ACCESS COMPLIANCE ASSESSMENT REPORT

Building Code of Australia 2022

PROJECT:	461 Chapel Rd, Bankstown
REF. No.:	NEW241004 (Rev 3)
DATE:	28/03/2025
CLIENT:	Sustainable Development Group
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new crown consulting

COMPLIANCE RIGHT FROM THE START

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REPORT REGISTER

Issue	Date	Description	Consultant	Signature
1.	16/01/2025	Preliminary Access Report (for SSDA)	**Prepared by:** Debashis Chowdhury.	--
			Reviewed by: Mauricio Vera	--
2.	18/02/2025	Final Access Report (for SSDA)	**Prepared by:** Debashis Chowdhury.	--
			Reviewed by: Mauricio Vera	--
3.	28/03/2025	Updated final Access Report (for SSDA)	**Prepared by:** Debashis Chowdhury. Assistant Building Surveyor	
			Reviewed by: Mauricio Vera Director, Building Surveyor – unrestricted (BDC2854)	

1.0 Executive Summary

This Equitable Access compliance assessment report has been prepared by New Crown Consulting for Sustainable Development Group, and it relates to the proposed works associated to the subject development known as 461 Chapel Rd, Bankstown.

The evolving design documentation submitted at this stage of the design is detailed to the extent where the preparation of a comprehensive assessment report is achievable. This report is a final version and suitable to accompany the planning submission.

Table 1 (below) summarises the items of interest at this stage of the review, including variations to the DTS Provisions of the BCA, Premises Standards, referenced Australian standards (AS), Livable Housing Design Guidelines (LHDG), Adaptable Code (AS4429), the objectives of the Disability Discrimination Act 1992 (DDA); and aspects that require further information. The summary below is not an exhaustive list of all non-compliances for the development. The report in its entirety needs to be reviewed by the design team to obtain an understanding of all equitable access related matters.

The following items listed in the table below are required to be clarified to confirm the design complies with the equitable access provisions of the BCA and DDA Premises Standards.

Item	Non-Compliance	Resolution	Performance Requirement	Clause
Identified Performance Solutions				
1.	Nil	--	--	--

Table 1.0 – Executive Summary

2.0 Introduction

The present Equitable Access assessment review has been limited to the evolving Architectural drawings (for coordination), listed in Addendum B of this report, which detail sufficient information to allow the identification of the matters included in the Executive Summary and examined for further consideration.

2.1 Purpose

The purpose of this report is to assess the proposed design against the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards), the access provisions of Volume 1 of the National Construction Code 2022, in specific to the Building Code of Australia (BCA) and referenced Australian Standards (AS) and the objectives of the Disability Discrimination Act 1992 (DDA) to ensure reasonable access provisions for people with disability.

Any aspects where DTS compliance is not achieved, assessment against relevant performance criteria will need to be addressed by means of a separate Performance Based Solution (PBS) report and the associated Performance Based Design Brief (PBDB) report.

2.2 Applicable BCA/NCC

The design of buildings is bounded by the Environmental Planning and Assessment Act 1979. Compliance with the National Construction Code (BCA/NCC) is compulsory to all proposed "new works" regardless of the adopted certification pathway.

For Crown Land developments, the BCA edition is based on when tenders for main works are issued. For non-Crown developments, the BCA edition effective at the time of the construction certificate (CC) application, including the "entrance floor," applies to all subsequent CC applications under the same consent, per the Environmental Planning and Assessment (Development Certification and Fire Safety) Amendment (Construction Certificates) Regulation 2023.

The BCA is now updated every three (3) years, the last update occurred on the 1st May 2023, thus applicable version is BCA 2022.

2.3 Legislative Context

The items outlined below show a summary of the crucial statutory clauses related to Equitable Access and DDA compliance.

- Disability Discrimination Act 1992 (DDA)
- Disability Access to Premises Standards 2010 (Premises Standards), including Access Code
- National Construction Code 2022 (NCC/BCA): Part D4, Clauses E3D8, F4D5 & F4D12.
- Applicable Australian Standards: AS1428.1-2009, AS1428.4.1-2009, AS2890.6-2009, AS1735.12-1999

Disability Discrimination Act (DDA)

The objective of this subject legislation is to emphasise on the provision of independent, inclusive, and dignified access to premises for people with disabilities - mobility, sensory and cognitive. Breaching the principles of the DDA is discriminatory therefore illegal.

The DDA is federal legislation and applies in a complaints-based administered by the Australian Human Rights Commission (AHRC).

Premises Standards

This subject legislation outlines the obligations (branched out from the DDA) for new building work ensuring dignified, inclusive, cost-effective and reasonably achievable access to buildings and facilities, and services within buildings, is provided for people with disability.

The Premises Standards includes an Access Code for buildings that is mirrored from the Building Code of Australia (BCA) for Parts D4 (D3), E3D8 (E3.6) and F4D12 (F2.4). Also, the Premises Standards defines and stablish compliance of the "affected part" for existing buildings same as new works are subject to compliance with the Access Code.

It is to be noted that compliance with the Premises Standards and the Access Code will ensure that DDA non-discrimination requirements are met for all matters/areas covered by the Standards. However, for any matters/areas that are not covered by the Premises Standards, the over-arching DDA legislation will still apply, and it cannot be guaranteed that a successful complaint cannot be lodged.

Australian Standards (Access)

These Australian Standards provide a set of minimum technical requirements for a suitable accessible design for people with disability. This suit of documents concentrates on accessways in, out and throughout buildings, as well as circulation clearances for people on wheelchairs, sanitary facilities, and other accessible fixtures.

Part 1: AS1428.1-2009: Includes mandatory access requirements to new developments. AS1428.1-2009 adopted the circulation requirements of AS1428.2-1992 developed to satisfy 90% of people with disability between the ages of 18 to 60.

Part 2: AS1428.2- 1992: Includes mandatory enhanced access requirements (transport only) on buildings and facilities for people with disability.

Part 4: AS1428.4.1- 2009: Includes mandatory access requirements for Tactile Ground Surface Indicators (TGSI) to assist the orientation of people with vision impairment.

AS2890.6- 2009: Includes mandatory access requirements for accessible car parking (off-street) for people with disability.

AS1735.12- 1999: Includes mandatory access requirements for passenger lifts, escalators and moving walks to assist people with disability.

2.4 Affected Part

The "affected part" is the accessway from the principal pedestrian entrance (of a building) to the new works.

In existing buildings, the "Affected Part" upgrade is applicable to a building owner, or a sole lessee who is also the applicant for a building approval. This is triggered by the construction permit i. e. Construction Certificate (CC), or Complying Development Certificate (CDC), or Crown Certificate.

For instance, if a building owner applies for the construction permit, the affected part upgrade is triggered. However, if the lessee of a part of a building (that includes more than one lessee) applies for a construction permit the "affected part" upgrade will not be triggered.

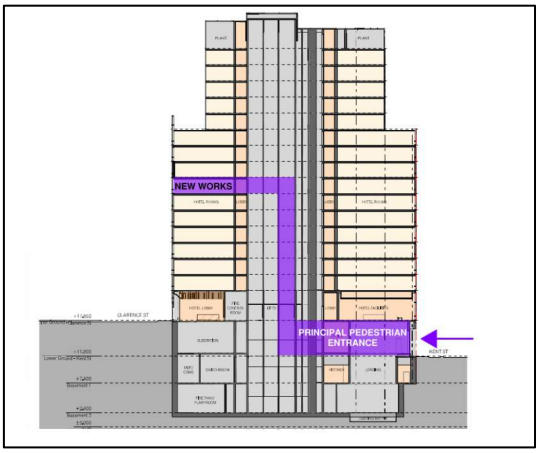


Figure 2.4 – Schematic of the "Affected Part"

2.5 Certifying Authority

A Principal Building Surveyor (also known as Accredited Certifier), whether in private practice or working for a council, is a public official whose role it is to issue certificates that authorise construction and building occupation in accordance with relevant planning and building legislation. They also inspect buildings to issue certificates.

In accordance with Section 24 Prescribed Conflicts (Part 4 – Conflicts of Interest) of the Building and Development Certifiers Regulations 2020, when a certifier is elected to act as the certifier for a project, the certifier cannot act as a consultant for that project, in any form, as it could give rise to conflicts of interest. Similarly, if a certifier acts as a consultant for a project, that certifier cannot subsequently act as the certifier for the same project.

Part 4 Conflicts of Interest.
24 Prescribed conflicts:
For the purposes of section 29(1)(b) of the Act, the following are circumstances in which a registered certifier has a conflict of interest in certification work—
(a) the registered certifier issuing a strata certificate for a strata plan, strata plan of subdivision or a notice of conversion if the plan or notice has been prepared by the registered certifier or a person who has a relationship (whether family, personal, employment or business) with the registered certifier,
(b) the registered certifier carrying out certification work in relation to an aspect of development if the registered certifier has done any of the following in relation to that aspect—
(i) provided advice as to how to amend a plan or specification to ensure that the aspect will comply with the Building Code of Australia or a legislative requirement (but not if the advice was merely advice as to how the plan or specification could be amended to comply with a deemed-to-satisfy provision of the Building Code of Australia and the development relates only to a class 1 building or a class 10 building),
(ii) proposed a design option for the aspect of development, including proposing a performance solution to achieve compliance with a performance requirement of the Building Code of Australia.

2.6 Report Limitations

This report does not include or imply any audit, assessment or upgrading of the proposed development regarding any legislation other than the minimum access provisions of the Disability Access to Premises Standards 2010 (Premises Standards), including the Access Code and access provisions of BCA 2022 notwithstanding any of the following:

- Deemed to satisfy provisions of the BCA 2022 Sections B, C, E, F, G, I, J, Parts D1, D2 and D3.
- Work Healthy and Safety Act 2011 (Safety in Design)

- The National Construction Code – Plumbing Code of Australia Volume 3
- The National Construction Code – Building Code of Australia Volume 2
- Conditions of Development Consent issued by the Local Consent Authority
- Construction Safety Act
- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2022 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint)

3.0 Project Profile

3.1 Site Location

The development site being the subject of this report is proposed to be located at 461 Chapel Rd, Bankstown. The site is currently bounded by French Ave to the north, Chapel Rd to the west, and other private allotments to the south, and the east.

The main portion of the site consists of an existing church building.

Figure 3.1 – Site Location

3.2 Proposed Building

The building being subject of this report comprises of twenty-three (23) storeys plus one (1) underground basement carpark.

The proposed development involves the construction of residential SOU's from level 2 and above, childcare on level 1, community areas with multi-purpose hall within ground level to level 1, community parking in ground level, residential parking and retail/commercial parking in basement level. The proposed development also includes common areas, outdoor areas, and surrounding landscape.

Figure 3.2 – Proposed development

3.3 Building Use

Class	Level / Location	Description
Class 2	Part level 2, levels 3-7, part level 8, level 9, part level 10, levels 11-22	Residential SOU's
Class 5	Part level 1	Office
Class 6	Part ground floor	Retail
Class 7a	Basement, and part ground level	Carpark
Class 7b	Part ground floor	Storage
Class 9b	Part level 1	Assembly (childcare)
Class 9b	Parts ground floor, level 1, level 2, level 8 and level 10	Assembly (community)

Table 3.3 – Building Use

3.4 Accessible Areas

Level	Class	Description
Part level 2, levels 3-7, part level 8, level 9, part level 10, levels 11-22	2	Common areas of the residential levels
Part level 1	5	To and within all areas normally used by the occupants
Part ground floor	6	To and within all areas normally used by the occupants
Basement, and part ground level	7a	To and within any level containing accessible car parking spaces
Part ground floor	7b	To and within all areas normally used by the occupants
Part level 1	9b	To and within all areas normally used by the occupants
Parts ground floor, level 1, level 2, level 8 and level 10	9b	To and within all areas normally used by the occupants

Table 3.4– Accessible Areas

3.5 Residential SOU's

The following table summarises the required accessible features for the proposed residential Sole-Occupancy Units (SOU's). This is based upon the Premises Standards Access Code, SEPP65 Apartment Design Guide, Council DCP, and BCA 2022.

SOU's Type	Level / Location	SOU's Description
Livable SOU's	Combined throughout all levels	- Silver level: 82 units (44%) - Gold level: 41 units (22%)
Visitable SOU's	N/A	N/A
Adaptable SOU's	N/A	N/A

Table 3.5 – Residential SOU's

3.6 Livable Housing

The Housing SEPP 2021 Apartment Design Code requires that residential developments achieve a benchmark that at least 20% of the total apartments incorporate the Livable Housing Guideline's "silver level" universal design features. Addendum B of this report includes an assessment against the relevant requirements of the LHDG.

Note: These Guidelines do not take precedence over the requirements of the Disability (Access to Premises – Buildings) Standards 2010 or the BCA.

3.7 Adaptable Housing

The adaptable units are required to comply with AS4299 – Class A, B, or C. Pre and post adaption plans will be required to demonstrate how the design would permit later alterations to suit individual requirements at minimal extra cost. Addendum C of this report includes an assessment against the relevant requirements of the Adaptable Housing (AS4299).

3.8 Council's DCP

Canterbury-Bankstown Council Development Control Plan (DCP) 2023 provides Council's planning controls on the provision of Accessibility / Adaptability / Universal Design under Chapter 5 – Residential Accommodation, 5.1 Former Bankstown LGA of that Plan. Find the Controls for Accessibility under Section 11 Clause 11.2 Development controls of Canterbury-Bankstown DCP 2023 in Addendum D.

3.9 Project Assumptions

The following assumptions outlined below were made in preparation of this assessment. If any of these assumptions are not correct, please contact the author of this report as it may have an impact on the assessment results.

- There will not be inter-allotment boundaries crossing (or nearby) the proposed building.
- The Principal Building Surveyor (Certifier) will confirm the correct building classification (use) if any inconsistency occurs.
- The distances will not be reduced by projection of skirting, kerbs, handrails and other fixtures.
- Areas that are not shown as plantrooms, cleaning, services, or the like will not be excluded as per Exemption from D4D5. In any other cases the Operator will need to request assessment for exemption.
- The connection between the proposed building and the road/boundaries will be available and operative, thus not obstructed by nature or security barriers.
- The nominated exits will be selected by the Principal Building Surveyor (Certifier).
- Maintenance of outdoor accessible features i. e. walkways, gates, stairs, ramps, etc will be preserved compliant.
- Circulation doorways, including doorways provided with self-closing device will be lightweight.
- Any shared areas in or around the building will be shown in the drawings i. e. pergolas, cloth lines, roof features/spaces, etc.
- The "end user" is aware that potential litigation based on the Disability Discrimination Act (DDA) is possible in a case-by- case basis and it can occur regardless of the compliant nature of the building.

The accessible path of travel must be continuous and functional.

Addendum A:
BCA ACCESS ASSESSMENT

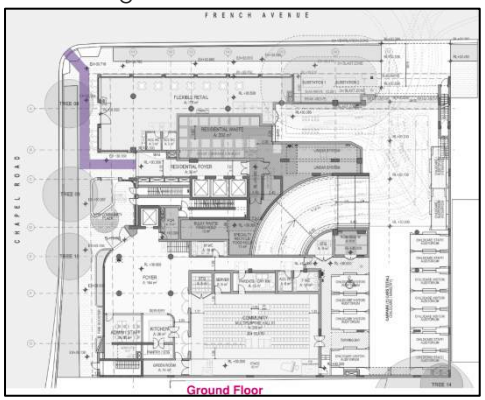
The following equitable access assessment provides a holistic understanding on how occupants (with or without disabilities) experience the arrival to premises and traveling throughout. This assessment starts at the crossing of the site boundary, traveling towards the principal pedestrian entrance of the building, followed by the movement throughout all internal areas of the new works – this assessment methos is made to highlight, to the design team and building owners, how occupants should be allowed to experience the building in an independent, inclusive and dignified manner.

BASIS OF THE ASSESSMENT

The following tables comprise the assessment of the reviewed architectural drawings against the Access provisions of the BCA, Livable Housing Design Guidelines and the Adaptable Housing Code. Also, an assessment of the access requirements from Council DCP is included.

ACRONYMS & FIGURES

OK	The proposed building design complies with the access provisions of this clause.
X	The proposed building design does not comply with the access provisions of this clause.
?	Compliance required – further information is required to clarify DTS compliance.
CRA	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance.
N/A	Not applicable – This clause is not applicable to this project. No action required.
PSOL	Performance Solution is necessary to achieve compliance with this clause.
Noted	This clause is for informational purposes only, and no additional action is required.

BCA/NCC 2022 Access Assessment		
Item	Design Element	Comment
1.	Site Entrances (NCC D4D3 & AS1428.1)	
CRA	An accessway (i. e. continuous accessible path of travel, compliant with AS1428.1) is required as follows: - To/from the main points of a pedestrian entry at the allotment boundary; and - To/from another accessible building connected by a pedestrian link; and - To/from any required accessible carparking space on the allotment. It is also expected that any new works, walkways, communication stairs and ramps serving the building are compliant with NCC D4D4 & AS1428.1.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - The proposed building is provided with an accessway from the allotment boundary (Chapel Road) capable to comply with this clause. Note: It is to be noted that due to the level difference (circa 400mm) from at French Ave, it is unclear whether a compliant accessway could be provided. To be clarified at later stage.  - An accessway is provided to and from the accessible carparking bays via level walkways and passenger lifts that are connected to all storeys, in compliance with this clause. - There are no other buildings in the allotment.

2.	**Accessible Carpark (NCC Table D4D6 & AS2890.6)**	
CRA	Accessible carparking spaces are to be provided in proposed carparks serving the building in accordance with AS2890.6, and NCC Table D4D6, as follows: Class of building (associated to carpark) — Number of accessible carparking spaces required Class 5 — 1 space for every 100 carparking spaces or part thereof. Class 6 — 1 space for every 50 carparking spaces or part thereof. Class 9b — 1 space for every 50 carparking spaces or part thereof. The accessible carparking spaces require to be placed on a firm, level surface in compliance with AS2890.6, Cl 2.3, including: - 2400mm W x 5400mm L minimum size, plus an adjacent shared area of 2400mm W x 5400mm L minimum, compliant with AS2890.6. - 2500mm minimum height over the accessible carparking space and shared area. - 2200mm minimum height over the vehicular path from carpark entrance to the carpark space, compliant with AS2890.6; and Accessway to/from the accessible carparking spaces, lifts, and building entrances compliant with AS1428.1 and NCC D4D3.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - Three (3) accessible car parking bay with sharing zones are proposed (5400x2400mm) in the basement and ground floor, capable to comply with this clause and AS2890.6. - Accessible carparking bays are connected to building via four (4) passenger lifts, and level internal walkways, in compliance with this clause. Note: Ensure a height clearance of 2500mm above the carparking bay is provided and maintained, in accordance with AS2890.6. Fig 2.7.
3.	**Principal Pedestrian Entrance (NCC D4D2, D4D3 & AS1428.1)**	
CRA	An accessible entry into the building is required as follows: - Through the principal pedestrian entrance (of the building or part) - Through 50% minimum of all pedestrian entrances (not including D4D5 exempt areas) - Non-accessible pedestrian entrances are to be located not further than 50m from the accessible one for building with 500m2 total floor area or more (not including D4D5 exempt areas). - Accessible pedestrian entrance provided with multiple doorways: • Not less than 1 is to be accessible (if not more than 3 doorways provided) • Not less than 50% are to be accessible (if more than 3 doorways provided). Note: Best practice is to design all doorways accessible to avoid confusion and additional accessible signage.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - The principal pedestrian entrance of the building is located on Chapel Road. - From the information provided, the principal pedestrian entrance is accessible. • Residential: Level • Retail: Threshold ramp (35mm vertical rise) • Ministry foyer: Threshold ramp (35mm vertical rise)

	- Accessible entrances are to have a clear circulation space on both sides of doorways. This must be level and include 850mm minimum clear door opening, compliant with AS1428.1. - Door controls are to be in compliance with AS1428.1.	
4.	**Internal Walkways (NCC D4D2, D4D4 & AS1428.1)**	
CRA	An accessway is required to and within all accessible areas. This accessway must be continuous and step-free, meaning that stairs, revolving doors, escalators, etc. are not suitable. The accessway require the following minimum circulation areas in compliance with AS1428.1: - Minimum clear with of 1000mm to straight walkways and 1500mm to curved walkways. - Minimum 1500mm x 1500mm circulation space to walkways provided with 90˚ turnings. - Minimum 1800mm W x 2000mm L passing bays at 20m maximum intervals where a direct line of sight is not available. - Minimum 1540mm W x 2070mm L turning spaces within 2m of the end of corridors and at 20m maximum intervals. - Maximum 1:40 gradient on surfaces required to be level i. e. turning/passing bays, landings, etc. - Minimum 2000mm clear height (1980mm height permitted at doorways) on accessways. - Areas with less than 2000mm clear height i. e. underside of stairs are to be enclosed by means of walls, handrails, balustrades, kerbrails, etc; or provided with warning TGSI's compliant with AS1428.4.1.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - The proposed building is provided with a clear width of 1000mm throughout, in compliance with this clause. - Sufficient turning bays of 2070x1540mm are provided at end of corridors and every 20m, in compliance with this clause. - Sufficient passing bays of 2000x1800mm in every 20m is provided within the corridors serving all residential levels, in compliance with this clause.
5.	**Flooring and Surfaces (NCC D4D2, D4D4 & AS1428.1)**	
CRA	Ground/floor surfaces within the accessway require the following: - Abutment between surfaces to be level or with a maximum tolerance of 3mm (vertical) or 5mm (bevelled/rounded) edges. - Carpet pile height to be not greater than 6 mm, and carpet backing thickness to be not greater than 4 mm (10mm in total). - Grates with openings to be 13mm maximum diameter (circular shapes), 13mm maximum wide (slotted) and placed with the longer dimensions traverse to the main direction of travel.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - The proposed flooring requires the following minimum slip resistance to be achieved: • Dry indoor surfaces: P1 • Transition areas: P2 (entrances) • Wet areas: P3 (toilets, kitchens, laundries)

	If slotted openings are 8mm maximum the grate/heelguard can continue across the width of the walkway. - Flooring to be slip resistant in compliance with NCC Table D3D15, AS4586 and Australian Standards Handbooks HB 197 & HB 198 (wet pendulum method) to suit context/location.	• Threshold ramps: P5 - Ensure of abutment of surfaces are flush and with a tolerance of 3mm maximum where necessary as per AS1428.1 Clause 7.
6.	**Doorways (NCC D4D2, D4D4 & AS1428.1)**	
CRA	Doorways on accessways require the following: - Minimum 850mm clear door opening width of the active leaf (typically 920mm door leaf) - Level (1:40 gradient max), step-free, and clear door circulation space on both sides of the door. - If double leaf doors are proposed, at least one of them must active and compliant. - Minimum 30% luminance contrast between doorway openings and adjacent surfaces. - Circulation spaces at doorways depend on the door nature (swing/sliding) and side of approach. However, a clearance of 1500x1500mm on both sides of the door will achieve compliance. - Accessible doors, hardware, and controls are to comply with AS1428.1. - Accessible doors are to be lightweight (20N) otherwise power-operated with accessible controls.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - It is understood that all accessible doorways will be provided with clear opening of 850mm minimum (at least one active leaf) with sufficient circulation spaces, in compliance with this clause. - Door hardware and luminance contrast (30% minimum) between doorway openings and adjacent surfaces will be reviewed at later stage. - From the information provided, doorway to Communal Outdoor Space in level 2 (adjacent to unit 02.07) will be power operated. To be detailed at later stage.
7.	**Exempt Areas (NCC D4D5)**	
CRA	Certain areas can be exempt from compliance with AS1428.1 under clause D4D5: - An area where access would be inappropriate because of the particular purpose for which the area is used. - An area that would pose a health or safety risk for people with a disability. - Any path of travel providing access only to an area exempted by any of the two items exempted above. Note: Service areas such as plant rooms, cleaners' rooms, heavy/sharp equipment storage, toxic elements, etc are exempt. Any other areas must be assessed in a case-by-case basis.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. Area that can pose a health and safety risk for people with disabilities can be exempt as per this clause. The following areas identified as exempt: - Main switch room, comms room, grease arrestor, fire water storage tank, fire pump room, fan room, cold water pump, server rooms, electrical cupboards and electrical storages.

		- Cleaners/storage rooms (internal, and external) that contain heavy equipment/items may be exempt as per clients' requests.
8.	**Passenger Lifts (NCC E3D8, D4D4 & AS1735.12)**	
OK	Accessible passenger lifts require the following: - Passenger lift car is to comply with this clause and AS1735.12. - Minimum lift car dimensions of 1100mm W x 1400mm L if traveling less than 12m (and/or for existing buildings, based on the Premises Standards' Lift Concession). - Minimum lift car dimensions of 1400mm W x1600mm L if traveling more than 12m. - To include accessible features including lift car dimensions, door clearance, lift call and controls, fixtures and fittings and auditory and visual indicators in compliance with AS1735.12.	The proposed building design complies with the Access provisions of this clause. - Four (4) passenger lifts are provided with internal lift car dimensions of 1,900x2,150mm, and door openings of 1,100mm capable to accommodate all accessible fixtures, in compliance with this clause. - Ground floor and level 1 stages are proposed with two (2) platform lifts, internal dimensions of 1100x1400mm capable to comply with this clause.
9.	**Path of Travel - Ramps (NCC D4D4, D4D12 & AS1428.1)**	
N/A	Accessible ramps require the following: - Ramps are to be compliant with AS 1428.1, Cl 10 (except ramps to/from exempt areas). - Connected ramps must not have a combined vertical rise of more than 3.6m; and - Step-ramps landings must not overlap a landing for another step ramp or ramp. - Maximum 1:14 gradients, landings every 9m maximum, and landing dimensions to it the required turning i. e. 1200mm min (general); 1500mm (90˚ turn), 1540mm (180˚ turn). - Suitable setback to allow handrail extension and turning not protruding over traverse path of travel constituting a safety hazard i. e. 900mm (from site boundary), 400mm min. (paths of travel). - Clear width dimensions to allow for 1000mm minimum required access and/or egress path with suitably sized landings in addition to space for required handrails on both sides, compliant with AS1428.1. - Continuous handrails and kerb-rails on both sides in compliance with AS1428.1. - Tactile ground surface indicators (TGSI's) provided at top and bottom landings in compliance with AS 1428.4.1.	Not applicable – This clause is not applicable to this project. No action required. No accessible ramp has been identified. Note: Any required threshold ramps (i.e. retail, ministry foyer, etc.) must comply with AS1428.1 Clause 10.5 (Fig. 21).

	- Step ramps to have a 1:10 maximum gradient, 190mm maximum vertical raise, and be compliant with Cl 10.6 of AS1428.1. - Threshold ramps to have a 1:8 maximum gradient, 35mm maximum vertical raise, and be compliant with Cl 10.5.	
10.	**Paths of Travel – Stairs (NCC D4D4 & AS1428.1)**	
CRA	Accessible stairs require the following: - Communication and non-fire-isolated egress stairs must comply with Cl 11 of AS1428.1. - Stairs are to be recessed from the site boundary (900mm) and from other paths of travel (400mm at top and approx. 650 minimum at base) to allow for handrail extensions not to encroach over the traverse path of travel, compliant with AS1428.1. - Provision of an off-set stair tread (300mm approx.) at base of stair flights (bottom landings) to enable handrail to be installed at continuous and consistent height along the full stair flight, compliant with AS1428.1. - Minimum width to fire-isolated stairs is 1100mm, and non-fire isolated stairs is 1200mm to allow handrails (1 side or both sides, respectively) be installed in compliance with AS1428.1. - Handrail provision on both sides of stairs applies to all stairs that are not within a fire-isolated shaft i. e. adjacent to tiered seating steps/bleachers, communication stairs, egress stairs, etc. - To be provided with closed risers, appropriate geometry (goings and risers), luminance contrasting and slip-resistant nosing strips in compliance with AS1428.1. - To be provided with tactile ground surface indicators (TGSI's) at top and bottom landings, in compliance with AS1428.4.1.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - Stairs shown with 1000mm minimum clear width capable to comply with this clause. - Accessible fixtures (i. e. handrails with extensions and terminations, TGSI's, and nosing strips) are to be provided and reviewed at later stage. Note: Non-fire isolated stairs require continuous handrails on both sides and fire-isolated stairs need only one side handrail.
11.	**Paths of Travel – walkways (NCC D4D4 & AS1428.1)**	
CRA	Accessible walkways require the following: - Walkways to comply with Cl 10 of AS 1428.1. - Maximum 1:20 gradient, landings at every 15m maximum, landing dimensions to comply with AS1428.1. - Minimal cross-fall and level transitions is necessary, care is to be taken between different slip resistant flooring, traversable surfaces, level landing, level door circulation spaces and edge protection on any exposed sides i. e. handrails, kerbs, kerb-rails, low walls/barriers compliant with AS1428.1.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. Current level differences on the local footpath and ground floor may require the provision of an accessible ramp in compliance with AS1428.1 which is currently unclear. To be clarified and reviewed at later stage.

12.	**Accessible Toilets & Showers (NCC F4D5, F4D7 & AS1428.1)**	
CRA	Accessible sanitary facilities and showers require the following: **Class of Building** / **Minimum Accessible Unisex Sanitary Compartments to be provided** Class 5, 6, 7 or 9 (except ward areas in health care buildings) / - 1 on every storey containing sanitary compartments; and - Where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks. - Minimum dimensions of 2000mm W x 2750mm L (without shower), or 2350mm W x 2750mm L (with shower) in compliance with Figures 43 & 50 of AS1428.1 to ensure required clearances and circulations spaces fit within the room. Note: Minimum room dimensions are to be measured between finished walls, thus it is recommended to allow construction tolerance in the design from the outset.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - Accessible WC's are provided with internal dimensions of 2000x2700mm minimum in compliance with this clause and AS1428.1 Cl 15.6. - Accessible fixtures are to be provided and reviewed at later stage.
13.	**Ambulant Toilets (NCC F4D5 & AS1428.1)**	
CRA	Ambulant sanitary facilities require the following: - At each bank of toilets where there are one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability (male and female) in accordance with Cl 16 of AS1428.1 must be provided. - Ambulant toilets to have spatial dimensions (900x900mm clearance inside and outside the ambulant cubicle), fixtures and fittings in compliance with Cl 16 of AS1428.1. Note: Minimum room dimensions for ambulant sanitary facilities are between finished walls and do not include allowance for construction tolerance.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. - One (1) male and one (1) female separate ambulant cubicles are proposed in each bank of toilets (ground floor and level 01) with internal clear circulation spaces of 900x900mm capable to comply with this clause. - Ambulant fixtures (i. e. grabrail, coat hook, etc) are to be provided and reviewed at later stage.
14.	**Wheelchair Seating Spaces (NCC D4D10, Table D4D10 & AS1428.1)**	
N/A	Wheelchair seating spaces are required in Class 9b assembly buildings proposed with fixed seating.	Not applicable – This clause is not applicable to this project. No action required. It is understood seating within the multipurpose community halls are not fixed, therefore spaces for wheelchair are not relevant.

		Note: Three (3) wheelchair spaces are documented as best practice and considered sufficient.
15.	**Signage (NCC D4D7, Specification 15, Specification 27 & AS1428.1)**	
CRA	Accessible signage require the following: - Braille and tactile signage fixtures complying with NCC Specification D4D7 - To incorporate the international symbol of access or deafness, as appropriate, and to identify each: • Sanitary facilities such as accessible toilets, accessible showers, ambulant toilets and accessible adult change facilities. • Spaces with a hearing augmentation system. • Nominated exits to be provided with an exit sign and state "Exit" and "Level" and either the floor level number, or floor level descriptor, or a combination of both. - Accessible carparking spaces compliant with NCC D4D6 and AS2890.6. Note: Additional signage i. e. wayfinding or directional, supporting the statutory signage requirements are outside this access scope.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. Various types of accessible signage are required (i.e. toilets, exit, etc) to be in compliance with AS1428.1. Signage package drawings to be reviewed at a later stage.
16.	**Hearing Augmentation (NCC D4D8)**	
CRA	Hearing augmentation system requires to be installed as following: - Where an inbuilt amplification system (other than emergency warning) is proposed. - In a room in a Class 9b building, or in an auditorium, conference room, meeting room or room for judicatory purposes. - In any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. - System type and minimum coverage area is to be in compliance with NCC D4D8. - 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 emergency warning).	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. To be included in the drawings if an inbuild amplification system is proposed and assessed prior to the Construction Certificate.

17.	**Glazing (NCC D4D13 & AS1428.1)**	
CRA	Visual indicators are required as following: - On an accessway where there is no chair rail, handrail or transom, frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening. - Solid and non-transparent Decal strips across the gazing, of 75mm wide minimum, and installed 900-1000mm height, in compliance with Cl 6.6 of AS1428.1.	Compliance readily achievable – the design is capable of Access compliance; however further development is needed for full compliance. All areas provided with full height glazing panels that can be mistaken for an opening (i. e. front facades, and internal walkways) must be provided with Decal Strips, that are solid and non-transparent, 75mm wide, and installed at 900-1000mm height, in compliance with this clause and AS1428.1.
18.	**Emergency Egress (NCC D3D22, D4D4 & AS1428.1)**	
Noted	There is a gap in current access legislation with regard to independent accessible egress for people with disability (particularly for people with mobility issues or access needs that are unable to use stairs) as there is no mandatory requirement within the NCC or Premises Standards for accessible egress for people with disability to be in accordance with AS1428.1. However, to meet DDA objectives, all users, including people with disability should be provided with a safe means of evacuation/egress from premises to a place of safety.	DDA/Advisory Notes: - Consideration of an accessible egress strategy, with a documented group emergency evacuation plan and fire wardens, as well as Personal Emergency Evacuation Plans – PEEPs for employees and students to assist people with disability is recommended. - Consider investigating the use of wheelchair refuges within fire isolated stairs to accommodate users in case of emergency / fire (1300x800mm wheelchair space).

End of Table

Addendum B:

LIVABLE HOUSING ASSESSMENT

Livable Housing – GOLD LEVEL		
Item	Design Element	Comment
1	Dwelling (SOU) Access	
OK	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. b. The path of travel referred to in (a) should have a minimum clear width of 1100mm and have; • No steps; • An even, firm, slip resistant surface; • A crossfall of not more than 1:40; • A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. c. The path of travel referred to in (a) 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 3200 mm (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). • A vertical clearance over the parking space of at least 2500mm; and • A covered parking space to ensure protection from the weather. d. 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) • A maximum length of 1900 mm	The proposed building design complies with the Access provisions of this clause. The building is required to be provided with the following: - Clear width of at least 1100mm: Provided - No steps or thresholds: Surface to each SOU are level (from internal public corridor). - Cross falls not more than 1:40: Provided - A firm level slip resistant surface: Provided

	e. 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 than opens onto them, must be provided at the head and foot of the ramp. Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.	
2	Dwelling (SOU) Entrance	
OK	a. The dwelling should provide an entrance door with – • A minimum clear opening width of 850mm (see Figure 2(b)); • A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and • Reasonable shelter from the weather. b. A level landing area of at least 1350mm x 1350mm 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. c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)). d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.	The proposed building design complies with the Access provisions of this clause. The SOU's is provided with the following, in compliance with this clause. - A minimum of 850mm clear openings at entry doors - A level step free transition at the entrance doorway. - A level landing of 1350x1350mm - No thresholds at doorways.
3	Internal Doors and Corridors	
OK	a. 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 850mm (see Figure 2(b)); and • A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled). b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1200mm Note: Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009	The proposed building design complies with the Access provisions of this clause. The SOU's are provided with internal doorways with clear openings of at least 850mm and internal corridors of 1200mm, in compliance with this clause.

4	**Toilet**	
OK	a. Dwellings should have a toilet on the ground (or entry) level that provides: • A minimum clear width of 1200mm 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 in accordance with Figure 3(a). • The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The proposed building design complies with the Access provisions of this clause. The proposed toilets achieve the sufficient circulation spaces (1200x1200mm) in front of the WC pan required by this clause and this WC pans are located in the corner of the room to enable installation of grabrails in the future, in compliance with this clause.
5	**Shower**	
OK	a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. c. The hobless shower recess described in (a) should: • be located in a bathroom on the ground (or entry) level; • provide minimum dimensions of 900mm (width) x 900mm (length); and • provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry as detailed in Figure 5(a). For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The proposed building design complies with the Access provisions of this clause. The bathrooms include a slip resistant, hobless shower, which shower screens can be easily removed at a later stage (if necessary). The proposed showers are located in the corner of the bathrooms to enable the installation of future grabrails.
6	**Reinforcement of bathroom & toilet walls**	
CRA	a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. b. 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). c. The walls around the bath are to be reinforced by installing: • Noggins with a thickness of at least 25mm in accordance with Figure 7(a); or	Compliance readily achievable – the design is capable of DTS compliance, however further development is needed for full compliance. The building is capable of complying, reinforcement to be carried out during construction in accordance with this clause.

	• Sheeting with a thickness of at least 12mm in accordance with Figure 7(b). d. The walls around the hobless shower recess are to be reinforced by installing: • Noggins 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).	
7	Internal Stairways	
N/A	a. Stairways in dwellings must feature: • A continuous handrail on one die of the stairway where there is a rise of more than 1m. • a minimum clear width of 1000mm. • be straight in design; and • be positioned adjoining a load bearing wall. Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element. Note The steps must provide a slip resistant finish and suitable non-slip tread as specified in the NCC. Handrails on both sides of the stairway are preferred.	Not applicable – This clause is not applicable to this project. No action required. No internal stairs are proposed within the residential SOU's.
8	Kitchen space	
OK	a. The kitchen space should be designed to support ease of movement and adaptation with: • at least 1200mm clearance in front of fixed benches and appliances (excluding handles); and • slip resistant flooring. b. Floor finishes should extend under kitchen cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	The proposed building design complies with the Access provisions of this clause. Kitchen is provided with at least 1200mm clearance in front of fixed benches and appliances, in compliance with this clause.

9	Laundry space	
OK	a. The laundry space should be designed to support ease of movement and adaptation with: • at least 1200mm clearance in front of fixed benches and appliances (excluding handles). Where the appliances are not installed then the recessed area provision for an appliance shall be a minimum of 600mm in depth; and • slip resistant flooring. b. Floor finishes should extend under laundry cabinetry to enable cupboards to be removed without affecting the flooring. Where fixtures cannot be easily removed (eg. ovens which are built in) the floor finishes should not be continued. If relying on advice from a third party, Assessors are advised to provide a note in the notes column of the Assessment.	The proposed building design complies with the Access provisions of this clause. Laundry is provided with at least 1200mm clearance in front of fixed benches and appliances, in compliance with this clause.
10	Ground (or entry level) bedroom space	
OK	a. The dwelling should feature a space (or room) on the ground (or entry) level that: • is of at least 10m2 clearance exclusive of wardrobes; skirtings and wall lining; • provides for a minimum path of travel of at least 1000mm on at least one side of the bed.	The proposed building design complies with the Access provisions of this clause. - Bedroom size: At least 10m2 provided - Clearance: At least one side of 1000mm minimum clear width is provided.

End of Table

Livable Housing – SILVER LEVEL		
Item	Design Element	Comment
1	Dwelling (SOU) Access	
OK	a. Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the dwelling. This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14. b. The path of travel referred to in (a) should have a minimum clear width of 1000mm and have; • No steps; • An even, firm, slip resistant surface; • A crossfall of not more than 1:40; • A maximum pathway slope of 1:14 Where ramps are required they should have landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be no less than 1200mm in length. c. The path of travel referred to in (a) 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 3200 mm (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). d. 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) • A maximum length of 1900 mm e. 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 than opens onto them, must be provided at the head and foot of the ramp.	The proposed building design complies with the Access provisions of this clause. The building is required to be provided with the following: - Clear width of at least 1000mm: Provided - No steps or thresholds: Surface to each SOU are level (from internal public corridor). - Cross falls not more than 1:40: Provided - A firm level slip resistant surface: Provided

	Note: The width of the landing will be determined by the adjoining pathway. If the landing directly adjoins the doorway please refer to Element 2 for dimensional requirements.	
2	**Dwelling (SOU) Entrance**	
OK	a. The dwelling should provide an entrance door with – • A minimum clear opening width of 820mm (see Figure 2(a)); • A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); and • Reasonable shelter from the weather. b. 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. c. Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided (see Figure 1 (b)). d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1. Note: The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.	The proposed building design complies with the Access provisions of this clause. The building is provided with the following, in compliance with this clause. - A minimum of 820mm clear openings at entry doors - A level step free transition at the entrance doorway. - A level landing of 1200x1200mm - No thresholds at doorways.
3	**Internal Doors and Corridors**	
OK	a. 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 (see Figure 2(a)); and • A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfacers if allowable provided the lip is rounded or bevelled). b. Internal corridors/passageways to the doorways referred to in (a) should provide a minimum clear width of 1000mm Note: Corridor widths should be measured as described in Clause 6.3 of AS 1428.1 – 2009	The proposed building design complies with the Access provisions of this clause. The building is provided with internal doorways with clear openings of at least 820mm and internal corridors of 1000mm, in compliance with this clause.

4	**Toilet**	
OK	a. Dwellings should have a toilet on the ground (or entry) level that provides: • 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 in accordance with Figure 3(a). • The toilet pan should be located in the corner of the room (if the toilet is located in a combined toilet / bathroom) to enable installation of grabrails at a future date. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The proposed building design complies with the Access provisions of this clause. The proposed toilets achieve the sufficient circulation spaces (1200x900mm) required by this clause and are located in the corner to enable installation of grabrails, in compliance with this clause.
5	**Shower**	
OK	a. One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date. For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6.	The proposed building design complies with the Access provisions of this clause. The bathrooms include a slip resistant, hobless shower, which shower screens can be easily removed at a later stage (if necessary). The proposed showers are located in the corner of the bathrooms to enable the installation of future grabrails.
6	**Reinforcement of bathroom & toilet walls**	
CRA	a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails. b. 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). c. The walls around the bath are to be reinforced by installing: • Noggins 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). d. The walls around the hobless shower recess are to be reinforced by installing: • Noggins 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).	Compliance readily achievable – the design is capable of DTS compliance, however further development is needed for full compliance. The building is capable of complying, reinforcement to be carried out during construction in accordance with this clause.

7	Internal Stairways	
N/A	a. Stairways in dwellings must feature: • A continuous handrail on one die of the stairway where there is a rise of more than 1m. Note: This is a requirement for all new homes under the NCC. Homes built prior to 2014 may benefit from this element.	Not applicable – This clause is not applicable to this project. No action required. No internal stairs are proposed within the residential SOU's.

End of Table

Addendum C:
COUNCIL DCP ASSESSMENT

Relevant Council DCP Controls

Council DCP – Canterbury-Bankstown Council – Chapter 5 – Residential Accommodation, 5.1 – Former Bankstown LGA			
Section 11 – Livable housing			
Item	**Compliance**	**Control**	**Comments**
1.	OK	**11.1 Development control:** Development must comply with the following requirements: <table><tr><td>Residential flat buildings and shop top housing</td><td>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows: • a minimum 20% of new dwellings must achieve the Silver Standard; and • a minimum 20% of new dwellings must achieve the Gold Standard. However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. Council may vary the Livable Housing Design Guidelines (Design Element 1–Dwelling Access) if it is demonstrated to Council's satisfaction that it is not possible to achieve step-free pathways.</td></tr></table>	The proposed building contains 186 units and provided with at least 20% of the units in compliance with LHDG silver level, and 20% LHDG gold level, in compliance with this council control. • Silver Level: 82 SOU's • Gold Level: 41 SOU's

Addendum D:
REVIEWED DOCUMENTATION

Reviewed Documentation

This assessment report is construed based on the following reviewed documentation prepared by Plus Architecture, project number 20451, dated 28/03/2025.

Description	Drawing No.	Revision	Date
PLA-DA-10B1 - Basement	PLA-DA-10B1	11	28/03/2025
PLA-DA-1000 - Ground	PLA-DA-1000	11	27/03/2025
PLA-DA-1001 – Level 01	PLA-DA-1001	11	27/03/2025
PLA-DA-1002 – Level 02	PLA-DA-1002	11	27/03/2025
PLA-DA-1003 – Level 03-Level 07	PLA-DA-1003	11	26/03/2025
PLA-DA-1008 – Level 08	PLA-DA-1008	11	26/03/2025
PLA-DA-1009 – Level 09	PLA-DA-1009	11	26/03/2025
PLA-DA-1010 – Level 10	PLA-DA-1010	11	27/03/2025
PLA-DA-1011 – Level 11-Level 22	PLA-DA-1011	11	26/03/2025
PLA-DA-1023 – Roof	PLA-DA-1023	11	26/03/2025
PLA-DA-2000 – Elevations–Sheet 01	PLA-DA-2000	11	26/03/2025
PLA-DA-2001 – Elevations–Sheet 02	PLA-DA-2001	11	26/03/2025
PLA-DA-2002 – Elevations–Sheet 03	PLA-DA-2002	11	26/03/2025
PLA-DA-2003 – Elevations–Sheet 04	PLA-DA-2003	11	26/03/2025
PLA-DA-3000 – Sections–Sheet 01	PLA-DA-3000	11	27/03/2025
PLA-DA-3001 – Sections–Sheet 02	PLA-DA-3001	11	26/03/2025
PLA-DA-3002 – Sections–Sheet 03	PLA-DA-3002	11	26/03/2025

Addendum E:
IDENTIFIED ENTRANCES

Identified Principal Pedestrian Entrance

Addendum F:
SUPPORTIVE FIGURES

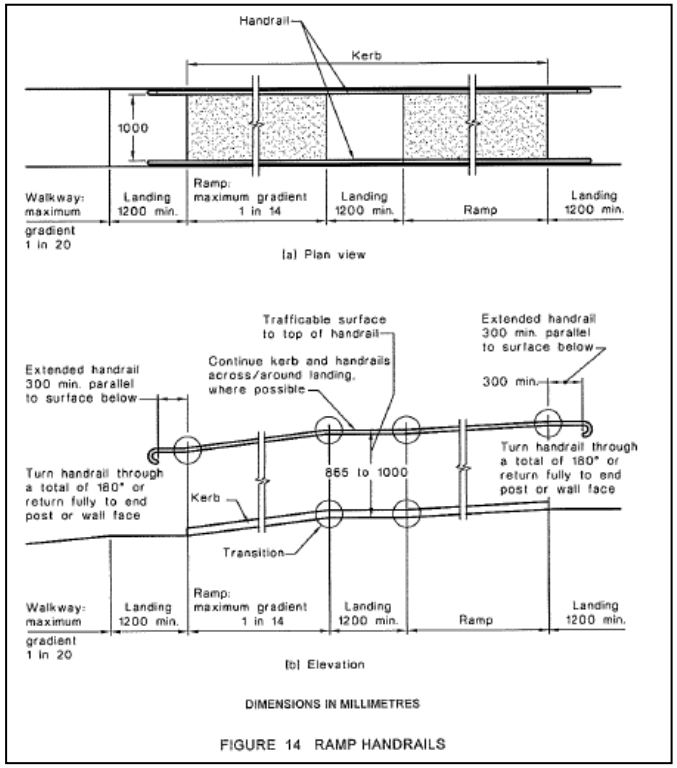


FIGURE 14 RAMP HANDRAILS

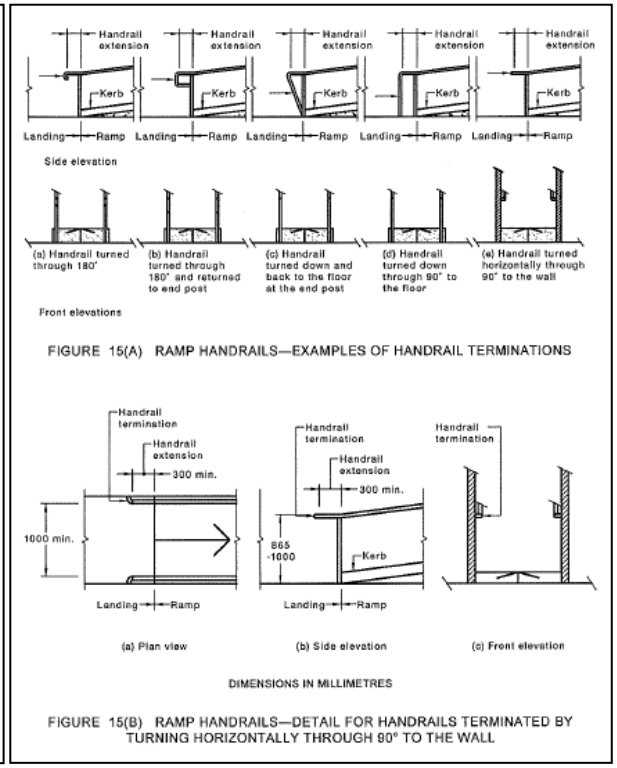


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

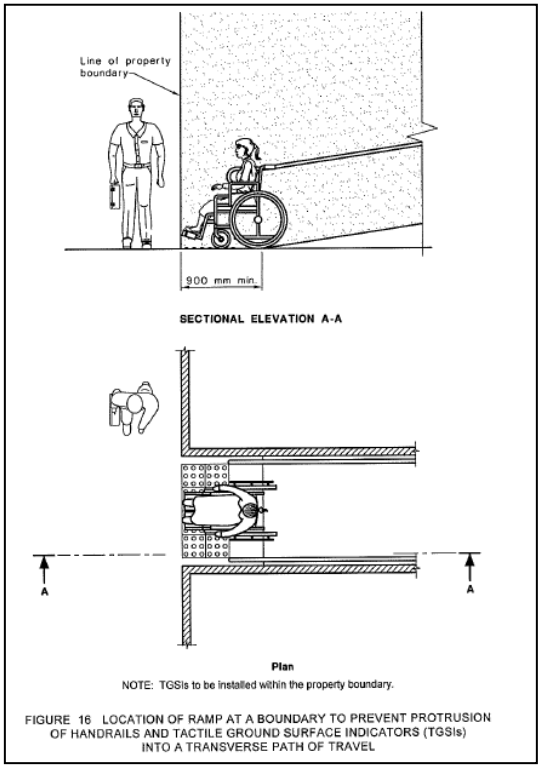


FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL

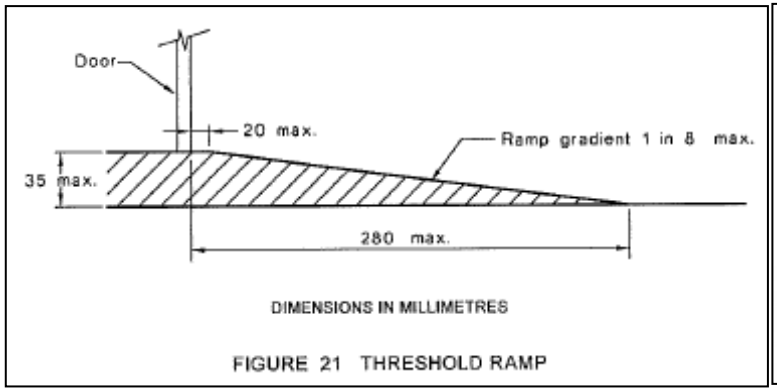


FIGURE 21 THRESHOLD RAMP

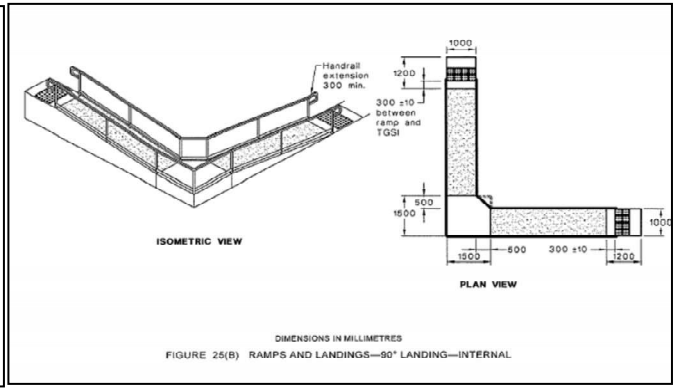
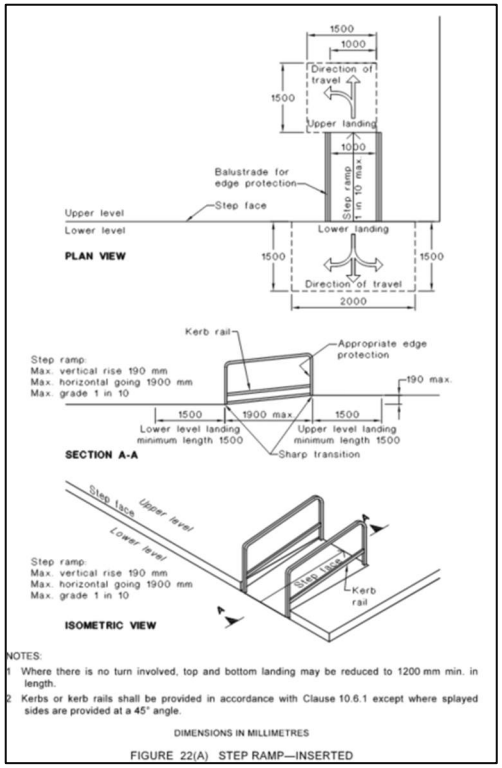


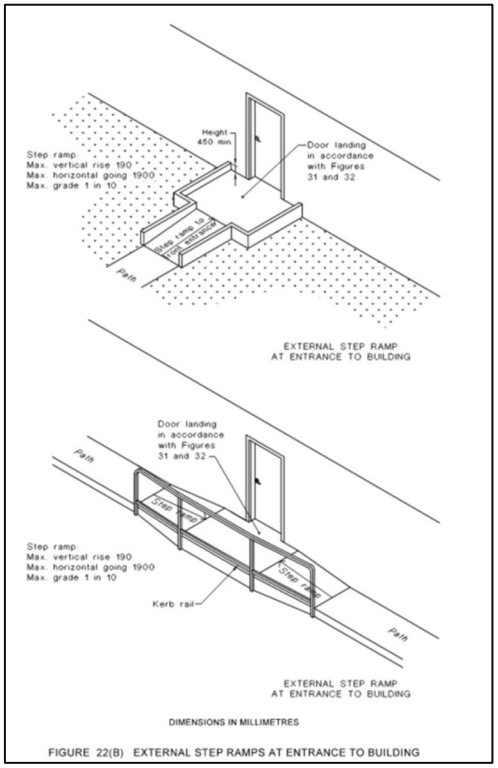
FIGURE 25(B) RAMPS AND LANDINGS—90° LANDING—INTERNAL



NOTES:
1 Where there is no turn involved, top and bottom landing may be reduced to 1200 mm min. in length.
2 Kerbs or kerb rails shall be provided in accordance with Clause 10.6.1 except where splayed sides are provided at a 45° angle.

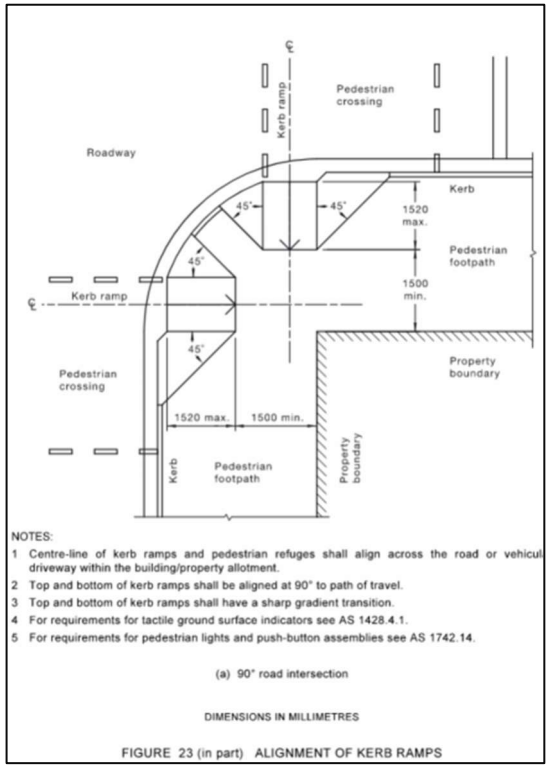
DIMENSIONS IN MILLIMETRES

FIGURE 22(A) STEP RAMP—INSERTED



DIMENSIONS IN MILLIMETRES

FIGURE 22(B) EXTERNAL STEP RAMPS AT ENTRANCE TO BUILDING



NOTES:
1 Centre-line of kerb ramps and pedestrian refuges shall align across the road or vehicul driveway within the building/property allotment.
2 Top and bottom of kerb ramps shall be aligned at 90° to path of travel.
3 Top and bottom of kerb ramps shall have a sharp gradient transition.
4 For requirements for tactile ground surface indicators see AS 1428.4.1.
5 For requirements for pedestrian lights and push-button assemblies see AS 1742.14.

(a) 90° road intersection

DIMENSIONS IN MILLIMETRES

FIGURE 23 (in part) ALIGNMENT OF KERB RAMPS

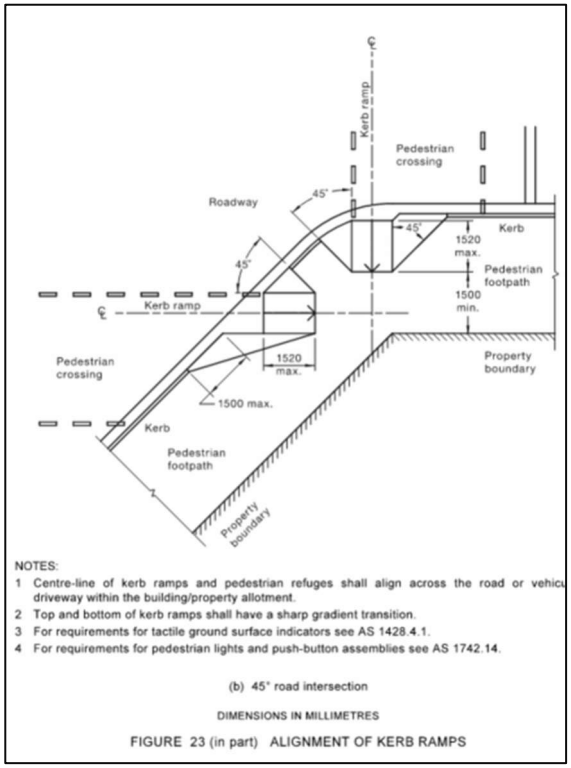


FIGURE 23 (in part) ALIGNMENT OF KERB RAMPS

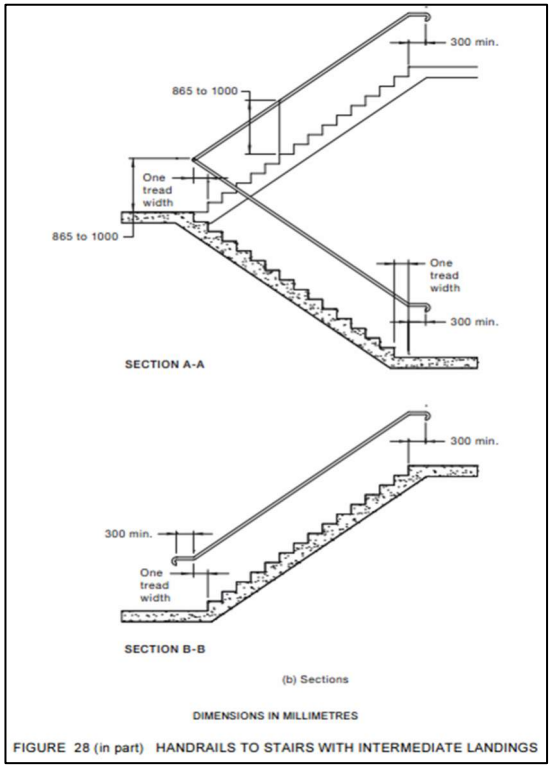


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

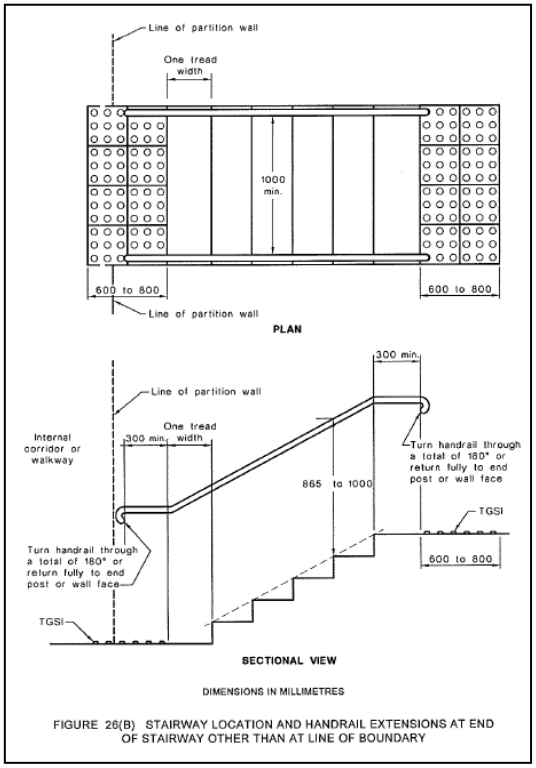


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

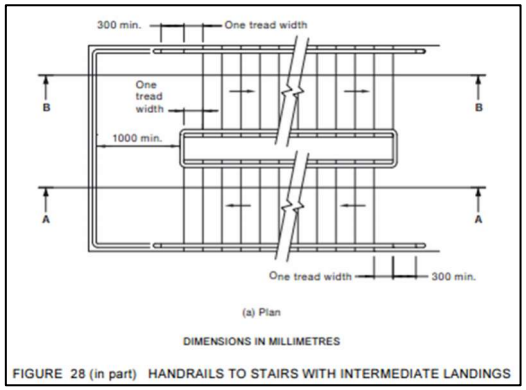


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

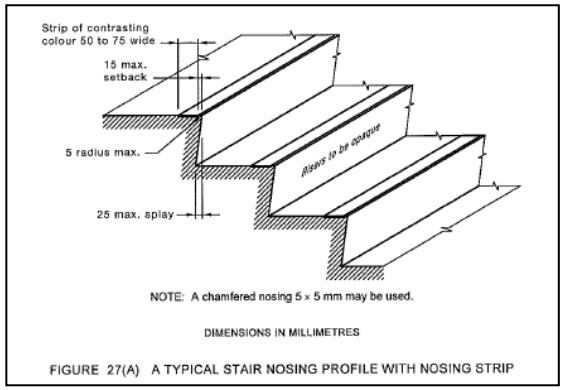
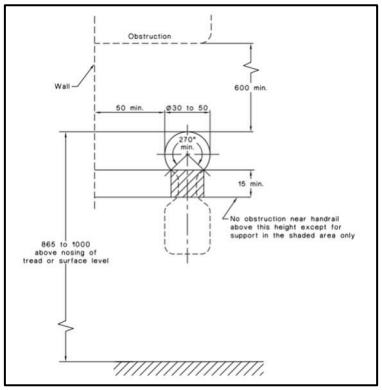
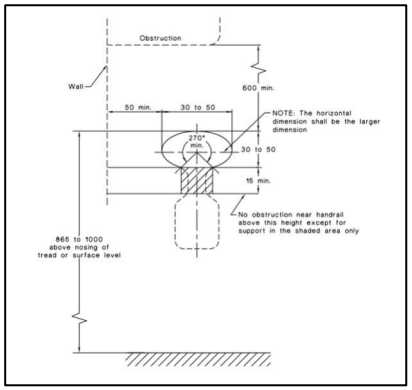


FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP





Addendum G:

STATEMENT OF COMPLIANCE

Statement of Compliance

New Crown Consulting have completed a detailed assessment of the subject proposed development, as indicated on the architectural drawings referenced in Addendum B of this report, against the relevant Equitable Access provisions of the BCA 2022 and the Premises Standards. The details of this assessment are specified in Addendum A – Access Assessment (Outside-in) of this report.

Subject to this assessment, it is New Crown Consulting's professional opinion that the design of the proposed development complies, or is capable of complying, with the relevant Equitable Access provisions of the BCA 2022 and the Premises Standards by means of DTS provisions and Performance Solutions.

Mauricio Vera
Managing Director
Building Surveyor
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"To me it is a great joy to know how much the building is loved"

Jørn Utzon

newcrown.com.au

new crown consulting

COMPLIANCE RIGHT FROM THE START