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Compliance Report

Title: Little National - Newcastle
Project Address: 42 Honeysuckle Drive, Newcastle NSW 2300

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Executive Summary

BCA Clause	Summary	Attention authority
Statement of assessment for Development Approval	I am satisfied that the arrangements adopted, whilst not showing complete Detail Design (DD) and all applications for external entries, linking pathways, directional signage, TGSIs and the like, show compliance to the degree necessary and allow for details to be finalised in subsequent stages of the design to meet the objectives of the NSW State Environmental Planning Policy and Newcastle Development Control Plan 2012. This report is suitable for the Development Application and confirms the intent of the Disability (Access to Premises – Buildings) Standards have been met, to the degree necessary. It is anticipated that all final dimensions and details will be resolved prior to the next phase, being Building Approval/Construction Certificate.	Compliant

Related Performance Solutions

Potential Opportunities/Departures: Performance Building Solution (PBS)

BCA Clause	Summary	Status
Table D3.1	Distribution of accessible rooms and ambulant accessible rooms 50%	Open. To be resolved at construction approval stage

1. Introduction

Doma Group, are responsible for the co-ordination of the proposed short term accommodation and retail development, located at 42 Honeysuckle Drive, Newcastle NSW 2300. They have sought advice regarding their requirements/obligations in achieving compliance with the relevant accessibility codes and standards.

2. Objective

The purpose of this report is to provide confirmation that a senior accredited access consultant has reviewed the proposed development against the relevant requirements of the Disability (Access to Premises — Buildings) Standards 2010, Building Code of Australia 2016, relevant Australian Standards as they relate to access, and in addition, the broader requirements of the Disability Discrimination Act 1992 (DDA), to ensure it is suitable for use by persons with a disability.

Newcastle City Council

The *Newcastle Development Control Plan 2012* expands upon the aims, objectives and other provisions of the Newcastle Local Environmental Plan 2012 and applies to all land within the Newcastle local government area to which Newcastle Local Environmental Plan 2012 applies.

3. Project Specifics

Purpose	The following statement confirms that the proposal achieves compliance with the NCC Building Code of Australia (BCA) 2016		
Applicable Use Classification (A3.2 Classifications)	Class 3 – Short-term accommodation & Serviced apartments Class 6 – Retail Class 7a – Carparking		
Common facilities required to be accessible include:	Class 3 – Sole-occupancy units		
		Rooms	Incl Accessible/Ambulant Rooms
	Little National	152	8 (4 Accessible. 4 Ambulant)
	Serviced Apartments	60	2 (1 Accessible. 1 Ambulant)
		212	10
	Class 6 – Retail- Ground Floor		
	To and within all areas normally used by the occupants, unless exempted by BCA D3.4.		
	Class 7a – Carparking		
	To and within any level containing accessible carparking spaces.		
		Park	Incl Accessible Parking
	Little National	118	8
	Serviced Apartments	214	4 Accessible
		332	12

4. NCC BCA Assessment

4.1 External Approaches, Walkways, Ramps, Accessways and Entries

A continuous accessible path is to be provided to the proposed building:

- From the main points of a pedestrian entry at the allotment boundary, and
- From another accessible building connected by a pedestrian link; and
- From any required accessible car parking space on the allotment

Item	Title & Clause Summary	Clause	Status	Assessment Comments
1.	Ensure external paths of travel from the allotment boundary are clearly signed and address the accessible paths of travel	D3.2	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	to and within the principal pedestrian entrance of adequate width to accommodate passing and turning spaces.			
2.	In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500m ² , a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.	D3.2	Compliant	
3.	Pedestrian crossings and or drop-off areas should be designed inclusive of line-marking, kerb ramps and TGSIs in accordance with AS1428.1-2009 & AS/NZS1428.4.1-2009.	D3.2	Compliant	
4.	Where pedestrian walkways and vehicular routes are at grade, hazard warning required. Position hazard TGSIs in accordance with AS/NZS1428.4.1-2009.	D3.2	Condition of construction approval	
5.	Ensure obstacles abutting a path are readily identifiable and do not obstruct a user on the path.	D3.2	Compliant	
6.	Pathway cross grades, directional grades and passing spaces are required to meet AS1428.1-2009.	D3.2	Condition of construction approval	Requires compliant cross grades accessway ≤1:40 circulation grades
7.	The maximum gradient of a ramps exceeding 1900mm in length over 190mm rise shall be 1:14 grade including the	D3.2	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	required AS1428.1-2009 application. Where the ramp has a gradient $\geq 1:20$, reduced applications apply.			

Key External walkway criteria:

- Walkways to be provided with passing bays (1800 x 2000mm) at maximum 20m intervals.
- Walkway gradient to be 1:20 (max) with landings at maximum 15m intervals.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length.
- If gradient of walkway is less than 1:33 no landings are required.
- TGSIs required to warn of hazard along pedestrian and vehicular routes on grade

Key kerb and pedestrian crossing criteria:

- Kerb ramp to have gradient no steeper than 1:8, length no greater than 1520mm.
- Pathways from accessible parking across roadways to have designated line marking.

Stairs design criteria:

- Common use stairs require AS1428 series compliant handrails, tread features and TGSi.

Key ramp design criteria:

- Maximum gradient of a ramp exceeding 1900mm is 1:14. Gradient to be consistent throughout ramp.
- Ramp required to have unobstructed width of 1000mm
- Ramps to be provided with landings at bottom and top of ramp.
- Landings required at maximum 9m intervals where grade 1:14, Landings required at maximum 15m intervals where grade 1:20.
- Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length.
- Ramps require AS1428 series compliant handrails and TGSi.
- Ramps to be set back 900mm at property boundaries or 400mm at internal corners.
- Vertical rise not to exceed 3.6m
- **Kerb ramps** – max rise 190mm; 1:8 max gradient
- **Threshold ramps** – max rise 35mm; 1:8 max gradient; within 20mm of door leaf
- **Step ramps** – max rise 190mm; 1:10 max gradient

4.2 Accessible Parking

Objective: The specifications for accessible carparking spaces are contained in AS2890.6. These specifications aim to maximise the area available to people with disability to get into and out of their vehicles.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
8.	Carparking Spaces for persons with a disability.	Table D3.5	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	Class 3, Class 6 and Class 7a Structure. Class 3 = To be calculated by multiplying the total number of carparking spaces by the percentage of accessible sole-occupancy units Class 6 = 1 for every 50 carparking spaces or part thereof			
9.	Accessible car parking spaces to be designed in accordance with AS/NZS2890.6-2009, including dimensions of 5400mm (l) x 2400mm (w) for the dedicated parking space and 5400mm (l) x 2400mm (w) for the adjacent shared area.		Compliant	
10.	The vertical clearance along the vehicular path to an accessible car parking space must achieve a minimum of 2200mm. The headroom above each dedicated accessible parking space and adjacent shared area shall be a minimum of 2500mm.	D3.5	Condition of construction approval	In accordance with the current requirements of AS2890.6, the vertical clearance along the vehicular path to a carpark must achieve a minimum of 2200mm and 2500mm above the PWD space and shared zone.
11.	The shared area must be provided with a bollard and chevron line-marking. The dedicated accessible parking space must be provided with the international symbol of access.	D3.5	Compliant	In accordance with the current requirements of AS2890.6,

Key Car parking and transport design criteria:

- Accessible spaces are to be designed in accordance with AS/NZS2890.6-2009.
- Dimensions of angled accessible parking bays 2400mm (w) x 5400mm (l) with adjacent 2400mm (w) x 5400mm (l) shared area and bollard in shared area.
- Dimensions of parallel parking bays 3200mm (w) x 7800mm (l).
- Provide direct kerb ramp access from adjacent to the accessible parking space to pathway.
- Accessible bays to be located near entrances.

- Provide a designated area for accessible drop off from private vehicles, taxis and community vehicles with kerb ramp access to the pathway.
- Height of vehicular path of travel to accessible parking space to be 2200mm and height above accessible parking space to be 2500mm.

4.3 Entranceways

Objective: Access must be provided via the main principal entrance and:

Item	Title & Clause Summary	Clause	Status	Assessment Comments
12.	All entry doors are to comply with AS1428.1-2009.	D3.2	Compliant	
13.	All entry doors must achieve a minimum clear door opening width of 850mm (920mm leaf door required)	D3.2	Compliant	
14.	Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement.	D3.2	Condition of construction approval	Information required
15.	All full height glazing capable of being mistaken as an opening (typically this is all shopfront glazing) is to be provided with a solid band not less than 75mm thick with the lower edge starting between 900-1000mm above FFL extending the full width of the glazed panel. This is to be detailed on the 'for Construction' elevations for approval.	D3.2	Condition of construction approval	Glazing indicated
16.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.2	Condition of Approval	Proposed doorways to include

Key entrance criteria:

- Main entry must be accessible.
- Entry requires single door leaf width clearance of 850mm (typically 920mm door size).
- Circulation space of 1450mm required either side of entry.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

4.4 Passenger Lifts

Objective: In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table, and have accessible features in accordance with Table E3.6b, and not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
17.	Emergency lifts At least one emergency lift complying with (d) must be installed in— a building which has an effective height of more than 25 m	E3.4	N/A	
18.	All lifts travelling >12m require a minimum compartment size of 1400mm (w) x 1600mm (d) - (requires 2000mm depth where stretcher use indicated and travelling >12m).	E3.6	Compliant	
19.	Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.	E3.6	Compliant	
20.	Fit-out must comply with AS1735.12-1999.	E3.6	Condition of construction approval	
21.	Stairway platform lift	Table E3.6a	N/A	
22.	Low-rise platform lift - Must not travel more than 1000 mm.	Table E3.6a	N/A	
23.	Low-rise, low-speed constant pressure lift, Must not— (a) for an enclosed type, travel more than 4 m; or (b) for an unenclosed type, travel more than 2 m; or (c) be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.	Table E3.6a	N/A	

Key lift design criteria:

- Lift dimensions to be 1100mm x 1400mm (up to 12m) or 1400mm x 1600mm (>12m minimum).
- Lift doorway opening clearance to be 900mm

- Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.

4.5 Internal Stairs

Objective: Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with AS 1428.1-2009.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
24.	Exemptions: Where a ramp is installed on a path of travel used solely for servicing an area exempted under D3.4 of the Access Code this limit is not mandatory.	D3.4	Compliant	
25.	All general circulation stairs are to be designed to comply with AS1428.1-2009 i.e. clear width not less than 1m, handrails both sides, TGSIs and nosings and opaque risers	D3.3	Compliant	AS1428.1 Clause 11 applications – handrails, Nosing's and TGSi.
26.	If fire-isolated stairs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features.	D3.3	Information only	Require contrasting nosing strips and an internal/continuous handrail with NO VERTICAL FALL in the handrail at landings. Off-set the risers at the landings.

Key stair design criteria:

- Stairs to be set back 900mm at property boundaries or sufficient space to accommodate required handrails and TGSIs.
- Circular or spiral stairs are generally unsafe due to their inconsistent tread width.
- Common use stairs require AS1428 series compliant handrails, tread features and TGSi.
- Tactile ground surface indicators (TGSi) shall be installed for the full width of the path of travel.
- TGSIs shall be located at both the top and bottom of the stairs.
- Fire-isolated stairs required a single handrail compliant to Clause 12 of AS1428.1 and non-slip, contrasting stair nosings as a minimum.

4.6 Internal Ramps

Objective: Ramps may be used as part of an accessway where there is a change in level and must comply with the requirements specified in AS 1428.1 including a maximum gradient, landings, TGSIs, handrails and kerbing.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
27.	Every ramp, except for ramps in areas exempted by D3.4 and fire-	D3.4	Compliant	The fire isolated ramps only require on handrail and do not require TGSi. However, grade of

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	isolated ramps, must comply with Clause 10 of AS1428.1-2009.			ramping is required to comply with AS1428.1 Clause 10 Grades
28.	Landings at 90° directional change require minimum dimensions of 1500mm x 1500mm.	D3.3	Compliant	
29.	Where doorways are at landings, the dimensions of the landing must be in accordance with the requirements of the door circulation clearances.	D3.3	Compliant	
30.	On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6m.	D3.11	Compliant	
31.	A landing for a step ramp must not overlap a landing for another step ramp or ramp.	D3.11	Compliant	

4.7 Internal Walkways

Objective: An accessible path of travel is required to all areas normally used by occupants. Internal walkways should be designed with the following features:

- Suitable circulation spaces to enable turning into adjacent doorways and workstation areas,
- Adequate passing spaces, and
- Turning areas at corridor or room terminators

Item	Title & Clause Summary	Clause	Status	Assessment Comments
32.	Accessways and internal corridors throughout shall be designed to comply as follows:	D3.3	Compliant	
33.	Provide turning spaces of 1500x1500 (corner may be truncated) where a user is required to make a directional turn.	D3.3	Compliant	
34.	Provide turning space within 2000 mm at the ends of corridors, where it is not continuous to offer turning space: minimum width 1540 mm x 2070 mm length.	D3.3	Compliant	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
35.	Passing bays (1800mm wide x 2000mm length) are required every 20m where no direct line of sight is provided	D3.3	Compliant	
36.	All rooms- Minimum door circulation dimensional requirements of AS1428.1	D3.3	Compliant	

Key internal walkway and surface criteria:

- Walkways to be provided with passing bays (1800mm (w) x 2000mm (l)) at maximum 20m intervals.
- Minimum width of internal walkway to be 1000mm.
- Path of travel in front of doorways or those accessed from a frontal approach required to be 1450mm width (minimum).
- Path of travel in front of doorways accessed from the latch side to be 1240mm minimum width.
- Landing spaces at directional changes of: at 90° - 1500mm x 1500mm (corner can be truncated); at 180°- 1540mm x 2070mm.
- Turning space at corridor terminations to be 1540mm width x 2070mm length.

4.8 Internal Doorways

Objective: An accessible path of travel is required to all areas normally used by occupants. Future detailed design should provide compliant door circulation space to all doors where appropriate.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
37.	The unobstructed clear width of doors must achieve a minimum of 850mm (920mm leaf required).	D3.3	Compliant	
38.	Door circulation to comply with AS1428.1	D3.3	Compliant	
39.	All doors to have light operation forces	D3.3	Information required	If installed only - Ensure doors have light operational forces (less than 20 N). Consider use of bearing hinges or other enhanced hardware to achieve requirement.
40.	30% minimum luminance contrast change is required between the door face/leaf, door architrave and wall.	D3.3	Condition of construction approval	Any room undergoing upgrades is required to address.
41.	Braille signage required to final exit doors per D3.6 stating 'Exit', 'Level Ground' and 'First Floor'	D3.6	Condition of construction approval	Refer to signage below

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	in contrasting braille (tactile characters).			

Key internal doorway criteria:

- All doors require 850mm clearance width (typically 920mm doors) including the active leaf of double doors.
- Latch side clearance of 510mm to inward opening doors; 530mm to outward opening doors.
- Circulation space of 1450mm required either side of doors that are approached from the front. Circulation space of 1240mm required in front of inward opening doors approached from latch side.
- All glazed doors must be marked with solid and non-transparent contrasting marking not less than 75mm wide for full width of doors with lowest edge at 900-1000mm above the floor.

4.9 Sanitary Facilities

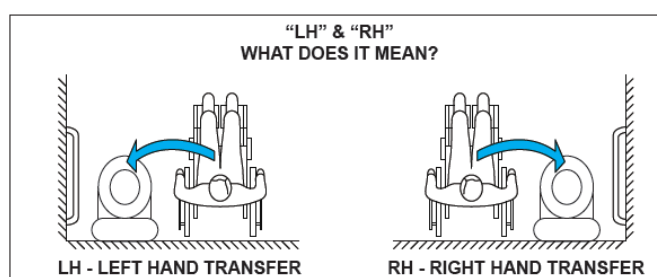
Objective: Facilities to be provided in accessible parts of the building. Accessible sanitary facilities must be provided on each level where other sanitary facilities are also provided and if the Storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. The accessible facilities should be located adjacent/opposite the gender facilities.

Where one or more pans are provided, an ambulant toilet within each of the male and female facilities is to be provided.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
42.	Accessible unisex sanitary compartments must be provided in accessible parts of the building	F2.4	Compliant	No elevations, compliant installation is a condition of approval
43.	Where two or more accessible sanitary facilities are installed there shall be an even distribution of mirror imaged layouts to provide left hand and right hand transfer.	F2.4	Condition of construction approval	Design out
44.	Ambulant accessible cubical are required in addition to the accessible facility.	F2.4	Condition of construction approval	
45.	End of Trip	F2.4	Information	N/A

LH & RH image –

Condition of construction approval



Key sanitary facility criteria

- Accessible sanitary facilities to be in same location as gender facilities and located on all levels of a multi-level building.
- Minimum room dimension with WC and basin: 1900mm x 2630mm or 2330mm x 2200mm.
- Provide AS1428 series compliant fixtures inclusive of shelf, clothes hooks, full length mirror
- A sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females
- Baby change tables are not permitted to encroach on fixture circulation spaces and are to be installed in accordance with Clause 15.2.8.2

4.10 Symbols and signs

Objective: Mandatory Braille and tactile signage must be provided to sanitary facilities (except SOUs), spaces with hearing augmentation, for required exit signage and directional signage to alternative accessible entrances, paths of travel or alternative sanitary facilities

Item	Title & Clause Summary	Clause	Status	Assessment Comments
46.	Mandatory Braille and tactile signage will be required Incorrect Braille & Tactile signage in accordance with Specification D3.6 in the following locations: Unisex Accessible sanitary facilities Hear augmentation. Emergency Exit, each door required by E4.5 of the BCA to be provided with an exit sign	D3.6	Condition of construction approval	Accessible sanitary facilities Ambulant Accessible cubical door

Key Signage design criteria:

- Accessible way finding should highlight the pathway from entrance to reception to lifts/stairs, amenities and to key components of the facility.
- Ensure accessible way finding signage is:
- Located at appropriate viewing heights
- Perpendicular to the path of travel or beside identifiable features (e.g. door faces)
- Of suitable colour contrast (luminance contrast min 30%)
- Of compliant notation inclusive of use of the international symbol of access.
- Signage to accessible sanitary facilities requires identification with the international symbol of access, raised tactile and Braille signage and letters RH or LH to indicate side of transfer to the WC pan.
- Signage required to areas with required hearing augmentation provided

4.11 Hearing augmentation

Objective: Hearing augmentation must be provided in certain situations.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
47.	A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed (i) In a room in a Class 9b building; or (ii) in an auditorium, conference room, meeting room or room for judicatory purposes.	D3.7	N/a	
48.	Hearing augmentation systems are required to be provided at service counters where the user is screened from the service provider.	D3.7	N/A	

Key Hearing Augmentation design criteria:

- If an induction loop is proposed, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system.
- Where a system requires the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system.
- The number of receivers provided is dependent upon the number of persons accommodated within the room or space.
- Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

4.12 Seating

Objective: Wheelchair seating spaces in Class 9b assembly buildings

Item	Title & Clause Summary	Clause	Status	Assessment Comments
49.	Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with the following. The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9. BCA - 16 spaces; plus 1 additional space for each additional 100 seats or part thereof in excess of 800 seats.	D3.9	N/A	

Item	Title & Clause Summary	Clause	Status	Assessment Comments
	Not less than 2 single spaces; and not less than 2 groups of 2 spaces, not more than 5 spaces in any other group; and the location of spaces is to be representative of the range of seating provided.			

4.13 Swimming Pools

Objective: Accessible entry/exit is required to and within swimming pools in accordance with D3.10 of the BCA.

Item	Title & Clause Summary	Clause	Status	Assessment Comments
50.	Access is required to and into a pool with a permitted of 40m or greater. Provision of access into the pool is to comply with D3.10 of the BCA via a platform swimming pool lift, sling style lift or the like.	D3.10	Condition of construction approval	It appears that the swimming pool is less than 40m in perimeter. Please note compliance requirements should this change, and exceeds 40m, as the design develops further.

5. Conclusion

The arrangements adopted, whilst not showing complete Detail Design (DD) and including the external entries linking pathways, directional signage, elevations of the accessible facilities due to current arrangements, I am of the opinion and will consider compliance and is, far as is reasonable in meeting the Performance Requirements with the BCA with the further use of DTS of Performance base Solutions with the intent of the Disability (Access to Premises – Buildings) Standards with next phase of it is anticipated that dimensions and features to show compliance will be delivered 'to the degree necessary.

6. Document Use

The National Construction Code (NCC) makes reference to some of the Australian Standards applicable to the design of equitable access. The NCC indicates which edition of Australian Standards it refers to. The NCC does not always refer to the most recent version of a standard. However, under the Code, the most up-to-date Australian Standards, applied by the code, are applicable to relevant development proposals. At the time of the preparation of this Code the following standards apply:

- AS1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work
- AS1428.2 Design for Access and Mobility - Enhanced and Additional Requirements – Buildings and Facilities
- AS1428.3 Design for Access and Mobility - Requirements for Children and Adolescents with Physical Disabilities
- AS1428.4 Design for Access Mobility - Tactile Indicators
- AS 1680.0 Interior Lighting – Safe Movement

- AS1735.7 Lifts, Escalators and Moving Walks – Stairway Lifts
- AS1735.12 Lifts, Escalators and Moving Walks – Facilities for Persons with Disabilities
- AS1735.14 Lifts for People with Limited Mobility - Restricted Use - Low Rise Platforms
- AS1735.15 Lifts, Escalators and Moving Walks – Low-Rise Passenger Lifts - Non-Automatically Controlled
- AS1735.16 Lifts, Escalators and Moving Walks – Lifts for Persons with Limited Mobility – Restricted use - Automatically Controlled
- AS2890.1 Parking Facilities: Part 1 – Off-Street Car Parking
- AS/NZS2890.6 Parking facilities: Part 6 – Off-Street Parking for People with Disabilities
- AS2899 Public Information Symbol Signs - Part 1 General Information Signs
- AS4428.4 Fire Detection, Warning, Control and Intercom Systems - Control and Indicating Equipment - Intercommunication Systems for Emergency Purposes
- AS4586 Slip Resistance Classification of New Pedestrian Surface Materials

Additional documents referenced in this report may include:

- State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65)
- The Apartment Design Guide (ADG)
- Newcastle Development Control Plan 2012
- Livable Housing Design Guidelines

7. Responsibilities

Compliance with the National Construction Code Building Code of Australia, Australian Standards and Disability (Access to Premises – Buildings) Standards will provide an environment, which is considered accessible under the Building Codes. However, whilst this legislation focuses on the physical aspects of the building design and construction, the DDA goes further. The DDA focuses on the people, who use the building and the way the premises are administered. Therefore, there will always be a need for those responsible for buildings and their uses to consider broader issues of access, such as management and staff training, as well as matters such as maintenance.

As identified, the Building Code of Australia, Disability (Access to Premises – Buildings) Standards and associated Australian Standards provide technical guidance and specific recommendations on accessible design, covering elements such as:

- Access to buildings from allotment boundaries
- Provision of car parking for people with disabilities
- Access into the building and circulation routes
- Accessible sanitary facilities
- Suitable hearing augmentation
- Provision of tactile indicators
- Provision of suitable lifts

However, realistically, there are often constraints with a proposal, which prevent the design meeting the deemed-to-satisfy provisions in the BCA. In such a case, the provision of an “alternative solution” can be provided to demonstrate compliance with the performance requirements of the BCA, as is the case with this report.

In such circumstances, a broader holistic view may be required to achieve the optimum level of accessibility, when considered in conjunction with the end use of the building, along with the constraints, which are imposed. In this respect, the proposal will still meet the broader Performance Requirements and intent of the BCA (NCC).

8. Appendix A – Drawing Register

The architectural drawing prepared by Bates Smart for development approval stage can be accessed from Doma group only.

Curriculum Vitae

Assessor, Rhys Tappenden

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QUALIFICATIONS & ACCREDITATIONS

- DDA/Access Consultant – Association of Consultants in Access Australia (ACAA), Accredited Mem #428 Qualified
- Building Designer – Lic. # 1168941
- Builder Open – Lic. # 1168941
- Livable Design Guidelines Qualified & Registered Assessor # 10023
- Livable Housing Design - Technical Advisor
- Livable Housing Design Appointed Panel member (TAP)
- Advanced Diploma in building management

SUMMARY

With over 20 years experience in the construction industry and performing duties in Access Consulting, Building Codes Compliance, Building and Building Designing, Rhys has worked in both the private and commercial sector as an access consultant, certifying compliant access conditions and has built a reputation as a specialist in this sector.

With over 5 years managing a non-for-profit program *Home and Community Care* (HACC), Rhys has designed and built for the individual clinical needs of a person with a disability under 65 and over 65 years of age. Additionally, he has worked closely with community-based Occupational Therapists and local Council conditions to achieve the best clinical outcome and solution for the client, while keeping within the funded budget.

Moreover, Rhys has been part of the forward thinking of Livable Housing Design Guidelines as one of the 6 members on their Technical Advisory Panel (TAP), developing the performance requirements and ruling on changes made. This has given him the ability to work with the residential sector at the Property Council of Australia and develop a usable product.

While building the same reputation in the commercial sector, Rhys became qualified as an access consultant in public spaces and the urban environment. His understanding of both Local and State Government legislation, right down to the dimensional requirements of the Australian Standards for the use of products and servicing a person with a disability, is second to none.

Lastly, Rhys is proficient in collaborating with clients and working with people who have changing needs and mobility limitations. His experience with industry stakeholders includes property and facility managers, building owners, builders, architects, engineers, occupational therapists, commercial lessees, landscape designers, heritage architects, and the general public. Therefore, clients can be assured that they will receive high quality information and evidence-based recommendations.

Association of Consultants in Access Australia, Inc

Certificate of Membership Accredited Member



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This is to certify that

Mr Rhys Tappenden

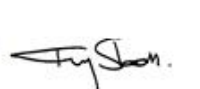
Membership Number

428

Was admitted as an **Accredited Class Member** of the
Association of Consultants in Access Australia, Inc. on the 2nd day of
September 2015.

Membership is only valid whilst a current financial member.


Mr Chris Porter
ACA NATIONAL PRESIDENT


Mr TERRY OSBORN
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