



ACCESS REPORT

Proposed residential apartment building
35-39 Darley St East, Mona Vale NSW

Date
20th April 2026

Prepared for
The Trustee for IPG Dev 2 Unit Trust & GOP
AFF 1 Unit Trust & IPG AFF 1 Unit Trust

Reference No.
26011-DA

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed residential apartment building to be located at 35-39 Darley St East, Mona Vale NSW.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following (as relevant to the project):

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 (Amendment 2) – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8.
 - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2021, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010 – Compilation No. 3 dated 23/11/24.
- d. AS 4299 – adaptable housing – Class C level.
- e. Livable Housing Design Guideline – Fourth Edition – Silver Level.

1.3 Documentation Relied Upon

This report has been prepared on the basis of the following:

- Architectural plans prepared by Plus Studio, project no. 20895 listed as follows:

Drawing No.	Revision	Date	Title
PLA-DA-0000	A	A	Cover sheet
PLA-DA-10B1	A	A	General floor plan - basement 01
PLA-DA-10B2	A	A	General floor plan - basement 02
PLA-DA-10B3	A	A	General floor plan - basement 03
PLA-DA-0200	A	A	Site analysis
PLA-DA-0300	A	A	Demolition plan
PLA-DA-0310	A	A	Proposed site plan
PLA-DA-1000	A	A	General floor plan - ground 00
PLA-DA-1001	A	A	General floor plan - level 01-03
PLA-DA-1004	A	A	General floor plan - level 04
PLA-DA-1005	A	A	General floor plan - level 05-06
PLA-DA-1007	A	A	General floor plan - level 07
PLA-DA-1008	A	A	General floor plan - roof 08
PLA-DA-2000	A	A	Elevations - sheet 01
PLA-DA-2001	A	A	Elevations - sheet 02
PLA-DA-3000	A	A	Sections - sheet 01
PLA-DA-6000	A	A	Adaptable apartment typologies - sheet 01

Drawing No.	Revision	Date	Title
PLA-DA-6001	A	A	Adaptable apartment typologies - sheet 02

1.4 Exclusions & Limitations

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Assessment of Specialist Disability Accommodation / SEPP (Housing) 2021.
- Disability Discrimination Act 1992 (DDA focuses on results. Does not offer prescriptive compliance options).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.
- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2021 circulation deficiencies.

1.5 Relevant Legislation

Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

Disability (Access to Premises — Buildings) Standards 2010 – Compilation No. 3 dated 23/11/24

On the 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

Affected Part

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building.

Schedule 1 Access Code for Buildings

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

1.6 Building Classification Assessment

Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s):	Class 2	Residential
	Class 7a	Carpark
	Class 9b	Gym
	Class 10b	Swimming pool

Note – The BCA Consultant/Certifier has the final authority in determining building classifications.

2.0 BCA (ACCESS PROVISIONS) - TECHNICAL ASSESSMENT

2.1 General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8) and as reciprocated in the Premises Standards 'Schedule 1 – Access code for buildings'.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

Complies	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
Performance Solution	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
Capable of compliance	Specific details not provided; however, compliance is readily achievable.
Does not comply	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
Design Detail	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
Not applicable	The Deemed-to-Satisfy provision is neither applicable nor relevant.
For Info	For information purposes only.

2.2 Part D4: Access for People with a Disability

Clause D4D2: General building access requirements

Buildings and parts of buildings must be accessible (as per AS 1428.1) to the extent required below (unless exempt by Clause D4D5):

Class 2 (residential)

Common areas

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed:
 - (A) to the entrance doorway of each sole-occupancy unit; and
 - (B) to and within rooms or spaces for use in common by the residents.

Sole-Occupancy Units (SOUs)

- No requirements for access within SOUs.

Class 7a (car parking)

Access must be provided to and within any level containing accessible carparking spaces.

Class 9b (gym)

To and within:

- a. wheelchair seating spaces provided in accordance with D4D10; and
- b. all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces

Class 10b (swimming pool)

To and into swimming pools with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building.

Compliance Status	
Capable of compliance	1. The DA level design demonstrates that accessibility compliance is readily achievable with this clause in accordance with AS 1428.1-2021. The finer design aspects shall be reviewed at CC stage.
For Info	2. It is understood that the total swimming pool perimeter is less than 40 m. 3. This report notes the following areas are not required to be accessible as they are not intended to be used in common by the residents: - Elec / comms / AC / Spare cupboards - Bin hold area - Fire pump room - MSB - Pool plant - Fire water / OSD tank - C.W pump - Bikes store - Rooftop plant

Clause D4D3: Access to buildings

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

- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
Capable of compliance	The proposed accessway from the main pedestrian entry point at the allotment boundary is suitably detailed however it must be confirmed that the crossfall will not be steeper than 1:40 at the boundary. Compliance to be verified at CC stage.

Clause D4D4: Parts of buildings to be accessible

In a building required to be accessible:

- a. every ramp & walkway (*except a fire-isolated ramp*) must comply with Clause 7 of AS1428.1-2021.
- b. every stairway (*except a fire-isolated stairway*) must comply with Clause 8 of AS1428.1-2021.
- c. all fire-isolated stairways are required to comply with Clause 8.1 (f) and (g) of AS 1428.1-2021.
- d. passing spaces must be provided as per Clause 3.4 of AS 1428.1-2021 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available.
- e. turning spaces must be provided as per Clause 3.5 of AS 1428.1-2021 as follows:
 - Within 2m of the end of accessways; and
 - At maximum 20m intervals along the accessway.

Concession – A ramp complying with AS 1428.1-2021 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:

- containing not more than 3 storeys; and
- with a floor area for each storey, excluding the entrance storey, of not more than 200m².

Compliance Status	
Capable of compliance	<u>Small building concession</u> Not applicable to this development <u>Turning spaces</u> Compliance indicated. <u>Passing spaces</u> Compliance indicated. <u>Non fire-isolated stairs</u> The external egress stair following discharge from the fire-stairs on the eastern elevation is suitably detailed to comply with AS 1428.1. The detailed stair aspects are to be verified at CC stage. <u>Fire-isolated stairs</u> The stairs are suitably detailed to achieve compliance with Clause 8.1 (f) and (g) of AS 1428.1-2021. The detailed aspects are to be verified at CC stage. <u>Walkways (1:20 or shallower)</u>

Compliance Status	
	The entry walkways are suitably detailed to comply with Clause 7 of AS 1428.1. The detailed aspects are to be verified at CC stage.
Does not comply	<u>Ramps (1:14 or steeper)</u> The 1:10 step ramp at the main lift lobby entry on ground floor does not incorporate a landing at the top of the ramp but rather is obstructed by the entry gates. Design modification is required at CC stage or performance solution based on automatic opening gates.

Clause D4D5: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible nor the path of travel providing access to such area.

Compliance Status	
For Info	No rooms or spaces seeking access exemption under this clause.

Clause D4D6: Accessible carparking

Compliance Status	
Not applicable	All carparking spaces are understood to be associated with the Class 2 part of the building. Hence, no accessible carparking is mandated for the development under this clause.

Clause D4D7: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec 15 must:
 - i incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2021 and identify each:
 - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
 - space with a hearing augmentation system.
 - ii identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- b. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- c. signage in accordance with AS 1428.1-2021 must be provided for accessible unisex sanitary facilities to identify left or right handed use.
- d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2021 must be located on the door of the facility.
- e. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- f. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- g. In a building subject to Clause F4D12, directional signage complying with Spec 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
Capable of compliance	Signage shall be required as per subclause (a)(ii), (b) and (c). Compliance is readily achievable at the CC design stage.

Clause D4D8: Hearing augmentation

A hearing augmentation system must be provided where an inbuilt amplification system (other than one used only for emergency warning) is installed:

- In a room in a Class 9b building; or
- Meeting room, conference room, auditorium, or room for judicatory purposes; or
- At any ticket office, teller booth, reception area or the like, where the public is screened from the service provider.

If hearing augmentation system is an induction loop, it must cover no less than 80% of the floor area of the room or space served by the inbuilt amplification system.

If hearing augmentation system is a system requiring the use of receivers, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must be per Clause D2D18.

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.

Compliance Status	
Capable of compliance	Any inbuilt amplification systems proposed within the gym shall require hearing augmentation in accordance with this clause. Compliance is readily achievable at the CC design stage.

Clause D4D9: Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSI's) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
Capable of compliance	TGSIs are required the top and bottom landings of all not fire-isolated stairs and ramps. TGSIs to have contrasting that is appropriate to the type of indicator proposed. ▪ Integrated units = 30% contrast. ▪ Uniform discrete units = 45% contrast. ▪ Composite discrete units = 60% contrast. TGSIs are to be <u>full width</u> of the passage served. Depth to be reflective of the length of the landing (applicable to stairs only): ▪ Landing less than 3000 mm = 300 mm – 400 mm deep TGSIs. ▪ Landing more than 3000 mm = 600 mm - 800 mm deep TGSIs.

Compliance Status	
	Compliance is readily achievable at the CC design stage.

Clause D4D10: Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status	
Not applicable	No Class 9b proposed with fixed seating proposed.

Clause D4D11: Swimming pools

Not less than 1 means of accessible water entry/exit in accordance with Specification 16 must be provided for each swimming pool required by Clause D4D2 to be accessible.

An accessible entry/exit must be by means of:

- a fixed or moveable ramp and an aquatic wheelchair; or
- a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
- a platform swimming pool lift and an aquatic wheelchair; or
- a sling style swimming pool lift.

Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by means specified under (a), (b) or (c) above.

Concession – Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1-2021.

Compliance Status	
Not applicable	The communal swimming pool is understood to be less than 40 m in perimeter. Hence, the requirements of this clause do not apply.

Clause D4D12: Ramps

On an accessway:

- a series of connected ramps must not have a combined vertical rise of more than 3.6m; and
- a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance Status	
Not applicable	No series of connected ramps proposed in this development.

Clause D4D13: Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2021.

Compliance Status	
Capable of compliance	All full height glazed walls, doors and sidelights within communal areas shall be marked as per Cl. 3.6 of AS 1428.1-2021. Although not detailed on plan, compliance is readily achievable during CC stage design.

2.3 Part E3: Lift Installations

Clause E3D7: Passenger lift types and their limitations

In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:

- a. There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.
- b. Stairway platform lifts must not:
 - be used to serve a space in a building accommodating more than 100 persons calculated according to BCA Clause D2D18; or
 - be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
 - be used where it is possible to install another type of passenger lift; or
 - connect more than 2 storeys; or
 - where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
 - when in the folded position, encroach on the minimum width of a stairway required by BCA Clause D2D8 to D2D11.
- c. A low-rise platform lift must not travel more than 1000mm.
- d. A low-rise, low-speed constant pressure lift must not—
 - for an enclosed type, travel more than 4 m; or
 - for an unenclosed type, travel more than 2 m; or
 - be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.
- e. A small-sized, low-speed automatic lift must not travel more than 12 m

Note – The above passenger lifts must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status	
Capable of compliance	A design certificate from the lift contractor shall be provided at CC stage confirming lift is as per subclause (a) type.

Clause E3D8: Accessible features required for passenger lifts

In an accessible building, every passenger lift must have the following features, where applicable:

- a. Handrail complying with the mandatory handrail provisions of AS 1735.12 for all lifts except a stairway platform lift and low-rise platform lift,
- b. Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- c. Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m,
- d. Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- e. Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- f. Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- g. Lift car and landing control buttons complying with AS 1735.12 for all lifts except a stairway platform lift & low-rise platform lift,
- h. Lighting in accordance with AS 1735.12, for all enclosed lift cars,
- i. Where the lift serves more than 2 levels:
 - Automatic audible information within the lift car to identify the level each time the car stops,
 - Audible and visual indication at each lift landing to indicate the arrival of the lift car,

Audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500Hz.

- j. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.
- k. Lift call buttons at landings shall be no less than 500 mm from an internal corner.

Compliance Status	
Capable of compliance	The passenger lifts appear to be suitably sized. A design certificate from the lift contractor shall be provided at CC stage confirming compliance with all other requirements of this clause.

2.4 Part F4: Sanitary & Other Facilities

Clause F4D5: Accessible sanitary facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Clause F4D6.
- Accessible unisex showers must be provided in accordance with Clause F4D7.
- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary products.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Clauses F4D6 and F4D7 must comply with the requirements of AS 1428.1-2021.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1-2021.

Compliance Status	
Not applicable	<u>Male and female ambulant sanitary compartments</u> Not required as there are no banks of sanitary facilities proposed.
Capable of compliance	<u>Unisex accessible w/c</u> The proposed ground floor accessible sanitary facility is suitably sized to comply. The finer design aspects to be reviewed at CC stage.

Clause F4D6: Accessible unisex sanitary compartments

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

Class 2 building

- Where sanitary compartments are provided in common areas, not less than 1x accessible unisex sanitary compartment.

Compliance Status	
Complies	A communal accessible sanitary facility is provided on ground floor.

Clause F4D7: Accessible unisex showers

Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:

Class 2 building

- Where showers are provided in common areas, not less than 1.

Compliance Status	
Complies	An accessible shower is provided within the ground floor communal accessible sanitary facility.

Clause F4D12: Accessible adult change facilities

Compliance Status	
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Not applicable	This clause does not apply to the subject development.
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3.0 ADAPTABLE HOUSING – TECHNICAL ASSESSMENT

The purpose of this assessment is to identify any areas of non-compliance with the architectural design in terms of the AS 4299-1995 (Adaptable Housing) **Essential features (Class C)** Requirements.

The following table details the compliance status of the architectural design against the aforementioned criteria.

Note/s:

1. In accordance with advice provided by the project town planner, this development is required to provide 20% of all dwellings as adaptable. As the applicable Class of adaptability has not been confirmed, Class C has been assumed for the purposes of this assessment based on the layouts issued by the architect.
2. Access criteria in the below summary may result in a cross-over between the Access requirements of BCA and AS 4299 and are thereby satisfied by / noted as compliance with Part 2.0 of this report.
3. All the below requirements are to be provided from the onset unless the clause specifically allows provisions for future adaptation to be provided.

ADAPTABLE HOUSE CLASS C		
Requirement	Clause No.	Assessment commentary
DRAWINGS		
Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages.	2.3	Pre and post adaptable units have been provided for 11 dwellings.
SITING		
Provide a continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.	3.3.2	Compliance with this clause is achieved by compliance with Section 2.0 of this report.
LETTERBOXES		
Provide letterboxes located on a hard standing area connected to an accessible pathway.	3.8	The letterboxes are provided in a suitable location.
PRIVATE CAR ACCOMMODATION		
Provide a carparking space for each adaptable dwelling. The space must be sized 3.8m wide by 6.0m long or comply with AS 2890.6-2009. A 2.5m vertical clearance to be provided over the carparking space & shared area. Any garage entry door shall be automatic opening.	3.7.2	The number of accessible carparking proposed matches / exceeds the number of proposed adaptable units. It is noted that the accessible carspaces are capable of compliance with either AS 4299 or AS 2890.6.
ACCESSIBLE ENTRY		
The entry to the dwelling shall be accessible	4.3.1	The entry to all dwellings is noted to be accessible.
The required landing for the entry door shall be graded not steeper than 1:40.	4.3.1	Compliance with this clause has been demonstrated.
The landing for the entry door shall comply with AS 1428.1-2009 in respect to required circulation space.	4.3.2	Compliance with this clause has been demonstrated.

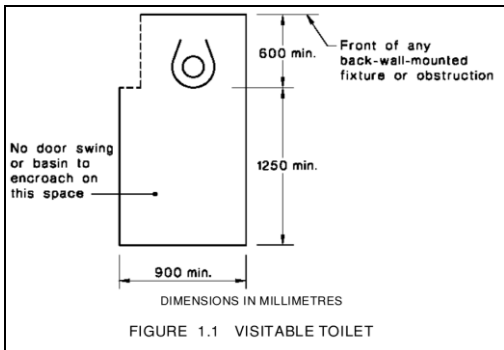
ADAPTABLE HOUSE CLASS C		
Requirement	Clause No.	Assessment commentary
The entry door to the dwelling shall achieve a minimum of 850mm clear opening (i.e. 920mm door leaf).	4.3.2	Compliance with this clause is readily achievable at the CC design stage.
The entry door shall have hardware as follows: a. Capable of being opened with one hand as per AS 1428.1; and b. Installed between 900-1100mm above the finished floor.	4.3.4	Compliance with this clause is readily achievable at the CC design stage.
INTERIOR: GENERAL		
All internal doors must achieve a clear door opening width of not less than 820mm (850mm preferred).	4.3.3	Compliance with this clause is readily achievable at the CC design stage.
Internal corridors to be minimum width of 1m.	4.3.7	Compliance with this clause is readily achievable at the CC design stage.
Provisions required for all doorways within the dwelling to achieve the prescribed circulation space in AS 1428.1.	4.3.7	Compliance with this clause has not been demonstrated in particular for the secondary bedrooms and balcony doors in the adaptable unit layouts. Design to be revised to comply at the CC stage.
LIVING ROOM & DINING ROOM		
Provision to achieve circulation space of min. 2250mm diameter after the furniture has been placed in the living room.	4.7.1	Compliance with this clause has been demonstrated.
Provide a telephone outlet in the living / dining area adjacent to a GPO.	4.7.4	Compliance with this clause is readily achievable at the CC design stage.
Provision for wiring & power reticulation in the living & dining room to allow an illumination level of not less than 300 lux to be achieved without the need for re-wiring.	4.10	Compliance with this clause is readily achievable at the CC design stage.
KITCHEN		
Provide 1,550mm clearance between opposing base cabinets, appliances, and walls.	4.5.2	Compliance with this clause has not been demonstrated in all pre-adaptable unit layouts.
Provide a slip-resistant floor surface as per AS 3661.1.	4.5.4	Compliance with this clause is readily achievable at the CC design stage.
The fridge, cooktop and oven must ALL be located directly adjacent to a work surface bench that is 800mm wide. The work surface bench must be designed & built to have the following features: a. Must be a separate carcass to the rest of the surrounding kitchen bench to	4.5.5, 4.5.7 & 4.5.8	A suitable space for a worksurface bench is noted in the various kitchen layouts. The finer design aspects of the workbench shall be reviewed & verified at CC stage.

ADAPTABLE HOUSE CLASS C

Requirement	Clause No.	Assessment commentary
allow future replacement or height adjustment. b. The base cabinets / drawers below the work surface bench must be removable for the full width of the worksurface bench (these should be separate modular units). c. The finished kitchen floor shall extend under the work surface to the back wall.		
Provide a kitchen sink that has a maximum bowl depth of 150mm (only required to the main bowl if a double bowl sink).	4.5.6	Compliance with this clause is readily achievable at the CC design stage.
The kitchen sink is required to be height adjustable. Either: a. Provisions are made to allow the sink & surrounding bench to be replaceable in the future; or b. Provisions made to allow both the sink & surrounding bench to be adjustable in height as a separate carcass to the rest of the bench. Note This option requires provisions for water supply & drainage connections to suit a height adjustable kitchen sink.	4.5.6	Compliance with this clause is readily achievable at the CC design stage.
The kitchen sink taps or operating handles must be within 300mm of the front of the sink and shall either be capstan or lever handles or lever mixer.	4.5.6	Compliance with this clause is readily achievable at the CC design stage.
Provide a cooktop that includes all the following: a. Either front or side controls; b. The controls must have raised cross-bars for ease of grip; and c. Isolating switch (if electric) or stop valve (if gas) that can be easily and safely operated while the cooktop is in use.	4.5.7	Compliance with this clause is readily achievable at the CC design stage.
Provide the following GPOs: a. One double GPO to be located with a horizontally accessible reach over the work surface at a maximum of 300mm from the front of the work surface; and b. One GPO for the refrigerator to be easily reachable when the refrigerator is in its operating position.	4.5.11	Compliance with this clause is readily achievable at the CC design stage.
MAIN BEDROOM		
Provide one bedroom that is sized to accommodate all the following:	4.6.1	A suitably sized main bedroom is provided in every unit type.

ADAPTABLE HOUSE CLASS C		
Requirement	Clause No.	Assessment commentary
a. Queen sized bed (1530mm by 2030mm); b. A clear circulation space of 1m on each side of the bed and 1540mm at the foot of the bed; and c. Wardrobe (must not encroach the above bed circulation space or the door circulation space).		
BATHROOM		
Provide at least a single bathroom that is capable of compliance with AS 1428.1.	4.4.1	A suitably sized bathroom is provided in each unit capable of being made to comply with AS 1428.1
The bathroom must have slip-resistant floor surface as per AS 3661.1.	4.4.2	Compliance with this clause is readily achievable at the CC design stage.
Provide a shower that is either installed in its final post-adaptation location at construction or provide capped plumbing services to enable provision of a shower at the post-adaptation stage to achieve AS 1428.1 compliance. The initial provisions necessary to allow for later adaptation shall include: - Easy removal of the bathtub (if provided). - Easy removal of shower screen (if provided) - No hobs. - Capped plumbing services for the shower head and taps to be located as per AS 1428.1. - Shower area to be waterproofed to AS 3740 with floor to fall to waste. - Wall strengthening & plumbing provisions for a future adjustable, detachable hand-held shower rose capable of being mounted on a slider grabrail or fixed hook. - Wall strengthening provisions for future shower grabrail as per AS 1428.1. Refer to Figure 4.6 in AS 4299 for extent of reinforced walls.	4.4.4(f)	The necessary provisions for a future AS 1428.1 shower are to be detailed and reviewed at CC stage.
Provide a washbasin that is either installed in its final post-adaptation location at construction or provide capped plumbing services to enable its relocation or replacement at the post-adaptation stage to achieve AS 1428.1 compliance.	4.4.4(g)	Details to be provided and reviewed at CC stage. Compliance is readily achievable.

ADAPTABLE HOUSE CLASS C

Requirement	Clause No.	Assessment commentary
Provide a double GPO next to the mirror above the washbasin.	4.4.4(d)	Details to be provided and reviewed at CC stage. Compliance is readily achievable.
TOILET		
Provision of either an accessible toilet pan which complies with AS 1428.1 or a 'visitable toilet' as per below:  FIGURE 1.1 VISITABLE TOILET	4.4.3	A visitable toilet has been detailed in each adaptable unit type.
The pan shall be located as follows: - Centre of the pan must be located 450-460mm from the side wall; and - The pan shall project 800mm from the rear wall.	4.4.3	The pan is suitably detailed to comply with the requirements of this clause.
Wall strengthening provisions for future grabrail installation as per AS 1428.1. Refer to Figure 4.5 in AS 4299 for extent of reinforced walls.	4.4.4(h)	Details to be provided and reviewed at CC stage. Compliance is readily achievable.
Provide a slip-resistant floor surface as per AS 3661.1.	4.4.2	Details to be provided and reviewed at CC stage. Compliance is readily achievable.
LAUNDRY		
The doors to the laundry room or cupboard must achieve the prescribed circulation space as per AS 1428.1.	4.8	The laundry space is readily capable of compliance with this clause.
Provide a space of not less than 1550mm deep directly in front of the appliances (i.e. washing / drying machines and tub).	4.8	The laundry space is readily capable of compliance with this clause.
Provisions for space, plumbing & electrical for automatic washing machine.	4.8(e)	Details to be provided and reviewed at CC stage. Compliance is readily achievable.
If a clothesline is provided, an accessible path of travel is required to it.	4.8(a)	N/A
Provide a double GPO within the laundry.	4.8(g)	Details to be provided and reviewed at CC stage. Compliance is readily achievable.

ADAPTABLE HOUSE CLASS C		
Requirement	Clause No.	Assessment commentary
Provide a slip-resistant floor surface as per AS 3661.1.	4.9.1	Details to be provided and reviewed at CC stage. Compliance is readily achievable.
DOOR LOCKS		
All internal doors shall have hardware as follows: a. Capable of being opened with one hand as per AS 1428.1; and b. Installed between 900mm-1100mm above the finished floor.	4.3.4	Details to be provided and reviewed at CC stage. Compliance is readily achievable.

4.0 LIVABLE HOUSING – TECHNICAL ASSESSMENT

The purpose of this assessment is to identify any areas of non-compliance with the architectural design in terms of the 'Livable Housing Design Guidelines' – silver level.

The following table details the compliance status of the architectural design against the aforementioned criteria.

Note/s:

1. In accordance with advice provided by the project town planner, this development is required to provide 20% of all dwellings as Silver-level livable. We note that adaptable units have been counted towards the required 20% livable units (whether this is acceptable or not is subject to confirmation by others).

Requirements	Clause No.	Comment
DWELLING ACCESS		
Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling.	1a	This has been suitably documented on the plans.
The path of travel mentioned above (Clause 1a) shall have a minimum clear width of 1m and have: - no steps; - an even, firm, slip resistance surface; - crossfall of not more than 1:40; - maximum slope of 1:14; - landings at suitable intervals with lengths of not less than 1200mm.	1b	The path of travel shown from the boundary to each unit entry is via pathways that meet the requirements of this clause and BCA compliant passenger lifts.
The path of travel referred to in (Cl. 1a) may be provided via an associated car parking space for the dwelling. Where a car parking space is relied upon as the safe and continuous pathway to the dwelling entrance, the space should incorporate: - minimum dimensions of at least 3200mm (width) x 5400mm (length); - an even, firm and slip resistant surface; and - a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	1c	N/A – A suitable path is to be provided from the boundary.
A step ramp may be incorporated at an entrance doorway where there is a change in height of 190mm or less. The step ramp should provide: - a maximum gradient of 1:10 - a minimum clear width of 1000mm (please note: width should reflect the pathway width); and - a maximum length of 1900mm	1d	N/A – No changes in level noted at doorways.
Where a ramp is part of the pathway, level landings no less than 1200mm in length, exclusive of the swing of the door or gate	1e	The plans note level landings at doorways as per this clause.

Requirements	Clause No.	Comment
than opens onto them, must be provided at the head and foot of the ramp.		
DWELLING ENTRANCE		
The dwelling shall provide an entrance door with – - a minimum clear opening width of 820mm; - a level (step free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); - reasonable shelter from the weather.	2a	All dwelling entry doors are noted minimum 850mm clear opening, step-free and accessed directly from within the building corridors.
A level landing area of at least 1200mm x 1200mm should be provided at the level (step free) entrance door. A level landing area at the entrance door should be provided on the arrival side of the door (i.e. the external side of the door) to allow a person to safely stand and then open the door	2b	A level landing 1200mm x 1200mm is suitably provided at each dwelling entry on the arrival side.
Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided.	2c	N/A – All dwelling entry threshold are step-free.
The level (step-free) entrance should be connected to the safe and continuous pathway.	2d	All dwelling entries are shown to be connected to a safe and continuous pathway.
INTERNAL DOORS & CORRIDORS		
Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide: - a minimum clear opening width of 820mm; and - a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	3a	All internal doors are to be 820mm clear with no thresholds. Compliance to be verified at CC stage.
Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm. Note - <i>Corridor widths should be measured clear of skirting.</i>	3b	All corridors are shown to be 1000mm minimum clearance.
TOILET		
Dwellings should have a toilet on the ground (or entry) level that provides:	4a	Every livable dwelling is shown to have a toilet located in the corner of the room with the minimum required clearances as per this clause.

Requirements	Clause No.	Comment
- a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and - a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door. - If the toilet is located within the ground (or entry) level bathroom, the toilet pan should be located in the corner of the room to enable the installation of grabrails.		
SHOWER		
One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be easily removed at a later date.	5a	
The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	5b	
REINFORCEMENT		
Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.	6a	
The walls around the toilet are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 6(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 6(b).	6b	
The walls around the bath are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 7(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 7(b).	6c	
The walls around the hobless (step-free) shower recess are to be reinforced by installing: - noggings with a thickness of at least 25mm in accordance with Figure 8(a); or - sheeting with a thickness of at least 12mm in accordance with Figure 8(b).	6d	

Requirements	Clause No.	Comment
INTERNAL STAIRWAY		
Stairways in dwellings must feature a continuous handrail on one side of the stairway where there is a rise of more than 1m.	7a	N/A – Only single level dwellings proposed.
KITCHEN		
No requirements for Silver level		
LAUNDRY SPACE		
No requirements for Silver level		
GROUND (OR ENTRY LEVEL) BEDROOM SPACE		
No requirements for Silver level		
SWITCHES AND POWERPOINTS		
No requirements for Silver level		
DOOR AND TAP HARDWARE		
No requirements for Silver level		
FAMILY / LIVING ROOM SPACE		
No requirements for Silver level		
WINDOW SILLS		
No requirements for Silver level		
FLOORING		
No requirements for Silver level		

5.0 CONCLUSION

This report has evaluated the compliance status of the Development Application architectural design with the following specific requirements:

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 (Amendment 2) – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8.
 - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2021, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010 – Compilation No. 3 dated 23/11/24.
- d. AS 4299 – adaptable housing – Class C level.
- e. Livable Housing Design Guideline – Fourth Edition – Silver Level.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance in combination with the DTS provisions and Performance Requirements (by way of Performance Solutions) with the above codes.

The finer design details shall be reviewed at CC stage.