



BUILDING REGULATION & FIRE SAFETY ENGINEERING CONSULTANTS

Project: **THORNTON CENTRAL  
STAGE DA02  
LORD SHEFIELD CIRCUIT  
PENRITH**

Report: **ACCESS ASSESSMENT REPORT**

Reference: **105534-ACCESS-DA02-r1**

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## DOCUMENT CONTROL

Revision	Date	Description:	Development Application Access Assessment Report		
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## PART 1 BASIS OF ASSESSMENT

### 1.1 Location and Description

The building development, the subject of this report, is to be located within the Thornton Housing estate situated immediately North of the Penrith Rail Station and Transport Interchange. It is proposed to construct an overall residential development that will comprise of a single level of basement car parking and a total of 158 residential units located within four separate towers above the basement level. The towers on the Southern side of the site will contain four levels whilst those on the Northern side will contain eight and seven levels respectively.

The overall development is to be constructed in two different stages, being stage 1 and 1A. This report relates to the stage 1A development which will contain 83 units.

Vehicular access is gained into the building from the Western end. The site adjoins public roadways to the North West and South which will allow pedestrian access to the site.

### 1.2 Purpose

The purpose of this report is to assess the existing building against the following Deemed-to-Satisfy provisions of BCA2014 and the Federal Disability (Access to Premises Standards) to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

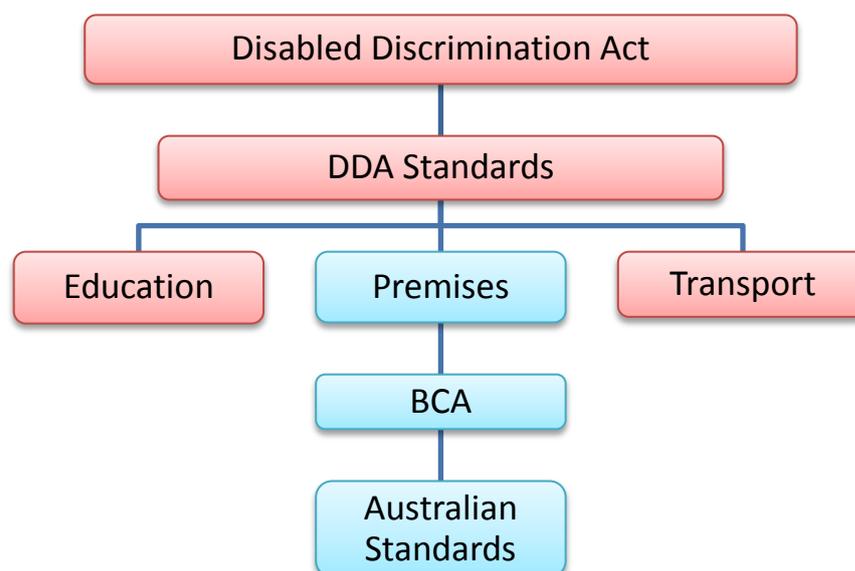
1. SEPP 65 Design Code;
2. Penrith Council requirements for Universal Design;
3. Part D3 – Access for People with a Disability;
4. Clause E3.6 – Passenger Lifts;
5. Clause F2.4 – Accessible Sanitary Facilities; and
6. Related Australian Standards as applicable including AS1428.1-2009, AS1428.2-1992, AS1428.4.1- 2009, 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 BCA2014 and Premises Standards as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2014 and if this is required, a separate report will be necessary.

### 1.4 Relationship to the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA.



### 1.5 Organisational Responsibilities - Disability Discrimination Act 1992 (DDA)

All organisations have a responsibility, under the Federal Disability Discrimination Act (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 provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

## 1.6 Design Documentation

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

## 1.7 Limitations

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:

- (a) 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 BCA2014 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) 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;
- (g) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (h) 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 BCA2014.

## 1.8 Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard)

On 15 March 2010 the Disability (Access to Premises - Buildings) Standards 2010, was tabled in Federal Parliament. These Standards have been under development for many years and significant public consultation has occurred during their development. The Premises standard has now been introduced on 1st May 2011 in line with an updated National Construction Code which will incorporate the Building Code of Australia and the National Plumbing Code.

The aim of the 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 Standards will generally align with the BCA (see below) and reference a range of Australian Standards relating to access and other associated matters. The Disability (Access to Premises - Buildings) Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

This Access Appraisal incorporates the key elements of the Standards as well as additional access requirements to assist in achieving best practice in the provision of access for all to buildings.

The Building Code of Australia 2014, in conjunction with the DDA, applies to all new buildings, new building works to existing buildings and buildings undergoing significant refurbishment or alteration.

Provision of access for a person using a wheelchair or mobility aid is often considered to be an indication of effective design to the built environment. However the majority of users of car parks, buildings and outdoor areas are pedestrians who also benefit greatly from wheelchair accessible design. Conversely, they can also be denied appropriate access if barriers are incorporated into designs.

In addition, older persons and people with disabilities within the community have a wide range of access needs that are not necessarily satisfied by just providing access for a person using a wheelchair. People also experience the effects of disability through impairment to:

- Sight;
- Hearing;
- Motor ability;
- Dexterity;
- Balance;
- Mental functioning etc.

Examples of a range of access challenges include:

- People who use wheelchairs face difficulties such as abrupt changes in levels (e.g. steps and steep slopes/gradients) and limited access under basins, benches and tables. They also need an increased circulation area, particularly at doorways and changes in direction.
- People who experience difficulty walking may have stiff hips, balance problems or uncoordinated movements which require attention to stairs and handrails, seating in waiting areas, slip resistant floor finishes and ramps with a gentle slope/gradient.
- People with manipulatory difficulties (finger or hand control) require appropriately selected handles, switches, buttons (in lifts) and taps to enable usage
- People with sensory disabilities, which affect either their hearing or vision, require clear, easy to understand signage and tactile indicators. This requires attention to a variety of factors including colour, contrast, print size, levels of illumination and the provision of appropriate communication systems in public areas.
- People with intellectual disabilities may have difficulty finding their way in new environments. Therefore, direct access routes and clear directional signage with graphics are important.

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As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and therefore inclusive of the needs of all of the community. Access should cater for both pedestrians and users of wheelchairs and other mobility aids. In addition consideration must be given to the needs of users who may require assistance from other people as well as assistance animals.

## PART 2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA2014) and the Disability (Access to Premises – Buildings) Standards 2010 (Access Code) the development may be described as follows.

### 2.1 Rise in Storeys (Clause C1.2)

The building has a rise in storeys of nine (9).

### 2.2 Classification (Clause A3.2)

The building has been classified as follows.

Class	Level	Description
2	Ground – level 7	Residential sole occupancy units for permanent residents or long term rental arrangements.
7a	Basement	Car parking.

### 2.3 Areas required to be Accessible

Under the provisions of Clause D3.1 of BCA2014 and Premises Standards Access Code, the following areas of the building are required to be accessible:

Level	Area / Room	Description
All	Common areas	<p>The residential unit common area corridors up to the entry door of each unit are required to maintain access on all levels served by the passenger lifts.</p> <p>Access to and within is to be maintained to common user facilities.</p> <p>Access within the basement car park is to be maintained from an accessible car space to the passenger lifts and stairways.</p>

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

## PART 3 ACCESS FOR PEOPLE WITH A DISABILITY

### 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 2.3 of this report.

Access has been assessed against the relevant portions of the BCA 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 SEPP 65 Design Code Requirements

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

1. Accessible routes through open spaces and between buildings (page 47);
2. High quality accessible routes to the public and semi-public areas of the building and site, including major entries, lobbies, communal open space, site facilities, parking area, public streets and internal roads (page 64).
3. Promotion of equity by (page 64):
  - a. Ensuring the main building entrance is accessible for all from the street and from carparking areas;
  - b. Integrating ramps into the overall building and landscape design.
4. Maximisation, and optimisation, of the number of accessible, visitable and adaptable apartments in a building (pages 64, 70 and 76).
5. A mix of unit types to be accessible / adaptable (page 70).
6. Maximisation of the number of accessible and visitable apartments on the ground floor (page 77-78).

Outlined below is a detailed assessment of the proposal against the relevant provisions of the SEPP 65 Design Code, with reference to the requirements as numbered above:

Item No:	Location / Description	Compliance
<b>1.</b>	<b>Accessible routes to open spaces and between buildings</b>	✓
<b>Comment:</b>	The development maintains a continuous level courtyard that serves as both open space and connection between the proposed towers.	
<b>2.</b>	<b>High quality accessible routes</b>	✓
<b>Comment:</b>	Accessible routes are continuous throughout the development and share that of the main pedestrian access paths.	

Item No:	Location / Description	Compliance
3.	Promotion of equity	✓
<b>Comment:</b>	Equity is considered to be achieved as accessible routes share the same arrangement as the able bodied paths. Accessible car spaces are provided and distributed within the basement level. No segregation of routes occur.	
4.	Maximisation, and optimisation, of the number of accessible, visitable and adaptable apartments	✓
<b>Comment:</b>	All units within the development will be visit able to the extent that each door of the sole occupancy units will be reached. 10% of the number of units will accommodate universal design features which will allow for adaptability and ensure that the unit can change with the needs of the occupant.	
5.	A mix of unit types to be accessible / adaptable	✓
<b>Comment:</b>	The development proposes one, two and three bedroom units, it is proposed that the universal units be a two bedroom type. This is considered reasonable type of unit to adopt given that it is a mid range representation between the types of units offered.	
6.	Maximisation of the number of accessible and visitable apartments on the ground floor	✓
<b>Comment:</b>	All units on the ground floors will be visitable to the point of entry into the units. A universal unit is proposed on the ground floor and throughout other floors of the building which will be readily accessible by passenger lifts that will contain the required accessible features.	

### 3.3 Council Requirements

It is understood that Penrith Council requires that 10% of the overall number of residential units achieve the principles of Universal Design. These design principles relate to providing developments that are both practical and flexible to accommodate the different abilities and needs of people over time. Universal housing is designed to be useable by people over their life time or as their needs may change without having to carry out significant and major disruption.

For the purposes of design and assessment the document entitled 'Universal housing design guidelines', published by Landcom dated May 2008.

### 3.4 Universal Housing Design Guidelines - Assessment Summary

It is noted that the typical unit types include a Universally designed unit known as 2U being a two bedroom type. Accessible car spaces have been allowed for within the basement car park. The following table summarises relevant key design features of the referenced document;

Item No.	Design Feature	Comment	Compliance
1	<b>DIRECT ACCESS</b> Ensure there is direct and level access from the car parking space to the house.	Direct access will be provided between car parking and the universal units via passenger lifts. Paths of travel via the car spaces to the units will be level and comply with the requirements of AS 1428.1. Ease of access will be provided.  Security will be provided given that	✓

		occupants will only need to travel within the building itself to connect from the car space to their unit.	
2	<b>SPACE FOR CAR PARKING</b> Provide a car parking space that is at least 6.0m in length and with potential for a width of 3.8m	<p>Whilst the proposed accessible spaces do not technically meet this dimension they have been designed in accordance with the most recent standard available for accessible car spaces.</p> <p>A total of 13 accessible spaces are proposed as part of this Development Application however as part of the overall development each universal unit will be allocated an accessible space.</p> <p>Car spaces will adopt the design criteria of AS/NZS 2890.6 incorporating the dimensions of 5400mm long x 2400mm wide with shared areas provided to the side and rear of the space. Structural columns and other obstructions will need to be located clear of the required dimensions of the car spaces and shared areas.</p> <p>Connection to these spaces, from the driveway entrance, will be maintained by incorporating the required minimum head room clearances. A minimum head room clearance of 2200mm will be provided will additional clearance over the space itself of 2500mm.</p>	✓
3	<b>WIDE FRONT DOOR</b> Ensure the front entrance has a minimum internal clearance of 850mm	The main entrances into the building and those of the universal unit will maintain a clear and unobstructed width of 850mm. Suitable circulation spaces will also be able to be achieved either side of the doorways, including into the units. Adjustments can be made internally to achieve the minimum dimensions of Clause 13 of AS 1428.1.	✓
4	<b>WIDE INTERNAL DOORS</b> Ensure the internal doors on at least the entry level have a minimum internal clearance of 820mm	The doorways of the universal units can readily accommodate minimum clear unobstructed clearances of 820mm. Circulation spaces to either side of the internal doors to the potential accessible bedroom and bathroom could be achieved with adaptability at a later stage.	✓
5	<b>WIDE CORRIDORS</b> Ensure the internal corridors on at least the entry level have a minimum width of 1000mm.	Common areas will maintain the clearances necessary by AS 1428.1 and will exceed 1m in width. The proposed universal units have been designed without internal corridors. Circulation requirements into one of the bedrooms could be readily achieved. Access throughout the remainder of the unit would be	✓

		relatively unimpeded.	
6	<b>MAIN FACILITIES ON THE GROUND LEVEL</b> Ensure that the ground (or entry) level includes a living/family room, a room or other space capable of being used as a bedroom, and a bathroom	The units are single level throughout. Compromised spaces would not occur.	✓
7	<b>CIRCULATION SPACE IN THE LIVING ROOM</b> Ensure that the living or family room has at least 2.25m diameter circulation space, clear of furniture	It is considered that the furniture arrangement is largely indicative. However suitable space can be provided to accommodate 360 <sup>o</sup> wheel chair turn at points that allow interaction. Consideration will need to be given to allow connection onto the balcony by suitable details however this could form part of later construction detailing.	✓
8	<b>SPACE IN THE BEDROOM</b> Ensure that the bedroom space on the ground (or entry) level is large enough for a queen size bed and a wardrobe, space to move around them.	Space for a 180 <sup>o</sup> turn could be made adjacent the bed in direct travel from the doorway. 1m clearance around the bed could be achieved with wall relocation carried out at a post adaption stage. Wardrobe space could be retained in the fixtures outside the bathroom entry. The bedroom dimensions can meet one of those recommended within the guideline.	✓
9	<b>BATHROOM DESIGNED FOR EASY AND INDEPENDENT ACCESS</b> Ensure that the bathroom on the ground (or entry) level	It is noted that the bathroom is largely indicative at the moment. However the room dimensions meet the minimum specified by the guide lines and can meet those required by AS 1428.1. Where necessary it is considered that fixtures could be installed in compliant locations or additional plumbing connection points and fixing points for grab rails etc provided for. Compliant door circulation into the room could be carried out at a post adaption stage.	✓
10	<b>ENOUGH SPACE IN THE KITCHEN</b> Ensure the kitchen is designed with a minimum of 2.7m between any facing walls	The minimum of 2.7m between facing walls is provided. It is noted that an island bench may be provided. In this regard a clearance of at least 1540mm wide between opposite benches would be needed to ensure that a wheel chair could turn around. Final designs should provide this from the outset or plumbing connections provided for in the correct locations to ensure that adaption could be readily carried out if needed.	✓
11	<b>ENOUGH SPACE IN THE LAUNDRY</b> Ensure the laundry is designed with a minimum clear circulation space of 1.55m diameter	It is noted that required circulatory area has been allowed for in front of the laundry area.	✓
12	<b>LOW WINDOW SILLS</b>	Window sills can be provided at this height. It is noted that the main	✓

	<b>Ensure the window sills on at least the ground (or entry) level are no higher than 730mm above floor level (excluding utility areas)</b>	glazing for the units will be full height doors that access to the balcony area, These are large and expansive. This provides the main connection with the outside helping to alleviate the feeling of shut in.	
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### 3.5 Assessment Summary – BCA2014 and Premises Standards

Clause	Comment	Status
<b>SECTION D: ACCESS AND EGRESS</b>		
<b>PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY</b>		
D3.0: Deemed-to-Satisfy Provisions	-	Noted
D3.1: General Building Access Requirements	<p>Buildings and parts of buildings must be accessible as required by table D3.1. Common areas of Class 2 buildings are required to be accessible in accordance with the following;</p> <ul style="list-style-type: none"> <li>• From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>• To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>• Where a ramp complying with AS 1428.1 or a passenger lift is installed to the entrance doorway of each sole-occupancy unit and to and within spaces or rooms for use in common by the residents.</li> </ul> <p>Both the Northern and Southern residential towers will be provided with passenger lifts as such the common areas of all of the residential levels will need to be accessible to the entrance doors.</p> <p>No common user spaces or facilities are proposed to be provided.</p> <p>The basement level is to be accessible as far as providing connection between the car spaces and the passenger lifts.</p>	CRA
D3.2: Access to Buildings	<p>An accessway is required to be maintained from the main points of pedestrian entry at the allotment boundary, between the residential towers and from the proposed accessible car spaces.</p> <p>It is noted that two main pedestrian entrance points are proposed at the allotment boundaries. Suitable provision has been made in the form of ramps and pathways to connect with the building entrances. These will be constructed within the first stage ensuring access will be available.</p> <p>The internal paved courtyard allows will allow connection between the different towers.</p>	CRA

SECTION D: ACCESS AND EGRESS		
	<p>Connection with the accessible car spaces will be required and is suitably allowed for by the provision of passenger lifts serving both towers.</p> <p>The entrances into the building foyers are required to be accessible and the doorways are required to maintain a minimum unobstructed width of 850mm. The principal entrances will be appropriately accessible and will result in at least 50% of building entrances being accessible. A non-accessible entrance is provided to the Southern Tower however this is not more than 50m from an accessible point into the overall building.</p>	
D3.3: Parts of Buildings to be Accessible	<p>The required access ways and accessible areas must be constructed in accordance with this Clause and the requirements of AS 1428.1-2009. Ramps, stairways, walkways, circulation spaces at doorways, door widths and accessible paths are to comply with AS1428.1-2009.</p> <p>All stairways throughout the development are to comply with the requirements of Clause 11 of AS 1428.1-2009 except for the fire isolated stairwells will need to comply with Clause 11.1(f) and (g) of AS1428.1-2009. It is considered that the requirements can be achieved.</p> <p>The proposed walkways and ramps will need to comply with the requirements of Clause 10 of AS 1428.1-2009. It is noted that suitable provision has been made to ensure that ramp gradients will not exceed 1:14.</p> <p>It is considered that the access ways will maintain appropriate dimensions to facilitate turning and passing where necessary in accordance with AS 1428.1-2009.</p> <p>Dimensions have generally been allowed for within 2m of the corridor ends to facilitate 180° turning maintaining a minimum of 1540mm wide x 2070mm in the direction of travel. The Western ends of the Southern Tower corridor will need particular attention to ensure final clear dimensions can be achieved, it is expected that this could be done by minor internal adjustments.</p> <p>Doorways openings entering the unit common areas will need to maintain an unobstructed clear opening width of 850mm. Appropriate provision has been made to ensure that doorways will be accessible as required by Clause 13 of AS 1428.1 in relation to required circulation spaces.</p> <p>Note: The Access to Premises Standards do 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.</p>	CRA
D3.4: Exemptions	<p>The following areas in the building are considered to not be accessible due to the specific uses of the room or space:</p> <ul style="list-style-type: none"> <li>Plant rooms, switch rooms and cleaners/maintenance contractor facilities.</li> </ul>	Noted
D3.5: Accessible Car Parking	<p>The BCA2014 or the Premises Standards do not specify that Class 2 buildings are to be provided with accessible car parking spaces. This is determined by the requirements of Penrith Council, being the consent</p>	NA

<b>SECTION D: ACCESS AND EGRESS</b>		
	authority, as discussed within a separate part of this report.	
D3.6: Signage	Braille and tactile signage complying with Specification D3.6 and incorporating the international symbols as appropriate must be provided in accordance with this Clause. Including nominating the location of accessible entrances and identifying exit doors at each level.	✓
D3.7: Hearing Augmentation	-	NA
D3.8: Tactile Indicators	Tactile ground surface indicators must be provided in accordance with this Clause and comply with sections 1 and 2 of AS/NZS 1428.4.1. This would include the proposed ramps and external stairways leading to the entrance to the Southern Tower.	✓
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	-	NA
D3.10: Swimming Pools	-	NA
D3.11: Ramps	Ramps will be constructed as part of stage 1 works and none will be necessary as part of stage 1A.	NA
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.	✓
<b>SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS</b>		
1. Scope	-	Noted
2. Location of Braille and Tactile Signs	This Clause specifies criteria relating to symbols, numbering, lettering and location.	✓
3. Braille and Tactile Sign Specification	This Clause specifies particular requirements for characters, design, colour etc of signage.	✓
4. Luminance-contrast	Signage must achieve the luminance contrast requirements of this Clause.	✓
5. Lighting	Required signs must be illuminated to ensure luminance contrast requirements when required to be read.	✓
6. Braille	Required Braille must meet the specification of this Clause.	✓
<b>SECTION E: SERVICES AND EQUIPMENT</b>		
<b>PART E3 – LIFT INSTALLATIONS</b>		
E3.0: Deemed-to-Satisfy Provisions	-	Noted
E3.6: Passenger Lifts	<p>The proposed passenger lifts are noted to be either electric or electrohydraulic which will be an appropriate type. The lift serving the Northern Tower must travel more than 12m therefore the lift floor dimensions are required to be 1400mm wide x 1600mm deep. The lift serving the Southern Tower must travel less than 12m therefore the lift floor dimensions are required to be 1100mm wide x 1400mm deep It is noted that suitably sized lifts can be provided.</p> <p>The lifts will need to contain the accessible features in accordance with Table E3.6b of this Clause.</p>	✓
<b>SECTION F: HEALTH AND AMENITY</b>		
<b>PART F2 – SANITARY AND OTHER FACILITIES</b>		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	No accessible sanitary facilities required by this Clause. It is not considered that the contractors' facility is required to be an accessible facility.	NA

## **PART 4 STATEMENT OF COMPLIANCE**

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2014, Federal Premises Standards and Universal Design Principals 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 3.2 of this report) with those documents for the purposes of a Development Application.

## Annexure A Design Documentation

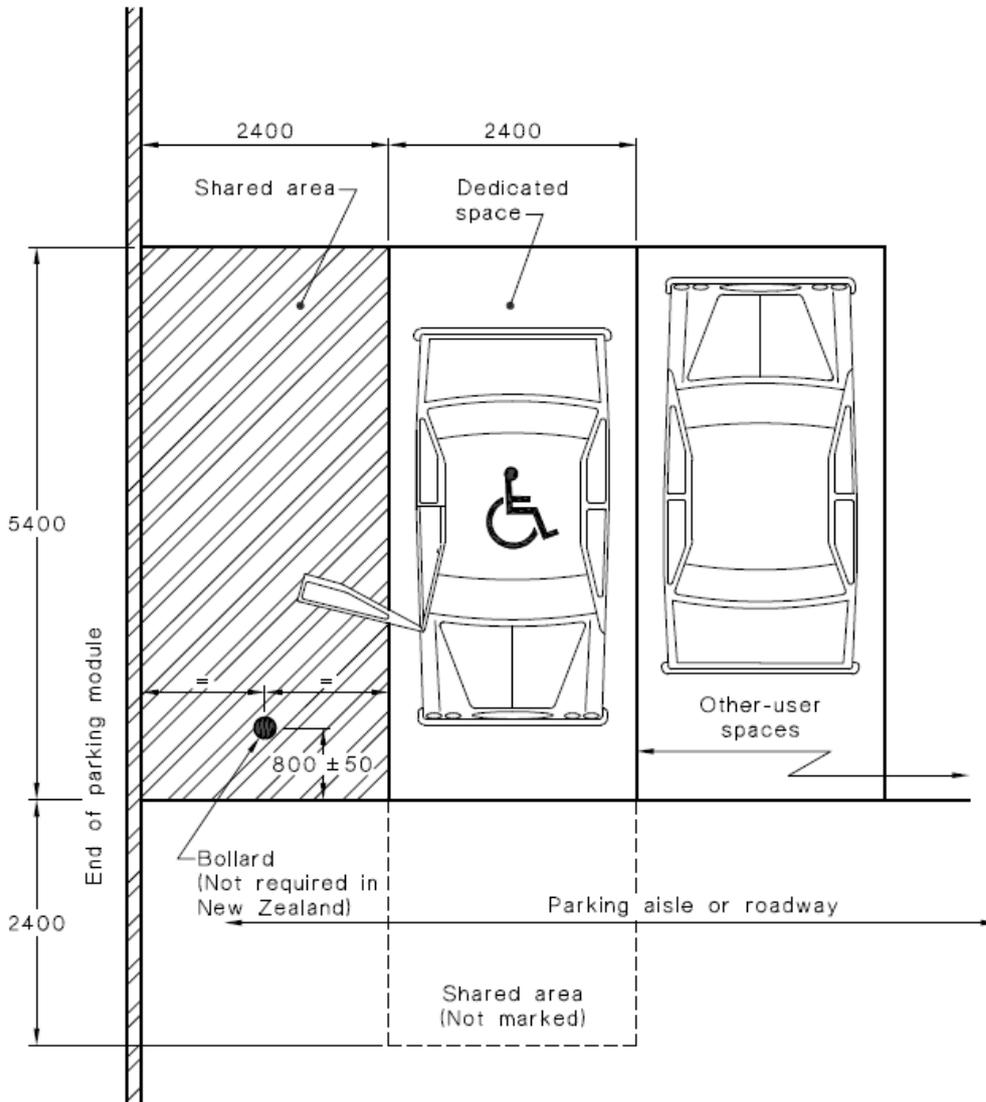
This report has been based on the following design documentation.

### Architectural Plans Prepared by dKO Architecture dated the 16 September 2014

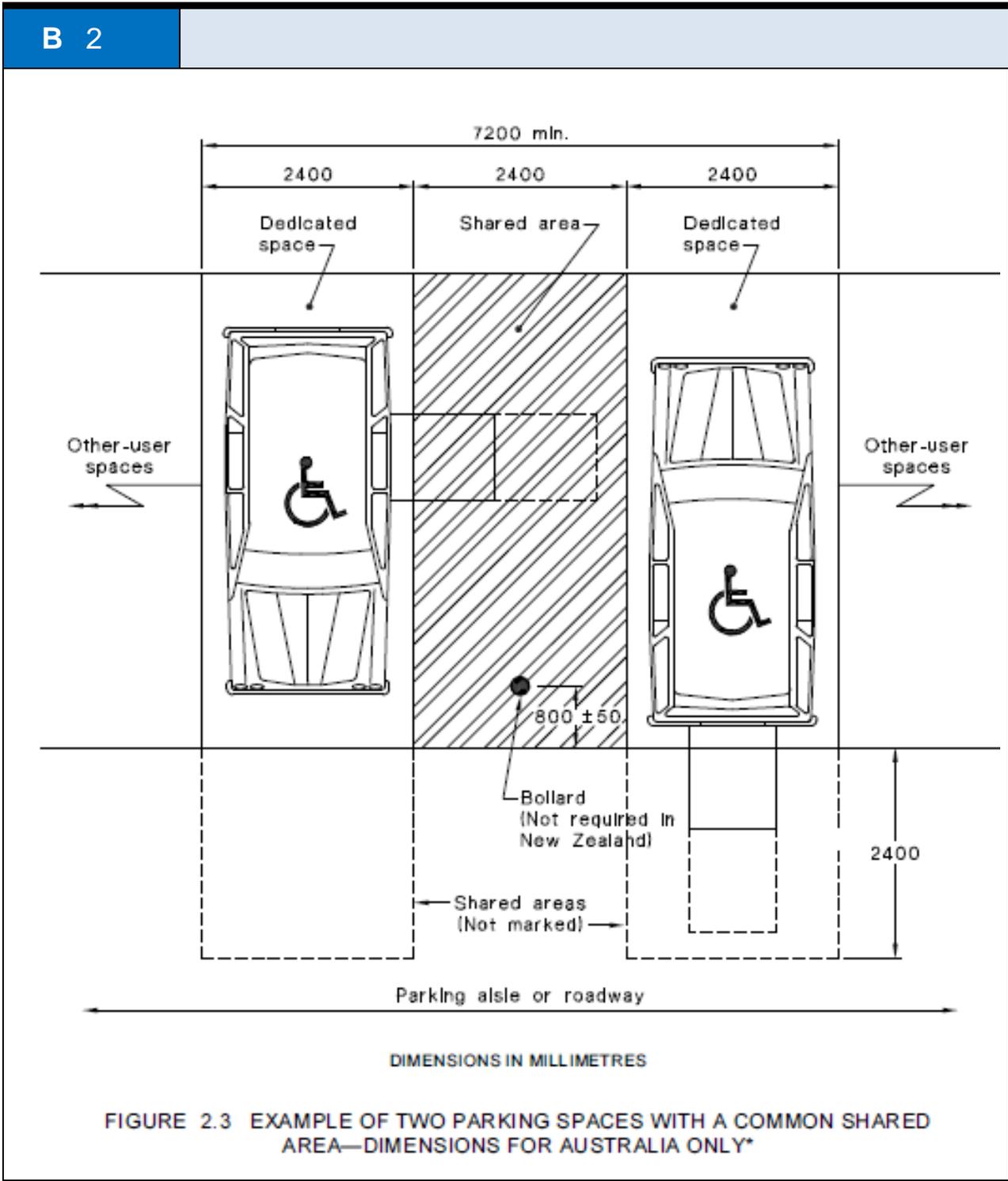
Drawing No.	Revision	Title
DA02-0000	A	Cover Sheet
DA02-1000	A	Site Analysis
DA02-1100	A	Site Plan
DA02-2100	A	Ground Plan
DA02-2101	A	First Floor Plan
DA02-2102	A	Second Floor Plan
DA02-2103	A	Third Floor Plan
DA02-2104	A	Fourth Floor Plan
DA02-2105	A	Fifth Floor Plan
DA02-2106	A	Sixth Floor Plan
DA02-2107	A	Seventh Floor Plan
DA02-2108	A	Eighth Floor Plan
DA02-2109	A	Roof Plan
DA02-2110	A	Basement 1 Floor Plan
DA02-2111	A	Basement 2 Floor Plan
DA02-3000	A	Elevations 1
DA02-3001	A	Elevations 2
DA02-3002	A	Elevations 3
DA02-3100	A	Sections 1
DA02-5000	A	Perspectives
DA02-5001	A	Perspectives
DA02-5002	A	Perspectives
DA02-5003	A	External Finishes Schedules
DA02-5004	A	External Finishes Schedules

**Annexure B Figures and Drawings Sample**

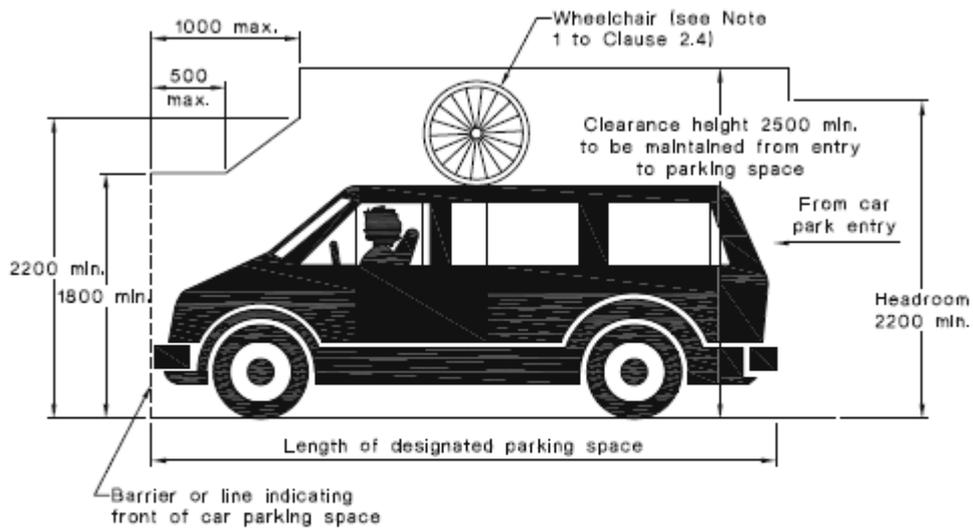
**B 1**



**FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY\***



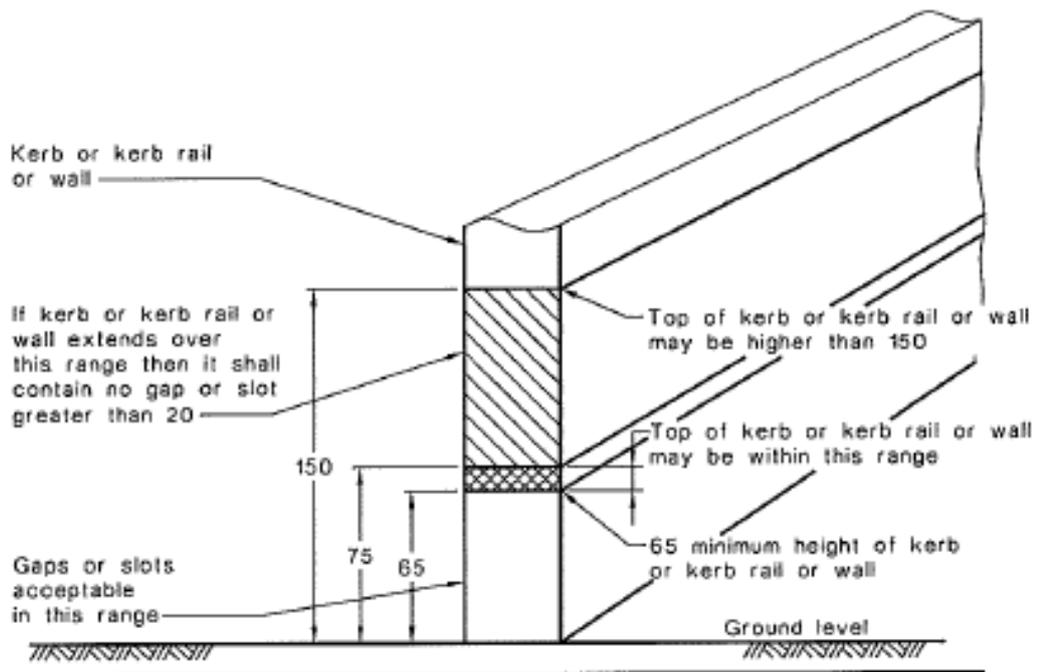
**B 3**



DIMENSIONS IN MILLIMETRES

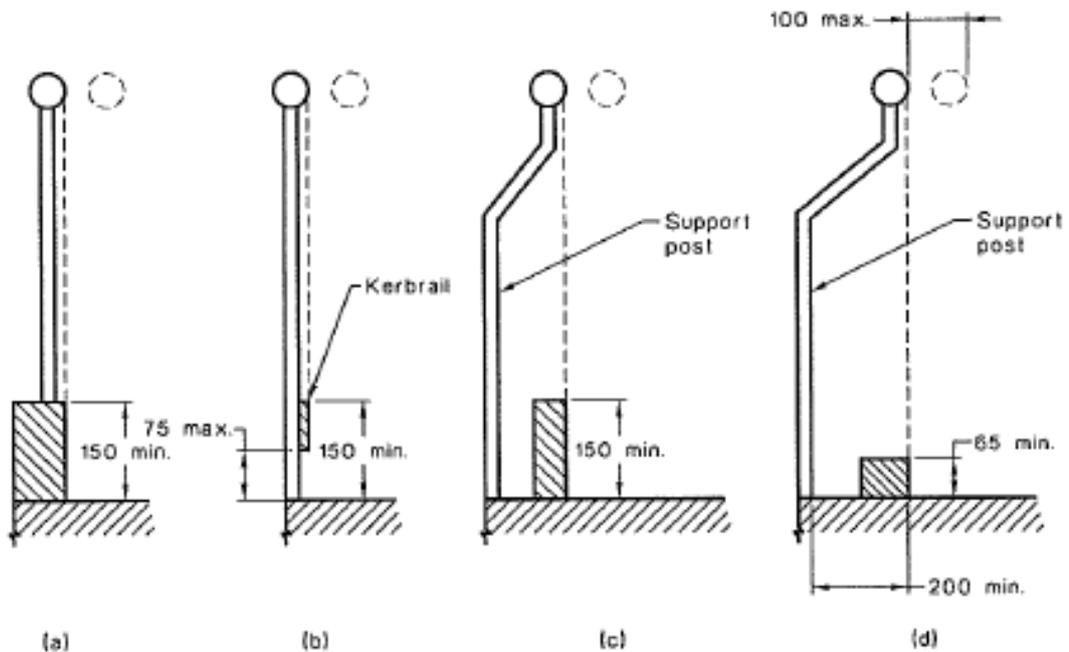
FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

**B 4**



DIMENSIONS IN MILLIMETRES

FIGURE 18 KERB RAIL

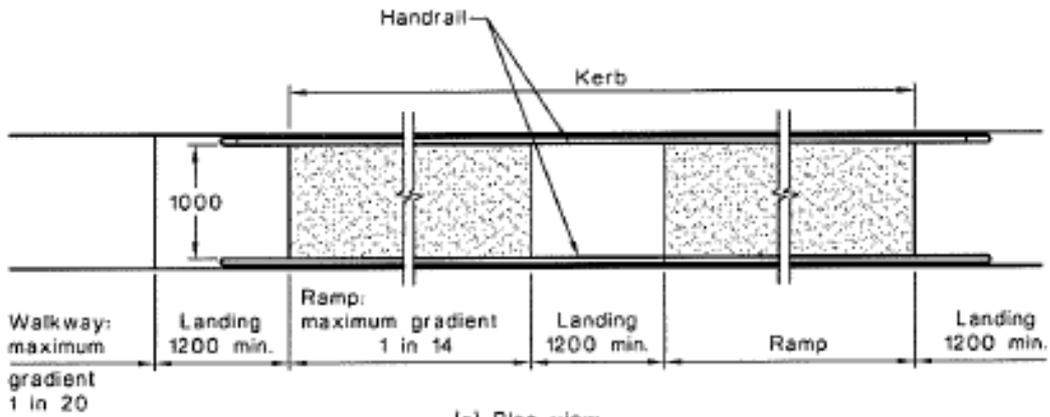


NOTE: See Appendix A for further clarification.

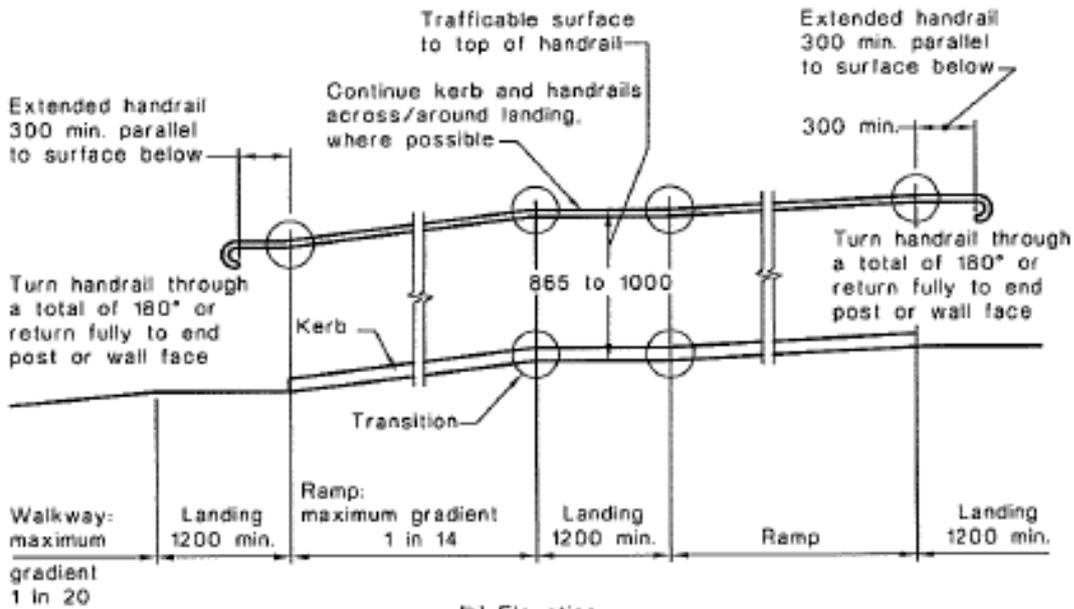
DIMENSIONS IN MILLIMETRES

FIGURE 19 SECTION SHOWING LOCATION OF KERB OR KERB RAIL IN RELATION TO HANDRAIL WITH VERTICAL SUPPORT

**B 5**



(a) Plan view

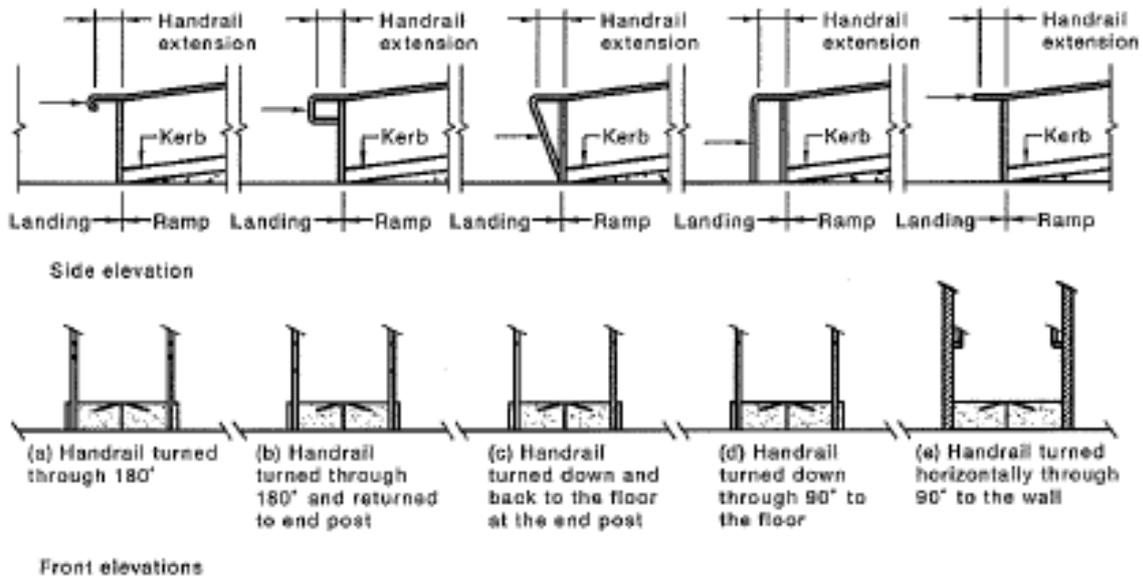


(b) Elevation

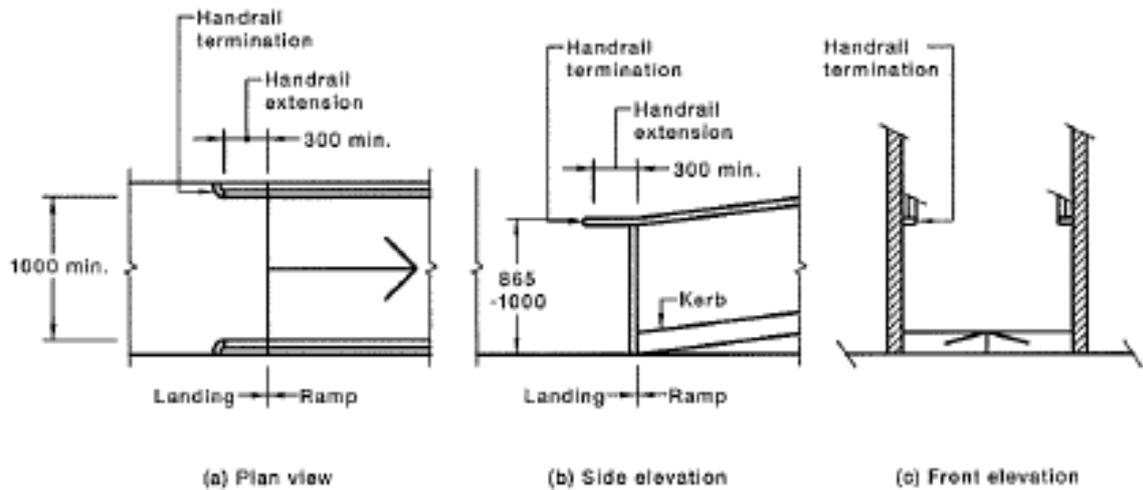
DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

**B 6**



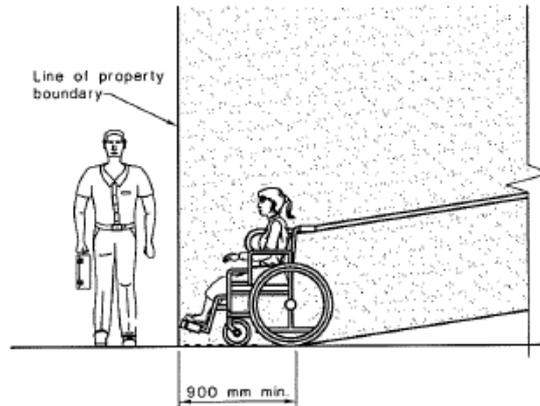
**FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS**



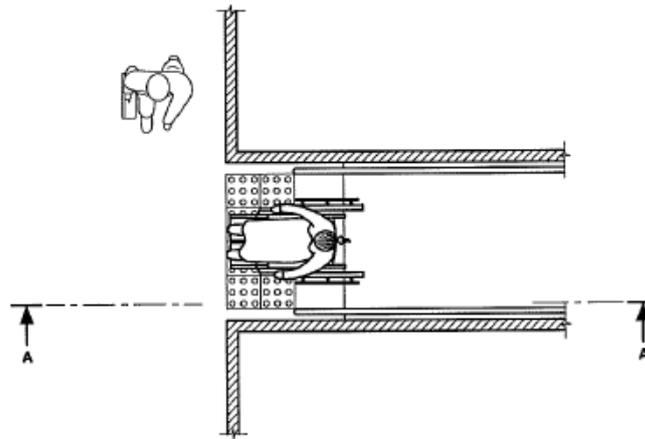
DIMENSIONS IN MILLIMETRES

**FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL**

**B 7**



**SECTIONAL ELEVATION A-A**

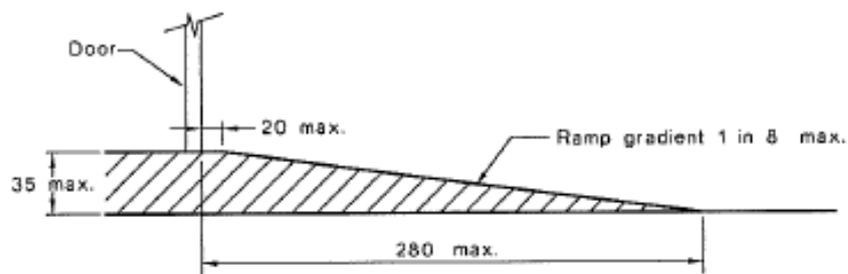


**Plan**

NOTE: TGSIs to be installed within the property boundary.

**FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL**

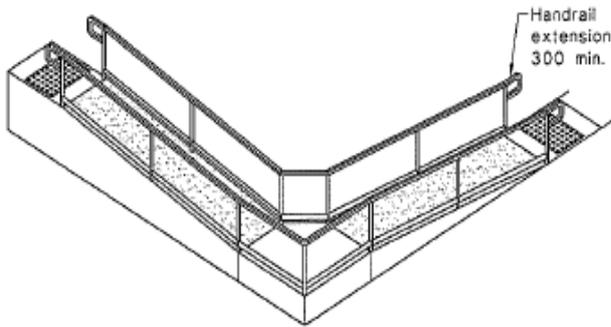
**B 8**



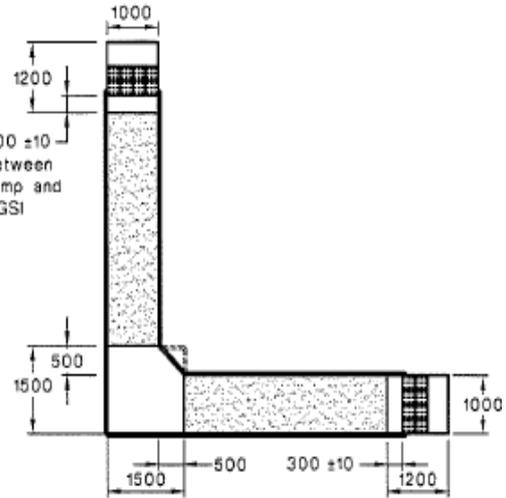
**DIMENSIONS IN MILLIMETRES**

**FIGURE 21 THRESHOLD RAMP**

**B 9**



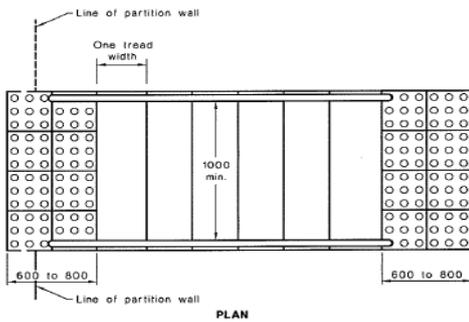
**ISOMETRIC VIEW**



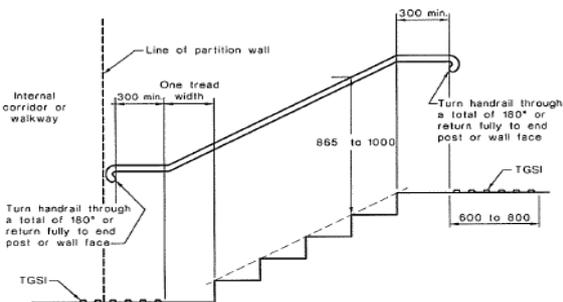
**PLAN VIEW**

DIMENSIONS IN MILLIMETRES

**FIGURE 25(B) RAMP AND LANDINGS—90° LANDING—INTERNAL**



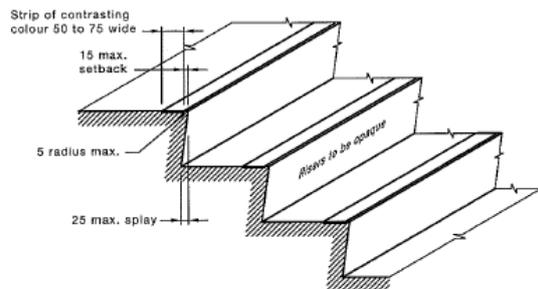
**PLAN**



**SECTIONAL VIEW**

DIMENSIONS IN MILLIMETRES

**FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY**



NOTE: A chamfered nosing 5 x 5 mm may be used.

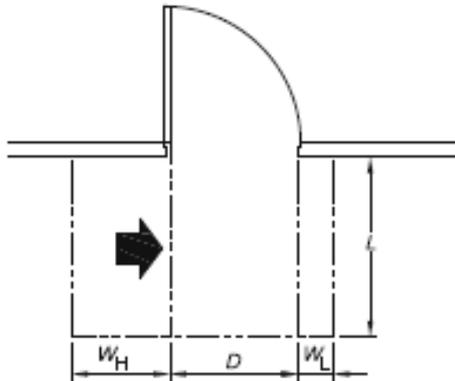
DIMENSIONS IN MILLIMETRES

**FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP**

**B 10**

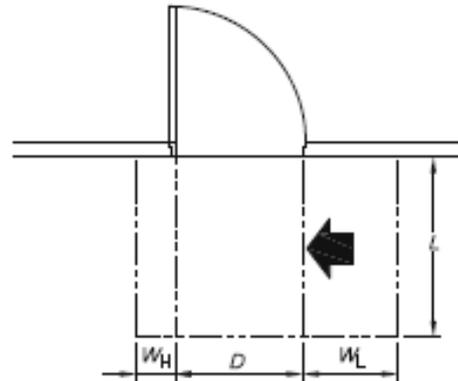
AS 1428.1—2009

58



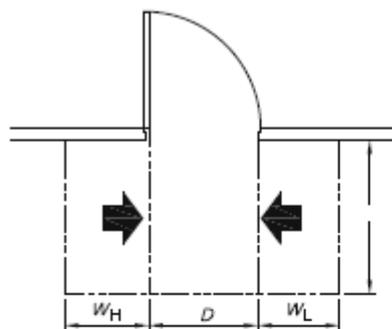
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

(a) Hinge-side approach, door opens away from user



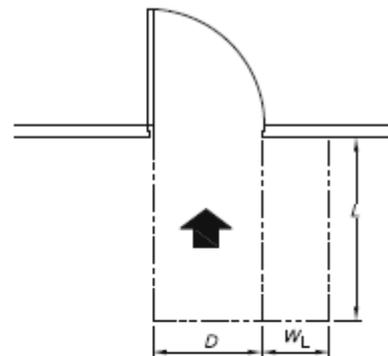
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

(b) Latch-side approach, door opens away from user



Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

(c) Either side approach, door opens away from user



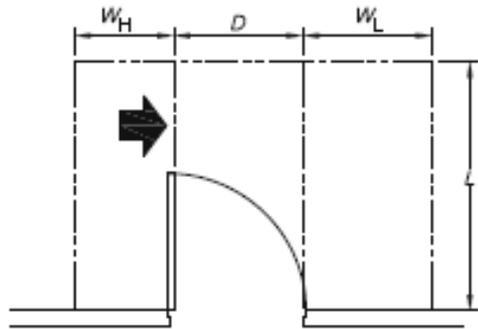
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user

- LEGEND:
- $D$  = Clear opening of width of doorway
  - $L$  = Length
  - $W_H$  = Width—hinge side
  - $W_L$  = Width—latch side
  - = Direction of approach
  - = Circulation space

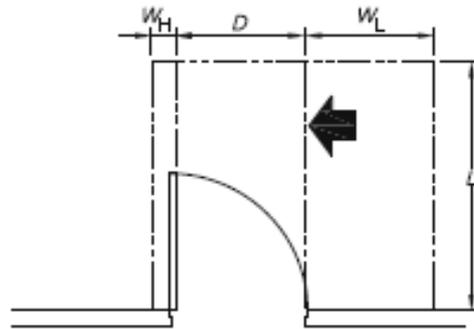
DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS



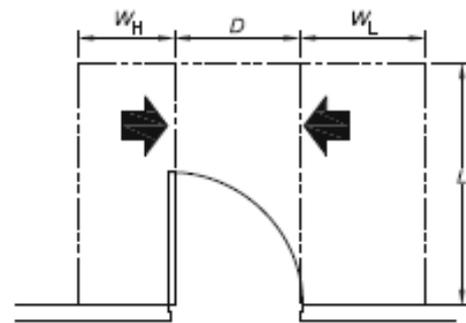
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(e) Hinge-side approach, door opens towards user



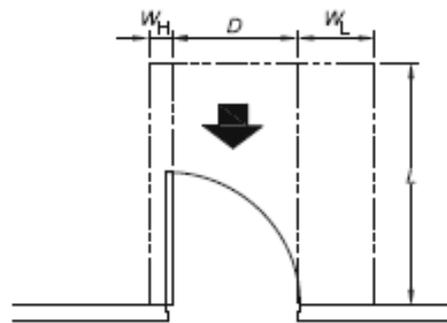
Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(f) Latch-side approach, door opens towards user



Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

(g) Either side approach, door opens towards user



Dimension $D$	Dimension $L$	Dimension $W_H$	Dimension $W_L$
850	1450	110	530
900	1450	110	530
950	1450	110	530
1000	1450	110	530

(h) Front approach, door opens towards user

- LEGEND:
- $D$  = Clear opening of width of doorway
  - $L$  = Length
  - $W_H$  = Width—hinge side
  - $W_L$  = Width—latch side
  - ➔ = Direction of approach
  - = Circulation space

DIMENSIONS IN MILLIMETRES

FIGURE 31 (in part) CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS