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Project: Lot 3008 Thornton North
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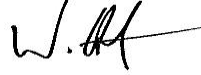

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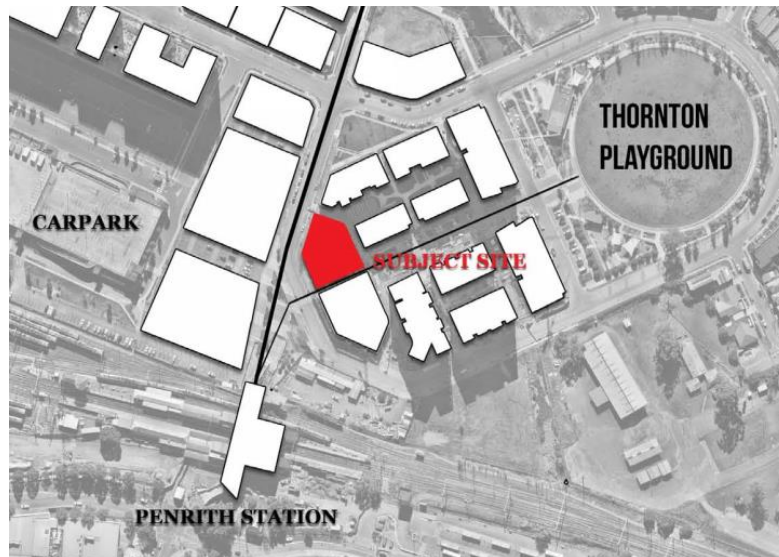
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1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at Lot 3008 of the Thornton North Development Project. The building includes Ground Floor Commercial, two levels of Car parking above the Commercial and then six residential levels, totalling forty eight (48) units above the Car parking levels. The overall building having nine (9) storeys. The main pedestrian entries into the building will be from Lord Sheffield Circuit. Vehicular access points will be maintained from both Lord Sheffield Circuit and Engineer's Place.



1.2 Purpose

The purpose of this report is to assess the proposed building against the following Deemed-to-Satisfy provisions and to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve 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.

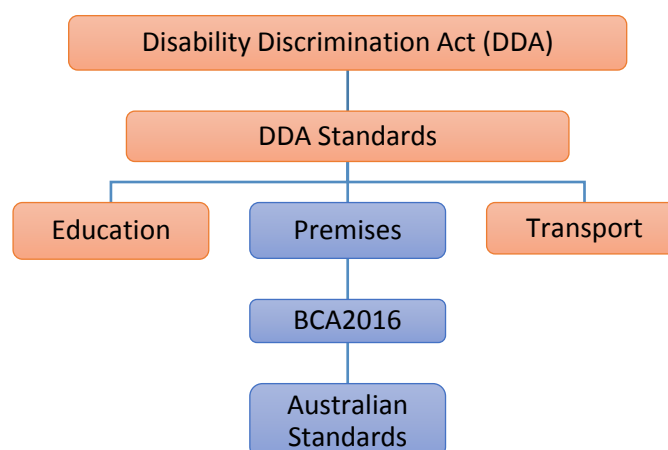
1.4 Federal Disability Discrimination Act (DDA)

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.

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).

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 proposed development.

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 and Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
2	Levels 3 to 8	Residential Sole Occupancy Units
5 / 6	Ground	Commercial Tenancies 1 & 2
7a	Ground, Levels 1 & 2	Car Parking

2.2 Areas Required to be Accessible

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

Table 2. Areas Required to be Accessible

Level	Description
Ground	To and within all areas of the Commercial Tenancies, Residential Lobby and Commercial Car Parking area if the Commercial Accessible Car Space is to be provided within that level. The Residential Bin Room will be required to be accessible.
Level 1	To and within all areas normally used by the occupants, given that accessible car spaces are to be provided.
Levels 3 - 8	To and within all Common areas and up to the face of each residential Sole Occupancy Unit Door. The extent to which access into units is required is subject to the requirements of SEPP 65 and Council's DCP.

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 DCP and SEPP65 accessible design requirements.

Table 3. Flexible SOU's

Description	Residential SOU's
Adaptable SOU's	At least 10% of the Residential Units must maintain the Adaptable Features outlined within AS 4299-1995 Class C.
Livable SOU's	At least 20% of the Residential Units must maintain the seven core features of Silver Level, under the Livable Housing Design Guidelines.

Note: It is to be noted that and Adaptable SOU can incorporate required Livable Housing features and Visitable features.

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:

Table 4. Legend of 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)

Penrith City Councils DCP 2014 provides Council's planning controls on the provision of Accessibility and Adaptability under Part D2 - Residential Development of that Plan.

The Controls for Accessibility under Clause 2.5.20 – Accessibility and Adaptability of Part D2 - Residential Development of Penrith City Councils DCP 2014 are as follows:

2.5.20 Accessibility and Adaptability

A. Objective

To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition, while also contribution to the vitality and vibrancy of the public domain.

B. Controls

- 1) Demonstrate that planning and design measures do not prevent access by people with disabilities:
 - a) Access pathways should slope gently and evenly, with a non-slip finish and no steps between the street frontage and principal building entrances;
 - b) Stair nosings should have a distinctive colour and texture;
 - c) Dwellings should have:
 - i) Dimensions consistent with AS 1428.1-1998-Design for access and mobility.
 - ii) Hallways at least 1m wide.
 - iii) Circulation areas in bathrooms at least 1 m wide.
- 2) Demonstrate that dwellings have been designed to meet the needs of an ageing population:
 - a) Incorporate design measures which are appropriate to people with disabilities; and
 - b) Employ lever-type door handles and traditional cruciform tap-handles; and
 - c) Provide for future low cost modifications to bathrooms:

- i) Future removal of hobs from shower recesses;
 - ii) Provision for future attachment of grab-rails to walls.
- d) Provide for future low-cost modifications to kitchens including replacement of under bench shelves with drawers & attachment of grab-rails.
 - e) Provide appropriate levels and location of lighting.
- 3) 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.
 - 4) Where possible, the mandatory adaptable dwellings shall be located on the ground floor.
 - 5) 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 the Australian Housing Standard (AS4299- 1995).
 - 6) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.

It is considered that the development readily achieves the Objective and Specific Controls, this is discussed in further detail in the following parts.

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:

Table 5. ADG Assessment

Item	Design Element	Comment	Compliance
1.	Access, entries and pathways are accessible and easy to identify.	The Principal Pedestrian entries are considered to be readily identifiable from both of the active frontages.	✓
2.	Street frontage activity is maximised where ground floor apartments are located	No ground floor apartments proposed.	N/A
3.	20% of Livable Housing Design Guidelines (LHDG) silver level universal design benchmark to be included in the development.	LHDG universal design features are required for this development and applicable to the parts of the building class not covered by the Disability Standards and BCA. See Section 3.4 below.	✓
4.	A variety of apartments with adaptable designs are provided	Adaptable Housing to be provided according Council's policies. Design solutions to be included in the post adaption plans to ensure minimal structural change and residential amenity loss when adapted. See Section 3.5 below.	✓

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

LHDG universal design features are required for the Residential Units.

The new ADG / SEPP65 is applicable which requires a benchmark of 20% of units to be designed under the LHDG "silver level" universal design requirements. A total of twenty (20) SOU's are to include LHDG requirements in compliance with the 20% benchmark according ADG / SEPP65.

Table 6. LHDG Assessment

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 to be provided from the carpark.	✓
	Maximum pathway slope of 1:14. Ramps (1:14) to have landings at 9mm max. and walkways (1:20) with landings at 15mm max.	No ramps (1:14) or walkways (1:20) required from the driveway.	✓
	Step-free path of travel	SOU's show a "step free" entrance.	✓
	Garages forming part of the dwelling access to be 3200x 5400mm min.	To be provided if the carpark forms part of the dwelling access – not in basement carpark type layout	✓

	Provide even, firm and slip resistant surface.	To be provided if the carpark forms part of the dwelling access – not in basement carpark type layout	✓
	Provide 1:40 max. level surface (1:33 max. asphalt).	To be provided if the carpark forms part of the dwelling access – not in basement carpark type layout	✓
	Step ramps allowed for 190mm rise max. (1:10 gradient, 1000mm clear width, and 1900mm length max., 1200mm landing length)	Level flooring provided throughout ground floor. No step ramps required.	✓
2.	DWELLING (SOU) ENTRANCE		
	Provide 820mm min. clear door width opening	SOU's door openings can achieve necessary door width.	✓
	Ensure a level (step-free) transition.	SOU's show a "step free" entrance.	✓
	Ensure 5mm max. vertical tolerance between bevelled abutting surfaces.	SOU's show level entrance. Flooring to comply with this requirement, achieved at construction stage.	✓
	Reasonable shelter from the weather.		✓
	Provide 1200x1200mm level landings at entry doors.	SOU to provide 1200x1200mm landing at entry door.	✓
	"Ramped threshold" (Fig 1b) allowed between 5-56mm height change.	SOU's show a "step free" entrance.	✓
	Level & "step-free" entrance connected to the "safe and continuous pathway".	SOU's show "step free" entrance connected directly to a level common internal corridors.	✓
	Waterproofing and termite management at entry door (as per NCC).	Evidence to be provided at construction stage. Note: To comply with BCA2016 Part F	✓
3.	INTERNAL DOOR AND CORRIDORS		
	820mm clear door opening at entry level rooms (living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment).	Internal doors to be 820mm min. clear width	✓
	5mm max. vertical tolerance between bevelled abutting surfaces.	SOU's show a level entrance. To be achieved at construction stage. Note: To comply with BCA2016 Part F.	✓
	1000mm internal corridors at entry level rooms	-	N/A

4. TOILET			
	Toilet to be on entry level (ground floor).	Toilet at entry level is provided.	✓
	If WC is located in a separate room. WC pan circulation space to be 900x1200mm front if WC (door not to encroach) (Fig 3a).	Toilet to show 900x1200mm clearance in front of the WC pan with no doo encroachment. Note: Sliding door or swinging both ways can be used as alternative.	✓
	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).	Toilet provides 900x1200mm clearance in front of the WC pan and it is located in the corner of the room. Note: Sliding door or swinging both ways can be used as alternative.	✓
5. SHOWER			
	Bathroom to have slip resistant and hobless shower recess (portable shower screens allowed)	SOU's to be provided with a hobless shower recess. Shower screen can be provided, however to be portable only. Test results and further details to be provided at construction stage.	✓
	Shower recess located in a room corner to enable the installation of grabrails.	Shower recess provided at the end of the bathroom. Details to be provided at construction stage.	✓
6. REINFORCEMENT ON WALLS			
	Walls to be constructed of solid masonry or concrete, otherwise to be reinforced.	Details to be provided at construction stage.	✓
	For WC, the reinforcement to be 25mm thick noggings (Fig 6a), or 12mm thick sheeting (Fig 6b)	Details to be provided at construction stage.	✓
	For baths, reinforcement to be 25mm thick noggings (Fig 7a), or 12mm thick sheeting (Fig 7b)	Details to be provided at construction stage.	✓
	For showers, reinforcement to be 25mm thick noggings (Fig 8a), or 12mm thick sheeting (Fig 8b)	Details to be provided at construction stage.	✓
7. INTERNAL STAIRS			
	A continuous stairway handrail where there is a rise of more than 1m.	-	N/A

3.5 Adaptable Housing Code Assessment Summary (AS4299)

A total of 10% adaptable units are required in the development, it is noted that this is achieved by units 303, 308, 403, 408 and 503.. 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:

Table 7. Class C

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. Suitable access ways will be available from any accessible car space.	✓
LETTERBOXES IN ESTATE DEVELOPMENTS				
11	Letterboxes to be on hard standing area connected to accessible pathway.	3.8	Letterboxes are suitably provided within the proposed lobby area.	✓
PRIVATE CAR ACCOMMODATION				
14	Carparking space or garage min area 6.0x3.8m	3.7.2	<p>Whilst Five adaptable Units are proposed, only four will be provided with car spaces. It is considered that this would need to be taken into account by Council as part of overall parking assessment.</p> <p>In addition one of the spaces adjacent the ramp will not quite achieve 3.8m width for full length. It is considered what is proposed would still provide a reasonable function.</p> <p>Suitable provision for height clearance is available that a clear height of 2.5m over the car parking space and 2.2m leading to it will be achieved.</p>	✓
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	✓

21	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 assumed to 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	The room designs avoid the use of internal corridors.	✓
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.	✓
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 (<Add text> x <Add text> mm) 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.	✓

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 and wall – strengthening provision)	4.4.4(h)	Provisioning to be provided. Note: Extra capped-off plumbing services to be provided if fixture relocation is required at post-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).	
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.	✓
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.	✓
95	Provision for grab rail zone (Refer Figure 4.6)	4.4.4(h)	Provisioning to be provided.	✓
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	-	N/A
99	Provision for adequate circulation space in front of or beside appliances (min. 1550x1550mm)	4.8	Provision allowed for.	✓
100	Provision for automatic washing machine	4.8(e)	To be nominated at CC stage.	✓
102	Where clothes line is provided, an accessible path of travel to this	4.8(a)	To be nominated at CC stage.	✓
105	Double GPO	4.8(g)	To be nominated at CC stage.	✓
108	Slip-resistant floor surface	4.9.1	To be nominated at CC stage.	✓
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 and Premises Standards Assessment Summary (BCA2016)

Table 8. BCA2016 Summary

CLAUSE		COMMENT	STATUS
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	<p>The building must be accessible, unless exempted under Clause D3.4, in accordance with below. Accessible is defined as have the features necessary to support the use by Persons with a Disability.</p> <p>Class 2 – From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents. This will include the residential bin room on the ground floor.</p> <p>Class 5 – To and within all areas normally used by the occupants.</p> <p>Class 6 – To and within all areas normally used by the occupants.</p> <p>Class 7a – To and within any level containing accessible car parking spaces.</p>	✓
D3.2	Access to Buildings	<p>An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> (i) from the main points of a pedestrian entry at the allotment boundary; and (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. <p>It is noted that all pedestrian entrances to the building and parts will be accessible. Connection will be available by proposed and current</p>	✓

SECTION D: ACCESS AND EGRESS		
		pedestrian links to other parts of the overall development and local facilities.
D3.3	Parts of Buildings to be Accessible	<p>The building must maintain the minimum accessible features as outlined by this Clause and relevant parts of AS 1428.1-2009.</p> <p>Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p> <p>Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009.</p> <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> • Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. • Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. • An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>The proposed corridors provide suitable clearances for the required turning and passing to be achieved.</p> <p>It is considered that the design in general will be able to incorporate the requirements of AS 1428.1-2009.</p>
D3.4	Exemptions	<p>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.)</p> <p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> • Services and Plant Rooms.
D3.5	Accessible Parking	Car
		At least one accessible car space is required to serve the Commercial Tenancies. As not more than five (5) Commercial Spaces are proposed it does not have to be specifically designated as accessible, however it must still meet all other



Noted



SECTION D: ACCESS AND EGRESS			
		<p>requirements of AS/NZS 2890.6-2009. Whilst the shared area adjacent the space does not meet the full requirements of AS/NZS 2890.6 it is considered that it can be justified under a Performance basis.</p> <p>A minimum car park entry and aisleway height clearance of 2200mm must be maintained and increased to 2500mm suitable provision has been made.</p>	
D3.6	Signage	<p>Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> – sanitary facility; and – identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) <p>Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and</p> <p>Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility.</p> <p>Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance;</p> <p>Where a bank of 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 facility.</p>	✓
D3.7	Hearing Augmentation	It is not expected that the building would be provided with a public address system.	N/A
D3.8	Tactile Indicators	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—	✓

SECTION D: ACCESS AND EGRESS			
	<p>(i) a stairway, other than a fire-isolated stairway; and</p> <p>(ii) a ramp other than a fire-isolated ramp, step ramp, kerb ramp ; and</p> <p>(iii) in the absence of a suitable barrier—</p> <p>(A) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(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,</p> <p>except for areas exempted by D3.4. (b)</p> <p>b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p>		
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 – 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.	✓

SECTION D: ACCESS AND EGRESS			
		Luminance contrast to be measured on the location once installed.	
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in compliance 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	The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b. As the lift travels more than 12m it will require a minimum floor dimension of dimensions not less than 1400 mm wide by 2000 mm deep.	✓

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)	Suitable unisex accessible facilities are proposed which can meet the requirements of AS 1428.1 and this Clause. One of which is available from the Common Car park area which could serve as the Employee facility under Clause F2.3 of the BCA.	✓

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2016 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 Part 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.

Table 9. Architectural Plans

Architectural Plans Prepared by DKO Architecture (NSW) Pty Ltd			
Drawing Number	Revision	Date	Title
TP000	C	19/03/2018	Title Page
TP100	C	19/03/2018	Site Context
TP101	C	19/03/2018	Site Analysis
TP102	C	19/03/2018	Site Photos
TP103	C	19/03/2018	Existing Streetscapes
TP104	C	19/03/2018	Existing Conditions
TP105	C	19/03/2018	Design Response
TP106	C	19/03/2018	Development Summary
TP107	C	19/03/2018	Demolition Plan
TP200	C	19/03/2018	Ground Floor Plan
TP201	C	19/03/2018	Level 1
TP202	C	19/03/2018	Level 2
TP203	C	19/03/2018	Level 3
TP204	C	19/03/2018	Level 4 (typical)
TP205	C	19/03/2018	Level 5
TP206	C	19/03/2018	Level 6
TP207	C	19/03/2018	Level 7
TP208	C	19/03/2018	Level 8
TP209	C	19/03/2018	Roof
TP300	C	19/03/2018	West Elevation 1
TP301	C	19/03/2018	West Elevation 2
TP302	C	19/03/2018	North Elevation 1
TP303	C	19/03/2018	East Elevation 2
TP304	C	19/03/2018	South Elevation

TP305	C	19/03/2018	Sections
TP306	C	19/03/2018	Sections
TP307	C	19/03/2018	Sections
TP400	C	19/03/2018	Shadows – date/time
TP401	C	19/03/2018	Shadows – date/time
TP402	C	19/03/2018	Artists Impression
TP403	C	19/03/2018	Artists Impression
TP404	C	19/03/2018	Artists Impression
TP405	C	19/03/2018	Materials Board
TP500	C	19/03/2018	GFA Calculation
TP501	C	19/03/2018	COS & Deep Soil Calculations
TP502	C	19/03/2018	Cross Ventilation Analysis
TP503	C	19/03/2018	Solar Analysis
TP504	C	19/03/2018	Apartment Mix
TP505	C	19/03/2018	Adaptable Units
TP506	C	19/03/2018	Waste Management Plan_Ground Level
TP507	C	19/03/2018	Waste Management Plan_Typical Level
TP508	C	19/03/2018	Carpark Storage L1
TP509	C	19/03/2018	Carpark Storage L2
TP510	C	19/03/2018	Storage L3
TP511	C	19/03/2018	Storage L4 Typical
TP600	C	19/03/2018	Unit Plan 1 Bed – Typical