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Job No: IAR-0274

Monday, 31 March 2025

LANDCOM
LEVEL 14
60 STATION STREET
PARRAMATTA NSW 2150

Reference: **MULLUMBIMBY AFFORDABLE HOUSING PROJECT**
57 STATION STREET, MULLUMBIMBY NSW 2482

Attention: Ms Lauren Kron
Email: lkron@landcom.nsw.gov.au
Phone No: +61 437 985 343

Dear Ms Kron,

Thank you for inviting iAccess Residential to undertake this DA access assessment for the proposed commercial and residential (mixed use) development on this site.

This access report has been structured in accordance with the provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards.

Detailed documentation addressing the specific details and requirements of the access legislation, codes and standards will need to be documented in the Construction Certificate documentation.

Please do not hesitate to contact us should you wish to discuss any aspect of this Access Report.

Yours sincerely,

RICHARD SEIDMAN
DIRECTOR
ACCESS CONSULTANT

M.PropDev
BArch (Hons), ARB Reg No 4829
Diploma in Access, ACA (Accredited Access Consultant No 330)
NDIS SDA Accredited Assessor No 00052
Livable Housing Registered Assessor 10041

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ACCESS REPORT
DEVELOPMENT APPLICATION

MIXED USE AND AFFORDABLE HOUSING DEVELOPMENT
57 STATION STREET
MULLUMBIMBY, NSW 2482

Prepared by

iAccess Residential

A division of iAccess Group Pty Ltd

ABN 37 002 648 615

Revision [A]

28 March 2025

Document Control

Project: MIXED USE AND AFFORDABLE HOUSING DEVELOPMENT
57 STATION STREET
MULLUMBIMBY NSW 2482

Document Type: Access Report – Development Application

Report Number: IAR-0274

The following report register documents the development and issue of this and each subsequent report(s) undertaken by iAccess Residential.

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Rev	Remarks	Issue Date
-	Draft Access report prepared and issued to client	28 January 2025
A	Access report prepared and issued to client	28 March 2025
B	Access report revised and issued to client	31 March 2025

Authorisation and Sign-off by:

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Summary of Actions to be undertaken

The following table summarises the actions yet to be undertaken as part of the detailed construction documentation to be prepared for this project.

3.03. Visual Indicators on Glazing – *The detailed documentation to be prepared for this project will need to detail the application of visual indicators on full height glazing. The visual indicators will need to be solid and opaque, and the bottom of the visual indicators will need to be located between 900-1000mm AFFL. In some locations differing colours of the indicators may need to be applied. The visual indicators will need to achieve a 30% luminance contrast.* 26

3.04.1. Slip Resistance - floor and ground surfaces – *The detailed construction documentation to be prepared for this project will need to detail the various floor finishes and the respective slip-resistance ratings. A schedule of the materials and the associated slip resistance rating will need to be prepared.* 28

3.04.3. Floor transitions – *The construction documentation to be prepared for this project will need to detail the various floor finishes and their respective junctions and transitions.* 29

3.04.4. Recessed Matting - *The construction documentation to be prepared for this project will need to detail any recessed floor mats to be installed as part of this project. The detailing of the recessed matting will need to satisfy the provisions of Clause 7.4.2 of AS1428.1:2009.* 30

3.04.5. Grated drains – *The hydraulic documentation to be prepared for this project will need to specify the heel guard grates to be installed where grated drains are provided in accessible paths of travel located at ground level and to the terraces and rooftop common areas.* 31

3.05.10 Braille Tactile Press to Exit Signage - *Details of the braille tactile 'Press to Exit' signage to be installed will need to be provided for review as part of the detailed construction documentation to be prepared for this project. Specific attention is directed to the font type, size of lettering and the selection of a field colour of the sign which will achieve a 30% luminance contrast with the wall or door the sign is installed on.* 35

3.05.5. Statutory Braille Tactile Exit Signage*– The detailed construction documentation will need to document the braille tactile exit signage to be installed.* 33

3.05.6. Statutory Braille Tactile WC Signage *– The detailed construction documentation will need to document the braille tactile WC signage to be installed.* 33

3.05.9 Luminance & Colour Contrast - *Details of the braille tactile WC signage is to be provided for review as part of the detailed Constriction documentation to be prepared for this project. Please note that aluminium signs on a white wall will not achieve compliance.* 35

3.06.3. TGSIs – Luminance Contrast – *The selection of the type of TGSI will nominate the luminance contrast level to be achieved. Once the TGSI has been selected it may be necessary to have testing undertaken to determine compliance. Certification of compliance will need to be provided for the issue of the Occupation Certificate for this project.* 38

3.06.4. Warning indicators – *The setout for the placement of TGSIs will need to be provide as part of the detailed construction Documentation to be prepared for this project. Please note that TGSIs are not required to be provided at mid landings on stairways or mid landing on a ramp system where no additional persons are added to the ramp system.* 39

3.06.5. Setout of TGSIs associated with Stairs – *Detailed TGSI setout plans will need to be prepared as part of the detailed construction documentation to be prepared for this project. The details will need to indicate the setout of the TGSIs from the face of risers and the nominated depth of TGSIs depending on the landing length.* 39

3.06.6. Setout of TGSIs associated with lobby– *Detailed TGSI setout plans will need to be prepared as part of the detailed construction documentation to be prepared for this project. The details will need to indicate the setout of the TGSIs adjacent to the traffic aisle.* 40

3.08.3. Circulation Stairs *– Details of the circulation stairs will need to be provided as part of the detailed construction documentation to be prepared for this project.* 44

3.08.4. Stair nosing *– The finishes schedule to be prepared for this project is to schedule the nosing to be installed to the external circulation stairs and to the fire isolated stairs. Certification of the luminance contrast and the slip resistance of the nosing is to be provided.* 45

3.09. Shop drawings to be provided – Stair Handrails *– Shop drawing of the stair will need to be provided to the access consultant for review.* 46

3.10.2. Clear Door Width - *The detailed documentation to be prepared for this project will need to demonstrate compliance with these provisions.* 47

3.10.3 Luminance Contrast - *A table indicating wall colour and door colour with the associated luminance contrast level achieved will need to be prepared and provided to demonstrate compliance with the requirements of Clause 13.1 of AS1428.1:2009.* 48

3.10.4. Door Controls – *The door hardware schedule will need to specify compliant door hardware* 49

3.10.5. Circulation at Doorways – The detailed construction documentation to be prepared for this project will need to indicate compliance with the circulation at doorway provisions of Clause 13.3 of AS1428.1:2009. 51

3.10.6. Door Closers – Confirmation that the proposed door closer(s) can satisfy this requirement will need to be provided as part of the detailed construction documentation to be prepared for this project. Certification of compliance will be required for the issue of the Occupation Certificate. 51

3.10.7. Doorway Thresholds *Level and smooth transitions are required between internal and external doorways. The detailed construction documentation will need to detail this junction.* 51

3.11 Switches – *Details of the switch types and the setout of switches will need to be provided as part of the detailed construction documentation to be prepared for this project.* 54

3.12.1 Vertical transport - *Detailed lift drawings will need to be prepared and provided for review.* 55

3.12.2 Vertical transport - *A design certificate will need to be provided from the lift supplier indicating compliance with AS1735.14:1998.* 55

3.13. Accessible WCs *– Details of the Accessible WCs will need to be provided as part of the detailed construction documentation to be prepared for this project.* 60

3.14.5 Carparking – Clearance Aisleway - *The detailed construction documentation will need to demonstrate compliance with these requirements.* 62

3.14.6 Carparking – Clearance parking bays - *The detailed construction documentation will need to demonstrate compliance with these requirements.* 63

OC 3.02.4. Lighting Levels – *On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation certificate at OC* 20

OC 3.03. Visual Indicators on Glazing – *On completion of the works certification will need to be provided that the visual indicators installed achieve 30% luminous contrast when viewed from 2m on either side of the glazing located on accessible paths of travel. This certification is required for the issue of the Access Installation certificate – OC.* 26

OC 3.04.1. Slip Resistance - floor and ground surfaces – *On completion of the works certification is to be provided by the contractors indicating the slip resistance of the flooring materials installed This information is required for the issue of the access installation certificate required for the issue of the Occupation Certificate.* 28

OC 3.04.2. Carpet – *On completion of the works certification is to be provided by the carpet contractor that the specified carpet has been installed and that the provisions of NCC Clauses D4D4 (g) & (h) have been satisfied.* 28

OC 3.10.6. Door Closers – *Certification of compliance that the doors installed with a door closer (other than fore rated doors) satisfy the provisions of Clause 13.5(e) of AS1428.1:2009 (20N Force) will be required for the issue of the Occupation Certificate.* 51

OC 3.12.2 Vertical transport - *A lift installation certificate referencing the NCC performance requirement of E3P4, NCC Clauses E3D7, E3D8, and AS1735.14:1998 will need to be provided for the issue of the OC Access Installation Certificate.* 55

OC 3.16 Lighting Levels – *On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation Certificate at OC* 67

PBDS 3.14.7 Carparking – Omission of Bollard – *A Performance Based Design Solution is to be prepared to address the omission of the bollard to the shared zone which is to also function as a turn bay.* 63

Abbreviations

The following abbreviations are employed in this Checklist:

ACA	Access Consultants Association
AS	Australian Standard
BCA	Building Code of Australia
NCC	National Construction Code
Dts	Deemed to satisfy
CAPT	Continuous Accessible Path of Travel
GPO	General Power Outlet
USAT	Unisex Accessible Sanitary Toilet
AFFL	Above Finished Floor Level
TGSI	Tactile Ground Surface Indicator
PPE	Principal Pedestrian Entrance
DAPB	Designated Accessible Parking Bay
SOU	Sole Occupancy Unit

Legend

The following list of differing colour toning are indicators of access compliance throughout this report:

	Compliant
	Not Compliant
	Information to be provided
	Information to be provided for the issue of the OC Access Installation Certificate
	Item to be addressed by Performance Based Design Solution

Examples of these compliance summaries include:

Compliance:	An accessible path of travel is provided from the set-down point to the Principal Pedestrian Entry to the event.

Compliance:	Door circulation zones are not compliant. Ensure door latch-side clearance achieves a minimum of 530mm.

Compliance:	The doorways luminance contrast levels is not able to be assessed. Information is to be provided.

Lines that are written in red and highlighted in yellow (like this line of text) indicate an item that may require action by the project team, impacting on the overall design.

1. Executive Summary

This access report has been prepared to provide commentary on the documentation for the mixed-use and affordable housing development located at 57 Station Street, Mullumbimby NSW 2482.

The purpose of this access report is to highlight and review key accessible topics as they relate to design elements of the proposed redevelopment. The key accessible areas are mainly in relation to the requirements of the NCC Section D4, Access and Egress and AS1428.1:2009 Design for access and mobility.

There is generally a high level of compliance throughout the project, however there are many access requirements that require more information to be provided. This additional information is to be provided as part of the detailed construction documentation to be prepared for this project.

1.1 Project introduction (provided by Wilson Planning)

Landcom is the NSW Government's land and property development organisation and has a mandate to take a lead in improving the supply, diversity, and affordability of new housing in NSW. As part of the NSW Government's commitment to increasing the supply of affordable housing, Landcom, in partnership with registered community housing providers, has pledged to deliver 1,800 affordable rental housing dwellings by 2029.

Landcom has partnered with Byron Bay Shire Council (Council) to deliver 32 affordable dwellings in Mullumbimby. After a search of sites currently owned by Council, the subject site was chosen as the most appropriate in terms of accessibility, inclusivity, and ability to demonstrate innovation and design excellence.

The subject site ('the site') comprises Lot 6, 7, and 8 Section 3 in DP 2772 and is known as 57 Station Street, Mullumbimby. The site has a total area of 1,691m2, and is rectangular in shape. The site has a 30.175 metre frontage to Station Street to the east and McGoughan's Lane to the west. Vehicular access to the site is currently via both Station Street and McGoughan's Lane.

The site is flood prone land, with a Flood Planning Level of RL 5.14m AHD. The site does not contain any easements or services; however, there is a sewer main and overhead power running along the Station Street frontage. The site has a concrete footpath and kerb and guttering along its full Station Street frontage. Stormwater drainage infrastructure in available in Station Street.

The site is relatively flat, with a very slight fall of approximately 300mm from the rear boundary to Station Street. 40 native and exotic trees and shrubs are located within, or within close proximity of, the site.

The site contains a formalised public carpark and public toilet building, which is listed as a locally listed heritage item – Item I152 'Public Lavatory' – under Byron Local Environmental Plan 2014 (BLEP). The site is zoned E1 Local Centre under BLEP and is located within the Mullumbimby Heritage Conservation Area (HCA).

The site is surrounded by a varied mix of development, including a single storey dwelling used for commercial purposes immediately to the north, and commercial developments with associated at-grade parking to the south and west.

The proposal involves the demolition of the existing public carpark and heritage listed public toilet building; the removal of 26 trees and shrubs and the construction of a 3-storey mixed use affordable housing development comprising of a boarding house with 4 private rooms and shop top housing with ground floor commercial space and 28 apartments on Levels 1 and 2.

The proposed development will have the following components:

- Ground Floor Level – Commercial tenancies facing Station Street with a total GFA of 76.6m2; a residential lobby; a boarding house with 4 private rooms, all with their own kitchenette and bathroom, a communal living room and communal outdoor space; parking for 19 vehicles and 10 bicycles; services and waste storage rooms, pedestrian pathways; and landscaping.

- Level 1 – 14 residential apartments, including 6 x studios, 5 x 1-bedroom apartments, and 3 x 2-bedroom apartments. Communal open space totalling 88m2 will also be provided at this level.
- Level 2 – 14 residential apartments, including 6 x studios, 5 x 1-bedroom apartments, and 3 x 2-bedroom apartments.

Pursuant to Chapter 2 of State Environmental Planning Policy (Housing) 2021 (the Housing SEPP), shop top housing and boarding houses are permissible forms of affordable housing on the site. Pursuant to Division 1 of Chapter 2, additional floor space and height are available for affordable housing developments. The proposal is consistent with the provisions of the Housing SEPP.

The building has been designed by prominent architect firm Hill Thalis and was informed by a thorough analysis of the urban conditions of the site. The building arrangement is similar to many buildings in the centre of Mullumbimby, in that it builds to the street, while having setbacks to the side and to the rear lane. The setbacks are tailored to the particular site conditions.

Consistent with the larger, more characterful buildings in Mullumbimby, the design brings a confident scale and presence. The facades on all sides have open balconies and inset verandas to provide suitable articulation, amenity and weather protection.

The architectural expression is of well-scaled horizontal and vertical elements. The well-proportioned inset balconies and windows are framed by projecting concrete slabs, providing external shading. A broad roof with deep eaves on all sides tops the design, reminiscent of such roofs which so typify regional Australian settings. The proposal creates an appropriate urban presence and coherent architectural expression to the primary street and boundary frontages.

1.2 Design proposal

This development proposes a mixed-use development comprising:

- 32 dwellings
- retail tenancies
- Basement parking

The development is divided into 3 blocks with 1 passenger lift servicing all 3 levels of this development.

1.3 Accessible Access

Accessible access to and within this development is assessed considering the following:

D1P1 Access for people with a disability

> *Access must be provided, to the degree necessary, to enable—*
>
> *(a) people to—*
>
> *(i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and*
>
> *(ii) approach the building from any accessible associated building; and*
>
> *(iii) access work and public spaces, accommodation and facilities for personal hygiene*

The provisions of NCC Clause D4D2(4) will need to be satisfied. NCC Clause D4D2(4) for NCC Class 2 developments states:

> *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*

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.

Where a ramp complying with AS 1428.1 or a passenger lift is installed—

(a) to the entrance doorway of each sole-occupancy unit; and

(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.

The provisions of NCC Clause D4D3(1) will need to be satisfied. NCC Clause D4D3(1) states:

An accessway must be provided to a building required to be accessible—

(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.

Compliance:	The design as proposed satisfies the requirements of NCC Performance Requirement D1P1(a), NCC Clause D4D2

1.4 Access Declaration

This report confirms that the provisions for compliance with the accessible requirements nominated in the Disability (Access to Premises – Building) Standard 2010 where possible have been incorporated into the design proposed by the documentation.

iAccess Consultants has completed a review of the project documentation to evaluate the compliance and functionality of the project relative to the access provisions of the Disability Standard, The National Construction Code 2022 and meeting the objectives of the DDA.

Subject to addressing the actions identified in this report, iAccess Consultants confirms that the project documentation indicates the ability to comply with the NCC 2022 and the Disability (Access to premises – Buildings) Standard and the spirit and intent of the DDA & State / Council applicable provisions.

1.5 Building Classification

The NCC classification for this Development is:

- *Class 2 - Residential Apartment*
- *Class 3 - Boarding House*
- *Class 6 – Retail / Commercial*
- *Class 7a - Carpark*

1.6 Report Exclusions

The assessment discussed in this report is limited to the Scope of Works nominated in the Executive Summary.

1.7 Performance Solutions to be prepared

The proposed design may rely on the following Performance Based Design Solution to be prepared by iAccess Residential:

Topic 1. Omission of bollard to shared zone of accessible parking bay.

1.8 Equitable Egress Strategy - NCC Clauses D1P4 & D1P6

An NCC Deemed to Satisfy solution addressing egress from a building satisfies the provisions of D1P4 and D1P6.

Compliance:	The provision of the fire isolated stairways within this development satisfies this requirement

1.9 Architectural Documentation

This Access Report references the following architectural documentation prepared by Hill Thalis Pty Ltd.

Dwg No	Title	Revision
A0.01	Cover Page	A
A2.01	Demolition Plan	A
A2.02	Ground Floor Plan	A
A2.03	Level 1 Floor Plan	A
A2.04	Level 2 Floor Plan	A
A2.05	Roof Plan	A
A2.10	Accessible Unit Layouts	A
A2.21	Elevations	A
A2.22	Elevations	A
A2.31	Sections	A
A6.01	Materials	A

1.10 Occupation Certificate Checklist – Access NCC Section D, Clauses E3P4, E3D7, E3D8, F4P1, F4D6 and F4D8.

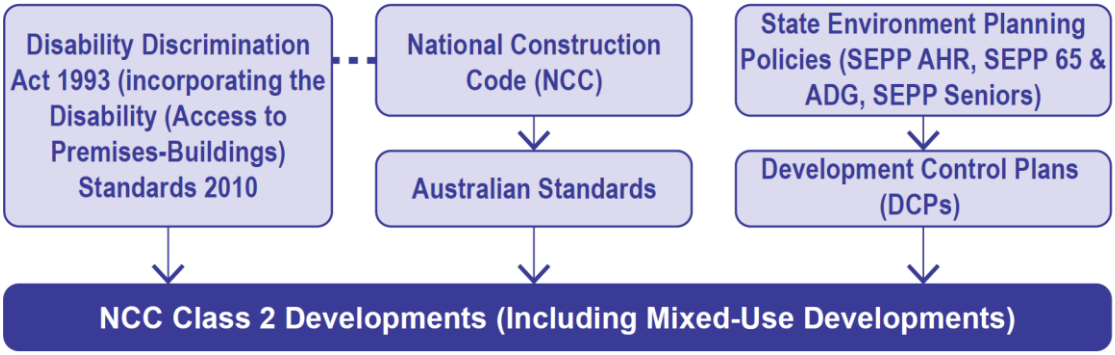
The following requirements are to be provided for the issue of the Occupation Certificate Access Installation Certificate.

- Slip resistance rating for external pavements
- Slip resistance rating for internal floor finishes to corridors and wet areas of rooms required to be accessible
- Slip resistance rating of stair nosing
- Slip resistance rating of stair going
- Slip resistance rating of TGSIs
- Luminous contrast of TGSIs to background floor finish
- Luminous contrast of stair nosing to going.
- Luminous contrast of Visual Indicators installed to full height glazing.
- Luminous contrast at doorways
- Installation of wall strengthening to locations where grabrails are installed.
- Setout of Accessible WCs to the requirements of Clause 15 of AS1428.1:2009
- Setout of Ambulant WCs to the requirements of Clause 16 of AS1428.1:2009
- Certification that the Statutory Braille Tactile signage is designed and installed to NCC Clause D4D7, NCC Specification 15 and Section 5 of AS1428.5:2010 where hearing augmentation is installed.
- Detailing of handrails to ramps and stairs to the provisions of Clause 10, 11 & 12 of AS1428.1:2009
- Line marking of any accessible parking spaces to be to Section 3 of AS2890.6:2009.
- Gradients of kerb ramps to be not more than 1:8
- Gradients of walkways to be shallower than 1:20
- Certification of force to operate doors other than fire or smoke doors fitted with door closers to be not more than 20N force

- Setout of door release buttons
- Location of switches to be not closer than 500mm to an internal corner
- Locations where the ceiling height is less than 2m to be designated with TGSIs or a barrier

2. Statutory Framework

The legislation addressing accessibility is documented in the following Act, Code and Standards:



2.1. Disability Discrimination Act 1992

Section 23 of the Disability Discrimination Act 1992 states:

> *It is unlawful for a person to discriminate against another person on the ground of the other person's disability:*
>
> *a) by refusing to allow the other person access to, or the use of, any premises that the public or a section of the public is entitled or allowed to enter or use (whether for payment or not); or*
>
> *b) in the terms or conditions on which the first-mentioned person is prepared to allow the other person access to, or the use of, any such premises; or*
>
> *c) in relation to the provision of means of access to such premises; or*
>
> *d) by refusing to allow the other person the use of any facilities in such premises that the public or a section of the public is entitled or allowed to use (whether for payment or not); or*
>
> *e) in the terms or conditions on which the first-mentioned person is prepared to allow the other person the use of any such facilities; or*
>
> *f) by requiring the other person to leave such premises or cease to use such facilities.*

The Disability Discrimination Act 1992 is complaints-based legislation and the Commissioner once having heard and assessed the level of discrimination may issue orders to rectify.

2.2. Legislative Framework

- Disability Discrimination Act 1992
- Disability (Access to Premises - Buildings) Standards 2010 (DDA 1992)
- National Construction Code 2022
- AS1428.1:2009 Design for access and mobility - General requirements for access - New building work
- AS1428.2:1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
- AS1428.4.1:2009 Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators
- AS1428.4.2:2018 Design for access and mobility – Wayfinding
- AS1680.2.1:2008 Interior and workplace lighting - Specific applications - Circulation spaces and other general areas

- AS1735.14:1998 Lifts, escalators and moving walks - Low-rise platforms for passengers
- HB198:2014 Guide to the specification and testing of slip resistance of pedestrian surfaces

3. ACCESS REPORT

3.1.1. Access Report Preamble

The Access Report following has adopted the headings of the Disability (Access to Premises) Standard 2010. The Standard provides a framework for analysis and when coupled with the technical provisions of the National Construction Code (NCC) and the provisions of Australian Standards AS1428, AS2890.6 and AS1735.

Australian Standards provide certainty and direction to address accessibility compliance.

3.1.2. Disability (Access to premises – Buildings) Standard 2024

In November 2024 the Disability (Access to Premises – Buildings) Standard was updated. This latest revision has yet to come into effect. The main difference between the documents is the reference to AS1428.1:2021 which is not referenced by NCC 2022.

It is anticipated that the latest revision of this document will come into effect sometime in May 2025.

For the purpose of this report the provisions of AS1428.1:2009 have been relied upon.

3.2. Continuous Accessible Paths of Travel

3.2.1. Legislative references

NCC 2022	D1P1 Access for people with a disability
	D1P2 Safe movement to and within a building
	D4D2 General building access requirements
	D4D3 Access to buildings
	D4D4(c) Parts of buildings to be accessible.
AS Reference:	Clause 6 (Continuous Accessible Paths of Travel) of AS1428.1 2009

3.2.2. Preamble

This section discusses Continuous Accessible Paths of Travel (CAPT) throughout the external and internal areas of the development.

Accessible access is provided from the boundary to the retail frontage and to the residential entry/ lift lobby.

Accessible access from the accessible parking is provided.

3.2.3. CAPT Requirements to be satisfied

The requirements for Continuous Accessible Paths of Travel are noted in the National Construction Code at Clauses D1P1 and D4D3:

A continuous accessible path of travel to accessible facilities will need to be provided to enable people to *'approach the building from the road boundary'* so that they can *'access work and public spaces, accommodation and facilities for personal* hygiene' in accordance with the requirements of ***D1P1*** of the National Construction Code 2022.

The NCC Clause **D4D3(1)** identifies that

An accessway must be provided to a building required to be accessible—

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.

Compliance:	The proposed design drawing set reflects the capability compliance with NCC2022 Clauses D1P1 and D4D3.

3.2.4. Lighting Levels

The lighting level along paths of travel will need to achieve a minimum level of 150lx as noted at Clause 19 of AS1428.2:1992 or the minimum lighting levels noted at AS1680.

3.2.4.	***Lighting Levels –*** *On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation certificate at OC.*

3.2.5. Height and Width of Continual Accessible Paths of Travel

The minimum unobstructed height of a continuous accessible path of travel shall be 2000mm or 1980mm at doorways.

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

(a) *Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.*

(b) *Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.*

(c) *Door handles less than 900 mm above the finished floor level.*

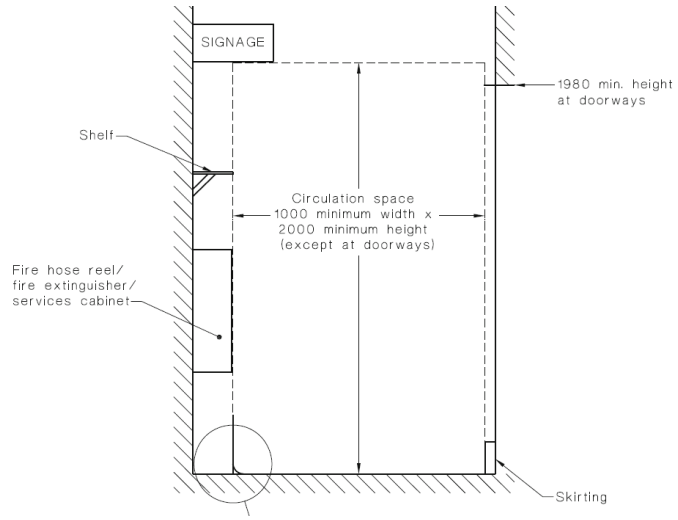


Figure 1 – Fig. 2 of Section 6, AS1428.1:2009

3.2.6. Circulation Zones – Width of path of travel

A minimum pathway of 1m width is required throughout all accessible areas.

Compliance:	The proposed design drawing set reflects the capability compliance with Clause 6.3 of AS1428.1:2009.

3.2.7. Circulation Zones – Turn areas

The design also requires locations where a wheelchair user can make a 180deg turn (1540 x 2070mm) at corridor/pathway ends in accordance with the provisions of Fig. 5, Clause 6 of AS1428.1 2009 as well as 1500x1500 circulation zones where the path of travel changes direction.

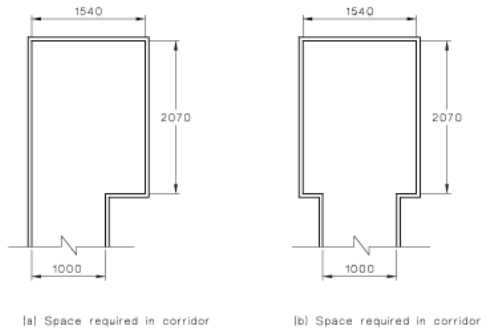


Figure 2 – Fig.3 Section 6 AS1428.1 2009

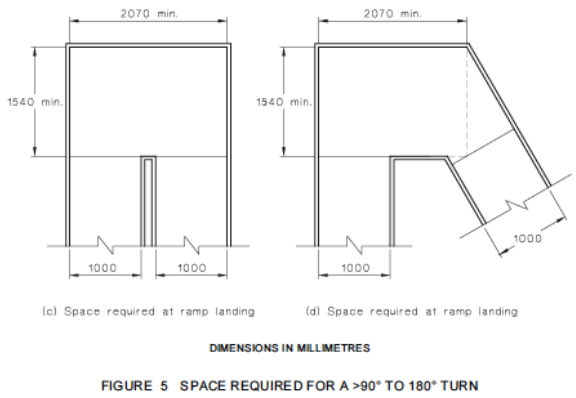


Figure 3 – Fig.5 Section 6 AS1428.1 2009

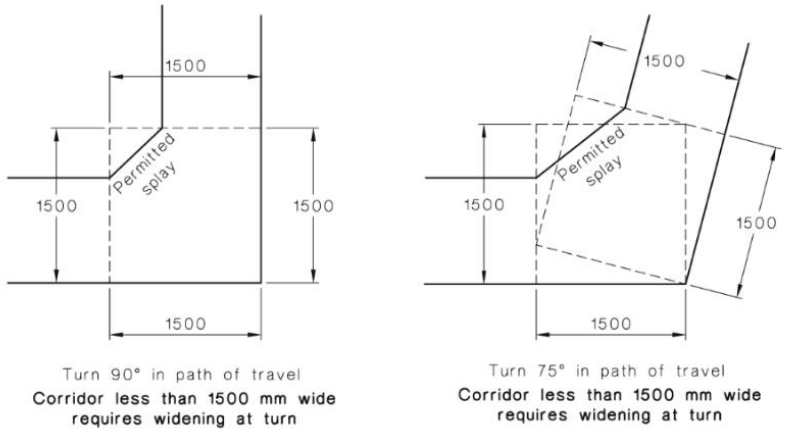


Figure 4 – Fig.4 Section 6 AS1428.1 2009

3.3. Visual Indicators on Glazing

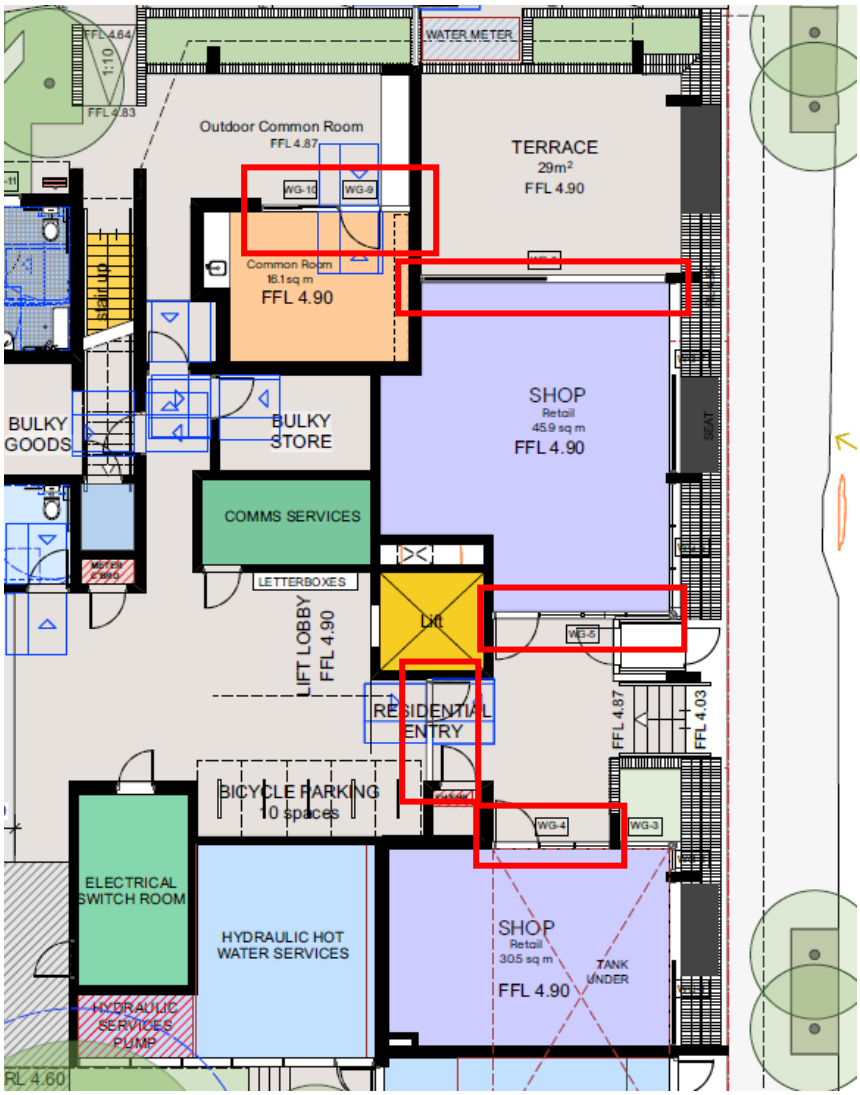
3.3.1. Visual Indicators - Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	D4D13 Glazing on an accessway.
AS Reference:	Clause 6.6 (Visual Indicators on Glazing) of AS1428.1 2009

3.3.2. Visual Indicators on glazing

The design proposes full height glazing as part of the glazing associated with the commercial tenancies and with the residential entry lobby and common room area.

Where full height glazing is provided then visual indicators will need to be specified to be applied to the glazing. The plan following indicates locations where full height glazing may be provided.



3.3.3. Visual Indicators – Requirements to be satisfied (Informational)

Where full height glazing is proposed, visual indicators will need to be fixed to the glazing in accordance with Clause 6.6 of AS1428.1:2009:

> *Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.*
>
> *Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.*

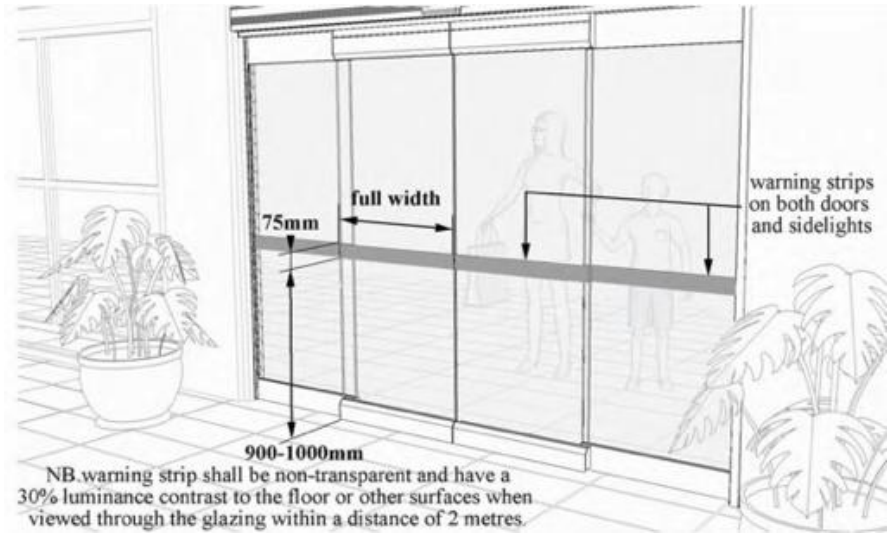
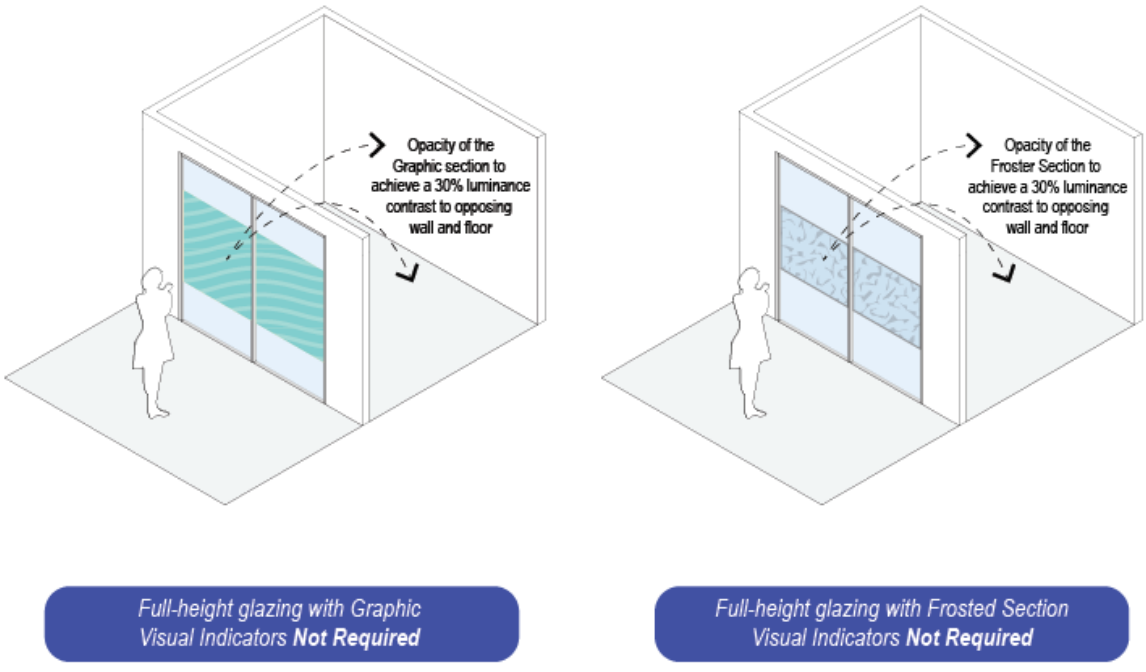


Figure 5 – Diag.4 DE-IG02 2013



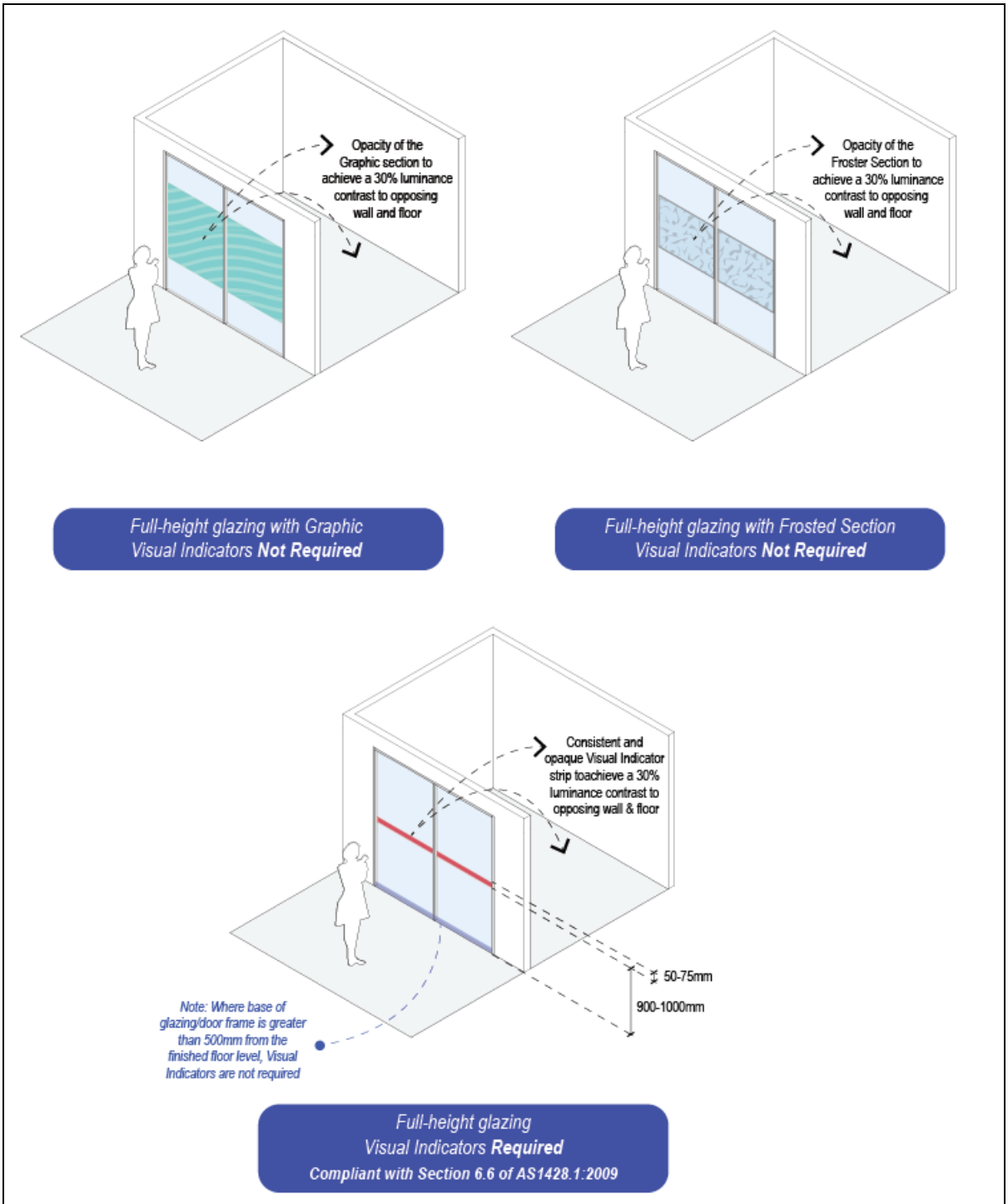
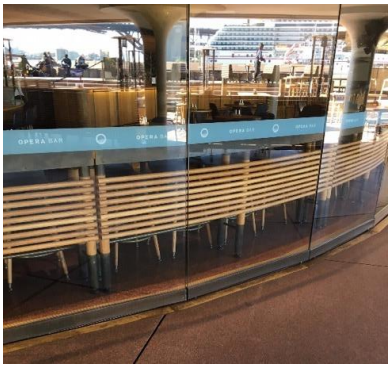


Figure 6 – Visual Indicators Summary Sketch - iAccess Residential

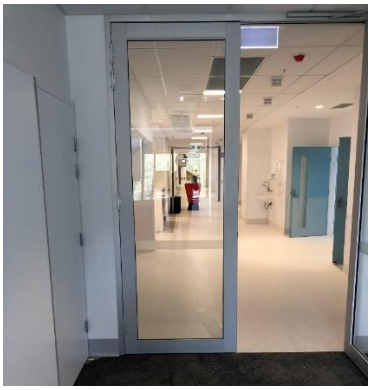
The following are some compliant examples of the application of Visual Indicators on glazing.



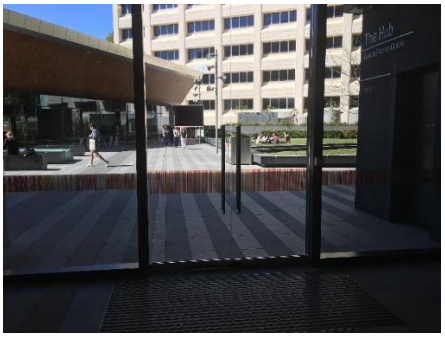
In considering the statutory requirements for Visual Indicators on glazing, it is important to note other contextual factors, such as glare, lighting, floor finishes, furniture placement and casted shadows from building lines.

The following are some non-compliant examples of the application of Visual Indicators on glazing as a result of these contextual factors.

Luminance contrast is not achieved due to glare and shadow cast.



Luminance contrast is not achieved due to floor finish colour.



Luminance contrast is not achieved due to shadow cast.

3.3.	***Visual Indicators on Glazing –*** *The detailed documentation to be prepared for this project will need to detail the application of visual indicators on full height glazing. The visual indicators will need to be solid and opaque, and the bottom of the visual indicators will need to be located between 900-1000mm AFFL. In some locations differing colours of the indicators may need to be applied. The visual indicators will need to achieve a 30% luminance contrast.*

3.3.	***Visual Indicators on Glazing –*** *On completion of the works certification will need to be provided that the visual indicators installed achieve 30% luminous contrast when viewed from 2m on either side of the glazing located on accessible paths of travel. This certification is required for the issue of the Access Installation certificate – OC.*

3.4. Floor or Ground Surfaces

3.4.1. Floor or Ground Surfaces - Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	D1P2 Safe movement to and within a building
	D3D15(a) Landings
	Table D3D15: Slip-resistance classification
AS Reference:	Clause 7 of AS1428.1:2009
	HB198:2014 (slip resistance)

3.4.2. Slip Resistance

The slip resistance of the floor finishes will need to satisfy the minimum requirements of NCC Table D3D15 and the slip resistance ratings noted within HB198.

Certification indicating compliance with the slip resistance provisions will need to be provided from the respective flooring suppliers.

The table following summarises the minimum slip resistance levels of flooring materials to be achieved within this development.

Location	NCC Table D3D15	HB198	Criterion Satisfied
Ramp steeper than 1:14	Dry P4/R11 – Wet P5/R12	P5/R12	Not Applicable
Ramp steeper than 1:20 but not steeper than 1:14	Dry P3/R10 – Wet P4/R11		Additional Information to be provided
Tread or landing surface	Dry P3/R10 – Wet P4/R11	Dry P3/R10 – Wet P4/R11	Additional Information to be provided
Nosing	Dry P3 – Wet P4	Dry P3 – Wet P4	Additional Information to be provided
Transition Areas		P2/R9	Additional Information to be provided
External ramps including sloping driveways, footpaths, etc., under 1:14, external sales areas (e.g. markets), external carpark areas, external colonnades, walkways, pedestrian crossings, balconies, verandas, carports, driveways, courtyards and roof decks		P4/R11	Additional Information to be provided
External Ramps (including sloping driveways, footpaths etc.) steeper than 1 in 14		P5/R12	Additional Information to be provided
Wet area / sanitary facilities		P3/R10	Additional Information to be provided

3.4.1.	***Slip Resistance - floor and ground surfaces –*** *The detailed construction documentation to be prepared for this project will need to detail the various floor finishes and the respective slip-resistance ratings. A schedule of the materials and the associated slip resistance rating will need to be prepared.*

3.4.1.	***Slip Resistance - floor and ground surfaces –*** *On completion of the works certification is to be provided by the contractors indicating the slip resistance of the flooring materials installed This information is required for the issue of the access installation certificate required for the issue of the Occupation Certificate.*

3.4.3. Carpet

The finishes schedule may propose carpet finishes within this development.

It will be necessary that the specification and application of the carpet satisfy the provisions of:

- NCC Clause D4D4 (g) & (h) and
- AS1428.1:2009 Clause 7.4

Clause 7.4.1 of AS1428.1:2009 states:

> *Where carpets or any soft flexible materials are used on the ground or floor surface—*
>
> *(a) the pile height or pile thickness shall not exceed 6 mm and the carpet backing thickness shall not exceed 4mm*
>
> *(b) exposed edges of floor covering shall be fastened to the floor surface and shall have a trim along the entire length of any exposed edge; and*
>
> *(c) at the leading edges, carpet trims and any soft flexible materials shall have a vertical face no higher than 3 mm or a rounded bevelled edge no higher than 5 mm or above that height a gradient of 1 in 8 up to a total maximum height of 10 mm*

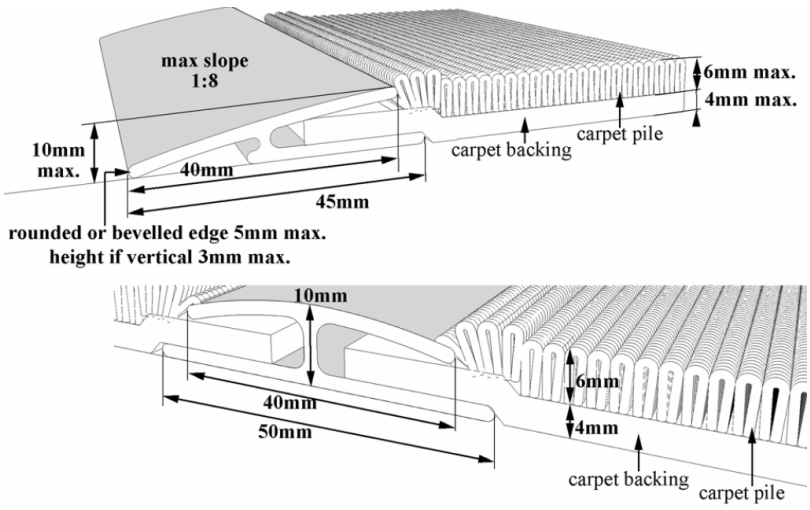


Figure 7 – Examples of carpet joints on an accessible path of travel

3.4.2.	***Carpet –*** *On completion of the works certification is to be provided by the carpet contractor that the specified carpet has been installed and that the provisions of NCC Clauses D4D4 (g) & (h) have been satisfied.*

3.4.4. Floor transitions

Transitions between floor finishes will need to comply with Clause 7.2 of AS1428.1:2009.

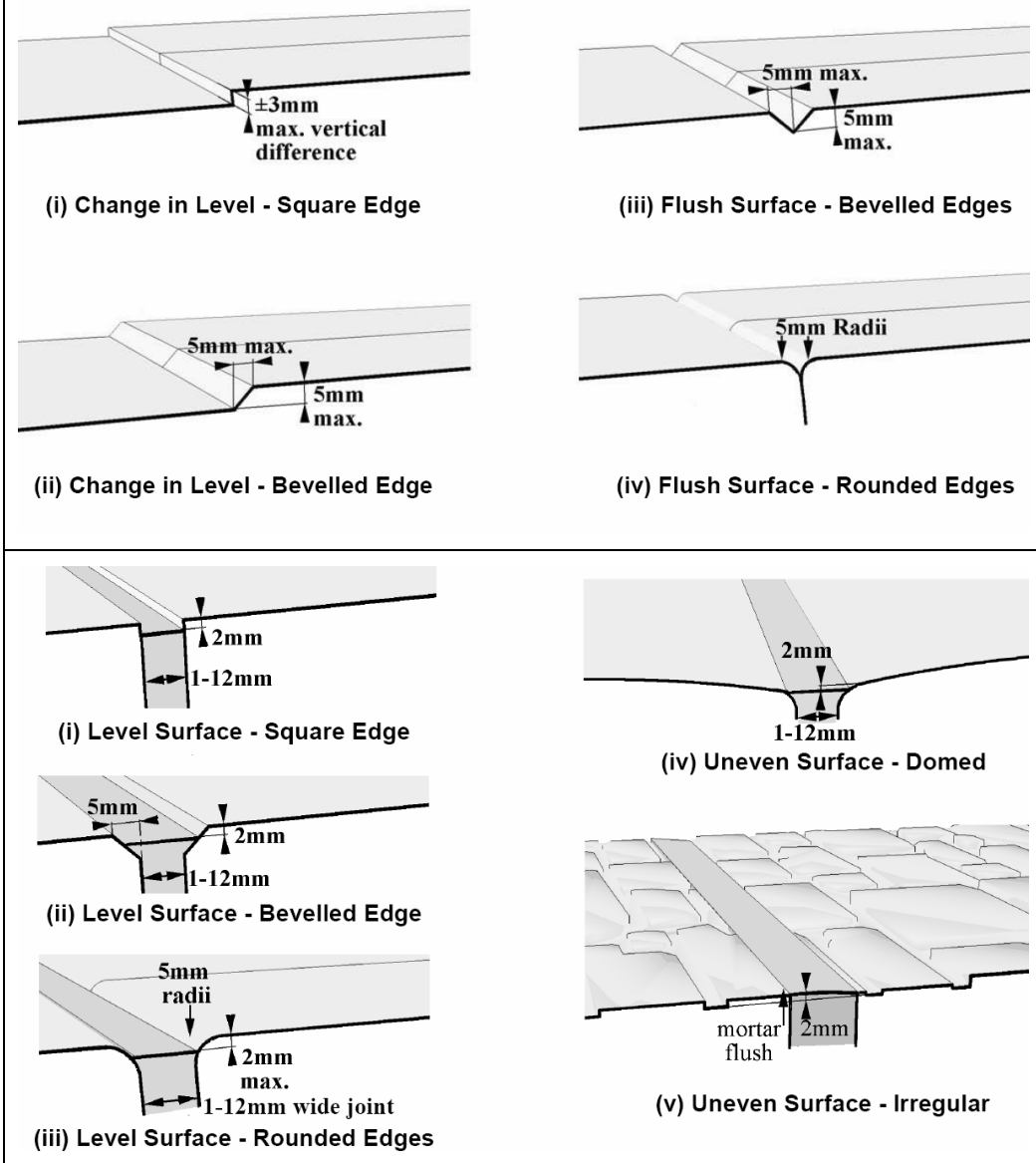


Figure 8 – diagrams indicating the acceptable tolerances between pavement finishes

3.4.3. Floor transitions – *The construction documentation to be prepared for this project will need to detail the various floor finishes and their respective junctions and transitions.*

3.4.5. Recessed Matting

The design may propose the installation of recessed matting.

The installation will need to satisfy the following requirements from Clause 7.4.2 of AS1428.1:2009.

Matting recessed within a continuous accessible path of travel—

(a) *where of metal and bristle type construction or similar, its surface shall be no more 3 mm if vertical or 5 mm if rounded or bevelled, above or below the surrounding surface; and*

(b) *where of a mat or carpet type material, shall have the fully compressed surface level with or above the surrounding surface with a level difference no greater than 3 mm if vertical or 5 mm if rounded or bevelled.*

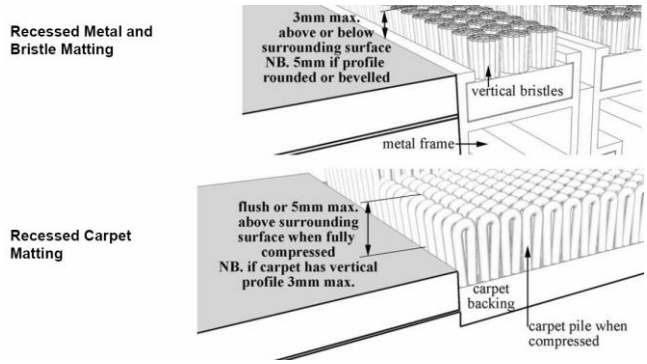


Figure 9 – Recessed matting height tolerances

3.4.4. Recessed Matting - *The construction documentation to be prepared for this project will need to detail any recessed floor mats to be installed as part of this project. The detailing of the recessed matting will need to satisfy the provisions of Clause 7.4.2 of AS1428.1:2009.*

3.4.6. Grated Drains

Any grated drains located on any paths of travel will need to be fitted with compliant heel guard grates (Clause 7.5).

7.5 Grates

Grates shall comply with the following:

(a) Circular openings shall be not greater than 13 mm in diameter.

(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.

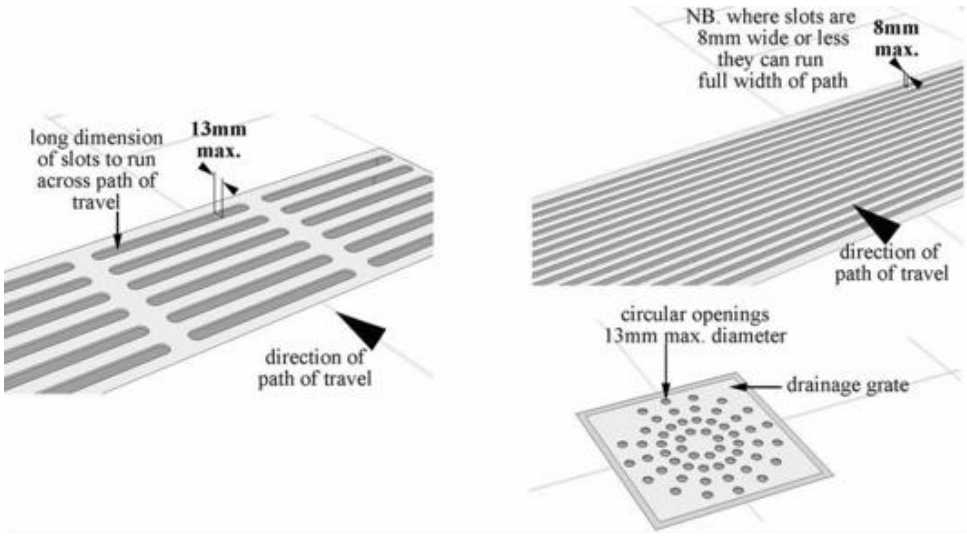


Figure 10 –Diag.7 DE-IG02 2013 – example of heel guard grates

3.4.5. ***Grated drains –*** *The hydraulic documentation to be prepared for this project will need to specify the heel guard grates to be installed where grated drains are provided in accessible paths of travel located at ground level and to the terraces and rooftop common areas.*

3.5. Statutory Braille Tactile Signage

3.5.1. Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	Clause D3D26(2)(b) Operation of latch
	Clause D4D7 Signage
	Specification 15 Braille Tactile Signs
AS Reference:	Clause 8 – Signage, AS1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment
	Clause 16 – Symbols, AS1428.4.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
	Clause 17 – Signs, AS1428.2 1992 Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
	AS1428.4.2:2018 Design for access and mobility – Wayfinding

3.5.2. Preamble

The NCC nominates the statutory requirements for Braille Tactile signage. Braille Tactile signs are to be provided in the following locations:

- WC locations
- Exits
- Directional information to accessible entrances.

3.5.3. Statutory Signage Requirements (Informational)

NCC Section **D4D7(1)(a) & (c) Signage** states:

In a building required to be accessible—

(a) braille and tactile signage complying with Specification 15 must—

(i) incorporate the international symbol of access, as appropriate, in accordance with AS 1428.1 and identify each— occupancy unit in a Class 3 or Class 9c building; and

(A) sanitary facility, and

(ii) identify each door required by E4D5 to be provided with an exit sign and state—
(A) "Exit"; and
(B) "Level"; and
(C) the floor level number or floor level descriptor, or a combination of the two.

(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and

3.5.4. Wayfinding (Not referenced by the NCC)

AS 1428.4.2-2018 The Australian Standard for design for access and mobility – Wayfinding, specifies the minimum wayfinding sign requirements to enable pedestrians, particularly those who are blind,

deafblind or have low vision, to enter and to navigate within buildings and/or sites, including a return route, in a safe and independent manner.

This Standard will also be of use to people with other disabilities who require enhanced information to communicate wayfinding information within buildings.

3.5.5. Braille Tactile Exit Signage

Braille tactile Exit signage will need to be provided at each level of the building associated with the fire egress door and at horizontal exits between fire compartments.

Examples of Braille Tactile Signage include:

(***Figure 11 – Examples of Braille Tactile Signage from www.brailletactilesigns.com.au)***

3.5.5. ***Statutory Braille Tactile Exit Signage*** *– The detailed construction documentation will need to document the braille tactile exit signage to be installed.*

3.5.6. WC Signage

Braille tactile WC signage will need to be provided at each sanitary facility entrance.

Examples of Braille Tactile Signage to be provided in this project include:

NB: Text "Unisex Toilet RH" to be used where the toilet is configured adjacent to a wall on the right, and similarly text "Unisex Toilet LH" is to be used where the toilet is adjacent to a wall on the left of the toilet pan.

3.5.6. ***Statutory Braille Tactile WC Signage*** *– The detailed construction documentation will need to document the braille tactile WC signage to be installed.*

3.5.7. Mounting Heights – General signs

The mounting heights of signage will need to incorporate the viewing zones as identified in AS1428.2:1992.

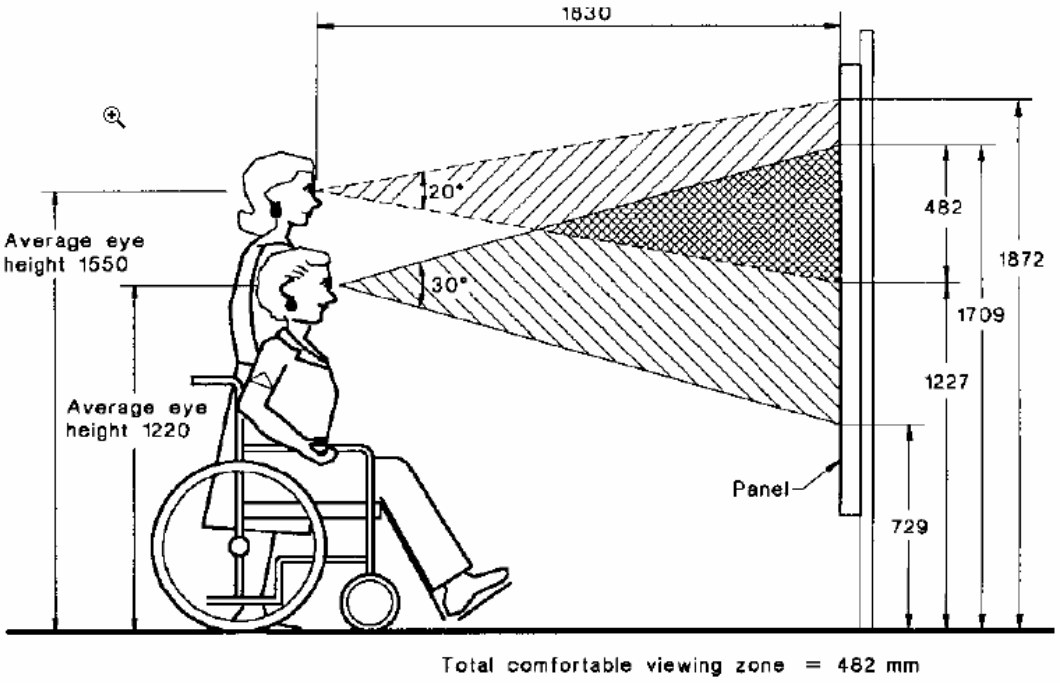


Figure 12 – Extract from Australian Standard indicating acceptable view range for signage

3.5.8. Luminance & Colour Contrast

Signs should be matt in colour, instead of a gloss finish to avoid any glare.

The minimum recommended luminance contrast for lettering on signage to the sign background is 30%.

The minimum recommended luminance contrast of a sign to its context is 30%.

This can be achieved by the sign field colour achieving a 30% luminous contrast with the wall surface the sign is mounted on or by providing a 5mm black border to the sign as per the following examples.

3.5.9	***Luminance & Colour Contrast -*** *Details of the braille tactile WC signage is to be provided for review as part of the detailed Constriction documentation to be prepared for this project. Please note that aluminium signs on a white wall will not achieve compliance.*

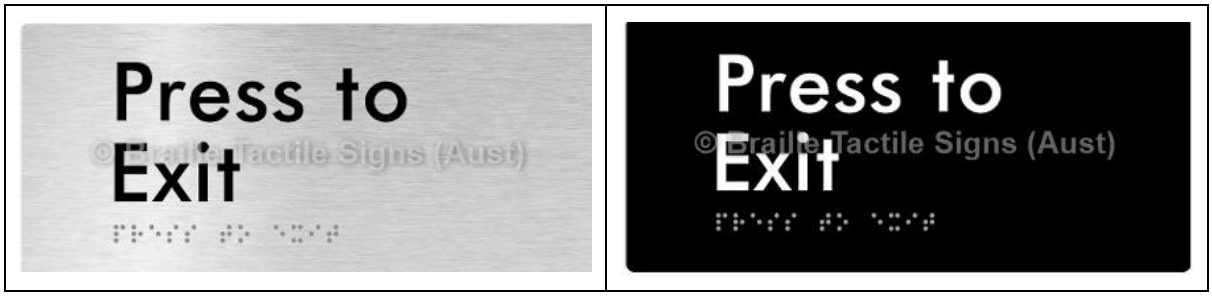
3.5.9. Push to release door locations

The design may include door release by way of push buttons.

NCC Clause D3D26(2)(b) states:

> *A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.*
>
> *Where the latch operation device referred to in (1)(b) is not located on the door leaf itself braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device.*

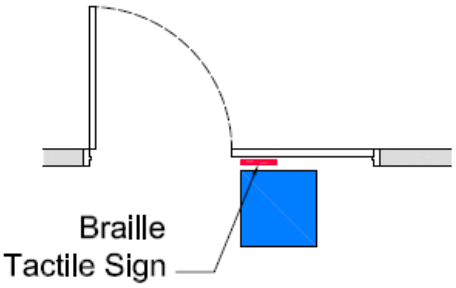
The following are examples of sign types for this instance.

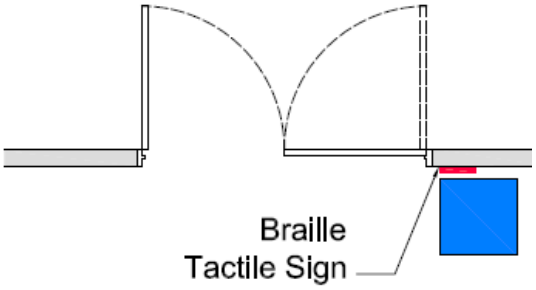


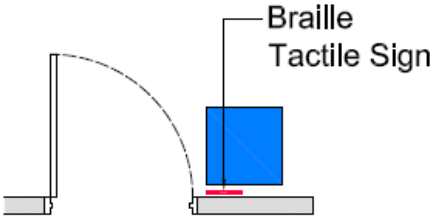
3.5.10	***Braille Tactile Press to Exit Signage -*** *Details of the braille tactile 'Press to Exit' signage to be installed will need to be provided for review as part of the detailed construction documentation to be prepared for this project. Specific attention is directed to the font type, size of lettering and the selection of a field colour of the sign which will achieve a 30% luminance contrast with the wall or door the sign is installed on.*

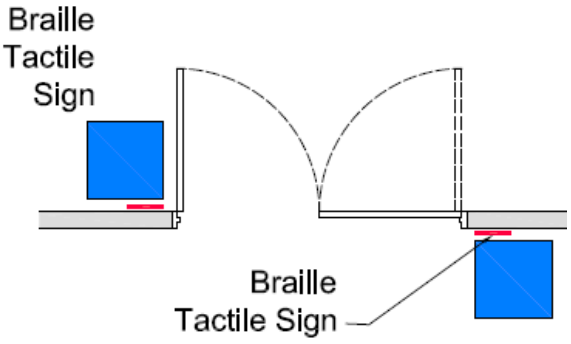
3.5.10. Locations of Braille Tactile door signs

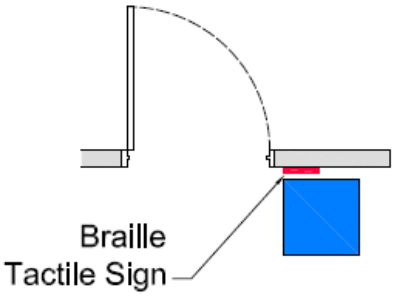
The following sketches have been prepared to indicate the preferred installation locations for the placement of Braille Tactile signs.

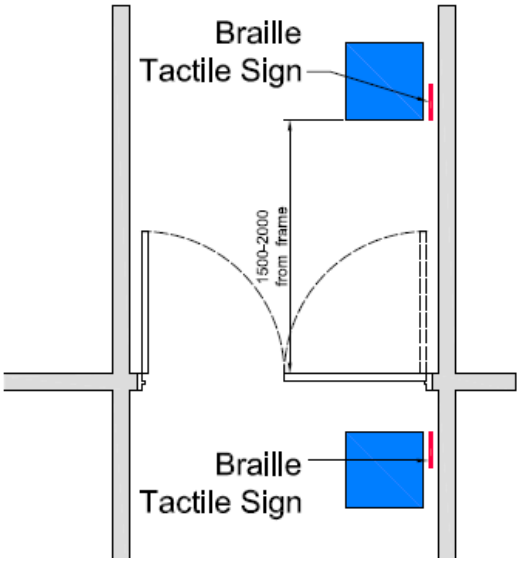

Braille
Tactile Sign

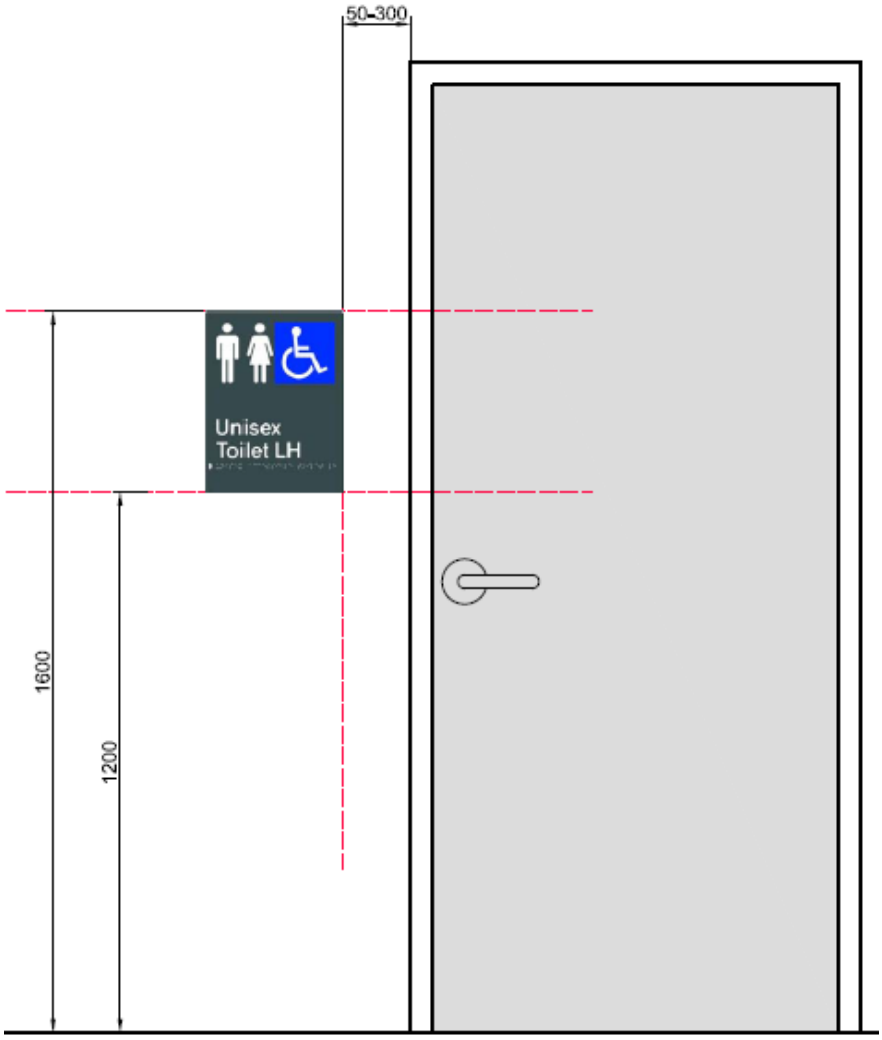

Braille
Tactile Sign


Braille
Tactile Sign


Braille
Tactile
Sign
Braille
Tactile Sign


Braille
Tactile Sign


Braille
Tactile Sign
1500-2000
from frame
Braille
Tactile Sign


50-300
Unisex
Toilet LH
1600
1200

3.6. Tactile Indicators (TGSIs)

3.6.1. Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	Clause D4D9 Tactile Indicators
AS Reference:	Clause 9 (Tactile Ground Surface Indicators (TGSIs) of AS1428.1 2009
	AS 1428.4.1 2009 Design for access and mobility - Means to assist the orientation of people with vision impairment

3.6.2. TGSIs – Overview

The design proposes stairs in this development.

TGSIs will need to be provided in these locations in accordance with the requirements of AS1428.4.1:2009.

Within the basement the locations where the lift lobby fronts the traffic aisleway TGSIs and Bollards will need to be provided in accordance with Clause 2.5 of AS1428.4.1:2009.

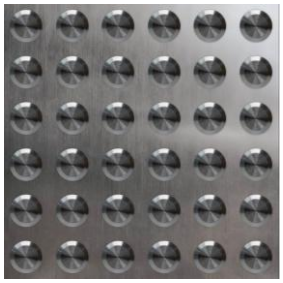
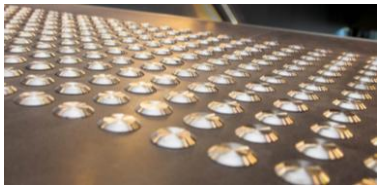
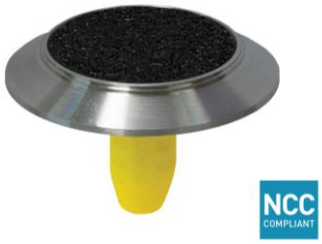
3.6.3. TGSIs – Luminance Contrast

Clause 2.2 of AS1428.4.1:2009 requires that luminance contrast be provided between the TGSI and the adjacent base as follows:

(i) Where the integrated TGSIs are of the same colour as the underlying surface—not less than 30% across its entire area.

(ii) Where discrete TGSIs—not less than 45%.

(iii) Where discrete TGSIs are constructed using two colours or materials, the raised surface shall have a section that has 60% luminance contrast for a diameter of 25 ±1 mm.

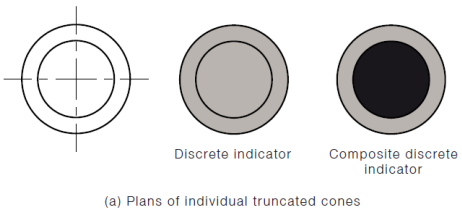
		
The above integrated TGSI format requires 30% luminous contrast to adjacent floor finish	The above discrete TGSI format requires 45% luminous contrast to adjacent floor finish	The above two colour/material discrete TGSI format requires 60% luminous contrast to adjacent floor finish

3.6.3. TGSIs – Luminance Contrast – *The selection of the type of TGSI will nominate the luminance contrast level to be achieved. Once the TGSIs have been selected it may be necessary to have testing undertaken to determine compliance. Certification of compliance will need to be provided for the issue of the Occupation Certificate for this project.*

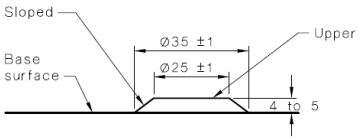
3.6.4. TGSIs – Requirements to be satisfied

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1:2009.

The design and arrangement of warning tactile ground surface indicators (TGSIs) shall comply with Figure 2.1 of AS1428.4.1:2009.



(a) Plans of individual truncated cones



(b) Elevation of individual truncated cone

DIMENSIONS IN MILLIMETRES

FIGURE 2.1 DESIGN AND ARRANGEMENT OF WARNING TGSIs

Figure 13 – Fig. 2.1 of AS1428.4.1:2009.

3.6.4. ***Warning indicators –*** *The setout for the placement of TGSIs will need to be provide as part of the detailed construction Documentation to be prepared for this project. Please note that TGSIs are not required to be provided at mid landings on stairways or mid landing on a ramp system where no additional persons are added to the ramp system.*

3.6.5. Setout of TGSIs associated with Stairs

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1. TGSIs are to be provided to stairways which are not fire isolated stairways. These stairways are general access stairs and are available for use by all. TGSIs are not requires to be installed within fire isolated stairs unless the fire isolated stair also functions as a general circulation stair

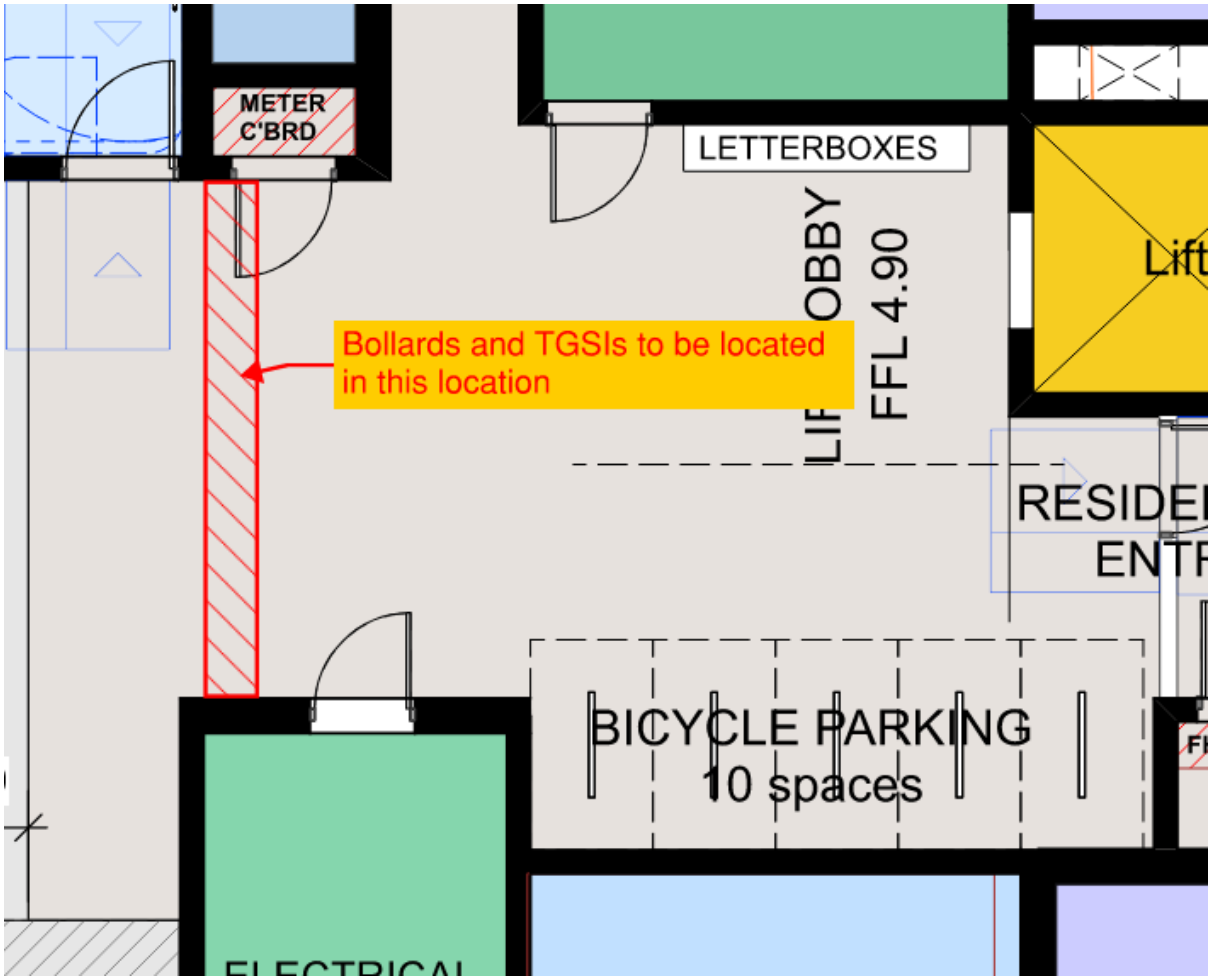
TGSIs are setout from the face of the riser at the top and bottom of the stair. The first row of TGSIs is located 300mm from the face of the riser. The depth of the TGSIs is generally 600-800mm where length of the landing is greater than 3m. Where the length of the landing is less than 3m the depth of the TGSIs is reduced to 300mm.

TGSIs are not located at mid landings where no additional population is address to the stair system.

3.6.5. ***Setout of TGSIs associated with Stairs –*** *Detailed TGSI setout plans will need to be prepared as part of the detailed construction documentation to be prepared for this project. The details will need to indicate the setout of the TGSIs from the face of risers and the nominated depth of TGSIs depending on the landing length.*

3.6.6. Setout of TGSIs associated with walkways at grade with driveways

TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1. The traffic aisle of the carpark appears to be at the same grade as the lift lobby. If this is the case TGSIs and bollards will need to be provided.



3.6.6. ***Setout of TGSIs associated with lobby–*** *Detailed TGSI setout plans will need to be prepared as part of the detailed construction documentation to be prepared for this project. The details will need to indicate the setout of the TGSIs adjacent to the traffic aisle.*

3.7. Walkways, Ramps and Landings

3.7.1. Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	D1P2(c) Safe movement to and within a building
	D4D4(a)(i) Parts of buildings to be accessible.
AS Reference:	Clause 10.3 of AS 1428.1:2009
	Clause 10.6 of AS 1428.1:2009
	Clause 12 of AS 1428.1:2009

3.7.2. Preamble

The design includes 1:10 step ramps within the public areas of this development.

The detailing of the 1:10 step ramps will need to satisfy the provisions of Clause 10.6 of AS1428.1:2009.

The following requirments will need to be satisfied.

Step ramps shall have—

(a) a maximum rise of 190 mm

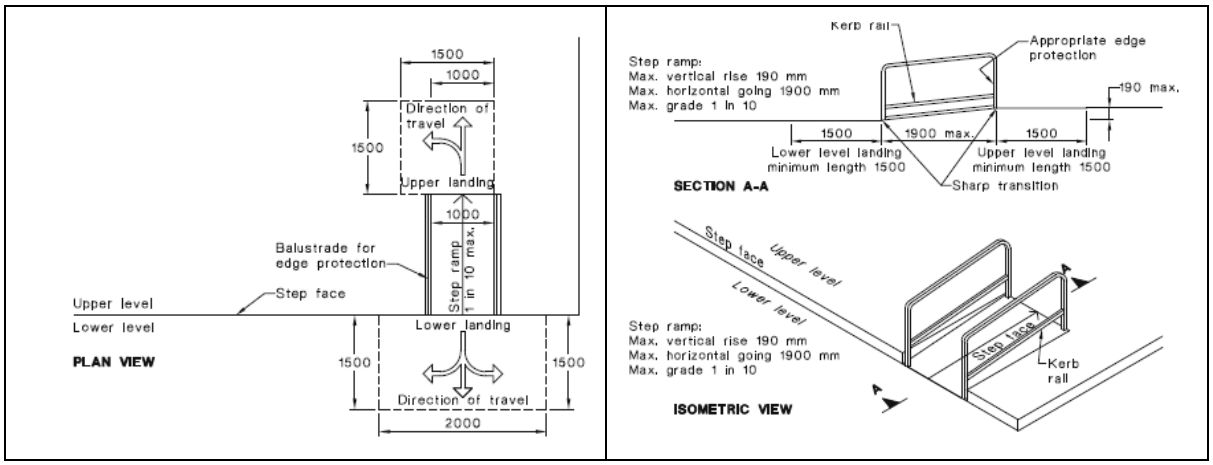
(b) a length not greater than 1900 mm; and

(c) a gradient not steeper than 1 in 10.

Step ramps shall be as shown in Figures 22(A) and 22(B), as appropriate. The edges of step ramp shall have a 45° splay where there is pedestrian cross traffic. Otherwise, it shall be protected by a suitable barrier, as shown in Figure 22(B), such as—

(i) a wall or suitable barrier with a minimum height of 450 mm; or

(ii) where an open balustrade is provided a kerb or kerb rail shall be provided.



3.8. Stairways

3.8.1. Stairways - Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	D1P2(c) Safe movement to and within a building
	D4D4(a)(i) Parts of buildings to be accessible.
	Table D3D15 Slip Resistance Classification
AS Reference:	Clause 11 Stairways AS1428.1:2009
	Clause 12 of AS 1428.1:2009

3.8.2. Overview

The design proposes two sets of main circulation stairs at both ends of the complex. These stairs also perform the role of emergency egress stairs for residents.

The two shops each propose internal stairs to accommodate for floor level changes and external stairs are proposed at the McGoughlan lane pedestrian entry and also along the shop frontage of Station Street.

3.8.3. Circulation Stairs

The circulation stairs will need to comply with the provisions noted at Clause 11 and 12 of AS1428.1:2009.

Specific attention is directed to the following:

a) Compliant handrail designs

b) Compliant handrail extensions to the top and bottom of each flight

c) Non-slip finish to going (Refer to NCC Table D2.14)

d) Non-slip 50-75 nosing fixed to each going

e) Opaque risers

f) Compliant TGSIs located at the top and bottom of each flight. TGSIs are not required at mid-landings where no additional pedestrians are added to the stair system

   Note: TGSIs shall be 600mm in width (or 300mm wide where the stair is closer than 3m to an adjacent wall.)

g) Minimum lighting level of 150 lx to be achieved

The following extract Figures below highlight the main features of a compliant stair design.

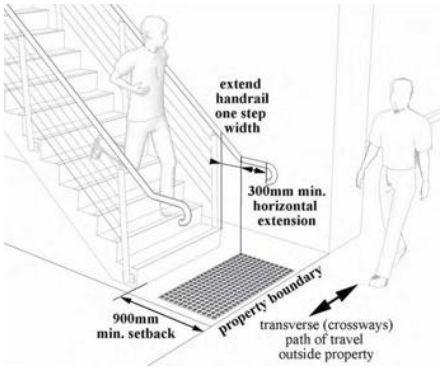


Figure 14 – Diag.25A DE-IG02 2013

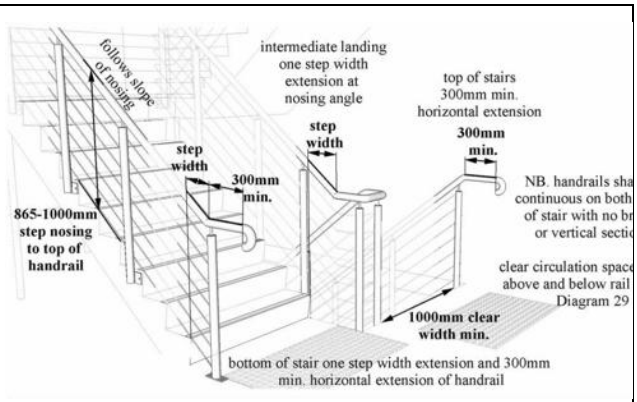


Figure 15 – Diag.25C DE-IG02 2013

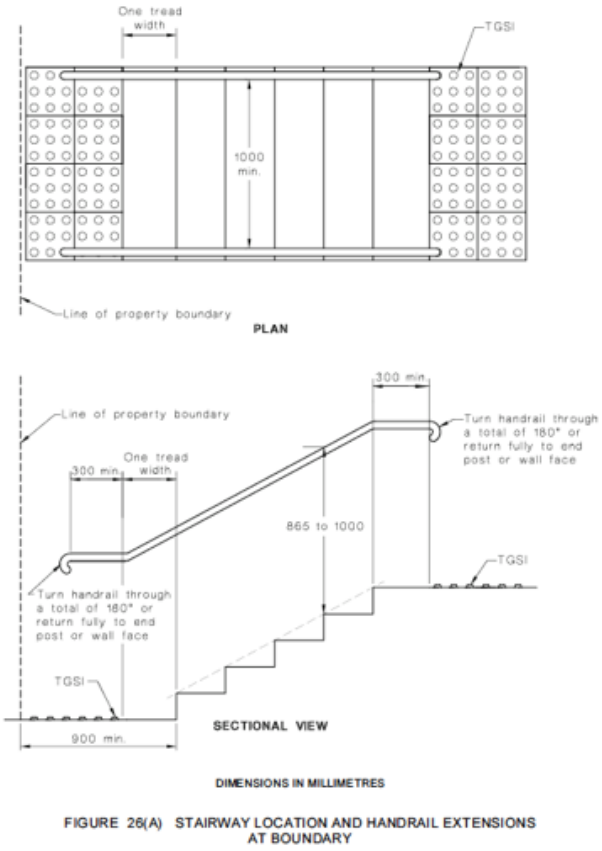


Figure 16 – Fig.26A Section 11 AS1428.1 2009

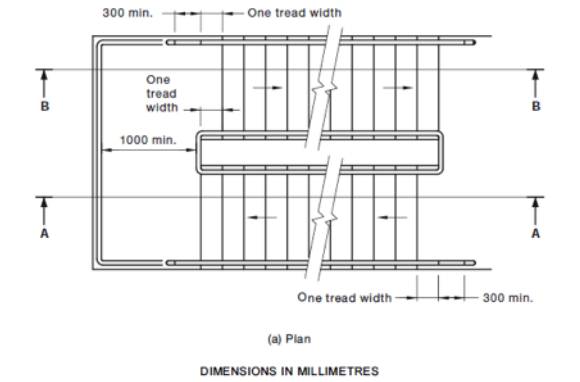


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

Figure 17 – Fig.28 Section 11 AS1428.1 2009

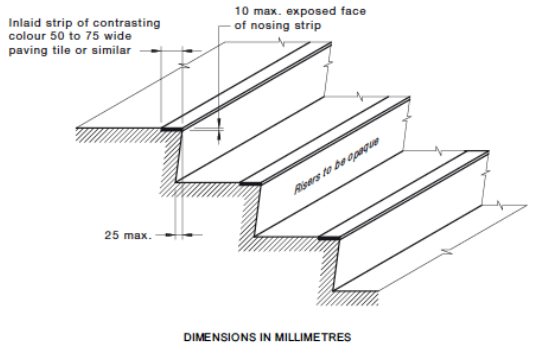


Figure 18 – Fig.27B Section 11 AS1428.1 2009

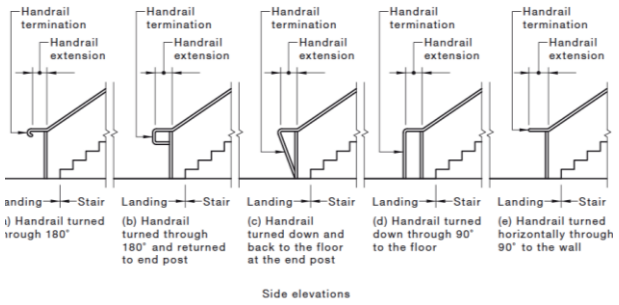


Figure 19 – Fig.26C Section 11 AS1428.1 2009

***3.8.3. Circulation Stairs** – Details of the circulation stairs will need to be provided as part of the detailed construction documentation to be prepared for this project.*

3.8.4. Stair nosing

Stair nosing are to be provided to the external circulation stairs and to the internal fire stairs.

The stair nosing to be installed are to meet the following performance requirements:

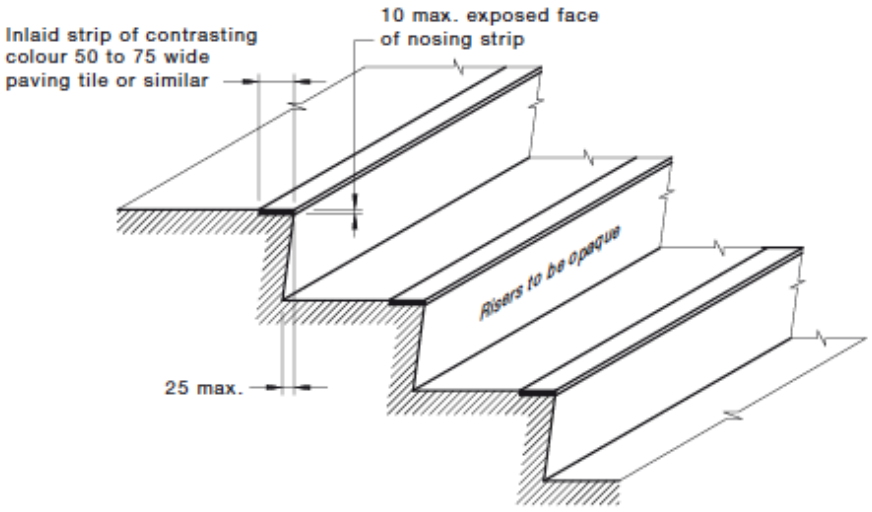
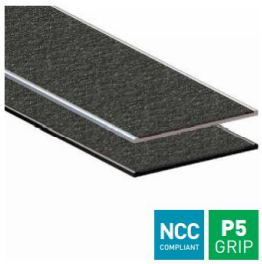


FIGURE 27(B) A TYPICAL STAIR NOSING PROFILE WITH EXPOSED NOSING STRIP

Examples of compliant nosing include:

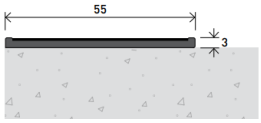


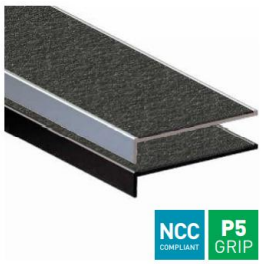
PEMKO® SUEDE EDGING 50X3

PRODUCT CODES:

NATURAL ANODISED DE0500C
Slip resistant insert

BLACK ANODISED DE0500B
Slip resistant insert



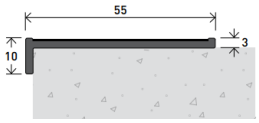


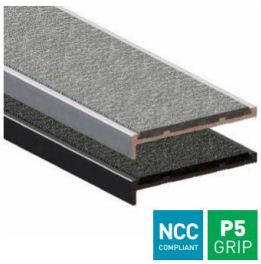
PEMKO® SUEDE EDGING 10X50X3

PRODUCT CODES:

NATURAL ANODISED DE0510C
Slip resistant insert

BLACK ANODISED DE0510B
Slip resistant insert





PEMKO® URBAN EDGING 10X58X5

PRODUCT CODES:

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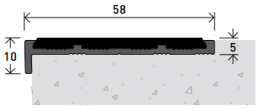
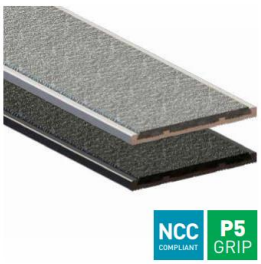
Grey silicon carbide infill

BLACK ANODISED DE0680B
Black silicon carbide infill



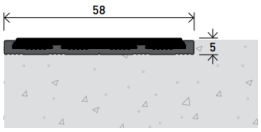


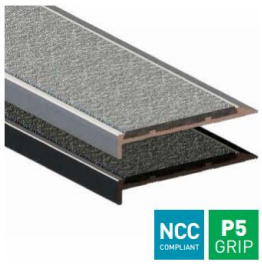
PEMKO® URBAN EDGING 58X5

PRODUCT CODES:

NATURAL ANODISED DE0690C
Grey silicon carbide infill

BLACK ANODISED DE0690B
Black silicon carbide infill





PEMKO® URBAN EDGING 10X65X5

PRODUCT CODES:

NATURAL ANODISED DE0700C
Grey silicon carbide infill

BLACK ANODISED DE0700B
Black silicon carbide infill

PEMKO® URBAN EDGING 10X65X5

PRODUCT CODES:

NATURAL ANODISED DE0700CY
Yellow silicon carbide infill

3.8.4. ***Stair nosing*** *– The finishes schedule to be prepared for this project is to schedule the nosing to be installed to the external circulation stairs and to the fire isolated stairs. Certification of the luminance contrast and the slip resistance of the nosing is to be provided.*

3.9. Handrails

3.9.1. Handrails - Legislative references

NCC Reference:	D1P2(c)(ii) Safe movement to and within a building
	D1P2(c)(v) Safe movement to and within a building
	D4D4(a) Parts of buildings to be accessible.
Australian Standard Reference:	Clause 12 Handrails AS1428.1:2009

The design and construction of handrails shall comply with the following:

(a) Handrails and balustrades shall not encroach into required circulation spaces.

(b) The cross-section of handrails shall be circular or elliptical, not less than 30 mm or greater than 50 mm in height or width for not less than 270° around the uppermost surface as shown in Figures 29(a) and 29(b). Elliptical handrails shall have the greater dimension in the horizontal axis

(c) Exposed edges at ends and corners of handrails shall have a radius of not less than 5 mm.

(d) The top of handrails shall be not less than 865 mm nor more than 1000 mm above the nosing of stairway tread or the plane of the finished floor of the walkway, ramp or landing.

(e) The height of the top of the handrail, measured in accordance with Item (d), shall be consistent through the ramp (or stairs) and any landings.

(f) If a balustrade is required at a height greater than the handrail, both shall be provided.

(g) Handrails shall be securely fixed and rigid, and their ends shall be turned through a total of 180°, or to the ground, or returned fully to end post or wall face,

(h) The clearance between a handrail and an adjacent wall surface or other obstruction shall be not less than 50 mm. This clearance shall extend above the top of the handrail by not less than 600 mm.

(i) Handrails shall have no obstruction to the passage of a hand along the rail,

(j) The inside handrail at landings shall always be continuous, as shown in Figure 28(a).

3.9. ***Shop drawings to be provided – Stair Handrails*** *– Shop drawing of the stair will need to be provided to the access consultant for review.*

Please note that where the statutory handrail turns 90 deg an elbow should be utilised to that the cross section at the corner is not more than 50mm. A mitred junction may be utilised only if the cross-sectional dimension of the corner is less than 50mm.

3.10. Doorways

3.10.1. Doorways - Legislative references

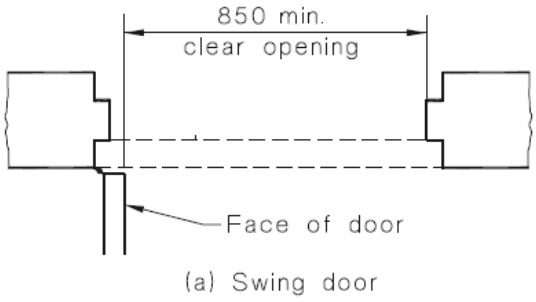
NCC 2022	D1P1 Access for people with a disability
	D4D2(8) General building access requirements
AS Reference:	Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009Australian Standard Reference: Clause 13 (Doorways, Doors and Circulation Spaces at Doorways) of AS1428.1 2009

3.10.2. Clear Door Width

The minimum clear width of all doorways (including swing and sliding doorways) to rooms required to be accessible is to be not less than 850mm clear.

Where double doors are proposed, the active leaf is to have a minimum clear width of 850mm.

Provide confirmation of clear open widths of all doorways.



3.10.2. Clear Door Width - *The detailed documentation to be prepared for this project will need to demonstrate compliance with these provisions.*

3.10.3. Luminance Contrast

Rooms that are not required to be accessible do not need to satisfy the requirements for doorway luminance contrast.

All other rooms required to be accessible require compliance with doorway luminance contrast requirements noted at Clause 13.1 of AS1428.1:2009:

All doorways shall have a minimum luminance contrast of 30% provided between—

(a) door leaf and door jamb;

(b) door leaf and adjacent wall;

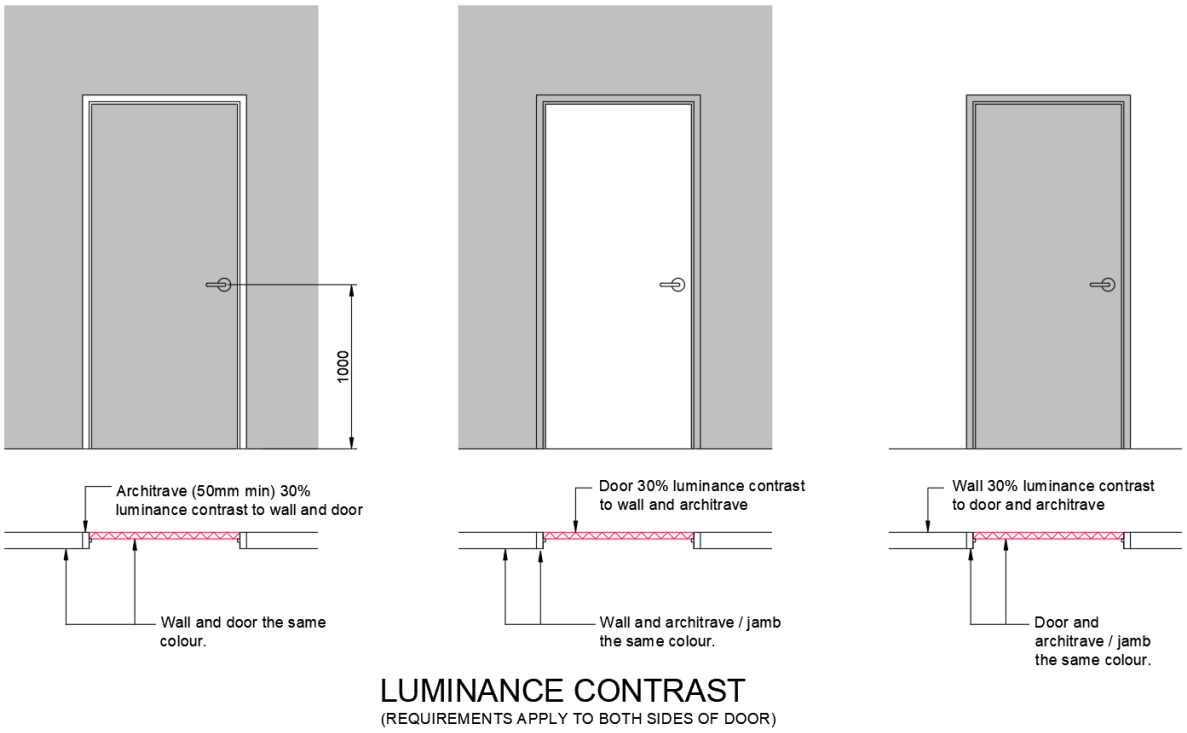
(c) architrave and wall;

(d) door leaf and architrave; or

(e) door jamb and adjacent wall.

The minimum width of the area of luminance contrast shall be 50 mm

The prevailing view is that option (b) – indicating luminance contrast between the *door leaf and adjacent wall* is the preferred option.



3.10.3 ***Luminance Contrast -*** *A table indicating wall colour and door colour with the associated luminance contrast level achieved will need to be prepared and provided to demonstrate compliance with the requirements of Clause 13.1 of AS1428.1:2009.*

3.10.4. Door Controls

The Australian Standard requires that door hardware be located within 900-1100mm AFFL.

If lever hardware is proposed to be utilised it will be necessary for the design of the lever to comply with the provisions of Clause 13.5 of AS1428.1:2009.

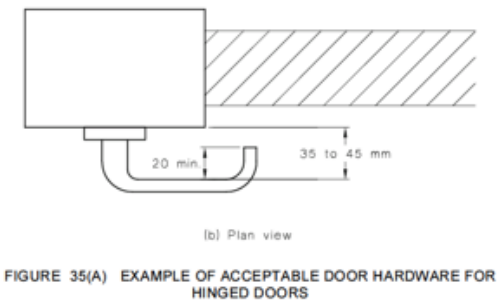


FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

Figure 20 – Fig. 35 Section 13 AS1428.1:2009

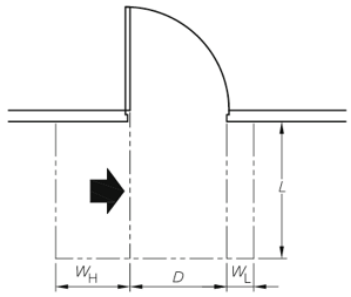
<table>
<tr><td>
Lockwood Lever 80</td><td>
Lockwood Lever 70</td></tr>
<tr><td>
Lockwood Lever 96</td><td>
Lockwood Lever 77</td></tr>
<tr><td>
The above image indicates a privacy latch set provided to accessible WC facilities as viewed from within the facility</td><td>
The above image indicates a privacy latch set provided to accessible WC facilities as viewed from the outside</td></tr>
<tr><td colspan="2">Figure 21 – The above images are examples of compliant hardware</td></tr>
</table>

3.10.4. Door Controls – *The door hardware schedule will need to specify compliant door hardware*

3.10.5. Circulation at Doorways

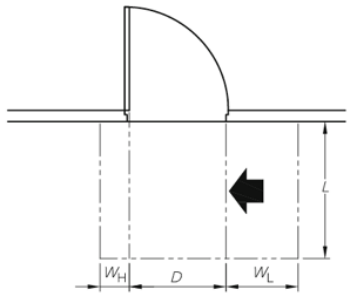
Clause 13.3 of AS1428.1:2009 provides direction as to the required circulation space to approach and enter rooms required to be accessible. Doorways to rooms that are not required to be accessible do not need to comply with the requirements for circulation at doorways.

The following extracts from the Standard is provided by way of information.



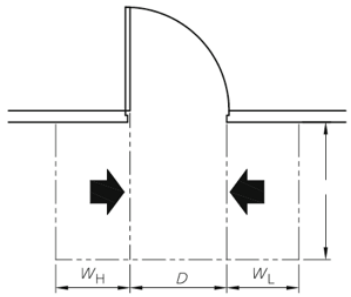
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1220	560	340
900	1185	510	340
950	1160	460	340
1000	1140	410	340

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



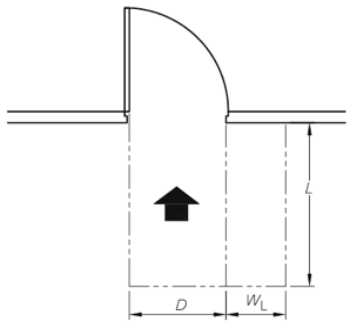
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	240	660
900	1210	190	660
950	1175	140	660
1000	1155	90	660

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



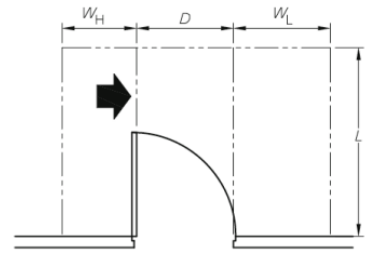
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1240	560	660
900	1210	510	660
950	1175	460	660
1000	1155	410	660

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



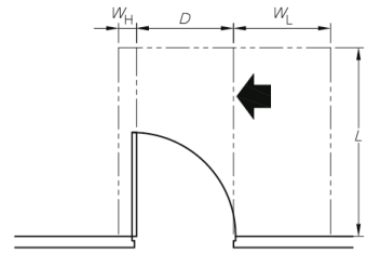
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1450	0	510
900	1450	0	510
950	1450	0	510
1000	1450	0	510

(d) Front approach, door opens away from user



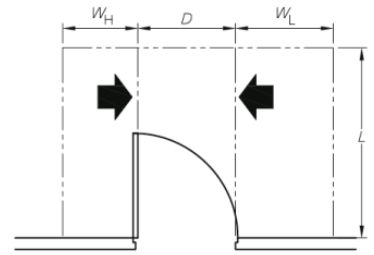
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	660	900
900	1670	610	900
950	1670	560	900
1000	1670	510	900

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



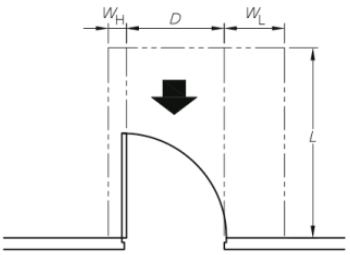
Dimension D	Dimension L	Dimension W_H	Dimension W_L
850	1670	110	900
900	1670	110	900
950	1670	110	900
1000	1670	110	900

(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

Figure 22 – Figure 31 of AS1428.1:2009

3.10.5. ***Circulation at Doorways –*** The detailed construction documentation to be prepared for this project will need to indicate compliance with the circulation at doorway provisions of Clause 13.3 of AS1428.1:2009.

3.10.6. Door Closers (20N Force)

Where door closers are fitted to doors, other than fire doors associated with the fire stairs, the maximum force required to be applied to the door to open the door is not to be greater than 20N force. (Clause 13.5.2(e) AS1428.1:2009).

3.10.6. ***Door Closers –*** Confirmation that the proposed door closer(s) can satisfy this requirement will need to be provided as part of the detailed construction documentation to be prepared for this project. Certification of compliance will be required for the issue of the Occupation Certificate.

3.10.6. ***Door Closers –*** *Certification of compliance that the doors installed with a door closer (other than fore rated doors) satisfy the provisions of Clause 13.5(e) of AS1428.1:2009 (20N Force) will be required for the issue of the Occupation Certificate.*

3.10.7. Doorway Thresholds

Doors to all accessible rooms require a level threshold whereby the maximum lip shall be 3mm high for a straight edge or 5mm high for a bevelled edge. Specific attention is drawn to the doorways leading to outdoor areas. The following photograph is an example of a level threshold transition.

3.10.7. ***Doorway Thresholds*** *Level and smooth transitions are required between internal and external doorways. The detailed construction documentation will need to detail this junction.*

3.11. Switches

3.11.1. Legislative references

NCC 2022	D1P1 Access for people with a disability
	D4D2(8) General building access requirements
AS Requirement	Clause 14 of AS1428.1:2009

3.11.2. General

The operation of some of the doors within this building will be connected to the building access control system. Generally the lighting to common areas will be on a programmed system.

Requirement to be Satisfied:	All switches and controls on an accessible path of travel, other than general purpose outlets, shall be located not less than 900 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

3.11.3. Accessible WCs

The lighting to the accessible WCs provided in this development may be sensor operated. If not the switching to operate the lights will need to be the large format rocker type.

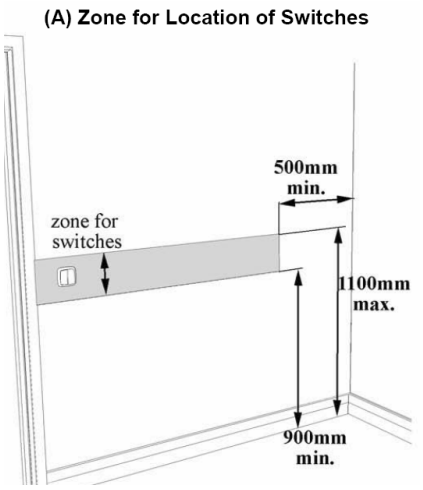
3.11.4. Video Intercoms

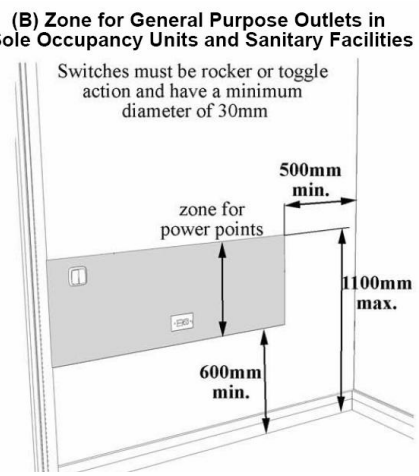
Any video intercom units will need to be installed in accordance with the manufacturer's instructions. The video intercom unit will need to be installed not closer than 500mm to an internal corner.

3.11.5. Access Control

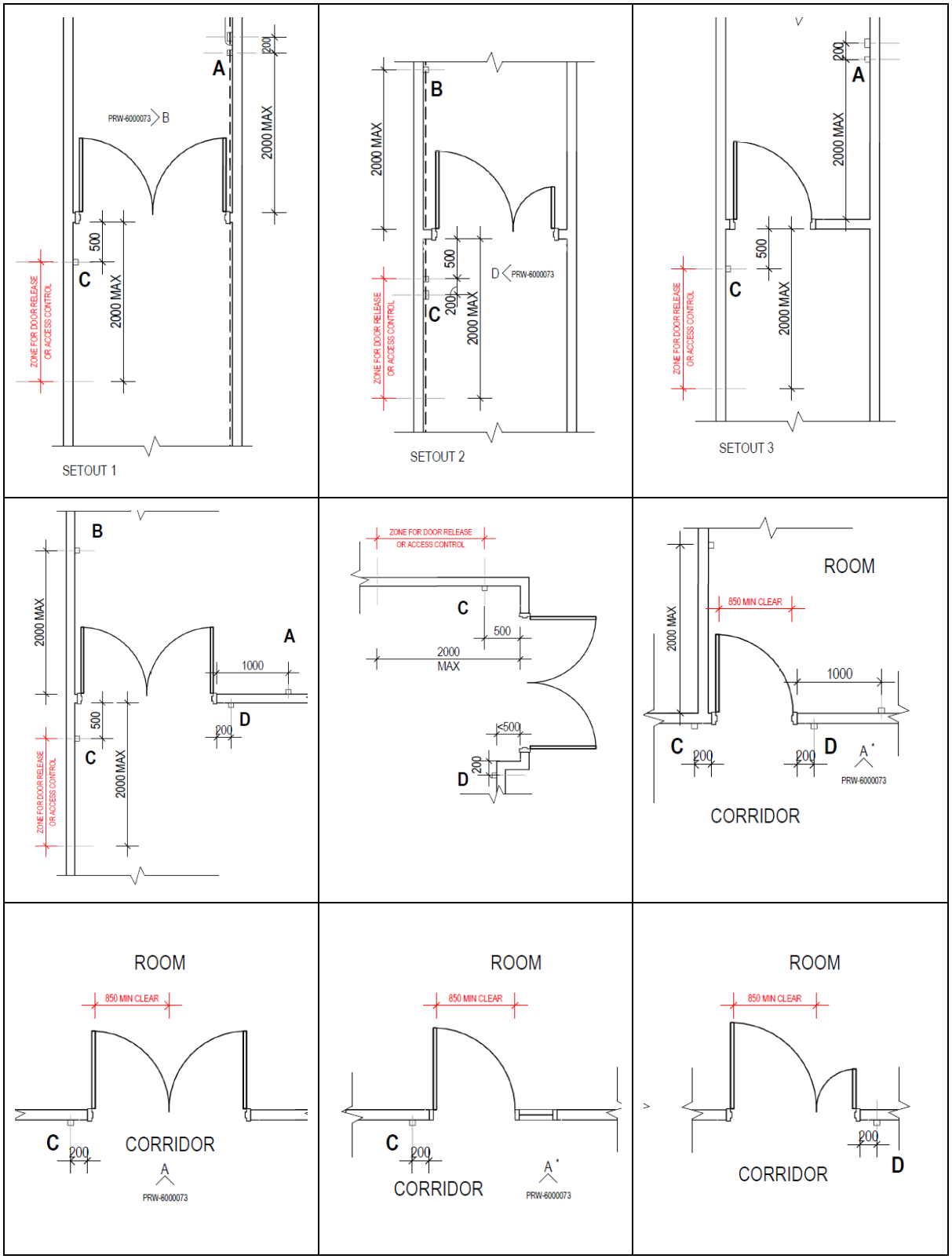
Access control swipe or fob readers will need to be installed between 900-1100mm AFFL and not closer than 500mm to an internal corner.

Door release buttons will need to be located between 900-1100mm AFFL and not closer than 500mm to an internal corner. The door release button will need to be the large format switches (35 x 35mm rocker switch) or the "mushroom" push button type.





The following diagrams have been prepared to indicate the location of Light switches card readers, push to exit buttons and the like in relation to doorways.



3.11 ***Switches –*** *Details of the switch types and the setout of switches will need to be provided as part of the detailed construction documentation to be prepared for this project.*

3.12. Vertical transport

3.12.1. Legislative references

NCC 2022	D1P1(a)(iii) Access for people with a disability
	E3P4 Lift access for people with a disability
	D4D4(b Parts of buildings to be accessible
	E3D7 Passenger lift types and their limitations
	E3D8 Accessible features required for passenger lifts
AS Reference:	AS1735.14:1998 Lifts, escalators and moving walks - Low-rise platforms for passengers

3.12.2. Lifts - Overview

A low-rise platform lift is proposed for this development.

The detailing of the lift cars will need to satisfy the requirements of NCC Clauses E3D7, E3D8 and the provisions of AS1735.12.

The provision of a lift service designed to the provisions of AS1735.14:1998 will satisfy this requirement.

3.12.2 Vertical transport - *Detailed lift drawings will need to be prepared and provided for review.*

3.12.2 Vertical transport - *A design certificate will need to be provided from the lift supplier indicating compliance with AS1735.14:1998.*

3.12.2 Vertical transport - *A lift installation certificate referencing the NCC performance requirement of E3P4, NCC Clauses E3D7, E3D8, and AS1735.14:1998 will need to be provided for the issue of the OC Access Installation Certificate.*

3.13. Accessible Sanitary Facilities

3.13.1. Legislative references

NCC 2022:	D1P1(a)(iii) Access for people with a disability
	F4P1 Personal hygiene facilities
	F4D5 Accessible sanitary facilities
	F4D6 Accessible unisex sanitary compartments
	D4D7 Signage
	Specification 15 Braille and tactile signs
AS Reference:	Clause 15 of AS1428.1:2009

3.13.2. Accessible sanitary facilities

The design proposes an accessible sanitary compartment as part of the sanitary facilities provided for the basement/ retail level of this development. This accessible WC also does not include an accessible shower.

3.13.3. Accessible sanitary facilities – requirements to be satisfied.

The table following summarises the NCC requirements to be satisfied.

Accessible WC requirements as nominated at NCC Clause F4D5	**Additional criteria to be satisfied**	**Criteria satisfied by the proposed design**
(a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D5(a) and	Accessible WC facilities are to be provided. (a) 1 on every storey containing sanitary compartments; and (b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.	Satisfied
(b) accessible unisex showers must be provided in accordance with F4D5(b); and	Where 1 or more showers are provided, not less than 1 for every 10 showers or part thereof.	Not applicable
(c) at each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females; and		Not applicable

Accessible WC requirements as nominated at NCC Clause F4D5	Additional criteria to be satisfied	Criteria satisfied by the proposed design
(d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels; and		Satisfied
(e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D5(e) must comply with the requirements of AS 1428.1; and		Satisfied
(f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and		Satisfied
(g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and		Not Applicable
(h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and		Not applicable
(i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1.		Not applicable

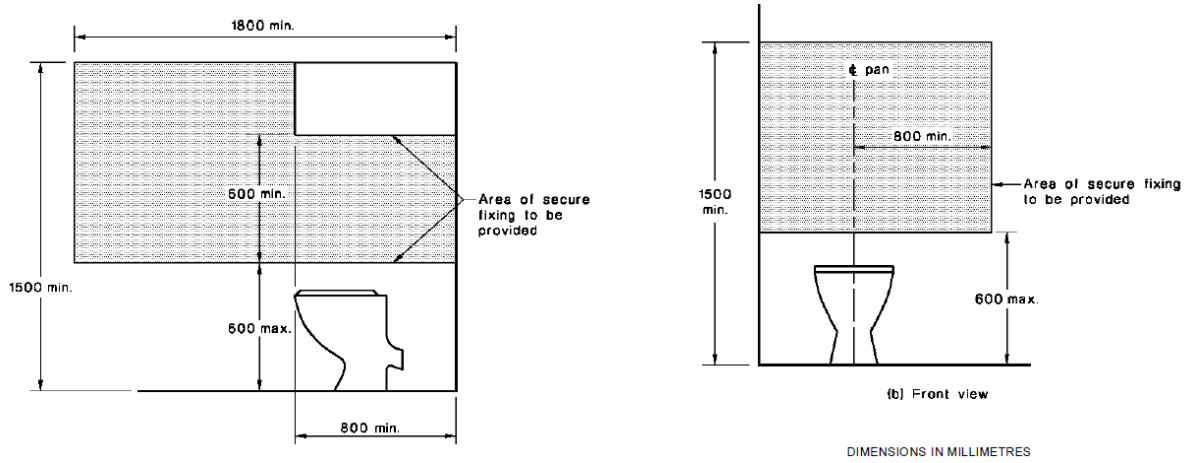
Details of the non-slip floor finish to the bathrooms will need to be provided.

Position of TMVs are to be provided as part of the Construction Certificate documentation.

Tap sets will need to be specified with lever or capstan handles.

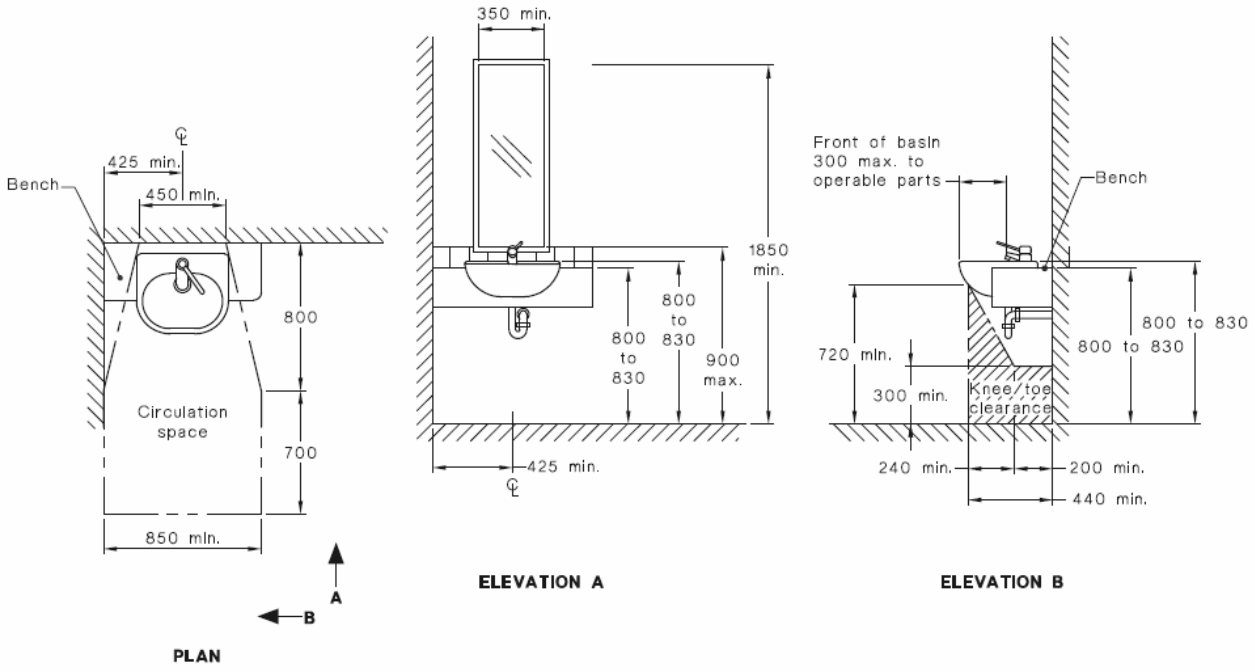
3.13.4. Wall Reinforcement

Provision of wall strengthening for grabrails will need to be provided adjacent to the WC and shower of all accessible sanitary facilities.



DIMENSIONS IN MILLIMETRES

3.13.5. Hand-basins



NOTE: 'Operable parts' means the centre-line of the tap, or where a level handle is provided, the end point of the level measure throughout its arc of movement, or where a sensor is provided where the sensor is reliably activated.

DIMENSIONS IN MILLIMETRES

FIGURE 44(A) SEMI-RECESSED WASHBASIN INSTALLATION —OTHER THAN FOR SOLE-0CCUPANCY UNIT

A wash basin with compliant circulation to AS1428.1 will need to be provided.

3.13.6. Toilet Roll Dispensers

The location of toilet roll dispensers shall be fixed within the zone specified in Figure 41 of AS1428.1:2009.

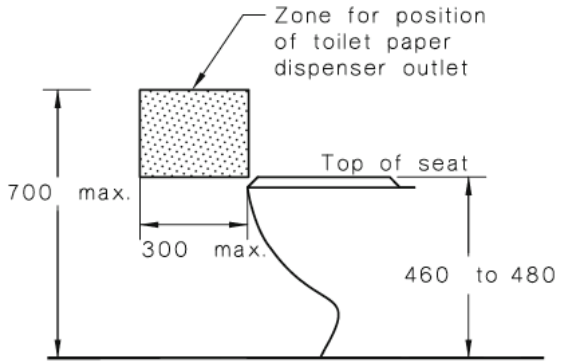


Figure 23 – Fig.41 AS1428.1 2009

3.13.7. Grabrails

Clause 17-Handrails of AS1428.1:2009 specifies the clearance requirement for grabrails.

The clearance between a grabrail and the adjacent wall surface or other obstruction shall be not less than 50 mm and not more than 60 mm. The clearance above a horizontal grabrail shall extend above the top of the grabrail by not less than 600 mm. The clearance below a horizontal or angled rail shall be a minimum of 50 mm except at fixing points.

Grabrails shall be fixed so that there is no obstruction to the passage of the hand along the top 270° arc of horizontal and angled grabrails. There shall be no obstruction to the passage of the hand for the full length of vertical grabrails.

The toilet roll dispenser shall therefore not be installed less than 50mm from underneath the grabrail.

3.13.8. Accessible WC (retail) Summary

The following is a summary of requirements to satisfy the WC provisions of AS1428.1:2009:

• Entry Door	The detailing of the circulation at doorways shall comply with the provisions of Clause 13 of AS1428.1:2009
• Entry door	The luminance contrast provisions at the doorway shall comply with the provisions of Clause 13.1 of AS1428.1:2009
• Force required to operate door	The force required to operate the door if fitted with a door closer is a maximum of 20N. It is assumed that autodoors will not be installed
• Door hardware	The position of door hardware is to be located between 900-1100mm AFFL.
• WC pan circulation	1900×2300mm
• hand basin circulation	850×1500mm, the basin may encroach a maximum of 100 mm into the circulation space of the adjacent WC pan circulation
• WC pan offset from side wall	450/460 mm
• WC pan offset from rear wall	800±10 mm
• WC pan backrest	to code requirements
• WC pan toilet seat	The toilet seat will need to be the full round type, securely fixed in position, be rated 250 KG and have a minimum limits contrast of

	30% with the background pan, wall or floor against which it is viewed.
• WC pan grab rails	Grab rail to be mounted 800 mm above finish floor level, length of grab rail to be 1050 mm from rear wall, install 300 mm grab rail to left-hand side of the WC pan. It is assumed that the walls to which the grab rails are fixed will have the required 1100N force rating wall reinforcement required by the standard
• Hand basin mounting height	Top of hand basin to be 800/830 mm above finish floor level
• Hand basin clearances	The clearances around and under the hand basin need to comply with the provisions of clause 15.3 of AES 1428.1:2009. Specific attention is drawn to the plumbing installation where the required clearances under the hand basin necessitate special consideration of the bottle trap associated with the hand basin
• Hand basin selection	The detailing of the hand basin requires the installation of a shelf unit. It may be possible to specify a hand basin that incorporates a shelf section thereby eliminating an additional component to be installed in the USAT
• Hand basin mirror	The mirror is to be flush mounted on the wall above the sink the bottom of the mirror is to be no more than 900 mm above the finish floor level and the top of the mirror is to be a minimum of 1850 mm above the finish floor level
• Hand basin tap	It is recommended that a lever hand basin tap be installed in lieu of the capstan type
• Toilet roll holder	The position of the toilet roll holder is to be in accordance with code requirements
• Coat hooks	Coat hooks can be installed 1200 to 1350 mm above finish floor level and not closer than 500 mm from an internal corner. The coat hook can be installed on the wall or on the back of the door
• Soap dispensers/hand towel	These items are to be able to be operated by one hand and shall be installed so that the tap or dispenser is not less than 900 and not more than 1100 mm above the finish floor level.
• Baby change facility	The plan does not indicate if there is a baby change facility located within this USAT. If a baby change table is installed within this facility, then the unit will need to be installed outside of the WC circulation zone
• Braille Tactile Signage	The detailing of the Braille Tactile Signage will need to comply with the provision of NCC Clause D4D7 and NCC Specification 15. The location of the Braille Tactile sign is to be mounted on the latchside wall. The sign is to indicate the handing of the grabrails to the WC Pan. The following is an example of the type of information to be provided in the Braille Tactile Sign. Details of Braille tactile signage are highlighted in the above Signage section of this report.

3.13. ***Accessible WCs*** *– Details of the Accessible WCs will need to be provided as part of the detailed construction documentation to be prepared for this project.*

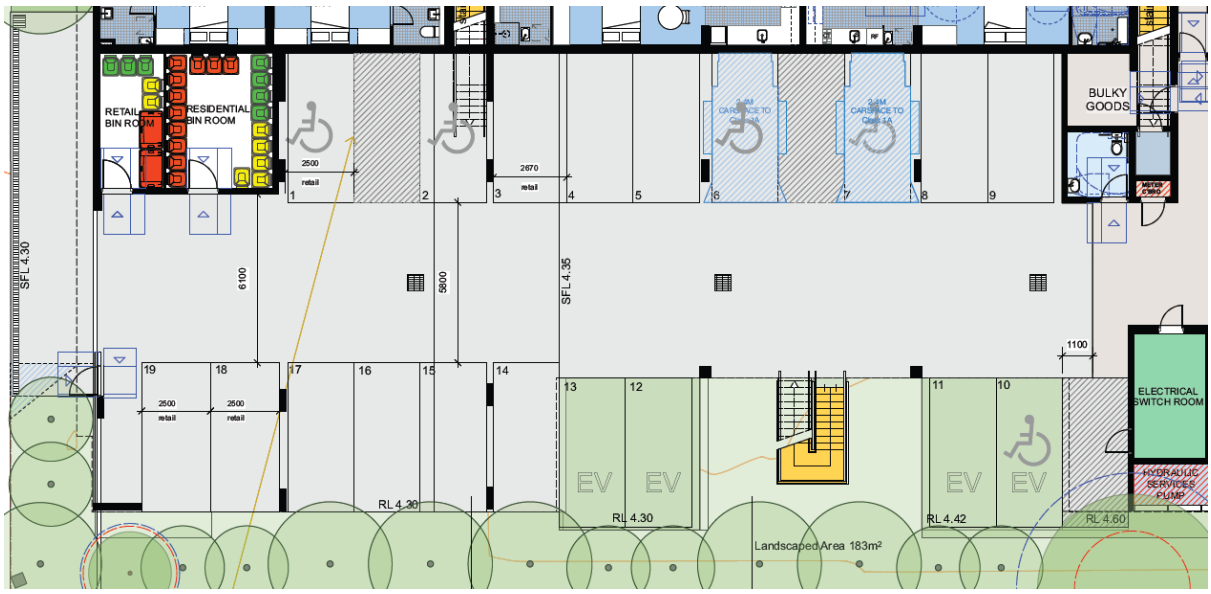
3.14. Carparking

NCC 2022	D1P1(a)(iii) Access for people with a disability
	D1P8(a) and (b)
	D4D6 Accessible Parking
AS Reference:	AS 2890.6:2009 Carparking
	AS 1680.2.1:2008 Carparking (undercover)

3.14.1. Carparking - overview

The plan proposes parking within the basement of this development.

The plan following indicates the locations of the accessible parking spaces in this development. An accessible parking spaces has been provided with access to the future EV charging locations.



DTS compliance necessitates the provision of 3 accessible parking spaces compliant to the provisions of Clause 3.7.2 of AS4299 for the adaptable dwellings to be provided within this development and a further 1 accessible parking space to be providing for the boarding house component of the development. Details as to compliance with AS2890.6:2009 will need to be provided.

Compliance:	The statutory requirements for the number of accessible parking spaces are satisfied by this design

3.14.2. Carparking – Commercial Parking Bays

It is noted that one (1) accessible parking space is required for the commercial/ retail component of the development in addition to the 4 residential accessible carparking spaces as as *D4D6 Accessible carparking* states

> *(2) For each class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows:*
>
> > *(b) Class 5, 7, 8 or 9c buildings — 1 accessible space for every 100 carparking spaces or part thereof.*

The spatial requirements for a commercial accessible parking space are 2.4 x 5.4m wide parking space with a 2.4 x 5.4m wide shared zone.

Compliance:	The statutory requirements for the number of accessible parking spaces are satisfied by this design

3.14.3. Accessible Carparking – Residential

Accessible parking spaces in accordance with the provisions of Clause 3.7.2 of AS4299:1995. The spatial requirments nominated in AS2890.6:2009 may also be implemented for the adaptable dwellings provided in this development.

1 accessible parking space per each adaptable dwelling provided. The accessible parking space is to be provided on the title of each adaptable dwelling. The international symbol of access is not to be painted on the floor or theses accessible parking spaces.

The size of the residential parking bay is to be 3.8 x 5.4m in accordance with the provisions of Clause 3.7.2 of AS4299:1995 or AS2890.6:2009.

Compliance:	The parking bay sizing proposed by this application satisfies the requirments of Clause 3.7.2 of AS4299:1995 and AS2890.6:2009.

3.14.4. Carparking – Commercial Parking Bay size

The spatial requirements for an accessible parking space are 2.4m wide parking space with a 2.4m wide shared zone.

Compliance:	The parking bay sizing proposed by this application satisfies the requirments of AS2890.6:2009.

3.14.5. Carparking – Clearance Aisleway

A 2200mm high clear path of travel is to be provided within the traffic aisle ways of the carpark.

3.14.5	***Carparking – Clearance Aisleway -*** *The detailed construction documentation will need to demonstrate compliance with these requirements.*

3.14.6. Carparking – Clearance parking bays

A clear zone of 2500mm will need to be provided above the accessible parking space, the adjacent shared zone and the shared zone located within the traffic aisle associated with the accessible parking space.

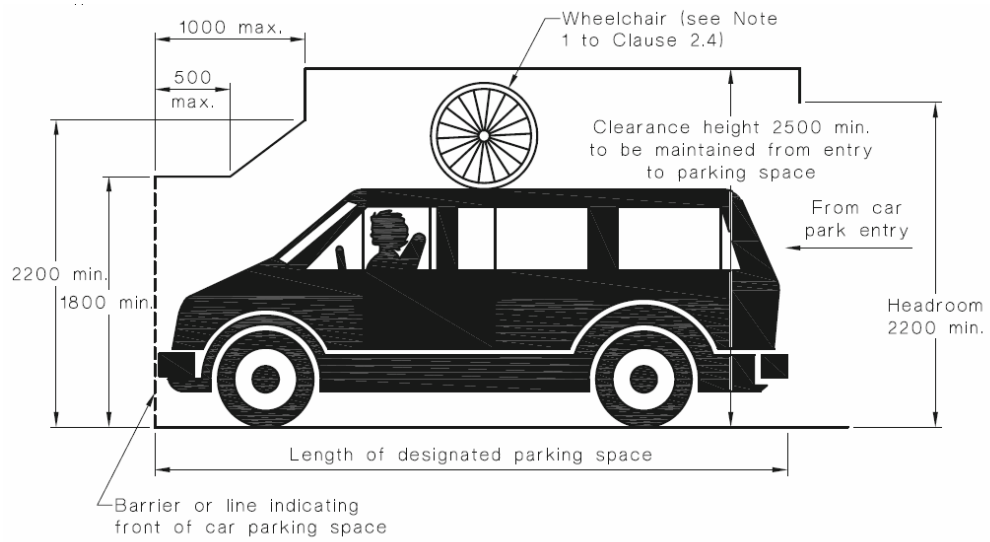


Figure 24 – Fig. 2.7 of Section 2 AS2890.6 2009

3.14.6 ***Carparking – Clearance parking bays -*** *The detailed construction documentation will need to demonstrate compliance with these requirements.*

3.14.7. Carparking – Shared Zone

The shared zone associated with the accessible parking space located adjacent to the EV charging point is to also serve as the required turn bay. As a result, the bollard required to be installed in the shared zone is proposed to be omitted. This alternative design is to be addressed by way of a Performance Based Design Solution.

3.14.7 ***Carparking – Omission of Bollard –*** *A Performance Based Design Solution is to be prepared to address the omission of the bollard to the shared zone which is to also function as a turn bay.*

3.15. Unit designs

3.15.1. DCP requirements

The development comprises 28 Class 2 dwellings. Section 4Q of the Apartment design Guidelines requires that 20% of all dwellings provided satisfy the requirements of the LHA Design Guidelines. A total of 6 Dwellings will need to be provided to satisfy this requirement.

The design proposes that the following units be designated to meet this requirement.

3.15.2. Silver LHA dwellings

6 dwellings within this development will need to satisfy the LHA Silver design requirements.

The table following identify the Silver LHA design guideline requirements to be achieved in this development.

1. DWELLING ACCESS	
SILVER CRITERIA	**ASSESSMENT**
a. Provide a safe and continuous pathway from:	
i. the front boundary of the allotment; or	Satisfied
ii. a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step- free) as specified in Element 2.	Satisfied
b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and –	Satisfied
i. an even, firm, slip resistant surface;	Satisfied
ii. a crossfall of not more than 1:40;	Satisfied
iii. a maximum pathway slope of 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length; and	Satisfied
iv. be step-free	Satisfied
c. A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide:	N/A
i. a maximum gradient of 1:10	N/A
ii. a minimum clear width of 1000mm (please note: width should reflect the pathway width)	N/A
iii. a maximum length of 1900mm	N/A
Level landings no less than 1200mm in length, exclusive of the swing of the door or gate than opens onto them, must be provided at the head and foot of the ramp	N/A

2. DWELLING ENTRANCE	
SILVER CRITERIA	**ASSESSMENT**
a. The dwelling should provide an entrance door with -	
i. a minimum clear opening width of 820mm;	Satisfied
ii. a level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and	Satisfied

2. DWELLING ENTRANCE	
SILVER CRITERIA	**ASSESSMENT**
iii. reasonable shelter from the weather.	Satisfied
b. A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door	Satisfied
c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1(b))	N/A
d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1	Satisfied
The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.	Satisfied

3. INTERNAL DOORS & CORRIDORS	
SILVER CRITERIA	**ASSESSMENT**
a. Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide	
i. a minimum clear opening width of 820mm and	Information to be provided
ii. a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	Satisfied
b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm	Information to be provided with CC

4. TOILET	
SILVER CRITERIA	**ASSESSEMNT**
a. Dwellings should have a toilet on the ground (or entry) level that provides:	
i. a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Satisfied
ii. a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	Satisfied
b. If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails	Satisfied

5. SHOWER	
SILVER CRITERIA	**ASSESSMENT**
a. One bathroom should feature a slip resistant, hobless (step- free) shower recess. Shower screens are permitted provided they can be easily removed at a later date	Satisfied
b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date	Satisfied

6. REINFORCEMENT OF BATHROOM & TOILET WALLS	

SILVER CRITERIA	ASSESSMENT
a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Information to be provided with CC
b. The walls around the toilet are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 6(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	
c. The walls around the bath are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 7(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	
d. The walls around the hobless shower recess are to be reinforced by installing: i. noggings with a thickness of at least 25mm in accordance with Figure 8(a); or ii. sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	

7. INTERNAL STAIRWAYS	
SILVER CRITERIA	**ASSESSMENT**
a. Stairways in dwellings must feature: i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.	N/A

3.16. Lighting

Australian Standard Reference: Clause 19 of AS1428.2:1992
Appendix D of AS1680.2.1:2008

The plans presently do not indicate the minimum lighting levels to be achieved. It will be necessary that the Construction Certificate documentation confirm that the minimum lighting levels nominated by the Australian Standards are achieved.

In additional to the minimum lighting levels identified at Clause 19 of AS1428.2:1992 the provisions of Table D1 of AS168.2.1:2008 which nominates interior light levels to be achieved must be considered.

The following table schedules the lighting levels nominated within the Australian Standards for accessibility:

LOCATION	CLAUSE 19 AS1428.2:1992	APPENDIX D AS1680.2.1:2008
Entrances, passages & walkways	150lx	160lx
Corridors Passageways	-	40lx
Accessible parking spaces	-	40lx

3.16. ***Lighting Levels –*** *On completion of the works certification of lighting levels achieved indicating compliance with these requirements will need to be provided for the issue of the Access Installation Certificate at OC.*

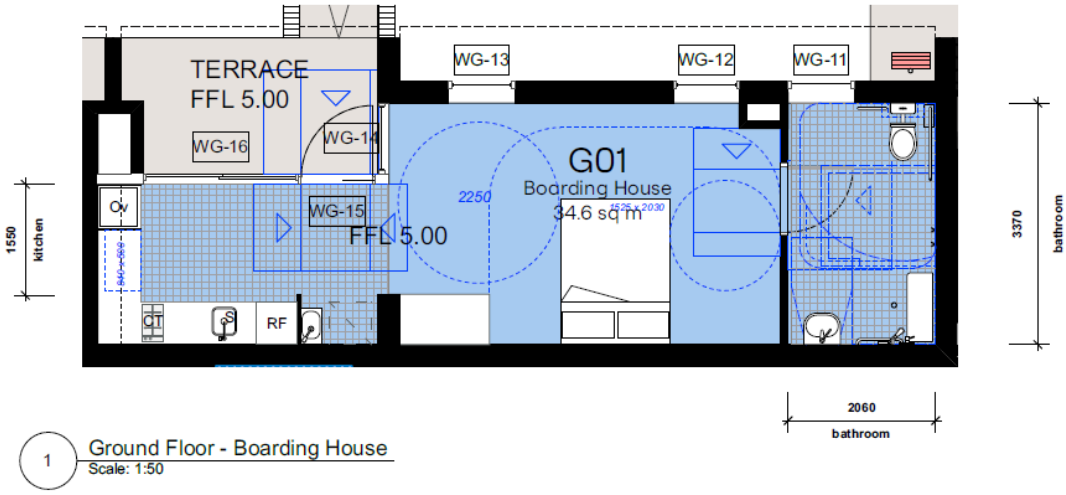
3.17. Adaptable Housing

Australian Standard Reference:	AS4299:1995 Adaptable Housing
	Appendix A of AS4299:1995 Class C

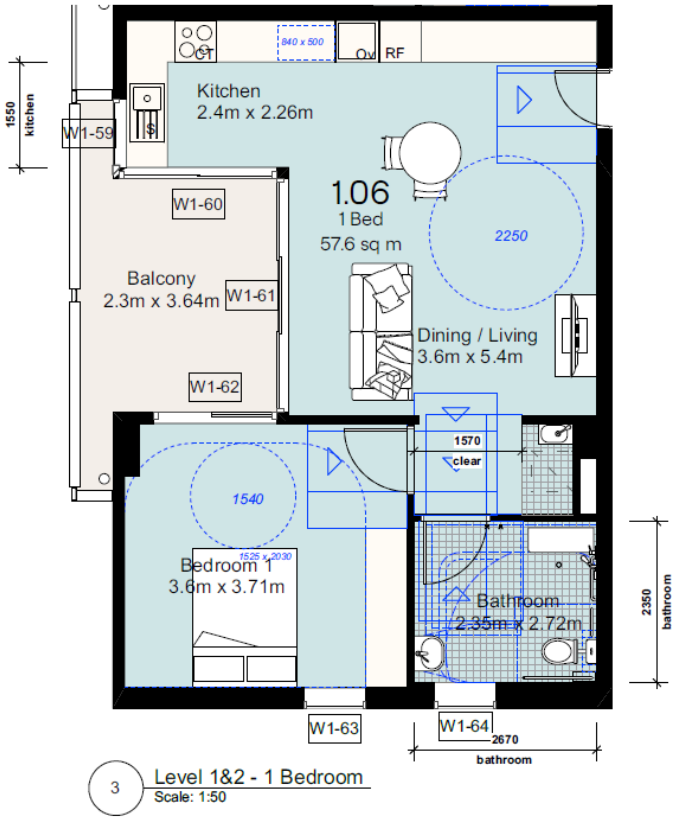
The Byron Shire Council DCP at Section B13.22 nominates that a minimum of 10% of units be designed to meet the requirements of AS4299:1995 Adaptable Housing.

Compliance with Councils DCP for the entire development i.e. 28 dwelling units therefore requires the provision of 3 Adaptable dwellings being provided. The adaptable dwellings will need to meet the provisions of AS4299:1995 Class C.

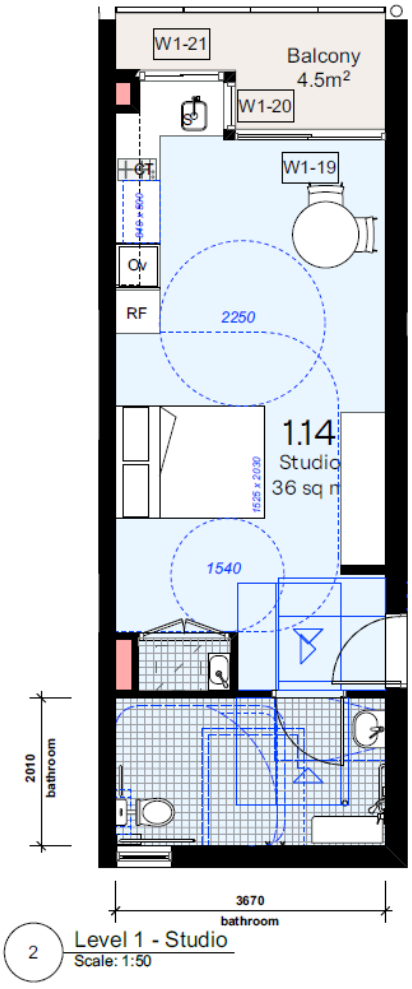
The following extract from Drawing A2.10 indicates the design of the accessible dwellings to be provided



1 Ground Floor - Boarding House
Scale: 1:50



3 Level 1&2 - 1 Bedroom
Scale: 1:50



Compliance:	The provision of 3 adaptable dwellings of the development satisfies the requirements of Councils DCP.

The following Table summarises the requirements to be satisfied for adaptable Housing (AS4299 Class C).

Modified Extract

APPENDIX A - AS4299-1995

SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

CLASS C

Review undertaken by iAccess Residential

(a division of iAccess Group Pty Ltd ACN 37 002 648 615)

The table shown below indicates essential features to be incorporated into a housing unit for it to be termed an 'Adaptable House'. All essential items are pre-checked in the 'essential' features column.

Prior to commencing construction, the Architect is to sign the checklist to certify that the essential features have been incorporated into the design.

The Head Contractor must initial the second column to certify that each essential feature has been incorporated into the building (prior to Handover).

The Head Contractor shall sign the checklist signifying achievement of Class C adaptability.

Although this table is generally completed for OC, it is provided as part of this CC Access Report for reference.

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
	DRAWINGS			
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	√	R Seidman
	SITING			R Seidman
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	√	R Seidman
	LETTERBOXES IN ESTATE DEVELOPMENTS			
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8	√	R Seidman
	PRIVATE CAR ACCOMMODATION			
14	Carparking space or garage min. area 5.4m ×3.8 m	3.7.2	√	R Seidman
16	Internal clearance of garage or carport 2.5 m min.	3.7.2	√	R Seidman
	ACCESSIBLE ENTRY			
20	Accessible entry	4.3.1	√	R Seidman

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
22	Accessible entry to be level (i .e. max. 1:40 slope)	4.3.2	√	R Seidman
23	Threshold to be low-level	4.3.2	√	R Seidman
24	Landing to enable wheelchair manoeuvrability	4.3.2	√	R Seidman
25	Accessible entry door to have 850 mm min. clearance	4.3.1	√	R Seidman
27	Door lever handles and hardware to AS 1428.1	4.3.4	√	R Seidman
	INTERIOR: GENERAL			
32	Internal doors to have 820 mm min. clearance	4.3.3	√	R Seidman
33	Internal corridors min. width of 1000 mm	4.3.7	√	R Seidman
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7	√	R Seidman
	LIVING ROOM & DINING ROOM			
36	Provision for circulation space of min. 2250 mm diameter	4.7.1	√	R Seidman *Capable of being satisfied*
38	Telephone adjacent to GPO	4.7.4	√	R Seidman *Capable of being satisfied*
41	Potential illumination level min. 300 lux	4.10	√	R Seidman *Capable of being satisfied*
	KITCHEN			
42	Minimum width 2.7 m (1550 mm clear between benches)	4.5.2	√	R Seidman *Capable of being satisfied*
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1	√	R Seidman *Capable of being satisfied*
44	Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable. Refer to Figure 4.8	4.5.5	√	R Seidman *Capable of being satisfied*
45	Refrigerator adjacent to work surface	4.5.5	√	R Seidman *Capable of being satisfied*
46	Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable	4.5.6	√	R Seidman *Capable of being satisfied*
47	Kitchen sink bowl max. 150 mm deep	4.5.6	√	R Seidman *Capable of being satisfied*

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
48	Tap set capstan or lever handles or lever mixer	4.5.6(e)	√	R Seidman *Capable of being satisfied*
49	Tap set located within 300 mm of front of sink	4.5.6(e)	√	R Seidman *Capable of being satisfied*
51	Cooktops to include either front or side controls with raised cross bars	4.5.7	√	R Seidman *Capable of being satisfied*
52	Cooktops to include isolating switch	4.5.7	√	R Seidman *Capable of being satisfied*
53	Work surface min. 800 mm length adjacent to cooktop at same height	4.5.7	√	R Seidman *Capable of being satisfied*
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	√	R Seidman *Capable of being satisfied*
59	GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface	4.5.11	√	R Seidman *Capable of being satisfied*
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	√	R Seidman *Capable of being satisfied*
61	Slip-resistant floor surface	4.5.4	√	R Seidman *Capable of being satisfied*
	MAIN BEDROOM			
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	√	R Seidman *Capable of being satisfied*
	BATHROOM			
75	Provision for bathroom area to comply with AS 1428.1	4.4.1	√	R Seidman *Capable of being satisfied*
76	Slip-resistant floor surface	4.4.2	√	R Seidman *Capable of being satisfied*
77	Shower recess - no hob. Minimum size 1160 × 1100 to comply with AS 1428.1. (Refer Figures 4.6 and 4.7)	4.4.4(f)	√	R Seidman *Capable of being satisfied*
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4(f)	√	R Seidman *Capable of being satisfied*
79	Recessed soap holder	4.4.4(f)	√	R Seidman *Capable of being satisfied*

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	√	R Seidman *Capable of being satisfied*
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)	√	R Seidman *Capable of being satisfied*
83	Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1	4.4.4(h)	√	R Seidman *Capable of being satisfied*
86	Tap sets to be capstan or lever handles with single outlet	4.4.4(c)	√	R Seidman *Capable of being satisfied*
88	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	√	R Seidman *Capable of being satisfied*
90	Double GPO beside mirror	4.4.4(d)	√	R Seidman *Capable of being satisfied*
	TOILET			
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3	√	R Seidman *Capable of being satisfied*
93	Provision to comply with AS 1428.1	4.4.1	√	R Seidman *Capable of being satisfied*
94	Location of WC pan at correct distance from fixed walls	4.4.3	√	R Seidman *Capable of being satisfied*
95	Provision for grab rail zone. (Refer Figure 4.6)	4.4.4(h)	√	R Seidman *Capable of being satisfied*
96	Slip resistant floor surf ace. (Vitreous tiles or similar)	4.4.2	√	R Seidman *Capable of being satisfied*
	LAUNDRY			
98	Circulation at doors to comply with AS 1428.1	4.8	√	R Seidman *Capable of being satisfied*
99	Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth)	4.8	√	R Seidman *Capable of being satisfied*
100	Provision for automatic washing machine	4.8(e)	√	R Seidman *Capable of being satisfied*
102	Where clothesline is provided, an accessible path of travel to this	4.8(a)	√	R Seidman *Capable of being satisfied*
105	Double GPO	4.8(g)	√	R Seidman *Capable of being satisfied*

Item No.	Room/Item	Clause No.	Essential	
			Required feature	Certified by
108	Slip-resistant floor surface	4.9.1	√	R Seidman *Capable of being satisfied*
	DOOR LOCKS			
110	Door hardware operable with one hand, located 900–1100 mm above floor	4.3.4	√	R Seidman *Capable of being satisfied*

4. Disability (Access to Premises - Buildings) Standard 2010 – Compliance Summary

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
A4.1	**Classifications** **Class 2** – Residential Dwelling Units **Class 3** – Boarding House **Class 6** – Retail **Class 7a -** Parking	Note	
D1P1	**Performance requirement** Access must be provided, to the degree necessary, to enable: a) people to: i. approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and	Satisfied	
	ii. approach the building from any accessible associated building; and	Additional Information to be provided	
	iii. access work and public spaces, accommodation and facilities for personal hygiene; and	Satisfied	
	b) Identification of accessways at appropriate locations which are easy to find.	Satisfied	
DP4	**Performance requirement** *Exits* must be provided from a building to allow occupants to evacuate safely, with their number, location and dimensions being appropriate to: a) the travel distance; and b) the number, mobility and other characteristics of occupants; and c) the function or use of the building; and d) the height of the building; and e) Whether the *exit* is from above or below ground level.	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
DP6	**Performance requirement** So that occupants can safely evacuate the building, *accessways* to *exits* must have dimensions appropriate to: a) the number, mobility and other characteristics of occupants; and b) the function or use of the building.	Satisfied	
DP8	**Performance requirement** Carparking spaces for use by people with a disability must be: 1. provided, to the degree necessary, to give equitable access for carparking; and 2. designated and easy to find.	Additional Information to be provided	
DP9	**Performance requirement** An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired.	Not Applicable	
D3.1	**General Building Access Requirements Class 2 — a building containing 2 or more sole-occupancy units each being a separate dwelling.,**		
Table D3.1	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. 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. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.	Satisfied	
D3.1	**General Building Access Requirements Class 3 — Boarding House**		

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
Common Areas	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. 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. Where a ramp complying with AS 1428.1 or a passenger lift is installed— (a) to the entrance doorway of each sole-occupancy unit; and (b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.	Satisfied	
Sole-occupancy units if the building or group of buildings contain 1 to 10 sole-occupancy units	To and within: 1 accessible sole-occupancy unit	Additional Information to be provided	One of the boarding house units are to be detailed as accessible.
D3.1	**General Building Access Requirements Class 6 — a shop,**		
Table D3.1	To and within all areas normally used by the occupants	Satisfied	
D3.1	**General Building Access Requirements Class 7a -Parking**		
Table D3.1	To and within all areas normally used by the occupants	Satisfied	
D3.2	**Access to Buildings**		
	(1) An *accessway* must be provided: (a) to a building *required* to be *accessible*;	Satisfied	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	(b) and from the main points of a pedestrian entry at the allotment boundary;	Satisfied	
	I. from another *accessible* building connected by a pedestrian link; and	Not Applicable	
	II. from any required accessible carparking space on the allotment.	Satisfied	
	(2) In a building *required* to be *accessible,* an *accessway* must be provided through the principal pedestrian entrance, and: a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and b. in a building with a total *floor area* more than 500sqm, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance. Except for pedestrian entrances serving only areas exempted by clause D3.4.	Satisfied	
D4D4	**Parts of buildings to be accessible**		
	In a building *required* to be *accessible*: a) every ramp and stairway, except for ramps and stairways in areas exempted by clause D3.4, must comply with:		
	i. for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and	Additional Information to be provided	
	ii. for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1;	Additional Information to be provided	
	iii. for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Not Applicable	
	b) every passenger lift must comply with clause E3.6;	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
	c) *accessways* must have: i. passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available: and ii. turning spaces complying with AS 1428.1: A. within 2m of the end of *accessways where* it is not possible to continue travelling along the *accessway*; and B. at maximum 20 m intervals along the *accessway*;	Satisfied	
	d) an intersection of *accessways* satisfies the spatial requirements for a passing and turning space;	Satisfied	
	e) a passing space may serve as a turning space;	Satisfied	
	f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building- (i) containing not more than 3 *storeys*; and (ii) with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200sqm.	Not Applicable	
D3.5	**Carparking**	Additional Information to be provided	
D3.6	**Signage**	Additional Information to be provided	
D3.7	**Hearing Augmentation**	Not Applicable	
D3.8	**Tactile Indicators**	Additional Information to be provided	
D3.9	**Wheelchair seating**	Not Applicable	
D3.10	**Swimming pool**	Not Applicable	
D3.11	**Ramps (Connecting Ramps)**	Not Applicable	

PART / CLAUSE	DISABILITY (ACCESS TO PREMISES) STANDARD 2010 CRITERIA TO BE SATISFIED	COMPLIANCE	ACTION / COMMENT
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 Clause 6.6 of AS 1428.1.	Additional Information to be provided	
Part D4	**Braille & Tactile Signs**	Additional Information to be provided	The signage detailing will need to comply with the provisions of Clause D3.6 and Specification D3.6 of the BCA as well as Clauses 16.3 and 17 of AS1428.2 which addresses the size of the pictogram as well as the height of lettering.
Part E3	**Lift Installation**	Not Applicable	
Part F2	**Sanitary and other facilities**	Additional Information to be provided	Detailed drawings of the sanitary compartments are to be prepared and provided for review.

5. STATEMENT OF EXPERTISE

Name	Richard Seidman
Qualifications	• 2019 Diploma in Access (Access Institute) • 2018 Accredited Access Consultant • 2014 Accredited assessor Livable Housing Australia • 2011 Certificate IV Access Consulting (IATA) • 2008 Accredited Green Star Professional (GBCA) • 2007 Graduate Diploma in Building Surveying (Fire Engineering) University of Western Sydney • 2005 Masters in Property Development University of Technology (Graduating 1st in year) • 1999 Graduate Diploma in Architectural Design Science (Facilities Management) University of Sydney • 1983 Bachelor of Architecture (Hons) University of NSW
Memberships	• Royal Australian Institute of Architects (No. 4700) • NSW Architects Registration Board (No. 4829) • Association of Consultants in Access Australia (Accredited Access Consultant No 330) • Livable Housing Australia (10041)
Experience	Richard Seidman has practised for more than 35 years in the built environment and has developed extensive skills and expertise in the residential, commercial, industrial, health, retail, education and transport industries. Richard has extensive expertise in all aspects of AS1428, AS4299 and AS2890.6 which has been honed as part of the plan check role undertaken as part of the NBESP Social Housing Initiative undertaken for the Department of Human Services – Housing NSW and 10 years' experience with Westfield Design and Construction in the capacity of Project Design Manager. In 2010 Richard established iAccess Consultants a division of iAccess Group Pty Ltd. Since 2010 Richard has undertaken a wide range of consultancies