



PSE ACCESS CONSULTING

Access/Built Environment
Architectural Advice/Training
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ASSESSMENT REPORT

ACCESS AND COMPLIANCE REQUIREMENTS

**BUILDING CODES AUSTRALIA (BCA),
DISABILITY DISCRIMINATION ACT 1992 (DDA),
KU-RING-GAI COUNCIL, Development Control Plan No. 31, ACCESS.**

SUBJECT; MIXED USE RESIDENTIAL DEVELOPMENT.

SITE ADDRESS; 23-37 Lindfield Avenue, Lindfield, NSW.

REPORT BY; Mr PETER SIMPSON.
ACAA Accredited Access Consultant.
Accreditation No. 185.

7th October 2010.

14 Mashman Ave
Wentworthville 2145



Access requirements for people with disability.

This report is in regard to the mixed use development complying with the Building Codes Australia (BCA & specifically Part D3), and related Australian Standards/Council DCP No. 31, in addressing the requirements of Disability Discrimination Act 1992 (DDA) pertaining to access for people with disability. It is also to address the KU-RING-GAI COUNCIL condition for DA approval, Condition 30 *Access for people with disability (residential)* & 31 *Adaptable housing*, and their Development Control Plan No. 31 Access.

This report is to satisfy the requirement of NSW Government, Department of Planning letter (Ref; MP 08-0244. File; SO8/01920-1. Dated 19th February 2009. Director General's requirements. Plans and documents, Item 5, dot point, Access report.

COMPOSITION OF PROPOSED DEVELOPMENT:

This mixed use development at this address consists of;

1. Two levels of basement car parking.
2. Access from the "Lower ground level" (upper level of basement car parking) to the "Upper ground level" commercial/retail area is provided by ramps.
3. The "Upper ground level" comprises a major commercial (possible Franklins and other stores) area, one retail area (street front entrance from Lindfield Avenue) and street front entrances from Kochia Lane.
4. The street front entrance, principal public entrance, from Kochia Lane diverges into two "Autowalk" systems for access to the "Upper ground level, Retail 1" and stairs to Level one retail areas.
5. The street front entrance, principal public entrance, from Kochia Lane also has a lift for accessing "Upper ground level, Retail 1" and Level one "retail areas 3, 4 & 5 and residential.
6. Level one comprises three retail areas, street front entrances and ten self contained residential units in the second of two towers with access from Cnr Lindfield Ave & Kochia Lane..
7. The remaining levels comprise self contained residential apartments in both towers.
8. Apartments type B1 & H would be the "typical" adaptable apartments with six finished, as built, to Council "Access" requirements (DCP No. 31 *Access*) as well as being fully compliant with the enhanced requirements/features of AS4299-1995 **Adaptable housing**.
9. All of the remaining apartments are finished in a manner to give them classification, under AS 4299-1995 *adaptable housing*, clause 2.2 *Performance requirements (a) visitable*, as **visitable** by people with disability including wheelchair users.

The plans/drawings relied upon for this assessment/review are by PTI Architecture and consist of but not limited to,

1. Basement level plan; A DA 03 A. Dated 7/10/2010.
2. Lower ground level plan; A DA 04 A. Dated 7/10/2010.
3. Upper ground level plan; A DA 05 B. Dated 7/10/2010.
4. Level one plan; A DA 06 B. Dated 7/10/2010.
5. Level two plan; A DA 07 B. Dated 7/10/2010.
6. Level three plan; A DA 08 B. Dated 7/10/2010.
7. Level four plan; A DA 09 B. Dated 7/10/2010.
8. Level five plan; A DA 10 2. Dated 7/10/2010.

REFERENCING;

➤ Disability Discrimination Act 1992.

Part 3 Objects

The objects of this Act are:

- (a) to **eliminate**, as far as possible, **discrimination** against persons on the ground of disability in the areas of:
 - (i) work, **accommodation**, education, **access to premises**, clubs and sport; and
 - (ii) the provision of goods, facilities, services and land; and
 - (iii) existing laws; and
 - (iv) the administration of Commonwealth laws and programs; and
- (b) to ensure, as far as practicable, that persons with disabilities **have the same rights** to equality before the law as the rest of the community; and
- (c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

Disability Discrimination Act 1992 applies to people with disability in making it, as far as possible, unlawful to discriminate in regard to access to premises. The objectives of the DDA Part 2 Division 2 Section 23 are:-

Part 23 Access to premises

Disability Discrimination Act 1992

Part 4 Interpretation

premises includes:

- (a) a **structure, building**, aircraft, vehicle or vessel; and
 - (b) a place (whether enclosed or built on or not); and
 - (c) a part of premises (including premises of a kind referred to in paragraph (a) or (b)).
- (1) It is unlawful for a person to discriminate against another person on the ground of the other person's disability or a disability of any of that other person's associates:
- (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.

Part 25 Accommodation

(1) It is unlawful for a person, whether as principal or agent, to discriminate against another person on the ground of the other person's disability or a disability of any of that other person's associates:

- (a) by refusing the other person's application for accommodation; or
- (b) in the terms or conditions on which the accommodation is offered to the other person; or
- (c) by deferring the other person's application for accommodation or according to the other person a lower order of precedence in any list of applicants for that accommodation.

(2) It is unlawful for a person, whether as principal or agent, to discriminate against another person on the ground of the other person's disability or a disability of any of the other person's associates:

Australian Standards/Legislation called into effect by the DDA;

- **Building Codes Australia (BCA)**
- **AS1428.1-4 Design for access and mobility**
- **AS4299-1995 Adaptable Housing.**
- **KU-RING-GAI COUNCIL, Development Control Plan No. 31, ACCESS.**

- **BCA Part D3 Access for People with disability** applies to any **new building** or new building work

The Building Codes Australia (BCA) calls for compliance with **BCA Part D3 Access for people with disability** for general building access for people with disability and **BCA Part F2 Sanitary and other facilities** for the sanitary facilities which must also be provided. These parts bring into effect the technical specifications of Australian Standards (AS1428.1-4) to support their own requirements and provisions. Called for by **BCA Part D3.2 General building access requirements are**

- a) Buildings must be accessible as required by **Table D3.2**
- b) Parts of buildings *required to be accessible* must comply with this Part and AS1428.1.
- c) **External access to a building** *required to be accessible* must be in accordance with this part and AS1428.1, and must provide-
 - (i). **From the allotment boundary at the main points of entry;** and
 - (ii). **From any accessible car parking space** on the allotment in accordance with **D3.5;** and
 - (iii). From any adjacent and associated *accessible* building on the allotment; and
 - (iv). Through the principal public entrance.

Table D3.2 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH DISABILITY

Class 5, 6, 7 and 8 buildings; To and within-

(i). The entrance floor

(ii). Any **other floors** to which vertical access by way of a ramp, step ramp or kerb ramp complying with AS1428.1 or a passenger lift is provided

Australian Standards called into effect in addition to BCA requirements;

- AS1428.1-4 Design for access and mobility
- AS4299-1995 Adaptable Housing.
- AS2890.1-2004, Off Street Parking.
- AS1735.12 Lifts, Escalators and Moving Walkways.

➤ KU-RING-GAI COUNCIL,

Development Control Plan No. 31, ACCESS.

This specific local Government legislation reinforces the requirements of BCA and DDA with some parts of this DCP calling on the enhanced features of AS1428.2
Continuous path of travel

The primary purpose of this DCP is to assist proponents and Council in ensuring the requirements for equality of access, in addressing the Australian Disability Discrimination Act 1993, are satisfied when building work is proposed.

It provides guidelines for access, assists in better design of buildings and space, ensure that new development is accessible and useable as well as compliant with relevant standards, codes and legislation.

This plan provides an assessment tool, along with the relevant Australian Standards/Codes, for both building and development application with respect to the provision of facilities for improved access and mobility.

For the purpose of this plan (DCP No. 31 Clause 10. Categories to which play in applies) access is defined as;

1. An ability to travel from one point to another in a continuous and uninterrupted manner following a reasonable route.

Type or Class of Development; Areas to Be Accessible

2. Medium density residential flat buildings;

Any residential development containing eight or more dwellings shall provide **one dwelling that is accessible** to the disabled. A further dwelling, accessible to the disabled, shall be provided for every 20 dwellings provided thereafter. For further information on this matter, see Disability Discrimination Act. In buildings where designated units are required all facilities provided for the building occupants are to be accessible.

3. Office/Commercial; AND

4. Retail and Service;

To and within all the areas or facilities of the building where there is a reasonable expectation of access by any owner, occupier, employee or visitor. This usually consists of the entrance floor and access to any other floor to which vertical access by way of a ramp, step ramp, kerb ramp or passenger lift complying with the requirements of this plan have been provided.

The provision of six adaptable apartments is in meets the requirements of Councils DCP 31 and **all of these apartments are finished** to comply with the **enhanced features required by AS4299-1995 Adaptable Housing.**

These enhanced features provides for accessibility and liveability, for a person with disability, with out restrictions (as far as possible) to their daily life routine.

Standards/Legislation called into effect by KU-RING-GAI COUNCIL, DCP N0.
31, ACCESS;

- **Building Codes Australia (BCA)**
- **AS1428.1-4 Design for access and mobility**
- **AS4299-1995 Adaptable Housing.**

➤ **AS4299-1995 Adaptable housing;**

The concept of ‘Adaptable housing’ or “barrier free/**accessible**” design has traditionally been considered ‘special’- separate from mainstream housing design. Custom designed housing to meet the needs of people with disabilities can be expensive because they fall outside common design and building practices.

Adaptable design, or universal design, involves a move away from designing special accommodation for different community groups with different needs. It is design which avoids the personal and economic costs that accompany social dislocation.

The objectives of ‘Adaptable housing’ standards are

- a) That **housing is designed and constructed or altered** in a way which **satisfies the performance requirements for adaptable housing** enumerated in Clause 2.2 in having visitability, avoidance of level changes, manoeuvrability for occupants & visitors as well as ease of further adaptation.
- b) That housing is designed in such a way that **later alterations to suit individual requirements can be achieved at minimal extra initial cost.**
- c) That they are designed in such a way that it will adapt **to suite the widest range of lifetime needs.**
- d) The **initial design will allow** for visitability through an **accessible path of travel** to the living room and toilet.

- e) These units to meet the “adaptable housing” criteria must ensure that they are **capable of being adapted** with **relative ease** and at **minimal inconvenience** and cost (AS4299 *Foreword, principals (b)*).

AS 4299 Adaptable housing;

Clause 2.2 Performance requirements.

- (d) **Ease of adaptation** If the design for adaptation requires further demolition of walls then these walls shall be non load-bearing and free of electrical and plumbing services.

2.3 POTENTIAL FOR ADAPTATION To obtain certification as an adaptable housing unit, ‘as built’ drawings showing the housing unit in its pre-adaptation and post-adaptation stages shall be provided. A description of how the adaptation is to be achieved shall also be provided.

The process of adaptation are all varying/needs specific parts of the adaptation process and are individual person oriented with no one adaptation suiting all people with disability.

The AS4299-1995 adaptable housing “schedule of features for adaptable housing” should be provided as part of the “description of how the adaptation is to be achieved” for certification.

The AS4299-1995 adaptable housing “schedule of features for adaptable housing” is also critical in ensuring that the appropriate requirements are in place at construction and final detail. This gives the schedule of features for completion to enable later adaption with out unforeseen complications and expenses.

What is an accessible and adaptable home?

An **accessible** home is easy for people with access needs to live in or visit through simple changes like wider doors and hallways.

A level entry and wider doors can benefit a family with young children, while extra circulation space in the corridors and kitchen will benefit those who use wheelchairs. Access in the home can be improved through measures such as:

- stepless entry
- minimum clear door openings of 850mm
- minimum corridor widths of 1000mm
- easy grip door handles
- an accessible toilet on the ground level of the home
- no step into the shower
- car parking close to an accessible entrance

SUBJECT; MIXED USE DEVELOPMENT,

ACCESS and COMPLIANCE;

The requirements of BCA Part D3 *Access for people with disabilities* and AS1428.1-4, as well as associated standards/legislation/Council DCP No.31, are met with these proposed development and in their relation to the requirements to satisfy relevant State and Federal legislation.

These requirements of BCA/DCP have been addressed in the following manner;

Basement Car parking:

Both levels of basement car parking is provided with access from Lindfield Avenue,

- The appropriate “headroom” is present in the basement car park to satisfy the requirements of **AS2890.1-2004, *Off Street Parking, Part 5.3.1 General requirements*** which calls for a general “floor to an overhead obstruction” measurement of 2200mm. A clearance of 2300mm is required on the path of travel to the dedicated accessible (disabled) car parking spaces/garages with 2500mm clearance above the majority of that area as detailed in **Part 5.3.2**. The “headroom” in all areas is greater than that required for **Part 5.3.2**.
- Dedicated accessible (disabled) car spaces are provided in close proximity to the lifts (adjacent to the accessible/adaptable apartments) which services all levels of the building. The location of these dedicated accessible spaces satisfies the requirements of **AS2890.1-2004, *Off Street Parking, Part 2.4.5 (d)*** in being in a location near a wheelchair accessible lift and it is of the required technical dimension set out in **AS2890.1-2002 *Off Street Parking, Part 2.4.5 & Figure 2.6***.
- The provision, numerically wise, of accessible (disabled) car parking spaces is in accordance with **AS2890.1-2004, *Off Street Parking, Part 5.3.1 General requirements and Table C1 Provision of parking spaces for people with disability*** and KU-RING-GAI COUNCIL Development Control Plan No. 31 Access Clause 12 *Parking for disabled* Point 1. A length of 5.2 meters, width of 3.2 metres car space with a vertical clearance of 2.5 metres is achieved to satisfy these and all the requirements of AS4299-1995 *Adaptable housing* Part 7.3 *Car parking*.
- The wheelchair accessible lifts (four provided, one adjacent to the accessible/adaptable apartments) are provided for access to all level of the building and have a lift car size in excess of that required to be compliant with **AS1735.12 *Lifts Escalators and Moving Walks, Section 2*** (minimum 1100mm wide X 1400mm and a door opening of 900mm). This will allow an unobstructed path of travel from the dedicated accessible (disabled) car parking spaces to all levels in this development for a person with disability.
- The lift car will have the appropriate controls/grab rails and emergency phone/intercom system for operation by a person with disability satisfying the requirements of AS1735.12 Part 7.2 *Provision in lift cars*, Part 7.3 *Location & Part 7.4 Design*.

Residential/Adaptable Housing:

These dwellings meet the “adaptable housing” criteria in that it is **capable of being adapted with relative ease and at minimal inconvenience and cost (AS4299 Foreword, principals (b))**.

Proposed designated adaptable units;

The following six units are proposed to have the plumbing installed, as built, to allow the unit to be fully adapted following the “Post adaption” plans and with the guidelines specifications of the AS4299-1995 adaptable housing “schedule of features for adaptable housing” for fittings and fixtures followed.

- ✓ Type B unit (two of) on level 2.
- ✓ Type B unit (two of) on level 3.
- ✓ Type B unit (one of) on level 4.
- ✓ Type B unit (one of) on level 5.

It would be envisaged that these units would be recognisable by the prospective tenant of their adaptability status and the development consent authority (NSW Department of Planning) records would show Pre-Post adaption plans for location of existing adaption items installed.

The areas of these units which meet the technical requirements for designated “Adaptable” units are met in the following manner;

- One nominated accessible/adaptable apartment is provided on the levels mentioned above although a number of other apartments could also be classified as **accessible**/ adaptable although they would not meet technically all requirements. These nominated **accessible**/adaptable apartments are compliant with the technical requirements of AS4299-1995 *Adaptable housing*, AS1428.1, to satisfy the requirements of DDA Part 25.
- These units meet the “adaptable housing” criteria in that they are **capable of being adapted** with relative ease and at minimal inconvenience and cost (**AS4299 Foreword, principals (b)**).

The technical requirements for ALL designated “Adaptable” units are met in the following manner;

- Each of the nominated “Adaptable” apartments has access to it by an uninterrupted **accessible path of travel** from the designated (and alternative) car spaces and security appropriate levels compliant with the requirements of **AS4299 Clause 3.3.2 Accessible pathway** and BCA Part D3.2 (c) (ii).
- Access is available to the common areas and its letterbox area as called for to be considered in **AS4299 Clause 3.3.3 Residential development (a)** and complies with Councils DCP No. 31, Clause 10 Item 2.
- The entrance door, to each apartment, and their circulation area are of a dimension mandated by **AS4299** as well as **AS1428.1 Clause 7.2 & 7.3** which is called into effect. The doors have a clear opening dimension of minimum 820mm which is compliant with **AS4299 Clause 4.3 entrances, doorways & circulation spaces** as well as with AS1428.1 Clause 7.2 & Figure 11 and door circulation space dimensions are compliant with AS1428.1 Clause 7.3 & Figure 12.
- The bathroom, at present accessible, is designed to be adaptable and will adapt at minimal cost and inconvenience as required. A number of configurations would be possible, depending on the requirements of the adaptor, which would also meet, or part there of, the requirements of **AS4299-1995 Adaptable housing**.

The technical specifications for the bathroom are as follows,

- i. The entry door will be compliant with **AS1428.1 7.2** Figure 11 with a minimum 820mm clear opening dimension.

- ii. The toilet pan is able to be repositioned in the adaptation process, if required, into the correct position as per **AS1428.1 10.2.3 Figure 18** at 800mm to front of pan & 450mm centre from the side wall & the seat 470mm high. These are the same specifications set out in **AS4299 Figure 4.3**
 - iii. The grab rails, if required in the adaptation process, will be able to be fitted correctly for position and design compliant with **AS1428.1 6.2 Figure 21** along with all other fittings and fixtures such as the basin/vanity and mirror etc.
 - iv. The clear turning circle requirement of 1540mm is achievable in the adaptation process to comply with **AS1428.2 Clause 6.2**
 - v. It will be built with a hobbles shower area of the dimensions required and walls capable of having grab rails mounted in a manner to satisfy AS1428.1 Clause 10.2.8 & Figure 21
- The required **access to and within** all living areas is provided or is achievable (if required) in the adaptation process with the required circulation space in the kitchen/dining/lounge/bed area to satisfy the requirements of **AS4299 Clause 4.5.2 & 4.7.1.**
 - The work surface configuration of the kitchen is adaptable to comply with the requirements/specifications of **AS4299 Clause 4.5.5.** and Figure 4.8
 - The bedroom is adaptable, at present accessible, to meet the requirements of **AS4299 Clause 4.6** in being able to accommodate a queen size bed, wardrobe and will have the features/fixtures required, already in place or able to be altered at minimal cost, for adaptation.
 - The remaining internal doors will be compliant with **AS1428.1 7.2 Figure 11**, in having a minimum 820mm clear opening dimension.

❖ **Example of adaption:** Apartments listed have the dimensions required to comply with AS4299 Adaptable housing.

1. The bathroom has the required dimensions to allow full adaption with the removal of the bath and relocation of the toilet pan to the pre installed drain pipe to give a larger shower area and greater clear turning areas compliant fully with AS4299 or AS1428.2.
2. The bedroom has the required dimensions to allow full adaption with the repositioning of the wardrobe hanging area (if required) or repositioning the bed allowing the required clear turning areas.
3. The living area and kitchen has the required dimensions to allow full compliance with the required clear turning areas and unhindered access to appliances/cupboards.

Laundry area;

- There is present the required clearance in front of appliances in the laundry area to be compliant with the requirements of AS4299 Clause 2.3 in that it has the “POTENTIAL FOR ADAPTION” to meet the specific needs of the adaptor.
- There is the “POTENTIAL” for the required clear turning area (AS4299 Clause 4.8 Laundry area Notes (1)) to be achieved on adaptation.

- For people with disability/occupant with disability (wheelchair users) the use of “clear floor space front approach” to the appliances, after adaption of the laundry has occurred, will in some cases be needed. Following is elaborated the technical detail.
 - It is proposed the AS1428.1 Clause 5.1.2 *Continuous path of travel*, of not less than 1000mm and using the requirements/specifications of AS1428.2 *Design for access and mobility, Enhanced and Additional*, Clause 22 *Reach ranges*, Part 2 *Side reach-Wheelchair users* for “clear floor space front approach” for allowances.

4.8 LAUNDRY AREAS If a separate room is used for a laundry, circulation spaces at doors shall be in accordance with AS 1428.1. Provision for adequate circulation space shall be made in front of or beside appliances and under or adjacent to the tub to enable people who use wheelchairs to use all the facilities.

NOTES:

- 1 An area of 1550 mm diameter will satisfy this requirement.
 - 2 For a work surface height of 870 mm a tub of maximum depth 210 mm is necessary to allow knee space underneath. Where a full depth laundry tub is provided knee space shall be provided beside it.
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COMMON FEATURES.

Access;

1. Direct street access, steps or ramps, to the ground floor level is available from Lindfield Avenue for the apartment lift foyers to hallways, staircases/lift lobby and units.
2. All residential floors are accessed by lift/stairs from the residential street front entrance foyers and stairs from the basement levels of car parking.

The BCA calls for general access to a building to be compliant with BCA Part D3 Table D3.2 *Requirements for access for people with disability; Class 3* (Applicable to Class 2 buildings to satisfy Part D3.2 (b) & (c) and Council DCP) *building or group of buildings. (a) To and within; Common areas and unique features and services.*

- All stairways/walkways on the accessible paths of travel to and within the development are compliant with the requirements of AS1428.1 (called upon by BCA) in their technical specifications.
- All stairways for entry and/or exit are compliant in design and construction with **AS1428.1 Clause 9.1** *Stair construction* and **Clause 9.2** *Stairway handrails* and Figure 17.
- All walkways/ramps for entry and/or exit have the required TGSP's at the top and bottom landing compliant with AS1428.4 Clause 2.2.3 and Figure A1.
- All walkways/ramps and paths of travel are compliant with the design and technical specifications of AS1428.1 Clause 5 *Walkways ramps and landings* for their gradients, surface finish and other relevant features.

- The lift for access from the street front entrance, principal public entrance, from Kochia Lane to the “Upper ground level, Retail 1” and Level one “retail areas 3, 4 & 5” and residential has the technical specification/standards compliance as detailed above for residential lifts.
- The entrance doors to the retail/commercial establishments and all their internal doors, where applicable, and their circulation area are of a dimension mandated by AS1428.1 Clause 7.2 & 7.3. The doors have a clear opening dimension (Minimum 800mm for single leaf or at least one of a dual leaf door configuration) compliant with AS1428.1 Clause 7.2 & Figure 11 and their internal and external circulation spaces have dimensions/ configuration compliant AS1428.1 Clause 7.3 & Figure 12.
- The entrance doorway to the retail/commercial establishments have a zero step entrance which is as called for in AS1428.1 Clause 5.1.2 *Continuous path of travel* Paragraph 3 *Accessways, walkways, ramps and landings shall be constructed with no lip or step at joints between abutting surfaces.*
- Access is available to the common areas/lift foyers and its letterbox area as called for to be considered in AS4299 Clause 3.3.3 *Residential development (a)*. The letterboxes are centrally located, adjacent to the street entry on a hard standing surface connected to an accessible path of travel. This is in compliance with AS4299 Clause 3.8 Letterboxes.
- The ground level retail/commercial facilities provide common use female/male sanitary facility compliant with BCA Part F2 *Sanitary and other facilities* and a unisex accessible (disabled) sanitary facility.
 - The technical specifications for this accessible (disabled) unisex toilet facilities which will be located in the same vicinity as the other facilities (as called for by BCA and relevant standards) will be as follows,
 - i. Located near the Female/Male toilet facilities in a central area with easy access for people with disability.
 - ii. The entry door is compliant with **AS1428.1 7.2** Figure 11 with a minimum 800mm clear opening dimension and the maximum 5mm construction tolerance threshold specified by **AS1428.1 Clause 5.1.2**
Note: *a construction tolerance of up to 5mm is acceptable using rounded or bevelled edges.*
 - iii. The toilet pan in the correct position as per **AS1428.1 10.2.3 Figure 18** at 800mm to front of pan & 450mm centre from the side wall & the seat 470mm high.
 - iv. The grab rails fitted correctly for position and design compliant with **AS1428.1 6.2 Figure 21** as with all other fittings and fixtures including the hand dryer, basin and shelf.
 - v. The clear turning circle requirement of 1540mm is present to comply with **AS1428.2 Clause 6.2** and the floor with a slip resistant surface as specified in AS1428.1 **Clause 12 Surface on a continual accessible path of travel.**
- Relevant sections of the surround built environment/public domain (footpaths/kerb ramps etc along adjoining roads) required to be completed as part of the development, to provide accessible paths of travel, are proposed to be compliant with the specifications set out in AS1428.1.

- This will provide obvious and safe pedestrian links from the site that provide accessible paths of travel to public transport services and/or local facilities/services or surrounding public spaces.
- This will satisfy the requirement of NSW Government, Department of Planning letter (Ref; MP 08-0244. File; SO8/01920-1. Dated 19th February 2009. Director General's requirements. Plans and documents, Item 5, dot point, Access report)

SECURITY & ACCESSIBILITY SEPARATION;

Security;

- Access to the residential levels/sections is restricted to residents and authorised persons with the appropriate security separation.
- An intercom security system is envisaged to be installed in each apartment for authorising access to the residential areas by non residents/visitors.
- Entry to the car parking basement levels is security restricted to residents and those with the appropriate authorised security clearance.

Summary;

As documented above all areas of compliance requirements have been catered for with this development. It is evident from the above that the requirements of KU-RING-GAI COUNCIL, DCP N0. 31 ACCESS and the NSW Government, Department of Planning's letter (Ref; MP 08-0244. File; SO8/01920-1. Dated 19th February 2009. Director General's requirements-Plans and documents-Item 5, dot point, Access report) have been implemented in the design of these residential apartments, including the dedicated "adaptable unit", and its surround built environment/public domain.

There will be provided equitable access to and within this dwelling and access to appropriate accommodation in a manner which will comply with AS1428.1, AS4299, DDA and BCA Part D3.

The technical requirements called for in these standards, and related legislations/DCP's, are adhered too in addressing the Disability Discrimination Act 1992 legislation for access to premises and access to accommodation for people with disability.

Yours sincerely



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