



Client: Thornton Operations Pty Ltd

Project: Thornton Stage 4
Lot 3003 DP 1184498 Lord Sheffield Circuit, Penrith

Report: Development Application
Access Assessment Report

Reference No: 108002-Access-DA01-r2

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TABLE OF CONTENTS

DOCUMENT CONTROL	2
TABLE OF CONTENTS.....	3
1 BASIS OF ASSESSMENT	4
1.1 Location	4
1.2 Purpose	4
1.3 Limitations.....	4
1.4 Federal Disability Discrimination Act (DDA)	5
1.5 Disability Access to Premises Standards (Premises Standards)	6
1.6 Design Quality of Residential Apartment Development (SEPP65)	6
1.7 Design Documentation	6
2 BUILDING DESCRIPTION.....	7
2.1 Classification.....	7
2.2 Areas Required to be Accessible	7
2.3 Flexible SOU's	7
3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES	8
3.1 Introduction	8
3.2 Council's Development Control Plan Requirements (DCP)	8
3.3 Apartment Design Guide Requirements (ADG / SEPP65).....	10
3.4 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).	11
3.5 Adaptable Housing Code Assessment Summary (AS4299)	13
3.6 Building Code of Australia 2016 Assessment Summary (BCA2016) / Disability (Access to Premises Standards 2010).....	18
4 STATEMENT OF COMPLIANCE	22

1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located on Lot 3003 of the Thornton Project on Lord Sheffield Circuit, Penrith. The building includes six overall levels comprising of two levels of basement car parking, main retail level on the ground floor, commercial and child care level 01 and residential with car parking on levels 02 to 05 and including levels 6 & 7. The building is part of an overall development proposed to be carried out three stages.



Photograph courtesy of NearMap

1.2 Purpose

The purpose of this report is to assess the proposed building against the provisions of the documents outlined below and to clearly outline those areas where compliance is not achieved and provide recommendations to relevant compliance:

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- Design Quality of Residential Apartment Development 2015 (SEPP65)
- Building Code of Australia 2016 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- Penrith Council's Development Control Plan 2014 (DCP);
- Adaptable Housing Code AS4299:1995 (AS4299) – As required by DCP; and
- Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the BCA2016 as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2016 and if this is required, a separate report will be necessary.

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

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

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2016.

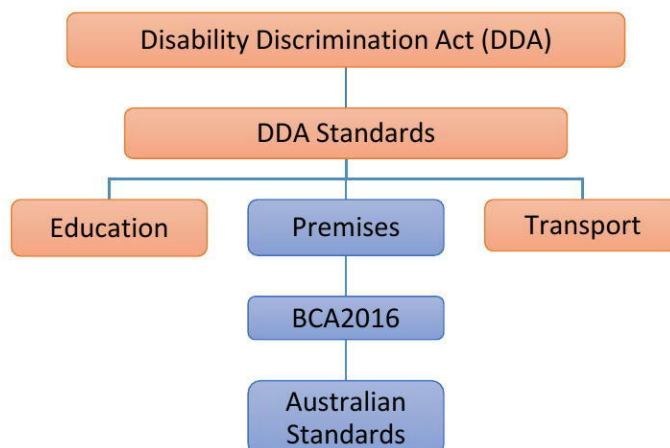
1.4 Federal Disability Discrimination Act (DDA)

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

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

The DDA applies nationally and is complaint based. While the BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 to the DDA.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2016 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

As a new Class 5, 6 & 9b building is included within this development, the Premises Standards will apply to this building. However, with the requirements of the Premises Standards mirroring the requirements of the BCA2016, compliance under BCA2016 will be equivalent to achieve compliance with the Premises Standards.

1.6 Design Quality of Residential Apartment Development (SEPP65)

A comprehensive review of the Design Quality of Residential Apartment Development (SEPP65) was finalised in 2015, this review included the overhaul of the Residential Flat Design Code into the Apartment Design Guide (ADG) and Livable Housing Design Guidelines (LHDG). For apartment development applications lodged after 19 June 2015 and determined after 17 July 2015, the ADG, along with the changes to SEPP65 **WILL apply** to the common areas and Sole-Occupancy-Units (SOU's) within this development.

The ADG is to be used in conjunction with SEPP65 which sets out the NSW Government's policy direction for residential apartment development in NSW.

SEPP65 will apply to the following:

- Developments for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component if it is a new building, a substantial redevelopment / refurbishment of an existing building or the conversion of an existing building.
- Building with at least 3 or more storeys – not including levels below ground level (existing) or levels that are less than 1.2 metres above ground level (existing) that provide for car parking.
- Building containing at least 4 or more dwellings (SOU's).

Note: If a particular development comprises of a development to which subclause (1) applies and other development, this Policy applies to the part of the development that is development to which subclause (1) applies and does not apply to the other part.

Note: Will not apply for class 1a or 1b building within the meaning of the BCA2016.

Note: Unless a local environmental plan states otherwise, this Policy does not apply to a boarding house or a serviced apartment to which that plan applies.

Livable Housing Guidelines (LHDG) promotes homes to be designed and built to meet the changing needs of occupants across their lifetime, incorporating key easy living features that make the building easier and safer to use for all occupants including people with disability, elderly, people with temporary injuries, and families with young children.

LHDG has become legally relevant once required by ADG and therefore part of the current legislation. The eight design core elements within the guidelines are to be assessed and provided from an early stage of the development. However, the design element describes in these guidelines should only be applied to the parts of the building classes not covered by the Disability Standards and NCC (BCA216 Vol 1 and 2).

1.7 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the BCA2016 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2016 & A4.1 of the Access Code, the building has been classified as follows:

Level	Class	Description
Basement 01 & 2	7a	Car parking
Ground	6, 7b	Retail, Loading Dock and Storage Areas
Level 01	5, 7a, 9b	Commercial, Car parking and Child Care
Level 02 - 05	2, 7a	Residential, Car parking, Communal space
Level 05	10b	Swimming Pool

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2016 & Access Code, the following areas of the building are required to be accessible:

Level	Area / Room
Basement 01	To and within the basement level as it contains accessible car spaces
Levels 01 to 07	Common areas of the residential levels up to the entry door of each unit. Access is also required to any area for use in common by the residents.
Level 01	To and within all areas normally used by the occupants including the parking area as it contains accessible car spaces.
Levels 02-05	To and within the car parking level as it contains accessible car spaces. Common areas of the residential levels up to the entry door of each unit. Access is also required to any area for use in common by the residents.

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2016 have been considered where applicable in the process of developing the above table.

2.3 Flexible SOU's

Within the plans provided, the following SOU's are required to maintain accessible features in accordance with the Council's DCP 2014 and SEPP65 accessible design requirements.

Description	Location	SOU's
Adaptable SOU's	Distributed throughout residential levels	10% of the residential units must be designed to meet the Adaptability requirements of AS 4299-1995 as specified within D2.5.20 of the DCP 2014.
Livable SOU's	Distributed throughout residential levels	20% of the residential units must be designed to incorporate the Silver Level features of the Liveable Housing Design Guidelines 2015 as required by SEPP 65.

Note: It is to be noted that an Adaptable SOU can incorporate required Livable Housing features as a combined purpose.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The table below is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible as outlined in Part 2.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2016, Access Code for Buildings, SEPP65 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

3.2 Council's Development Control Plan Requirements (DCP)

The Penrith Council DCP 2014 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Parts 1.2.6 "Maximising Access and Adaptability" and 2.5.20 "Accessibility and Adaptability" of that Plan.

The Controls for Accessibility under the DCP 2014 are as follows:

Item	Control	Comment	Compliance
Part C1 – 1.2.6 Site Planning and Design Principles			
C	Dwellings to meet Universal Design Principles	It is proposed to meet this control by complying with the requirements of SEPP 65 and other specific clauses of Council's DCP 2014.	✓
C	Areas involving frequent public use to adopt Universal Design Principles	The public domain and common use areas are proposed to meet the minimum requirements specified by the BCA and Premises Standards. Other features not covered by these documents will incorporate design features that permit use by the wider population.	✓
Part D2 – 2.5.20 Residential Development			
B1(a)	Access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances.	The proposed public areas and entrances can meet the requirements of this Clause.	✓
B1(b)	Stair nosings should have a distinctive colour and texture.	The proposed stairways will meet the requirements of the BCA and Premises Standards which includes requirements for contrasting nosings.	✓
B1(c)	Dwellings to have;		

B1(d)	To have dimensions consistent with AS 1428.1.	The common areas of the residential units will have dimensions that will meet the relevant provisions of AS 1428.1.	✓
B1(e)	Hallways to be at least 1m wide.	Common area hallways will have minimum widths of 1m whilst nominated dwellings will meet the requirements of the Livable Guidelines and AS 4299.	✓
B1(f)	Circulation areas in bathrooms at least 1m wide.	Common use bathrooms will be designed to meet the requirements of AS 1428.1 and nominated units will achieve clearances specified within Livable Guidelines and AS 4299.	✓
Dwellings to meet the needs of an ageing population;			
B2(a)	Incorporate design measures which are appropriate to people with disabilities.	It is proposed to meet the needs of an ageing population by ensuring that at least 20% of the residential units contain the features outlined within the Livable Housing Design Guidelines.	✓
B2(b)	Employ lever type door handles and traditional cruciform tap-handles	As per (a).	✓
B2(c)	Provide for future low cost modifications to bathrooms to allow remove hobs and grab rail installation.	As per (a).	✓
B2(d)	Provide for future low-cost modifications to kitchens including replacement of shelves and drawers and attachment of grab rails.	As per (a).	✓
B2(e)	Provide appropriate level of lighting and location.	As per (a).	✓
B3	10% of all dwellings or a minimum one dwelling, whichever is greater, must be designed in accordance with Adaptable Housing Standard AS 4299-1995.	It is proposed to ensure that at least 10% of the residential units are designed to meet the requirements for Class C Adaptable Unit. This is discussed further below.	✓
B4	Where possible the required adaptable dwellings shall be located on the ground floor.	No dwellings are proposed on the ground floor at this stage of the development.	N/A
B5	The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified when required by the occupant, to comply with AS 4299-1995.	This report includes an appropriate certification statement.	✓
B6	Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant	All accessible car spaces are designed to comply with the requirements of AS/NZS 2890.6-2009 which is the	✓

	Australian Standard regarding parking for people with a disability.	latest standard for parking for persons with a disability. This is discussed further within Part 3.6 of this Report.	
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3.3 Apartment Design Guide Requirements (ADG / SEPP65)

The SEPP 65 Apartment Design Code requires the following in relation to adaptability / accessibility within a residential flat building:

1. Access, entries and pathways are accessible and easy to identify. Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces (page 67).
 - a) Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces.
 - b) Minimise level changes along pathways and entries on ground floor and underground car parks.
 - c) Steps and ramps should be integrated into the overall building and landscape design.
 - d) For large developments “way finding” maps should be provided to assist visitors and residents.
 - e) For large developments electronic access and audio/video intercom should be provided to manage access.
2. Street frontage activity is maximised where ground floor apartments are located. Direct street access should be provided to ground floor apartments (page 109).
3. Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline’s silver level universal design features. Note: Universal design is different to adaptable housing which is governed by AS4299 (page 119).
4. A variety of apartments with adaptable designs in accordance with the relevant council policy are provided including the following design solutions (page 119):
 - a) Convenient access to communal and public areas
 - b) Minimal structural change and residential amenity loss when adapted.
 - c) Larger carparking spaces for accessibility.

Outlined below is a detailed assessment of the proposal against the relevant provisions of the ADG / SEPP65, with reference to the requirements as numbered above:

Item	Design Element	Comment	Compliance
1	Access, entries and pathways are accessible and easy to identify.	The site will contain to dominant pedestrian entrance directions, being the South Eastern quadrant continuing from Penrith Station and the Western side adjacent the commuter car park. These are considered to be readily accessible and logical in their location. The main residential lobby is opposite the train station fore court area and is expected to be readily distinguishable between the general retail frontage. It is expected that suitable wayfinding signage can be provided on site to outline the different areas and development facilities.	

2	Street frontage activity is maximised where ground floor apartments are located	Ground floor apartments do not form part of this proposal.	N/A
3	20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.	At least twelve (12) of the apartments are nominated to accommodate the design requirements of LHDG. Six (6) of these apartments will accommodate the dual purpose of being liveable and adaptable. An appropriate range of units have been nominated.	✓
4	A variety of apartments with adaptable designs are provided	At least six (6) of the apartments are to be nominated as being adaptable. An appropriate range of units have been nominated.	✓

3.4 Livable Housing Design Guidelines Requirements (LHDG / SEPP65).

The new ADG / SEPP65 requires a benchmark of 20% of units to be designed under the LHDG “silver level” universal design requirements. A total of twelve (12) SOU’s are to include LHDG requirements in compliance with the 20% benchmark according ADG / SEPP65. These have been allowed before.

Item	Design Element	Comment	Compliance
1	DWELLING (SOU) ACCESS		
	Safe and continuous pathway from the boundary or carpark (1000mm clear width, even, firm and slip resistance surface, 1:14 max. cross fall).	Safe and continuous path of travel are allowed for from the carpark via the use of passenger lifts and access ways will be provided from the main points of pedestrian entry at the allotment boundary.	✓
	Maximum pathway slope of 1:14. Ramps (1:14) to have landings at 9mm max. and walkways (1:20) with landings at 15mm max.	Access ways within the development will be designed to meet the requirements of the BCA & Premises Standards as discussed below which aligns with these requirements.	✓
	Step-free path of travel provided from street entrance and parking area.	Access ways within the development will be designed to meet the requirements of the BCA & Premises Standards as discussed below which aligns with these requirements.	✓
2	DWELLING (SOU) ENTRANCE		
	Provide 820mm min. clear door width opening	Ongoing design development will accommodate requirements.	✓
	Ensure a level (step-free) transition with a 1200mm x 1200mm either side of the entry door..	Ongoing design development will accommodate requirements.	✓
	Ensure 5mm max. vertical tolerance between bevelled abutting surfaces.	Ongoing design development will accommodate requirements.	✓
	Reasonable shelter from the weather.	Ongoing design development will accommodate requirements.	✓
	Provide 1200x1200mm level landings at entry doors.	Ongoing design development will accommodate requirements.	✓

	"Ramped threshold" (Fig 1b) allowed between 5-56mm height change.	Ongoing design development will accommodate requirements.	✓
	Level & "step-free" entrance connected to the "safe and continuous pathway".	Ongoing design development will accommodate requirements.	✓
	Waterproofing and termite management at entry door (as per NCC).	Ongoing design development will accommodate requirements.	✓
3	CAR PARKING		
	Garages forming part of the dwelling access to be 3200x 5400mm min.	The design of the accessible car spaces has been done so to meet the most current requirements for parking for persons with a disability, being AS/NZS 2890.6.	✓
	Provide even, firm and slip resistant surface.	The car spaces will be positioned on concrete surfaces which will meet the requirements of this Clause.	✓
	Provide 1:40 max. level surface (1:33 max. asphalt).	Car parking areas will be suitably level and be in accordance with the requirements of AS/NZS 2890.6.	✓
4	INTERNAL DOOR AND CORRIDORS		
	820mm clear door opening at entry level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	Ongoing design development will accommodate requirements.	✓
	5mm max. vertical tolerance between bevelled abutting surfaces.	Ongoing design development will accommodate requirements.	✓
	1000mm internal corridors at entry level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	Ongoing design development will accommodate requirements.	✓
5	TOILET		
	Toilet to be on entry level (ground floor).	Ongoing design development will accommodate requirements.	✓
	If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).	Ongoing design development will accommodate requirements.	✓
	If WC is located within a bathroom. WC pan circulation space to be in the corner of the room to enable installation of grabrails (door not to encroach) (Fig 3b).	Ongoing design development will accommodate requirements.	✓
6	SHOWER		
	Bathroom to have slip resistant and hob less shower recess (portable shower screens allowed)	Ongoing design development will accommodate requirements.	✓
	Shower recess located in a room corner to enable the installation of grab rails.	Ongoing design development will accommodate requirements.	✓
7	REINFORCEMENT ON WALLS		

	Walls to be constructed of solid masonry or concrete, otherwise to be reinforced.	Ongoing design development will accommodate requirements.	✓
	1100N min. withstand in all directions.	Ongoing design development will accommodate requirements.	✓
	For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)	Ongoing design development will accommodate requirements.	✓
	For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)	Ongoing design development will accommodate requirements.	✓
	For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)	Ongoing design development will accommodate requirements.	✓
8	INTERNAL STAIRS		
	A continuous stairway handrail where there is a rise of more than 1m.	-	N/A

Note: The design elements describes in these guidelines should only be applied to the parts of the building classes not covered by the Disability Standards and NCC (BCA2016 Vol 1 and 2).

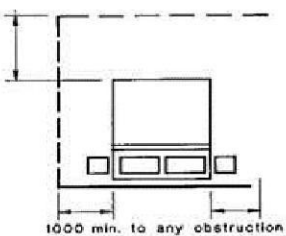
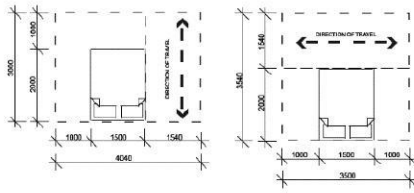
3.5 Adaptable Housing Code Assessment Summary (AS4299)

A total of six (6) adaptable units are required in the development. The adaptable units are required to comply with the requirements of AS4299. The DCP does not specifically outline the Class of adaptable unit required. For the purposes of this report, Class C adaptable units will be required, which includes the essential features required by AS4299. The following table details the requirements for the design of a Class C adaptable unit:

Item	Room/Item	Clause	Comment	Compliance
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Pre and post adaption plans to be provided at construction stage.	✓
	SITING			
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	No street parking will be provided. An accessway (walkways and ramps) from the street frontage will be provided. Access will be provided from the basement carpark to all SOU's via a shared lift.	✓
	LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes for the residential units are provided adjacent to the street entry or within/adjacent to accessible lobby areas	✓
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min area 6.0x3.8m	3.7.2	Accessible car spaces will be allocated to adaptable units, designed to the current accessible standard AS/NZS 2890.6. Care is to be taken to ensure that a clear height of 2.5m over the	✓

			carparking space and 2.2m leading to it will be achieved. This is to be clarified at the CC stage of the development.	
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	✓
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2	Units are accessed from an external level common walkway.	✓
23	Threshold to be low-level	4.3.2	Public corridors will be flat.	✓
24	Landing to enable wheelchair manoeuvrability	4.3.2	The SOU's entry doors are internal to the building.	✓
25	Accessible entry door to have 850mm minimum clearance	4.3.1	The entry door to the adaptable unit is to have a minimum clear opening of 850mm and comply with door circulation spaces under AS1428.1.	✓
27	Door lever handles and hardware to AS1428.1	4.3.4	Door handles are to comply with AS1428.1-2009 at construction stage.	✓
	INTERIOR GENERAL			
32	Internal doors to have 820mm min. clearance	4.3.3	Internal doors are required to have a minimum clear opening of 820mm and provisioning to be increased to 850mm at post-adaptation stage.	✓
33	Internal corridors width of 1000mm min.	4.3.7	Internal corridors within the unit are to have a minimum width of 1000mm and circulation space at doorways to be in compliance with AS1428.1.	✓
34	Provision for compliance with AS1428.1 for door approaches	4.3.7	Circulation spaces at doorways within the unit are to comply with AS1428.1-2009.	✓
	LIVING ROOM & DINING ROOM			
36	Provision for circulation space of 2250mm min. diameter	4.7.1	A circulation space of min. 2250mm diameter is to be made available in the living areas after the furniture has been placed. Furniture is not shown, however it is assumed that encroaching furniture over the circulation space can be easily changed/removed as it is not fixed.	✓
38	Telephone adjacent to GPO	4.7.4	Telephone outlet adjacent to GPO in living/dining area to be indicated on post adaption plan.	✓
41	Potential illumination level min. 300Lux	4.10	Lighting to comply at construction stage.	✓
	KITCHEN			
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2	1550mm min. clearance is provided in front of sink and appliances.	✓
43	Provision for circulation at doors to comply with AS1428.1	4.5.1	There are no kitchen doors proposed.	✓

44	Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.	4.5.5	To be updated post adaption, with no works required at this stage.	✓
45	Refrigerator adjacent to work surface	4.5.5	To be updated post adaption, with no works required at this stage.	✓
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	To be updated post adaption, with no works required at this stage.	✓
47	Kitchen sink bowl max. 150mm deep	4.5.6	To be updated post adaption, with no works required at this stage.	✓
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	To be updated post adaption, with no works required at this stage.	✓
49	Tap set located within 300mm of front of sink	4.5.6(e)	To be updated post adaption, with no works required at this stage..	✓
51	Cook tops to include either front or side controls with raised cross bars	4.5.7	To be updated post adaption, with no works required at this stage.	✓
52	Cook tops to include isolating switch	4.5.7	Cook tops to be provisioned with isolating switches or gas stop valves that can be easily and safely operated with the cook top is in use. To be updated post adaption, with no works required at this stage.	✓
53	Work surface min. 800mm length adjacent to cook top at same height	4.5.7	Work surface adjacent to, and at the same height as the, cook top of 800mm to be indicated on post adaption plan.	✓
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	The oven is to be adjacent to an 800mm wide work surface and to be indicated on post adaption plan.	✓
59	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	✓
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	✓
61	Slip-resistant floor surface	4.5.4	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	✓
MAIN BEDROOM				
62	At least one bedroom of area sufficient to accommodate queen size bed, wardrobe and circulation space requirements of AS1428.2	4.6.1	Adaptable bedroom is capable to cater a queen size bed with a turning bay at base overlapping with circulation space at doorway, and clearances around the bed of 1000mm min. Note: Queen size bed is 1520mm W x 2030mm L.	✓

			Note: Turning bays at bed base according to AS4299:1995 or on the side of the bed closest to the door approach (in the direction of travel) according to LHDG 2015 (Design Element 11) are considered suitable – see figures below.  AS4299:1995 (AS1428.2:1992)  LHDG 2015	
	BATHROOM			
75	Provision for bathroom area to comply with AS1428.1	4.4.1	The bathroom + shower area is to comply with Clause 15 of AS1428.1-2009 (2350x2750mm). Note: Extra capped-off plumbing services to be provided if fixtures relocation is required at post-adaptation stage. It is recommended to arrange fixtures in post-adaptation location where possible.	✓
76	Slip-resistant floor surface	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	✓
77	Shower recess-no hob. Minimum size 1160x1100mm to comply with AS1428.1 (Refer Figures 4.6 and 4.7)	4.4.4(f)	Shower to be hob-less. The post adaption plans to show AS1428.1 compliant sizes and fit-out.	✓
78	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Entire bathroom to comply with AS3740.	✓
79	Recessed soap holder	4.4.4(f)	Soap holder to be recessed.	✓
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Shower head and taps to be located at a height and clearance compliant to AS1428.1.	✓
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-	✓

	and wall – strengthening provision)		adaptation stage, including 700mm height shower outlet with back-flow retention valve.	
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS1428.1	4.4.4(h)	Provisioning to be provided.	✓
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	Taps may be updated post adaption, with no works required at this stage.	✓
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Taps may be updated post adaption, with no works required at this stage.	✓
90	Double GPO beside mirror	4.4.4(d)	Double GPO to be provided beside mirror.	✓
	TOILET			
92	Provision of either “visitable toilet” or accessible toilet	4.4.3	The adaptable unit is to be provided at pre-adaptation stage with a “visitable” toilet at entry level with 900x1250mm clearance in front of WC pan (door not to encroach). To be indicated on the pre-adaption plans.	✓
93	Provision to comply with AS1428.1	4.4.1	The bathroom area is to comply with Clause 15 of AS1428.1-2009 in relation to dimensions of fixtures, location and circulation spaces. To be shown in the post-adaptation plans.	✓
94	Location of WC pan at correct distance from fixed walls	4.4.3	Pan to be located correct distances from the walls in accordance with AS1428.1-2009. To be shown in the post-adaptation plans.	✓
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided. To be shown in the post-adaptation plans.	✓
96	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Floors to be slip resistant to comply with AS3661.1. Certificate to be provided at CC stage. Note: AS4586:2013/HB 198:2014 is satisfactory.	✓
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	To be shown as part of design development.	✓
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	To be shown as part of design development.	✓
100	Provision for automatic washing machine	4.8(e)	To be shown as part of design development.	✓
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	To be shown as part of design development.	✓
105	Double GPO	4.8(g)	To be shown as part of design development.	✓
108	Slip-resistant floor surface	4.9.1	To be shown as part of design development.	✓

	DOOR LOCKS			
110	Door hardware operable with one hand, located 900–1100mm above floor	4.3.4	Door hardware operable with one hand, located 900–1100mm above floor.	✓

3.6 Building Code of Australia 2016 Assessment Summary (BCA2016) / Disability (Access to Premises Standards 2010)

CLAUSE	COMMENT	STATUS
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SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	-	Noted
D3.1	General Building Access Requirements	The parts of the building required to be accessible must comply with Table D3.1, as outlined within Part 2.2 of this Report. Accessible meaning that the building has the features necessary to enable it for use by persons with a disability.	✓
D3.2	Access to Buildings	Access ways must be provided to the building from the main points of pedestrian entry at the allotment boundary. It is considered that these would be along the Eastern side retail and plaza interface and the Western side plaza connection opposite the commuter car park. Connection will also occur to the Northern side as part of later stage. It is considered that suitable provision is made. A continuous accessible pedestrian link will need to be created between the later development stages. Continuous access ways will need to be provided from accessible car spaces into the building. It is considered that suitable access ways can be maintained. Principal Pedestrian Entrances into the building must be accessible and not less than 50% of all entrances must be accessible including the Principal ones. It is noted that suitable provision is made for entrances on the ground floor to be accessible.	✓
D3.3	Parts of Buildings to be Accessible	The building must contain the accessible features specified by this Clause and the relevant sections of AS 1428.1 (unless exempted under Clause D3.4). All stairways within the building must comply with Clause 11 of AS 1428.1, except the fire isolated stairs need only comply with 11.1(f) & (g) and Clause 12. Access ways will need to meet the requirements of Clause 10 of AS 1428.1. Requirements for manoeuvring dimensions must be provided under Clause 6. In general suitable provision is made. Access ways must be provided with turning spaces at a maximum intervals of 20m and at the ends of access ways. Passing spaces must be provided at 20m intervals where a direct line of site is not available, the intersection of access ways are considered to satisfy spatial requirements for passing and turning.	✓

SECTION D: ACCESS AND EGRESS		
	In general suitable provision is made for circulation and manoeuvring. Doorway construction will need to meet the requirements of Clause 13 of AS 1428.1, which includes a minimum unobstructed width of 850mm and circulation dimensions depending on the direction of approach. General provision is made expect for areas highlighted in Part 4 of this Report. Note: The Access to Premises Standards to not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.	
D3.4	Exemptions Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.) The following areas within this development have been identified as potential excepted areas, subject to certifier's approval: • All services rooms, plant rooms and the like including any specific corridors to access them in the basement level. • The loading dock area on the ground floor. • Services rooms and cupboards on all levels including residential.	Noted
D3.5	Accessible Parking Car Accessible carparking spaces to be in compliance with this Clause, AS2890.6 and AS1428.1 in the proportion required by BCA2016 and Premises Standards. Accessible car spaces for the Retail parts of the building are to be provided at a rate of at least 1 per 50 (2%). It is noted that a number of accessible will be provided in Basement 01 at a rate of 4.6%. For the Commercial and Child Care parts spaces are to be provided at a rate of 1 per 100 car spaces (1%). It is noted that a number of spaces have been allocated for this at a rate of 2.7% Generally, accessible carparking spaces compliant with AS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS2890.6. As part of shared space design there will be areas where columns occur within the shared areas. It is considered that there location could be suitably justified by Performance Solution at CC stage. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS2890.6. Note: Adaptable parking spaces will require to comply with AS4299 or AS2890.6. Livable housing parking spaces will require to comply with LHDG when part of the SOU's access, otherwise AS2890.6 is satisfactory.	✓

SECTION D: ACCESS AND EGRESS			
D3.6	Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must identify each sanitary facility, the location of accessible entrances at non-accessible entrances and the all exits provided with exit signs.	✓
D3.7	Hearing Augmentation	A hearing augmentation system must be provided where an inbuilt amplification system is installed in any room in the Child Care Centre and any meeting or conference room within the building. If an induction loop or receiver type systems are installed they must meet the specific coverage criteria of this Clause. Note: Not required for emergency warning systems.	✓
D3.8	Tactile Indicators	TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs (except fire-isolated) , ramps (except step, threshold or kerb ramps) and where hazards occur that project within 2m above the surface level. Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.	✓
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	-	N/A
D3.10	Swimming Pools	-	N/A
D3.11	Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp.	✓
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	✓
SPECIFICATION D3.6 / PART D4– BRAILLE AND TACTILE SIGNS			
1.	Scope	-	Noted
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	✓
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	✓
4.	Luminance-contrast	All accessible signage to comply with this clause and As1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	✓
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	✓
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	✓

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	-	Noted
E3.6	Passenger Lifts	Passenger lift to comply with this Clause, Table 3.6a Limitation of Use, Table 3.6b Application of Features and AS1735.12. Passenger lifts traveling more than 12m will require 1400 wide x 1600 deep mm minimum lift car internal dimensions. If passenger lift travels less than 12m will require 1100 wide x1400mm deep minimum lift car internal dimensions. It is noted that suitable provision is made for compliant electric or electro hydraulic lifts to be installed. The requirements of this Clause will also apply to goods lifts given that they will accommodate passengers also.	✓

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	-	Noted
F2.4	Accessible Sanitary Facilities (including Table F2.4)	Accessible unisex sanitary compartments must be provided in accessible locations in accordance with Table F2.4 and designed in accordance with AS 1428.1. For the retail and commercial areas of the building at least one must be provided on each storey where sanitary facilities are provided under Clause F2.3. Where the storey has more than one bank of toilets (containing both male and female facilities) a unisex accessible facility must be provided at least 50% of those banks. Within the Class 2 areas of the building accessible unisex facilities must be provided where sanitary facilities are located within the common areas. A cubicle suitable for persons with an ambulant disability must be provided in each of the male and female toilet facilities where a unisex accessible facility is also provided. These cubicles must be provided in accordance with Clause 16 of As 1428.1. Suitable provision for accessible sanitary facilities is made.	✓

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2016, Premises Standards, SEPP65 and Penrith Council DCP 2014 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Annexure A of this Report) with those documents for the purposes of a Development Application.

Annexure A**Design Documentation**

This report has been based on the following design documentation.

Architectural Plans Prepared by Crone Partners Pty Ltd		
Drawing No	Revision	Title
ADAZ 0001	A	COVER SHEET
ADAZ 0010	A	SURVEY PLAN
ADAZ 0100	A	LOCATION & SITE PLAN
ADAZ 0101	A	SITE ANALYSIS
ADAZ 0600	A	PHOTOMONTAGE 01
ADAZ 0601	A	PHOTOMONTAGE 02
ADAZ 1098	A	GA BASEMENT 02
ADAZ 1099	A	GA BASEMENT 01
ADAZ 1100	A	GA GROUND FLOOR
ADAZ 1101	A	GA LEVEL 01
ADAZ 1102	A	GA LEVEL 02
ADAZ 1103	A	GA LEVEL 03
ADAZ 1104	A	GA LEVEL 04
ADAZ 1105	A	GA LEVEL 05
ADAZ 1106	A	GA LEVEL 06 - PLANT
ADAZ 2000	A	EAST ELEVATION
ADAZ 2001	A	SOUTH ELEVATION
ADAZ 2002	A	WEST ELEVATION
ADAZ 2003	A	NORTH ELEVATION
ADAZ 2050	A	DETAILED ELEVATIONS SHEET 1
ADAZ 2051	A	DETAILED ELEVATIONS SHEET 2
ADAZ 3000	A	SECTION A-A
ADAZ 3001	A	SECTION B-B