible | <p>In a building required to be accessible—</p> <ul style="list-style-type: none"> <li>(a) every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with— <ul style="list-style-type: none"> <li>(i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> <li>(ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> <li>(iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and</li> </ul> </li> <li>(b) every passenger lift must comply with E3.6; and</li> <li>(c) accessways must have— <ul style="list-style-type: none"> <li>(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</li> </ul> </li> </ul>   |



|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>(ii) turning spaces complying with AS 1428.1 — <ul style="list-style-type: none"> <li>(A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and</li> <li>(B) at maximum 20 m intervals along the accessway; and</li> </ul> </li> <li>(d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and</li> <li>(e) a passing space may serve as a turning space; and</li> <li>(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— <ul style="list-style-type: none"> <li>(i) containing not more than 3 storeys; and</li> <li>(ii) with a floor area for each storey, excluding the entrance storey, of not more than 200 m<sup>2</sup> ; and</li> </ul> </li> <li>(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</li> <li>(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.</li> </ul> |
| D3.4 Exemptions                                      | <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> <li>(a) An area where access would be inappropriate because of the particular purpose for which the area is used.</li> <li>(b) An area that would pose a health or safety risk for people with a disability.</li> <li>(c) Any path of travel providing access only to an area exempted by (a) or (b).</li> </ul>   |
| D3.5 Car parking spaces for people with a disability | <p>Accessible carparking spaces—</p> <ul style="list-style-type: none"> <li>(a) subject to (b), must be provided in accordance with Table D3.5 in— <ul style="list-style-type: none"> <li>(i) a Class 7a building required to be accessible; and</li> <li>(ii) a carparking area on the same allotment as a building required to be accessible; and</li> </ul> </li> <li>(b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and</li> </ul>  |



|              |  |
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|              | <p>(c) subject to (d), must comply with AS/NZS 2890.6; and</p> <p>(d) need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.</p> <p>1 space for every 100 carparking spaces or part thereof.</p>   |
| D3.6 Signage | <p>In a building required to be accessible—</p> <p>(a) braille and tactile signage complying with Specification D3.6 must—</p> <ul style="list-style-type: none"> <li>(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— <ul style="list-style-type: none"> <li>(A) sanitary facility, except a sanitary facility within a sole-occupancy unit in a Class 1b or Class 3 building; and</li> <li>(B) space with a hearing augmentation system; and</li> </ul> </li> <li>(ii) identify each door required by E4.5 to be provided with an exit sign and state— <ul style="list-style-type: none"> <li>(A) "Exit"; and</li> <li>(B) "Level" ; and either <ul style="list-style-type: none"> <li>(aa) the floor level number; or</li> <li>(bb) a floor level descriptor; or</li> <li>(cc) a combination of (aa) and (bb); and</li> </ul> </li> </ul> </li> </ul> <p>(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—</p> <ul style="list-style-type: none"> <li>(i) the type of hearing augmentation; and</li> <li>(ii) the area covered within the room; and</li> <li>(iii) if receivers are being used and where the receivers can be obtained; and</li> </ul> <p>(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and</p> <p>(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and</p> <p>(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in</p> |



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|                           | <p>accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and</p> <p>(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p>   |
| D3.7 Hearing augmentation | <p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ul style="list-style-type: none"> <li>(i) in a room in a Class 9b building; or</li> <li>(ii) in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>(iii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.</li> </ul> <p>(b) If a hearing augmentation system required by (a) is—</p> <ul style="list-style-type: none"> <li>(i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</li> <li>(ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— <ul style="list-style-type: none"> <li>(A) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</li> <li>(B) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</li> <li>(C) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</li> </ul> </li> </ul> |



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|                         | <p>(D) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> <p>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D1.13.</p> <p>(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>  |
| 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) a stairway, other than a fire-isolated stairway; and</li> <li>(ii) an escalator; and</li> <li>(iii) a passenger conveyor or moving walk; and</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, except for areas exempted by D3.4.</li> </ul> </li> </ul> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p> |



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| D3.11 Ramps                         | <p>On an accessway—</p> <ul style="list-style-type: none"> <li>(a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and</li> <li>(b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>   |
| D3.12 Glazing on an accessway       | <p>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 AS1428.1.</p>   |
| E3.6 Passenger lifts                | <p>In an accessible building, every passenger lift must—</p> <ul style="list-style-type: none"> <li>(a) be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>(b) have accessible features in accordance with Table E3.6b; and</li> <li>(c) not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul>  |
| F2.4 Accessible sanitary facilities | <p>In a building required to be accessible—</p> <p><i>SA F2.4(a)</i></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> </ul> <p><i>SA F2.4(b)</i></p> <ul style="list-style-type: none"> <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</li> </ul> |





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|  | <p>can be entered without crossing an area reserved for one sex only; and</p> <p>(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</p> <p>(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</p> <p>(i) an accessible unisex sanitary 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.</p> |
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