



Access Review

Mixed Use Development
342-350 High Street, Penrith
Report Issue 2
October 2021
08/10/21



Document Issue

Access Review
Mixed Use Development
342-350 High Street, Penrith

Document Issue

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Background



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Introduction

The purpose of this access review is to assess the proposed design of the building at 342-350 High Street Penrith against the requirements of the BCA 2019 Amendment 1, the Disability (Access to Premises - Buildings) Standards (2010), the Penrith Council DCP and Disability Discrimination Act (DDA). The designs have been assessed to ensure that safe, equitable and dignified access for people with a disability and older people is provided.

The review aims to assist to deliver a design that provides equality, dignity, independence and functionality to people with a range of abilities inclusive of:

- People with sensory impairments
- People with mobility impairments
- People with dexterity impairments
- People with cognitive impairments

Accessible environments optimise people's independence by removing boundaries, refining choice, unlocking potential and broadening participation. Accessible environments are designed in a way that takes into account the needs of a wide range of people, improving the way people connect with their environment.

Scope

The proposed development consists of a mixed use development across two buildings. Building A, facing High street, consists of 2 basement levels, 5 commercial levels and 2 residential levels containing 3 dwellings. Building B, accessed from John Cram Place, consists of 2 basement levels and 6 residential levels containing 26 dwellings. The scope of the review includes:

- Entrances to buildings
- Common areas
- Linking paths of travel
- Internal and external continuous accessible paths of travel and circulation spaces, doors, corridors
- Vertical access (lifts, ramps, stairs)
- Accessible features to assist people with sensory and cognitive impairments
- Access to and within adaptable units



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Documentation Reviewed

This review is based on discussion with the design team and review of the following documentation, prepared by Integrated Design Group:

- 0001 COVER PAGE B
- 0002 GENERAL NOTES B
- 0003 BASIX COMMITMENTS A
- 0100 SITE PLAN J
- 0200 DEMOLITION PLAN B
- 0300 NCC COMPLIANCE PLANS B
- 0400 AREA CALCULATIONS B
- 0500 SEPP 65 ANALYSIS B
- 0600 WASTE MANAGEMENT DETAILS B
- 1000 BASEMENT 01 PLAN S
- 1001 BASEMENT 02 PLAN S
- 1100 GROUND LEVEL PLAN S
- 1101 LEVEL 1 PLAN Q
- 1102 LEVEL 2 PLAN S
- 1103 LEVEL 3 PLAN S
- 1104 LEVEL 4 PLAN S
- 1105 LEVEL 5 PLAN Q
- 1106 LEVEL 6 PLAN T
- 1107 ROOF PLAN Q
- 2000 ELEVATIONS BUILDING A J
- 2001 ELEVATIONS BUILDING B J
- 3000 SECTIONS 1 H
- 3001 SECTIONS 2 H
- 3002 SECTIONS 3 H
- 3003 DRIVEWAY SECTIONS 1 C
- 8000 FACADE AND SIGNAGE DETAIL 1 C
- 8001 FACADE AND SIGNAGE DETAIL 2 C
- 9100 SHADOW DIAGRAMS B
- 9300 ADAPTABLE UNIT PLANS B
- 9600 EXTERNAL FINISHES SCHEDULE B



Background

Legislation & Standards

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Building Description and Classification

According to the BCA [2019] Amendment 1 the residential part of the building is class 2 and the commercial / retail part of the building is class 5 and 6. To meet the BCA part D3.1 for a new Class 2 development, access is required to common areas: –

- From an accessible pedestrian entrance via the proposed lift to all floors containing sole occupancy units and to the entrance doorway of each unit; and to and within one of each type of common area including garbage bins, letterboxes, intercom, and landscaped areas.
- To meet the BCA part D3.1 for a new Class 5 and class 6 development access is required to and within all areas normally used by the occupants.
- To meet the BCA part D3.1 for a new Class 7a development access is required to and within any level containing accessible carparking spaces.

The Building Code of Australia 2019 (BCA) in conjunction with the Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) apply to new buildings and existing buildings that undergo refurbishment.

The level of accessibility throughout this development is subject to the Disability (Access to Premises - Buildings) Standards 2010 and the Deemed-to-Satisfy Provisions of the BCA (2019) Amendment 1, in particular Parts D3, E3.6 and F2.4 which reference Australian Standards for Access & Mobility.

Legislation & Standards Summary

The relevant legislation and standards applicable to this project are:

- The Building Code of Australia 2019 Amendment 1 – Parts D3, E3.6 and F2.4
- The Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises – Buildings) Standards 2010
- AS1428.1 (2009) Design for access and mobility Part 1 (including Amendment No. 1): General requirements for access- New building work
- AS4299 (1995) Adaptable Housing
- AS2890.6 (2009) Parking Facilities - Off Street Parking for people with disabilities
- AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities AS1428.4 (1992) Design for access and mobility. Part 4: Tactile ground surface indicators for the orientation of people with vision impairment
- Australian Human Rights Commission Guideline on the Application of the Premises Standards
- Penrith Council DCP Part D2 – Residential Development, Section 2.5.20



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DDA - Disability Discrimination Act

The objectives of the Disability Discrimination Act 1992 (DDA) – section 23, focus on the provision of equitable, independent and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

The DDA covers existing premises, including heritage buildings, those under construction and future premises. It extends beyond the building itself to include outdoor spaces and within, to address furniture, fittings and practices.

This means delivering equality, dignity and independence to people with a range of abilities inclusive of:

- People with sensory impairments
- People with mobility impairments - wheelchair users and people who have ambulatory disabilities
- People with dexterity impairments
- People with cognitive impairments

Access to Premises Standards

Disability (Access to Premises - Buildings) Standard 2010 which commenced on 01 May 2011, has been incorporated into the BCA to ensure that access provisions for people with disabilities more fully meet the intent of the DDA.

Meeting the Premises Standards ensures fulfilment of obligations under the Disability Discrimination Act in relation to physical access within buildings. The following standards are referenced in the Access Code:

- AS1428.1 2009 Design for Access and Mobility General Requirements for Access
- AS1428.4.1 2009 Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators
- AS1735 Lifts Escalators and Moving Walks
- AS/NZS 2890.6 2009 Parking Facilities – Off street Parking

BCA – Building Code of Australia

The Building Code of Australia (BCA) (2019) Amendment 1 applies to new buildings and existing buildings that undergo refurbishment, generally measured against the Deemed-to-Satisfy Provisions and Performance Requirements of the BCA Parts D3, E3.6 and F2.4.

Part D3 Access for People with Disabilities outlines the general building access requirements and includes the relevant parts to meet the deemed to satisfy provisions to satisfy the performance requirements.

Part E3.6 covers passenger lifts and F2.4 relates to the provision of sanitary facilities, including accessible facilities and facilities suitable for people with an ambulant disability.



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AS 1428 – Standards for Access

The Australian Standards design for access and mobility are a suite of standards relating to the inclusion of features in the built environment that improve access and mobility for people with a disability.

AS1428.1 (2009) sets out minimum requirements for design of buildings and facilities, while AS1428.2 includes enhanced and additional requirements that are not covered in AS1428.1, such as street furniture, reach ranges, and fittings.

AS1428.4.1 (2009) Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment primarily details the requirements for the application of tactile ground surface indicators (TGSIs).

AS1428.5 (2010) Design for Access and Mobility Part 5: Communication for people who are deaf or hearing impaired, outlining requirements for assistive listening systems, warning and communications systems.

Standards for Lifts

AS1735.12 (1999) Lifts, escalators and moving walks for persons with disabilities provides detailed requirements for lift cars, lift landings, control buttons, information and lighting.

Access to Premises Guideline

The Guideline on the Application of the Premises Standards 2013 was developed by the Australian Human Rights Commission to assist building professionals and those concerned with access to better understand how the Disability (Access to Premises – buildings) Standards 2010 (Premises Standards) apply to new and upgraded public buildings.

It aims to help fulfill the purpose of the Premises Standards 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 disability; and to give certainty to building certifiers, developers and managers that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.



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Overview

Penrith Council DCP 2014 Part D2 - Residential Development

Penrith DCP Section 2.5.20 details the adaptable housing requirements for a multiple unit housing development as follows:

10% of all dwellings or a minimum one dwelling, whichever is greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS4299-1995), to be capable of adaptation for people with a disability or elderly residents.

BCA (2019) Amendment 1:

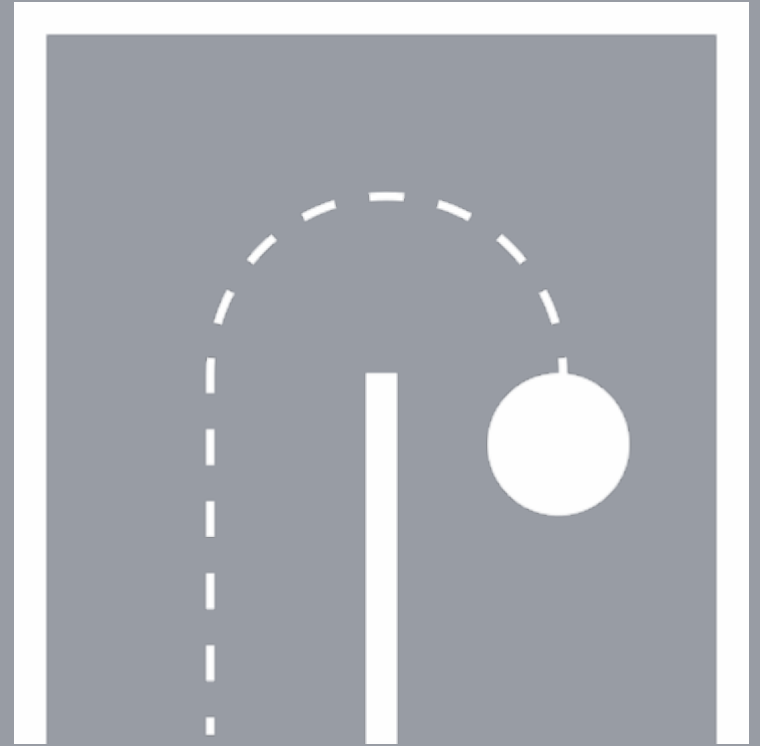
To meet the BCA requirements for a class 2 development access is required:

- From a pedestrian entrance to at least one floor containing units.
- Where a lift is installed, to the entrance doorway of each unit on that level and common areas on that level.
- To resident use common areas (for example garbage areas and landscaped areas).

To meet the BCA part D3.1 for a new Class 5 and class 6 development, access is required to and within all areas normally used by the occupants.

To meet the BCA part D3.1 for a new Class 7a development access is required to and within any level containing accessible carparking spaces.

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Design Review



Design Review

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Overview

The proposed development is a mixed use development including commercial and residential. It consists of Building A (entrance from High Street) and Building B (entrance from John Cram Place).

Building A includes commercial space from ground level to Level 4 and 2 levels of apartments, total of 3 apartments.

Building B includes 26 apartments over 6 levels.

Three adaptable apartments are required to meet the Penrith DCP, each with an allocated accessible parking space.

The apartments currently shown in the design that can be adapted are:

1 bedroom units: 1.05. 2.05.

2 bedroom units: 1.01

To meet the DCP requirements the one and two-bedroom adaptable apartment layouts are indicated to include an accessible layout to meet the essential design criterion as listed in AS4299 and include circulation spaces to comply with the functional requirements of AS1428.1 for the entry doorway, internal doors, living room, kitchen, laundry, bedroom and bathroom as detailed in the following table.

To meet the DCP requirements the adaptable apartments are proposed to be linked via a continuous accessible path of travel complying with AS1428.1 to all common use facilities including the garbage chutes and letterboxes.

Accessible parking that is allocated to the adaptable units is proposed in the Building B carpark on Basement Levels 1 and 2.



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2.1 Parking

2.1.1 Proposed Design

To meet BCA D3.5 and requirements for adaptable units, an accessible car parking space is proposed to be allocated to each adaptable unit, located in the Building B basement carpark.

4 spaces are proposed to be allocated for visitor use.

In Building A, 48 spaces are proposed to be allocated for commercial use, including 1 designated accessible parking space.

The designated accessible parking spaces are indicated to have a layout to meet AS2890.6 2009 including:

- A dedicated (non-shared) space with dimensions 2.4m wide x 5.4m long
- A shared area on one side of the dedicated space 2.4m wide x 5.4m long
- A shared area at the end of each space 2.4m x 2.4m
- A 1200mm high bollard located in the center and 800mm from the front edge of the shared space

The path of vehicular travel from the car park entrance to all parking spaces for people with disabilities and from those spaces to the car park exit is indicated to have a minimum headroom of 2250 mm and the head room over the accessible parking spaces and shared spaces is indicated to be 2550mm.

2.1.2 Recommendations

In ongoing detailed design, include the following for accessible parking spaces to comply with AS2890.6 2009 and AS1428.1 2009:

- Parking space related walking and wheelchair unloading areas comprise a slip-resistant, firm plane surface with a fall not exceeding 1:40 in any direction or 1:33 if the surface is a bituminous seal.
- A continuous accessible path of travel which includes surfaces constructed and maintained with no lip at joints between abutting surfaces exceeding 3mm or 5mm at beveled edges is provided to link the accessible parking space and the lift (AS1428.1 clause 7)



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2.2 Principal Building Entrances

2.2.1 Proposed Design

To meet BCA D3.2, accessible links meeting the requirements of AS1428.1 are proposed:

- from High Street to the principal commercial tenancy entrances 01, 02, 03 and 04 via a level pathway link
- Tenancy 02 is indicated to have 1:14 ramp access internally at the internal entrance
- from High Street and John Cram place to the ground floor residential and commercial lobbies via a level pathway link
- from basement parking to ground floor commercial and residential lobbies via lifts in each building

2.2.2 Recommendations

In ongoing design, include the following for walkways to comply with the BCA and AS1428.1 2009 clause 7.1 and 10.2:

- A luminance contrast of 30% provided at the entrance doorways to comply with AS1428.1 (2009) clause 13.1 to assist in identification by people with low vision.
- All glazing which is unframed and which is capable of being mistaken for a doorway or opening is to be provided with highlighting to meet the requirements of AS1428.1 (2009) clause 6.6.
- A slip resistant surface that is traversable by people who use a wheelchair and those with an ambulant or sensory disability
- Level (1:40) landings at ramp landings and doorways (figures 25(D), 31-34)

- A crossfall no steeper than 1:40; bitumen surfaces may include a camber or crossfall no steeper than 1:33
- Ramp in Tenancy 02 to comply with AS1428.1 (2009) figures 13 - 19 and clauses 10.3 and 10.6 to include:
 - Handrails on both sides that include a 300mm horizontal extension at the top and bottom and set back by a minimum of 300mm so that the handrail does not protrude into the transverse path of travel
 - A constant gradient between level landings
 - Tactile ground surface indicators (tgsi) in a band 600mm deep set back 300mm from the top and bottom of the ramp (only required for ramp steeper than 1:20 gradient)
 - A setback to accommodate the handrail and tgsi is to be maintained at the landings (900mm) and transverse paths of travel (600mm).



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2.3 Commercial Tenancies

2.3.1 Proposed Design

Commercial tenancies are proposed in building A on the ground floor, Level 1, Level 2, Level 3 and Level 4.

To meet the requirements of BCA part D3.1 continuous accessible paths of travel meeting the requirements of AS1428.1 (2009) are indicated generally throughout the commercial tenancies through the provision of circulation space at doorways, corridors, within the tenancies and to the roof courtyard on Level 03.

2.3.2 Recommendations

In ongoing design, include the following for common areas to comply with BCA D3.1 and AS1428.1 2009:

- All doors to include clear door openings of 850mm including a single leaf clear door opening at double doors (clause 13.2).
- Sufficient circulation space at doorways (clause 13.3 and figures 31 - 34).
- Level landings at doorways (figures 25(D), 31-34)
- Any ramped threshold to include a max. rise of 35mm; max. length of 280mm; max. gradient of 1:8 and located within 20mm of the door leaf which it serves (clause 10.5 and figure 21)
- The force required to activate door closers, glazed or pivot action doors is to meet as close as possible the requirements of clause 13.5.2(e).
- A luminance contrast of 30% provided at doorways is required to comply with AS1428.1 (2009) clause 13.1

- All glazing which is unframed and which is capable of being mistaken for a doorway or opening is to be provided with highlighting to meet the requirements of AS1428.1 (2009) clause 6.6. A solid strip 75mm high is to be provided 900-1000mm AFFL with a minimum 30% luminance contrast with the floor surface when viewed from either side.

2.4 Sanitary Facilities - Commercial

2.4.1 Proposed Design

Toilet facilities are provided on the commercial levels. To meet the requirements of the BCA part F2.4(a) the design includes a unisex accessible sanitary facility on every commercial level, and a sanitary compartment suitable for a person with an ambulant disability in both the male and female toilets on every commercial level.

2.4.2 Recommendations

To comply with BCA F2.4:

- Ensure that in ongoing design the combined unisex accessible sanitary facility + shower includes a layout, circulation space (door, WC pan, basin) and fittings to meet the requirements of AS1428.1 clause 15.
- Ensure that in ongoing design cubicles for people with ambulant disabilities includes features complying with AS1428.1 clauses 13.4 and 16 and figures 34 and 53 (signage, entry airlock and cubicle door circulation, WC pan, grabrails, toilet paper dispenser, clothes hook).
- Provide LH and RH layouts as evenly as possible
- On levels 2 and 3 where showers are provided, provide a shower in the unisex accessible sanitary facility.



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2.5 Common Areas - Apartments

2.5.1 Proposed Design

Garbage is proposed to be managed through the provision of garbage chutes on each level with clear circulation space in front of the chutes (min. 1540mm x 2070mm) to meet AS1428.1 6.5.3. Letterboxes are proposed to be located on an accessible path of travel in the residential lobbies and are indicated to include circulation space in front of the boxes to facilitate the manoeuvring of a wheelchair (min. 1500mm x 1500mm).

Corridors on each level linking the lifts to units are proposed to meet the BCA part D3.1 and AS1428.1 by including:

- Space for turning (at least 1540 x 2070 mm) at the end of corridors
- Circulation space to meet AS1428.1 clause 13 is generally provided at the unit doorways
- Doors to units to provide a clear door opening of minimum 850mm (AS1428.1 clause 13)

2.5.2 Recommendations

In ongoing design, include the following for common areas to comply with BCA D3.1 and AS1428.1 2009:

- Provide adaptable unit letterboxes located at an accessible height.
- Intercoms and security swipe card readers located on level landings at an accessible height to meet AS1428.1 clause 14 (not less than 900mm and not more than 1100mm AFFL and not less than 500mm from internal corners).
- Surfaces to be constructed and maintained with no lip at joints between abutting surfaces exceeding 3mm or 5mm at bevelled edges to comply with (clause 7).
- Drainage or tree grates on the path of travel are to have spaces not more than 13mm wide and not longer than 150mm with the elongated opening placed transverse to the dominant path of travel (clause 7.5).
- The selection of any proposed outdoor furniture is to be linked to an accessible path of travel and include tables that are stable and seats that include a back and armrest and seat height to comply with AS1428.2 clause 27.2 and figure 32.



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2.6 Common Stairways

2.6.1 Proposed Design

Fire isolated stairways are proposed in the building linking from basement levels to the ground level; and linking all levels of the buildings to ground floor.

2.6.2 Recommendations

In ongoing design, include the following for stairways to comply with BCA D3.1 and AS1428.1 2009:

- All stairways, (including fire isolated stairs) to have nosing profiles which include 50-75mm wide solid slip resistant highlighting strips on the tread at the nosing that includes a minimum luminance contrast of 30% with the tread to comply with AS1428.1 figures 27(A) and (B)
- Non-fire isolated stairs have handrails on both sides that include a 300mm horizontal extension at the top and bottom set back by a minimum of 300mm so that the handrail does not protrude into the transverse path of travel as per AS1428.1 (2009) figure 26(A)
- External stairs to include tactile ground surface indicators (tgsi) in a band 600mm-800mm deep set back 300mm from the top and bottom tread (clause 11)

2.7 Lifts

2.7.1 Proposed Design

Lifts are proposed to link all levels of the buildings. The lifts are indicated to have a lift lobby that provides sufficient circulation space for a wheelchair or mobility aid user.

2.7.2 Recommendations

To comply with BCA E3.6 the lifts must be of a class to meet the requirements identified in Table E3.6 (a); have floor dimensions not less than 1400mm x 1600mm for lifts traveling more than 12m and include the following features in accordance with AS1735.12:

- A handrail complying with the provisions for a mandatory handrail in AS 1735.12 clause 5.3
- Minimum clear door opening of 900mm as in AS 1735.12 section 2
- Passenger protection system complying with AS 1735.12 clause 4.2
- Lift car and landing control buttons complying with AS 1735.12 section 7 for Braille, tactile and luminance contrast
- Lighting in complying with AS 1735.12 section 10
- Automatic audible information within the lift car to identify the level each time the lift stops; and audible and visual indication at each lift landing to indicate the arrival of the lift car.
- 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.



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2.8 Emergency Egress

2.8.1 Proposed Design

Places of refuge, which are fire rated areas such as the areas adjacent the entry landings of fire stairs where people who are unable to negotiate stairs, can wait for assisted evacuation are considered a possible way of making an appropriate provision for emergency egress. To meet the intent of the DDA refuges are recommended to be provided in the stair entry landings of commercial levels of the building for a wheelchair user or a person with ambulant mobility equipment and an accompanying person, with a recommended unobstructed space of 1300mm x 800mm outside of the egress route (BCA RD 97/01 Table D1.6).

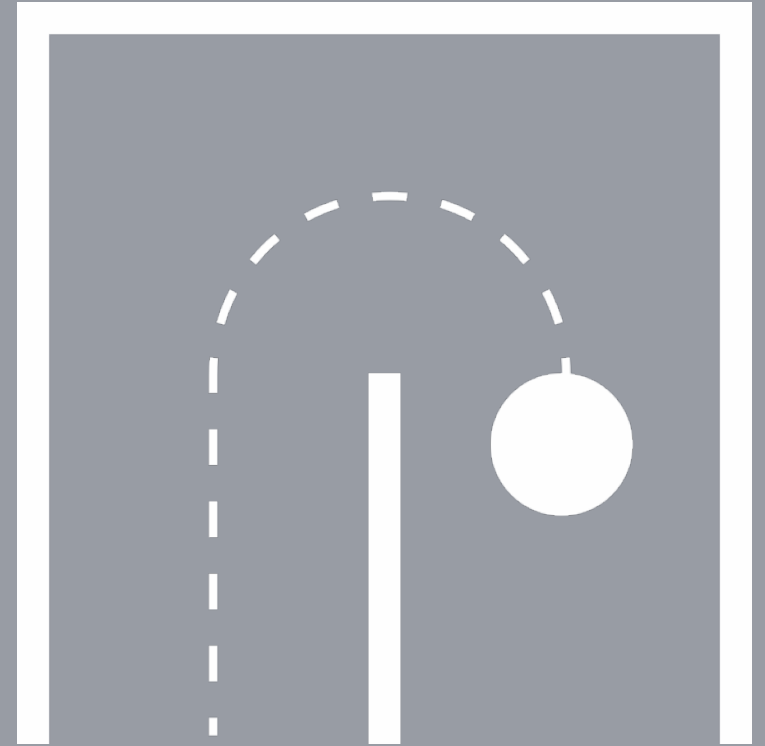
It is understood that on the apartment levels the apartments are deemed as fire refuges.

2.8.2 Recommendations

In ongoing design, include the following for emergency egress to comply with the DDA:

- To meet AS3745 (2009) Planning for Emergencies in Facilities we recommend in ongoing design that consideration be given to the inclusion of suitable emergency evacuation devices for people to be carried down the stairwell, and adaptable units identified on the fire services panel.
- To meet BCA D2.17 fire isolated stairway handrails are required to be continuous and comply with Clause 12 of AS1428.1 including an offset riser so that the height of the handrail is consistent throughout the stairway and landing; and handrail endings in accordance with AS1428.1 figure 26(B).
- stairway handrails are recommended to meet AS1428.1 clause 11 to include handrails on both sides of the stairs.

03



Adaptable Housing



Detailed Requirements

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Adaptable Housing

The development is proposed to include a total of 29 residential apartments - 3 in Building A and 26 in Building B. Residential apartments are proposed to include a mix of one, two and three bedroom units.

To meet the Penrith City Council Development Control Plan for adaptable housing, a total of 3 adaptable apartments are proposed. These will be provided at a variety of locations representative of the range of apartments available.

Adaptable apartments are proposed to be provided as follows:

1 bedroom units: 1.05, 2.05

2 bedroom units: 1.01

To meet the DCP requirements the adaptable apartment layouts are indicated to include an accessible layout to meet the essential design criterion as listed in AS4299. To meet the DCP requirements the adaptable apartments are proposed to be linked via a continuous accessible path of travel complying with AS1428.1 to all common use facilities.

Adaptable Apartment Table Key:

In line with the adaptable housing standard, principles are to include essential design criteria as outlined in the following table:

✓ = compliance indicated

X = compliance not indicated

TBI = to be indicated in ongoing detailed design development



Detailed Requirements

Adaptable Housing

The following are minimum requirements to meet the Penrith City Council DCP requirements for adaptable housing. The adaptable apartment layouts are required to include an accessible layout to meet the essential design criterion as listed in AS4299 and include circulation spaces to comply with the functional requirements of AS1428.1 for the entry doorway, internal doors, living room, kitchen, laundry, bedroom and bathroom as detailed in the following table.

Item No.	Room / Item Requirement	Clause No.	Provided
DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages.	2.3	✓
SITING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	✓
SECURITY			
8	Pathway lighting shall be positioned at low height to avoid glare and to provide min. 50 lux at ground level	3.6.1	TBI, capable of complying
9	Clear line of sight from a well-lit vehicle drop off point to safe pedestrian entry point	3.6.2	✓
10	Within residential estate developments, letterboxes centrally located adjacent to street entry and lockable	3.8	✓
LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	✓



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Adaptable Housing

PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 6.0m x 3.8m.	3.7.2	Complies with AS2890.6
ACCESSIBLE ENTRY			
20	Accessible Entry	4.3.1	✓
22	Accessible entry to be level (i.e.: max. 1:40 slope)	4.3.2	✓
23	Threshold to be low level	4.3.2	✓
24	Landing to enable wheelchair maneuverability	4.3.2	✓
25	Accessible entry door to have 850 min. clearance	4.3.1	✓
27	Door lever handles and hardware to AS 1428.1	4.3.4	TBI, capable of complying
EXTERIOR GENERAL			
30	All external doors to be keyed alike	4.3.4	n/a
31	Provision for security screen to exterior opening or sliding windows and doors	4.7.6	✓



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Adaptable Housing

INTERIOR GENERAL			
32	Internal doors to have 820mm min. clearance	4.3.3	✓
33	Internal corridors min. width of 1000mm.	4.3.7	✓
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	✓
LIVING ROOM AND DINING ROOM			
36	Provision for circulation space of min. 2250mm diameter	4.7.1	✓
38	Telephone adjacent to GPO	4.7.4	TBI, capable of complying
41	Potential illumination level of min. 300 lux.	4.10	TBI, capable of complying



Detailed Requirements

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Adaptable Housing

KITCHEN			
42	Minimum width 2700mm (1550mm clear between benches)	4.5.2	✓
43	Provision of circulation at doors to comply with AS 1428.1	4.5.1	✓
44	Provision of benches planned to include at least one work surface of 800mm. length, adjustable in height from 750-850mm. or replaceable	4.5.5	TBI, capable of complying
45	Refrigerator adjacent to work surface	4.5.5	TBI, capable of complying
46	Kitchen sink adjustable to heights from 750-850mm or replaceable	4.5.6	TBI, capable of complying
47	Kitchen sink bowl max. 150 deep	4.5.6	TBI, capable of complying
48	Tap set capstan or level handles or lever mixer	4.5.6(e)	TBI, capable of complying
49	Tap set located within 300mm of front of sink	4.5.6(e)	TBI, capable of complying
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	TBI, capable of complying
52	Cooktops to include isolating switch	4.5.7	TBI, capable of complying
53	Work surface min. 800mm. length adjacent to cooktop at same height	4.5.7	TBI, capable of complying
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	TBI, capable of complying



Detailed Requirements

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Adaptable Housing

59	GPO's to comply with AS 1428.1. At least one double GPO within 300mm of front of workspace	4.5.11	TBI, capable of complying
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	TBI, capable of complying
61	Slip resistant floor surface	4.5.4	TBI, capable of complying
MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	✓
BATHROOM			
75	Provision of bathroom area to comply with AS 1428.1	4.4.1	✓
76	Slip resistant floor surface	4.4.2	TBI, capable of complying
77	Shower recess – no hob. Minimum size 1160x1100 to comply with AS1428.1	4.4.4(f)	✓
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	TBI, capable of complying
79	Recessed soap holder	4.4.4(f)	TBI, capable of complying
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	TBI, capable of complying



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82	Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook (plumbing and wall strengthening provision)	4.4.4(h)	TBI, capable of complying
83	Provision for grab rail in shower	4.4.4(h)	TBI, capable of complying
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	TBI, capable of complying
88	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4(g)	✓
90	Double GPO beside mirror	4.4.4(d)	TBI, capable of complying
TOILET			
92	Provision of either a 'visitable toilet' or an accessible toilet	4.4.3	✓
93	Provision to comply with AS 1428.1 by providing outlets in the corner of the bathroom to relocate pan.	4.4.1	✓
94	Location of WC pan at correct distance from fixed walls	4.4.3	✓
95	Provision for grab rail zone	4.4.4(h)	TBI, capable of complying
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	TBI, capable of complying



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LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	✓
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 depth)	4.8	✓
100	Provision for automatic washing machine	4.8(e)	TBI, capable of complying
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	n/a
105	Double GPO	4.8(g)	TBI, capable of complying
108	Slip resistant floor surface	4.9.1	TBI, capable of complying
DOOR LOCKS			
110	Door hardware operable with one hand, located 900-1100mm. above floor	4.3.4	TBI, capable of complying



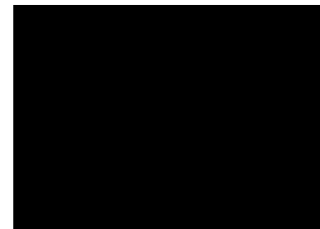
Conclusion

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We have evaluated the design documentation for the proposed mixed use development at 342-350 High Street Penrith, for compliance with the access and mobility requirements of the BCA 2019 Amendment 1 and the Disability (Access to Premises - Buildings) Standards (2010). The designs have been assessed to ensure the inclusion of safe, equitable and dignified access for people with disabilities to meet the intent of the DDA.

Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities can comply with the performance requirements of BCA (2019) Amendment 1 sections D3, E3.6, F2.4, AS1428.1, AS1428.4.1, AS4299, AS1735.12 and Penrith City Council DCP Part D2.

In our opinion the proposed development, in conjunction with inclusion of the recommendations, has the potential to meet the objectives of the Disability Discrimination Act through its intention to provide non-discriminatory access and the equitable and dignified use of all appropriate areas of this development.



Jen Barling

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