



PSE ACCESS CONSULTING

Access/Built Environment
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ASSESSMENT REPORT

ACCESS AND COMPLIANCE REQUIREMENTS

BUILDING CODES AUSTRALIA (BCA),
NATIONAL CONSTRUCTION CODE (NCC)-2012.
DISABILITY DISCRIMINATION ACT 1992 (DDA),
KU-RING-GAI COUNCIL, Development Control Plan No. 31, ACCESS.

SUBJECT; MIXED USE RESIDENTIAL DEVELOPMENT.
Section 75W Submission.

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

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ACAA Accredited Access Consultant.
Accreditation No. 185.

5th December 2012.

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/National Construction Code (BCA/NCC-2012 & specifically Part D3), and related Australian Standards/Council DCP No. 31 Access, 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.

COMPOSITION OF PROPOSED DEVELOPMENT;

This mixed use development at this address consists of;

1. Three levels of car parking comprising two Basement levels and Lower Ground Floor, all accessed from Havilah Lane.
2. Access from the “Lower ground floor” (upper level of basement car parking) to the “Ground level” commercial/retail area is provided by travelators and public lift.
3. Lower ground level residential entry lobby from Havilah Lane.
4. The “Ground level” comprises a “Major retail” and eight retail areas with street front entrance, and for residents, from Lindfield Avenue and from Kochia Lane.
5. The street front entrance, principal public entrance, from Kochia Lane diverges into two travelator systems for access to Lower ground and Level one retail areas.
6. Level one comprises the first level of residential units in two blocks and common use open communal area.
7. The remaining levels comprise self contained residential apartments in both towers. Apartments No. 104A, 110A, 204A, 210A, 103B, 106B, 203B & 206B would be the “typical” adaptable apartments with eight 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***.
8. 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** to and through the front door by people with disability including wheelchair users.

The plans/drawings (Drawing phase ADAZ) relied upon for this assessment/review are by Crone Partners and consist of but not limited to,

1. Drawing phase ADAZ Drawing No. 1001-1005 Issue A.
2. Drawing phase ADAZ Drawing No. 6001 Issue A. Pre/Post Adaption.

REFERANCING;

➤ 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.**

➤ **Building Codes Australia (BCA) Part D3. Access for People with disability.**

The Building Codes Australia (BCA) (BCA- National Construction Code (NCC) 2012 & specifically Part D3), clearly specifies, BCA Part D3 *Access for people with disabilities* Part D3.2 *General building access requirements* (c) (i) from the allotment boundary, for the proposed commercial/Council establishments, at the main **points of entry, access compliant with AS1428.1** is to be provided.

The BCA/NCC 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 2007) *building or group of buildings. (a) To and within; Common areas and unique features and services.*

The Building Codes Australia (BCA) (BCA- National Construction Code (NCC) 2012 & specifically Part D3), calls for compliance with **BCA Part D3 Access for people with disability** for general building access for people with disability combined with Councils DCP's for accommodation requirements. These parts bring into effect the technical specifications of Australian Standards (AS1428.1-4 and AS4299-1995 Adaptable housing) 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.

D3.1 General building access requirements

Buildings and parts of buildings must be *accessible* as *required* by Table D3.1, unless exempted by D3.4.

Table D3.1 REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
Class 2	
Common areas	<p>From a pedestrian entrance <i>required</i> to be <i>accessible</i> to at least 1 floor containing <i>sole-occupancy units</i> and to the entrance doorway of each <i>sole-occupancy unit</i> located on that level.</p> <p>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, <i>swimming pool</i>, common laundry, games room, individual shop, eating area, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <ul style="list-style-type: none"> (a) to the entrance doorway of each <i>sole-occupancy unit</i>; and (b) to and within rooms or spaces for use in common by the residents, <p>located on the levels served by the lift or ramp.</p>
Class 5	To and within all areas normally used by the occupants.
Class 6	To and within all areas normally used by the occupants.

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**

BCA/NCC-2012; Part D3 Access for People with disability

SECTION D ACCESS AND EGRESS

OBJECTIVE

DO1

The *Objective* of this Section is to—

- (a) provide, as far as is reasonable, people with safe, equitable and dignified access to—
 - (i) a building; and
 - (ii) the services and facilities within a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

D3.2 Access to buildings

- (a) 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.
- (b) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and—
 - (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
 - (ii) in a building with a total *floor area* more than 500 m², a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance,

Compliance with the BCA/NCC-2012 will encompass the basement car parking levels and all other levels including the residential “adaptable” apartments of this development. The residential “adaptable” apartments will have additional requirements to comply with Councils DCP and relevant standards/legislation.

A proportion of the residential apartments (>5%) will have implement the technical specifications/requirements of AS4299 1995 *Adaptable housing* in catering for accommodation for people with disability and addressing Part 25 of DDA.

Standards called into effect by, and in addition to, BCA Part D3;

- AS1428.1-2009 Design for access and mobility
- AS1735.12 Lifts, Escalators and Moving Walkways.

➤ Disability (Access to Premises-Buildings) Standard-2010.

Purpose of the Premises Standards

4. The purpose of the Premises Standards is to provide:

- a nationally applicable set of provisions that detail what must be done to provide for non-discriminatory access to public buildings for people with disability
- the first and perhaps the most significant step in the development of consistent and uniform requirements for non-discriminatory building access — bringing together the access requirements under the DDA and building law, and

Premises Standards would harmonise the requirements of the Building Code and the Disability Discrimination Act in relation to access to buildings through incorporation of the Access Code into the Building Code. The Access Code forms Schedule 1 of the Premises Standards and contains its technical requirements.

Part 1 Preliminary

1.3 Objects

The objects of these Standards are:

- (a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and
- (b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

Part 2 Scope of Standards

2.1 Buildings to which Standards apply

- (1) Subject to subsection (2), these Standards apply to the following:
 - (b) a new part, and any affected part, of a building, to the extent that the part of the building is:
 - (iii) a Class 3, 5, 6, 7, 8, 9 or 10 building;

➤ KU-RING-GAI COUNCIL, Development Control Plan No. 31, ACCESS.

This specific local Government legislation reinforces the requirements of BCA/NCC-2012 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 plan 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 eight 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 No. 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.

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.

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

Car parking;

Three levels of car parking (residential and retail) comprising two Basement levels and Lower Ground Floor, all accessed from Havilah Lane.

- 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 2500mm above the majority of that area as detailed in **Part 5.3.2.**

- The wheelchair accessible lifts (four provided for residential, 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 1400mm wide X 1600mm 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 eight units (typical) are proposed to have the plumbing installed, as built & if required, to allow the unit to be fully adapted following the “Post adaption” plans (Drawing phase ADAZ Drawing No. 6001 Issue A) if appropriate for that person.

- ✓ Type B unit No. 104A, 110A, 204A, 210A.
- ✓ Type B unit No. 103B, 106B, 203B, 206B

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 (typical) 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.
- The units meet the “adaptable housing” criteria in being **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 unit, and their circulation area are to the dimension mandated by **AS4299** as well as **AS1428.1** which is called into effect. The doors have a clear opening dimension of minimum 850mm compliant with **AS4299 Clause 4.3 entrances, doorways & circulation spaces** as well as with AS1428.1-2009 Clause 13.2 *Clear opening of doorways* and door circulation space dimensions compliant with AS1428.1-2009 Clause 13.3 *Circulation space at doorways on a continuous accessible path of travel* and Figure 31.
- The entrance door hardware and locking mechanism as fitted are technically compliant with the requirements of AS4299 Clause 4.3.4 *Door handles and hardware*.
- Access for a wheelchair user to the private balcony of this unit would be achieved (if required as part of the adaptation process) by the use of a step ramp (if required to negotiate the existing minimal level difference as built) or other appropriate method.
- **Bathroom;**
- The bathroom is designed, and built, **to have the potential to be adaptable** of which a number of configurations are possible, depending on the requirements of the adaptor. The highest level of adaptation has the potential to meet the requirements of **AS4299-1995**.
- In general the bathroom has **the potential to comply** with AS1428.1 as specified in AS4299 Clause 4.4 *Sanitary facilities Part 1 General, All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS1428.1 as a minimum*.

The technical specifications for the bathroom are as follows,


- (i). The entry door, and clearances, will be compliant with **AS1428.1-2009 Clause 15.2.9 WC doors** and Figure 50-52 with a minimum 850mm clear opening.
- (ii). The toilet pan is **able to be repositioned** in the adaptation process, **if required**, into the correct position as per **AS1428.1-2009 Clause 15.2.2 WC pan clearance & Figure 38** 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**. This is also person specific and a change would be to meet their own needs.
- (iii). The grab rails, if required in the person specific adaptation process, will be **able to be fitted** correctly for position and design compliant with **AS1428.1-2009 Clause 15.2.7 Grab rails & Figure 42 Position of grab rails in water closets** along with all other fittings and fixtures such as the basin/vanity and mirror etc adapted for adaptors requirements.
- (iv). The clear turning circle requirement of 1550mm 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/shower seat mounted in a manner to satisfy AS1428.1 Clause 15.2.7 & Figure 42 and Clause 15.5.9 *Shower seat & Figure 48*. The currently installed shower screen is of a type easily removed if required in the adaptation process.

- 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 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 850mm 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.



Typical “Post adaption” showing 1540mm clear circulation spaces. 
 Typical unit layout. 104A, 110A, 204A, 210A, 103B, 106B, 203B, 206B

6.2 Circulation space for 180° wheelchair turn The space required for a wheelchair to make a 180° turn shall be not less than 2070 mm in the direction of travel and not less than 1540 mm wide.

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 adaptation 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.

COMMON FEATURES.

Access;

1. Direct street access, steps or ramps, to the ground floor level is available from Lindfield Avenue, Kochia Lane and Havilah Lane 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/NCC-2012) 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 doors to the retail/commercial establishments and all their internal doors, where applicable, have a clear opening dimension (Minimum 850mm for single leaf or one of a dual leaf door configuration) compliant with AS1428.1-2009 Clause 13.2 *Clear opening of doorways* and their internal and external circulation spaces have dimensions/ configuration compliant AS1428.1 Clause 13.3 & Figure 31. They are proposed to have a zero step entrance required by AS1428.1-2009 Clause 7.2 *Construction tolerances, abutment of surfaces*.
- 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 is provided 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 technical specifications (no less than the dimensions required by AS1428.1-2009 Clause 15.2 Accessible unisex sanitary facility at, typically but not limited to, 2300mm X 1900mm) for this accessible (disabled) unisex sanitary facility will be as follows,
 - iii. The entry door is compliant with **AS1428.1-2009 Clause 13.2** & Figure 30 with a minimum 850mm clear opening dimension and the maximum 5mm construction tolerance threshold specified by **AS1428.1-2009 Clause 7.2 Construction tolerances for abutting surfaces** Note: *a construction tolerance of up to 5mm is acceptable using rounded or bevelled edges*.

- iv. The toilet pan is in the correct position as per **AS1428.1-2009 Clause 15.2.2 WC Pan clearance & Figure 28** at 800mm to front of pan & 450mm centre from the side wall & the seat 470mm high.
- v. The grab rails are proposed to be fitted correctly (at pan) and design compliant with AS1428.1-2009 Clause 15.2.7 *Grab rails* & Figure 42 *Position of grab rails* as with all other fittings and fixtures.
- vi. The clear turning circle requirement of 1540mm and circulation spaces will be present to comply with AS1428.1-2009 Clause 15.6 *Circulation space in accessible sanitary facilities* or the called on requirements of AS1428.2-1992 Clause 6.2 *Circulation space for 180° wheelchair turn with the required circulation spaces in front of the pan and basin.*

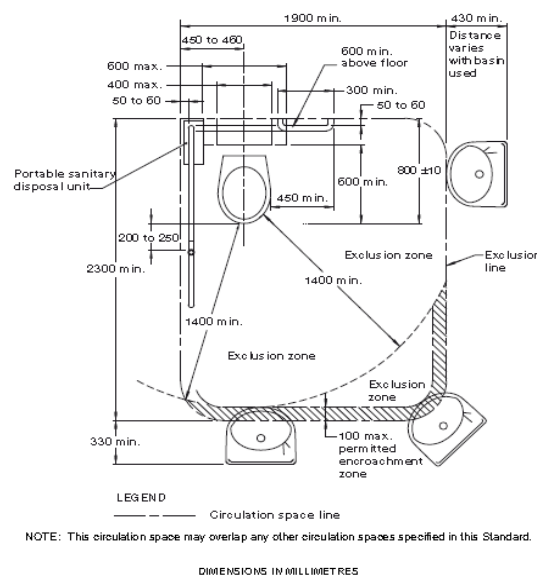


FIGURE 43 CIRCULATION SPACE FOR WC PAN—RIGHT-HAND TRANSFER (LEFT-HAND TRANSFER IS MIRROR REVERSED)

- vii. The floor is of a slip resistant surface as specified in AS1428.1-2009 Clause 7 *Floor and ground surfaces on a continual accessible path of travel and circulation spaces.*
 - viii. The appropriate signage is installed along with an appropriate locking mechanism on the sanitary facility entrance door for privacy.
- 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 of BCA/NCC-2012 Part D3, DDA 1992, Disability (Access to Premises-Buildings) Standard-2010 and relevant standards in regard access for and provision of services for people with disability has been catered for with this mix use residential development at 23-27 Lindfield Avenue Lindfield.

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 Generals 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 is provided equitable access to and within this development, the retail/commercial establishment and the appropriate residential dwellings in a manner which complies with AS1428.1, AS4299 and BCA/NCC-2012 Part D3. The technical requirements called for in these standards, and related legislations/DCPs, has been adhered to in addressing the Disability Discrimination Act 1992 legislation in regard to access for, appropriate housing and the inherent rights and aspirations of people with disability.

Yours sincerely



Peter Simpson
Accredited by,
Association of Consultants in Access Australia