

ESSENCE PROJECT MANAGEMENT PTY. LTD.

ACCESS DESIGN REVIEW – STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

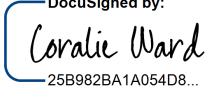
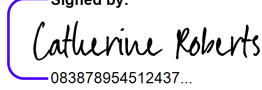
*Barings – 12-20 Berry Road & 11-19 Holdsworth
Avenue, St Leonards NSW*



Project number: 251014
Revision: ADR 1.0
Date: 29 October 2025



Quality management

Revision	Date	Revision description	
ADR 1.0	29 October 2025	SSDA accessibility report	
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1.0 Project Description

The proposed development involves the construction of a new mixed-use residential development within Areas 16 and 17 of the St Leonards South precinct. Specifically, approval is sought for the following:

- + Site preparation, excavation and infrastructure works;
- + Construction of a shared 3-storey basement accessed from Holdsworth Avenue;
- + Construction of 2 x 14-storey residential flat buildings, which will comprise a childcare centre and community hall within Area 17 and an approximate total of 188 dwellings across both areas (including 15% affordable housing).
- + Provision of a range of communal open spaces, particularly on the ground level through the delivery of a 24m wide green spine, and rooftop open space.
- + Public domain and landscaping, including the delivery of a through site link along the northern boundary connecting Holdsworth and Berry Avenue.
- + Augmentation of physical infrastructure and utilities as required.

Essence Project Management have engaged the services of Jensen Hughes (JH) as accessibility consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design. Jensen Hughes has reviewed the SSDA documents for the proposed mixed-use residential development located at 12-20 Berry Road & 11-19 Holdsworth Avenue, St Leonards NSW.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

1.1 Site plan



Figure 1 Prepared by Turner Architects

1.2 Review summary

A detailed review has been undertaken of the documentation listed within this report (refer below) against the following:

- + Objects of the *Disability Discrimination Act 1992*
- + *Disability (Access to Premises- Buildings) Standards 2010*.
- + Building Code of Australia 2022 Amendment 2 (BCA2022) Volume 1 – Part D4 and Clauses E3D7/E3D8 and F4D5/F4D6/F4D7
- + Applicable Australian Standards AS1428.1:2021, AS1428.2:1992, AS1428.4.1:2009, AS1735.12-1999, AS2890.6:2009 and AS4299:1995.
- + Lane Cove Council Development Control Plan

The design review includes general areas of the proposed development, including but not limited to items as noted below:

- + Accessways (continuous accessible path of travel) from the allotment boundary and any accessible parking bay within the allotment associated with the building.
- + Building entrances.
- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.
- + Sanitary Facilities, including unisex accessible toilets and ambulant facilities.
- + Landscaping.
- + Adaptable housing provisions AS 4299

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirms that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (DAPS), National Construction Code (NCC) and Lane Cove Council Development Control Plan (DCP) requirements.

1.3 Project purpose and structure

The report aims to respond to item 6 in the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project. In particular, the report addresses those SEARs outlined in **Table 1** below.

Table 1 Secretary’s Environmental Assessment Requirements relevant to this report

SEAR	SEAR description	Report name and section
6	<ul style="list-style-type: none"> + Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI. + If relevant, provide an assessment of the development against: <ul style="list-style-type: none"> - the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. 	SSDA Accessibility Report Section 4 Section 5 Section 6

1.4 Performance based solution summary

The assessment of the design documentation has revealed that the following areas require assessment against the relevant performance requirements of the BCA:

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
	Nil			

1.5 Limitations

This report is limited to the accessibility provisions of the development in general. It does not provide comment on detailed design issues, such as the internals of accessible/ambulant toilet, fit-out, lift specification, slip-resistant floor finishes, door schedules, hardware and controls, glazing, luminance contrast, stair nosing, TGSIs, handrail design, signage etc. that will be included in construction documentation.

2.0 Legislative requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2021, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

2.1 Referenced legislation and standards

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Volume 1 Amendment 2 and referenced Australian Standards, including:
 - AS1428.1 2021 Part 1: General Requirements for access – new building work.

- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.
- + Local and regional planning requirements and referenced Australian Standards, including
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS4299 1995 Adaptable Housing

2.2 Council development approval / development control plans (DCPs)

Further to the above listed Federal and State based legislative considerations, adherence to the local Development Control Plan (DCP) is required. Specifically:

- + Lane Cove Council DCP Part F

The proposed development must not be inconsistent with the endorsed drawings and all relevant conditions will need to be satisfied and accurately reflect the construction issue drawings.

3.0 Documentation reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by Turner Architects dated 27/10/2025 For SSDA Submission							
Drawing No.	Drawing Name	Scale	Rev	Drawing No.	Drawing Name	Scale	Rev
DA-001-001	Title Sheet		01	DA-720-101	Lower Ground Floor to Level 06	1:500	01
				DA-720-102	Level 07	1:500	01
DA-010-001	Site Plan		01	DA-720-202	Lower Ground Floor to Level 06	1:500	01
				DA-720-203	Level 07 - Level 13	1:500	01
DA-110-004	Basement 03	1:200	01				
DA-110-005	Basement 02	1:200	01				
DA-110-006	Basement 01	1:200	01	DA-730-101	Deep Soil	1:200	01
DA-110-007	Lower Ground Level	1:200	01	DA-730-201	Communal Open Space	1:500	01
DA-110-008	Ground Level	1:200	01				
DA-110-009	Upper Ground Level	1:200	01				
DA-110-010	Level 01	1:200	01	DA-770-001	Lower Ground Level to Level 06	1:500	01
DA-110-020	Level 02	1:200	01	DA-770-002	Level 07 to Level 13	1:500	01
DA-110-030	Level 03	1:200	01				
DA-110-040	Level 04	1:200	01				
DA-110-050	Level 05	1:200	01	DA-790-101	Shadow Diagram June 21st 9am-3pm		01
DA-110-060	Level 06	1:200	01				
DA-110-070	Level 07	1:200	01				
DA-110-080	Level 08	1:200	01	DA-810-001	1 Bedroom Apartments	1:75	01
DA-110-090	Level 09	1:200	01	DA-810-002	2 Bedroom Apartments	1:75	01
DA-110-100	Level 10	1:200	01	DA-810-003	3 Bedroom Apartments	1:75	01
DA-110-110	Level 11	1:200	01				
DA-110-120	Level 12	1:200	01				
DA-110-130	Level 13	1:200	01	DA-830-001	Affordable Aparments	1:200	01
DA-110-140	Roof Level	1:200	01				
DA-110-150	Top of Plant Level	1:200	01	DA-890-001	External		01
				DA-890-002	Material Palette		01
DA-150-001	TYP Apt Layout	1:75	01				
				DA-910-001	NE		01
DA-210-101	North Elevation	1:200	01	DA-910-002	SE		01
DA-210-201	East Elevation	1:200	01	DA-910-003	SW		01
DA-210-202	East Internal Elevation	1:200	01	DA-910-004	NW		01
DA-210-301	South Elevation	1:200	01				
DA-210-401	West Elevation	1:200	01				
DA-210-402	West Internal Elevation	1:200	01				
DA-310-101	Section AA	1:200	01				
DA-310-301	Section CC	1:200	01				
DA-310-401	Section DD	1:200	01				
DA-710-101	Sun Eye Views 9-9:45		01				
DA-710-102	Sun Eye Views 10-10:45		01				
DA-710-103	Sun Eye Views 11-11:45		01				
DA-710-104	Sun Eye Views 12-12:45		01				
DA-710-105	Sun Eye Views 13-13:45		01				
DA-710-106	Sun Eye Views 14-14:45		01				
DA-710-107	Sun Eye Views 15		01				

4.0 Exemptions and performance based solutions

4.1 Exemptions

Based on the use of some areas within a building, it is reasonable not to provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses a health or safety risk for people with a disability. These areas include:

- + 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 (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

4.1.1 Subject site – exemptions from the requirements of access

It is expected that the following would meet the parameters of exemption as outlined above, final schedule of rooms/ areas seeking exemption to be provided by the client.

- + Basement 01 – main switch room, cold water pump.
- + Lower ground level – CPSA intake fan rooms, CPEX fan room, chute discharge room, FOGO rooms, grease trap room, fire water pump room, waste rooms, substation, loading dock.
- + Ground level to level 13 – fan rooms
- + Level 13 – hot water plant

4.2 Performance based solutions

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment, when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Refer to Section 1.4 of this report.

5.0 Design requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

5.1 General building access requirements

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022 Amendment 2. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 2 – Residential Common areas	<p>Access is required:</p> <p>From a pedestrian entrance required to be accessible to at least one floor containing sole-occupancy units (SOUs) and to the entrance of each SOU located on that level.</p> <p>To and within not less than one 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 of the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed:</p> <ol style="list-style-type: none"> To the entrance doorway of each SOU, and To and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces
Class 9b – an assembly building Childcare centre	Access is required to and within all areas used by occupants
Class 9b – an assembly building, not being a school or early childhood centre Community hall	<p>Access is required to and within</p> <ol style="list-style-type: none"> wheelchair seating spaces provided in accordance with D4D10 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.

The proposed development falls under a number of BCA classifications:

Location	Class	Use
Basement 03	2	Plant/ services associated with residential building
Basement 02 Basement 01	7a	Carparking and Storage
Lower ground level	7a	Carparking and Storage
	2	Plant/ services/ loading dock/ waste rooms, residential
Ground Level	2	Communal spaces, residential lobby, residential
	9b	Childcare lobby, childcare
	9b	Community hall lobby, community hall
Upper ground level	2	Residential lobby, residential

Location	Class	Use
	9b	Childcare centre & community hall lobby & entry forecourt
Level 1 - 10	2	Residential
Level 11 - 12	2	Residential, communal space & communal open space
Level 13	2	Residential, pant

5.1.1 BCA Clauses and references Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Applicable
D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Not applicable
D4D11 Swimming Pools	Not applicable
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
E3D8 Accessible features required for passenger lifts	Applicable
F4D5 Accessible sanitary facilities	Applicable
Australian Standard references	
AS1428.1-2021	AS 1428.2-1992
AS1428.4.1-2009	AS1735.12-1999
AS2890.6-2009	AS4299-1995

5.2 External approaches to buildings – accessways, walkways, kerb ramps

5.2.1 Access requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and

- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2021 relevant to walkways.

Crossfalls and gradients of the external pathways are not to exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2021 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces that don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2021, including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2021 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2021, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

5.2.2 Subject site – access assessment

The highest point on the subject site lies at the north-western corner along Berry Road and falls in both directions to the east and south, with the lowest point being the south-eastern corner of Holdsworth Avenue.

Childcare centre and community hall (Ground Floor)

The childcare centre and community hall forecourt, located at the southern end of Berry Road on upper ground level, provides adequate pedestrian access to the facilities which are located one floor below on ground level. The forecourt connects to the street via a flight of stairs and a separate walkway.

Due to the natural existing slope along Berry Road, a transition will be required at the site boundary onto a level bottom landing prior to launching the walkway up to the main entrance of the building. Adequate transition at the boundary from the sloping footpath onto the level bottom landing of the walkways and compliant edge protection will require further design development to ensure compliance.

Off this forecourt is the lift lobby and stair leading to the childcare centre and community hall one floor below. Vertical accessible path of travel is via a lift providing connection between the entry foyer, childcare & community hall and dedicated car parking on lower ground floor.

Residential (Building B & Building H)

Building B main entry on upper ground level, located along Berry Road, provides pedestrian access to the facilities via a walkway connection to street boundary. As stated above, a transition will be required at the site boundary onto a level bottom landing prior to the start of the graded walkway up to the main entrance of the building. Compliant edge protection will require further design development to ensure compliance. This

walkway leads to the entry and mail collection foyer. Beyond is a lift foyer where two lifts are provided for connection with the residential and carparking levels of the building.

Similarly, Building H main entry is located on lower ground level along Holdsworth Avenue and provides adequate pedestrian access from the street boundary

Internal accessible pathways on each level via the lifts are available from the accessible parking bays to the entrance of each unit. The waste holding spaces are located on lower ground level adjacent to Holdsworth Avenue and managed by private contractors, according to the Strata Body Corporate. Ground surfaces within the common use areas would require further review as the design progresses.

On the basis of the current level of detail, all access requirements regarding linkages are capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.3 Vehicle and bicycle access into the site

5.3.1 Access requirements

Carparking

The BCA and DDA Premises Standards contain requirements for parking, which are applicable to this project. These requirements can be summarised as follows:

Building Classification	Accessible Carparking Requirements
Class 2 – Residential AS Adaptable Housing	Under AS4299 Adaptable Housing and NSDCP Part B Section 12 Access clause 12.4.9 P2 <i>One accessible car parking space must be provided and allocated to each adaptable dwelling provided within a development.</i> There are no accessible car parking provision requirements under the Livable Housing Guideline.
Class 9b – childcare centre & community hall	The number of accessible carparking spaces required is as follows: — 1 accessible space for every 50 carparking spaces or part thereof.

- Accessible car bays require 2.4m wide x 5.4m long parking space with 2.4m wide x 5.4m long shared area.
- AS4299 1995 Adaptable Housing requires car parking space or garage with a min. area of 6.0m x 3.8m
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.
- Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 is provided over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Bicycle

Bicycle parking where provided should consider the approach, entry, and circulation space available within any secure bicycle parking area e.g., space for a 180deg turn if necessary, and the layout of any bike racks to ensure that bicycles when in-situ, don't impact the use of any associated/adjacent accessways. For example, a recumbent bike that extends over an accessway when parked.

5.3.2 Subject site – access assessment

Class	Location	Total Car Parking Spaces	Accessible spaces proposed	Required Accessible spaces
Class 9b	Lower ground level	10	1	1 (10 total parking spaces)
Class 2 Residential	Basement 03	39	12	38 per AS4299 Adaptable Housing provision.
	Basement 02	55	12	
	Basement 01	44	14	

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. A table of proposed car parking allocations is shown above.

A total of thirty-eight (38) adaptable units are required to be provided to this development with corresponding thirty-eight (38) accessible car parking bays and associated shared area to be incorporated under the minimum prescriptive measures of AS4299. AS2890.6 compliant accessible carparking spaces and associated shared areas have been proposed in lieu of the minimum dimensions specified in AS4299.

An internal accessway is available directly from these accessible parking bays to the entrances to all sole occupancy units (SOUs).

Of the 10 car parking spaces provided to the childcare centre and community hall, one (1) accessible car parking space and associated shared area has been provided, which meets the requirements of one (1) accessible space under BCA D4D6.

The accessible car parking as currently detailed appears capable of meeting the provisions of access as prescribed by the Australian Standards. The documentation will be further reviewed as the design progresses.

Shared bicycle parking has been provided on lower ground level with access via the building B lifts and driveway.

On the basis of the current level of detail, all access requirements regarding widths and placement of accessible parking spaces and shared areas are achieving compliance. Further information, including bollard set out, space identification and delineation to be detailed as the design progresses. Ongoing review of the documentation is required.

5.4 Entrances

5.4.1 Access requirements

Doors/gates within paths of travel common to building users require the following to meet the provisions of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls, including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces that consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

5.4.2 Subject site – access assessment

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail, all access requirements regarding level entry points (i.e. residential lobbies/ corridors, childcare centre and community hall) appear adequate and capable of achieving compliance.

Location of proposed auto powered door control to main entries will be required to be minimum 500mm from an internal corner and 500-1000mm from the arc of the door swing (for hinged doors only) per AS1428.1 cl 10.4.3. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.5 Stairs and Ramps

5.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides, which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% depending upon the installation type.

Ramps within the site that exceed 1900mm in length are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, and a clear unobstructed width of no less than 1000mm between them.

- + Kerb rails installed on both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% depending upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2021 Section 9.

5.5.2 Subject site – access assessment

There is one flight of stairs providing pedestrian access to the childcare and community hall forecourt along Berry Street. The forecourt leads to the lift foyer, where a flight of stairs provides connection to the childcare centre and community hall one storey below. From the forecourt, an external gateway also leads to an external stair down to the community hall communal open space. The design of these stairs appears adequate.

A series of stairs forming a pedestrian through link have been provided along the north-eastern boundary connecting Berry Road to Holdsworth Avenue. The design of these stairs also appears adequate.

There are no ramps noted within the common use areas at this stage of design.

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.6 Access to and within lifts

5.6.1 Access requirements

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required. If travelling less than 12m, a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12, including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

5.6.2 Subject site – access assessment

A total of five (5) lifts have been proposed throughout the development. The childcare/ community hall bank has one lift. The residential building B and building H have one bank each with two lifts.

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. Circulation spaces at lift lobbies have 1800mm minimum clear width which allows for appropriate turning and passing for wheelchair users

On the basis of the current level of detail, all access requirements regarding lift lobby circulation spaces achieve compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.7 Doors and Doorways

5.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible require the following to meet the provision of AS1428.1-2021 Section 10:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls, including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces that consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2021 requirements.

5.7.2 Subject site – access assessment

JH has reviewed the drawings and documentation in relation to the aforementioned requirements. Doors and doorways on accessible paths of travel within common use areas where required to be accessible appear adequate.

Electronic door controls that only need to be touched, where provided, are required to be installed at 900-1250mm above finished floor level (controls that need to be pushed like push to exit buttons need to be 900-1200mm AFFL), no less than 500mm from an internal corner with appropriate setback from the arc of door swing or clear of a surface-mounted sliding door in the open position.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance, subject to the resolution of some minor issues regarding doorways, clear widths and or circulation spaces.

Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.8 Internal accessways – corridors, rooms

5.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2021.
- + Ramps i.e. step and threshold, meet the provisions of AS1428.1-2021.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2021.

5.8.2 Subject site – access assessment

The required turning space within two metres of the end of accessways and the provision of passing spaces to accessways appear adequate. Accessways within the common use areas would require further review as the design progresses to ensure that the provisions of AS 1428.1-2021 will be met.

On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.9 Sanitary facilities

5.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2021 Clause 12. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

5.9.2 Subject site – access assessment

Amenities are proposed in the following locations:

- + Building B childcare centre – one toilet has been allocated, with no further details provided.

The size of the space allocated to toilet facilities (2700 x 4100mm approx.) is capable of achieving compliance for one accessible toilet. Further assessment will be required during design development stage to ensure appropriate outcomes are achieved.

5.10 Wayfinding (Signage Component) – Common Use Areas

5.10.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

5.10.2 Subject site – access assessment

Access has been provided to principal pedestrian entrances of the proposed development. On the basis of the current level of detail, all access requirements appear capable of achieving compliance. Further assessment will be required during design development stage to ensure appropriate outcomes in relation to signage are achieved.

5.11 Hearing Augmentation

5.11.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

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

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, 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.

5.11.2 Subject site – access assessment

Confirmation is required within the class 9b components of the development, which may require the incorporation of hearing augmentation where an inbuilt amplification system is proposed.

5.12 Apartment Design Guide – Livable Housing Silver level

5.12.1 Accessibility Requirement

In accordance with the BCA, a Class 2 building has no minimum requirement for the provision of accessible or livable units. However, in accordance with:

The NSW Planning and Environment Apartment Design Guide, provision for a minimum of 20% of units which incorporate the Livable Housing Design Guideline’s silver level features are to be addressed, these features include:

- + Dwelling access
- + Dwelling entrance
- + Internal doors and corridors
- + Toilet
- + Shower
- + Reinforcement of bathroom and toilet walls
- + Internal stairways

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
<u>1 Dwelling access</u>		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
1	Provide a safe and continuous pathway from:	
1 a (i)	the front boundary of the allotment; or	Capable of complying
1 a (ii)	a car parking space, where provided, which may include the driveway on the allotment, to an entrance that is level (step-free) as specified in Element 2.	Not applicable
1 b	The path of travel as referred to in 1.a should have a minimum clear width of 1000mm; and	Capable of complying
1 b (i)	an even, firm, slip resistant surface; and	Capable of complying
1 b (ii)	a crossfall of not more than 1:40; and	Capable of complying
1 b (iii)	a maximum pathway slope of 1:14, with 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, and	Capable of complying

LHA Clause Number	Room/Item	Current Status
1 b (iv)	be step-free.	Capable of complying
1 c	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:	
1 c (i)	a maximum gradient of 1:10; and	Capable of complying
1 c (ii)	a minimum clear width of 1000mm (please note width should reflect the pathway width); and	Capable of complying
1 c (iii)	a maximum length of 1900mm.	Capable of complying
Performance Criteria		
<u>2 Dwelling entrance</u>		
There is a safe and continuous pathway from the street entrance and/or parking areas to a dwelling entrance that is level.		
Silver		
2 a	The dwelling should provide an entrance door with -	
2 a (i)	a minimum clear opening width of 820mm - See Figure 2(a); and	Capable of complying
2 a (ii)	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	Capable of complying
2 a (iii)	reasonable shelter from the weather.	Capable of complying
2 b	A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door.	Capable of complying
2 c	Where the threshold at the entrance exceeds 5mm and is less than 56mm, a ramped threshold may be provided. See Figure 1(b).	Capable of complying
2 d	The level (step- free) entrance should be connected to the safe and continuous pathway as specified in Element 1.	Capable of complying
Performance Criteria		
<u>3 Car parking</u>		
Where the parking space is part of the dwelling access it should allow a person to open their car doors fully and easily move around the vehicle.		
If the parking space is NOT part of the path of access this section is NA.		
Silver		
3 a	Where the parking area forms part of the dwelling access the space should incorporate -	Not applicable
3 a (i)	minimum dimensions of at least 3200mm (width) x 5400mm (length); and	Not applicable
3 a (ii)	an even, firm and slip resistant surface; and	Not applicable
3 a (iii)	a level surface (1:40 maximum gradient, 1:33 maximum gradient for bitumen).	Not applicable

LHA Clause Number	Room/Item	Current Status
Performance Criteria		
<u>4 Internal doors and corridors</u>		
Internal doors and corridors facilitate comfortable and unimpeded movement between spaces.		
Silver		
4 a	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartment purposes should provide:	
4 a (i)	a minimum clear opening width of 820mm; and	Capable of complying
4 a (ii)	a level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled).	Capable of complying
4 b	Internal corridors/passageways to the doorways referred to in 4.a should provide a minimum clear width of 1000mm.	Capable of complying
Performance Criteria		
<u>5 Toilet</u>		
The ground (or entry) level has a toilet to support easy access for home occupants and visitors.		
Silver		
5 a	Dwellings should have a toilet on the ground (or entry) level that provides:	
5 a (i)	a minimum clear width of 900mm between the walls of the bathroom if located in a separate room; and	Capable of complying
5 a (ii)	a minimum 1200mm clear circulation space forward of the toilet pan exclusive of the swing of the door in accordance with Figure 3(a).	Capable of complying
5 b	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.	Capable of complying
Performance Criteria		
<u>6 Shower</u>		
The bathroom and shower are designed for easy and independent access for all home occupants.		
Silver		
6 a	One bathroom should feature a slip resistant, hobless (step-free) shower recess. Shower screens are permitted provided they can be removed at a later date.	Capable of complying
6 b	The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of complying
Performance Criteria		
<u>7 Reinforcement of bathroom and toilet walls</u>		
The bathroom and toilet walls are built to enable grabrails to be safely and economically installed.		

LHA Clause Number	Room/Item	Current Status
Silver		
7 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.	Capable of complying
7 b	The fastenings, wall reinforcement and grabrails combined must be able to withstand 1100N of force applied in any position and in any direction.	Capable of complying
7 c	The walls around the toilet are to be reinforced by installing-	Capable of complying
7 c (i)	noggings with a thickness of at least 25mm in accordance with Figure 6a; or	Capable of complying
7 c (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 6b.	Capable of complying
7 d	The walls around the bath are to be reinforced by installing	Capable of complying
7 d (i)	noggings with a thickness of at least 25mm in accordance with Figure 7a; or	Capable of complying
7 d (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 7b.	Capable of complying
7 e	The walls around the hobless (step-free) shower recess are to be reinforced by installing -	Capable of complying
7 e (i)	noggings with a thickness of at least 25mm in accordance with Figure 8a; or	Capable of complying
7 e (ii)	sheeting with a thickness of at least 12mm in accordance with Figure 8b.	Capable of complying
Performance Criteria		
<u>8 Internal stairways</u>		
Where installed, stairways are designed to reduce the likelihood of injury and also enable future adaptation. If there are NO internal stairways then this section is NA. Note: Handrails on both sides of the stairway are preferred		
Silver		
8 a	Stairways in dwellings must feature:	Not applicable
8 a (i)	a continuous handrail on one side of the stairway where there is a rise of more than 1m	Not applicable
Performance Criteria		
<u>9 Kitchen</u>		
The kitchen space is designed to support ease of movement between fixed benches and to support easy adaptation.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>10 Laundry</u>		
The laundry space is designed to support ease of movement between fixed benches and to support easy adaptation.		

LHA Clause Number	Room/Item	Current Status
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>11 Ground (or entry bedroom space)</u>		
There is a space on the ground (or entry) level that can be used as a bedroom		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>12 Switches and powerpoints</u>		
Light switches and powerpoints are located at heights that are easy to reach for all home occupants		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>13 Door and tapware</u>		
Home occupants are able to easily and independently open and close doors and safely use tap hardware.		
Silver		
	No Requirements	Not applicable
Performance Criteria		
<u>14 Family/Living space</u>		
The family/living room features clear space to enable the home occupant to move in and around the room with ease.		
Silver		
	No Requirements	Not applicable
Gold		
	No Requirements	Not applicable
Platinum		
14 a	The family/living room should accommodate a free space, 2250mm in diameter, to enable ease of movement clear of furniture. See Figure 10	Capable of complying
Performance Criteria		
<u>15 Window sills</u>		
Windows sills are installed at a height that enables home occupants to view the outdoor space from either a seated or standing position.		
Silver		

LHA Clause Number	Room/Item	Current Status
	No Requirements	Not applicable

5.12.2 Subject site – access assessment

The site currently incorporates 20% of units required to satisfy SEPP Housing, which will meet the Silver Level requirements of the Livable Housing Design Guide. These SOUs are the same as the SOUs designed to meet Adaptable Housing provisions. Refer to section 5.13 for unit allocation.

5.13 Class 2 adaptable housing (AS4299)

5.13.1 Accessibility Requirement

In accordance with the BCA, a Class 2 building has no minimum requirement for the provision of accessible units. However, in accordance with the Lane Cove Council Development Control Plan (DCP) Part F provisions, the minimum number of adaptable units to be provided is as follows:

- + 20% of apartments to be Adaptable Housing Class C
- + 80% of Adaptable apartments to meet visitable requirements.

5.13.2 Subject site – access assessment

The site, as currently documented, demonstrates an understanding and outlines the application of the principles of ‘adaptable housing’ as outlined within the Foreword of AS 4299 – 1995.

The development has incorporated 38 adaptable dwellings within the 188 dwellings proposed, which satisfies Council DCP. The nominated units are outlined below:

Bedroom No.	Unit No.	Total
1	H.UG.05 H.01.05 H.02.05 H.03.04 H.04.04	B.03.05 B.04.05 7
2	H.UG.09 H.01.09 H.02.09 H.03.05 H.04.05 H.05.06	B.01.01 B.02.01 B.05.02 B.06.02 10

Bedroom No.	Unit No.	Total
3	H.05.07	21
	H.06.05	
	H.06.06	
	H.07.05	
	H.07.06	
	H.08.05	
	H.08.06	
	H.09.05	
	H.09.06	
	H.10.05	
	H.10.06	
	B.06.01	
	B.07.01	
	B.07.02	
	B.08.01	
	B.08.02	
	B.09.01	
	B.09.02	
	B.10.01	
	B.10.02	

Details available on Drawing DA-810-001 (1 Bed), DA-810-002 (2 Bed) and DA-810-003 (3 Bed) outline the Pre-Adaptation and Post-Adaptation provisions.

The drawings demonstrate that they are capable of complying with the following (where applicable):

Adaptable House Class C – all essential features incorporated

Item	Room/Item	AS4299 Clause	Current Phase Review
Note: Item - As per Appendix A – Schedule of features for Adaptable Housing			
Drawings			
1.	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	Capable of complying
Siting			
2.	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	3.3.2	Capable of complying
Letterboxes in Estate Developments			
3.	Letterboxes to be on hard standing area connected to accessible pathway	3.8	Capable of complying
Private car accommodation			
4.	Car parking space or garage a min. area of 6.0m x 3.8m	3.7.2	Capable of complying
Accessible Entry			
5.	Accessible entry	4.3.1	Capable of complying
6.	Accessible entry to be level (i.e., max. 1:40 slope)	4.3.2	Capable of complying
7.	Threshold to be low-level	4.3.2	Capable of complying
8.	Landing to enable wheelchair manoeuvrability	4.3.2	Capable of complying
9.	Accessible entry door to have 850 mm min. clearance	4.3.1	Capable of complying
10.	Door lever handles and hardware to AS 1428.1	4.3.4	Capable of complying
Exterior: General			

Item	Room/Item	AS4299 Clause	Current Phase Review
11.	Internal doors to have 820mm min. clearance	4.3.3	Capable of complying
12.	Internal corridors min. width of 1000mm	4.3.7	Capable of complying
13.	Provision for compliance with AS 1428.1 for door approaches	4.3.7	Capable of complying
Living room and dining room			
14.	Provision for circulation space of min. 2250mm diameter	4.7.1	Capable of complying
15.	Telephone adjacent to GPO	4.7.4	Capable of complying
16.	Potential illumination level min. 300 lux	4.10	Capable of complying
Kitchen			
17.	Minimum width 2.7m (1550mm clear between benches)	4.5.2	Capable of complying
18.	Provision for circulation at doors to comply with AS 1428.1	4.5.1	Capable of complying
19.	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. Refer to Figure 4.8 (AS 4299)	4.5.5	Capable of complying
20.	Refrigerator adjacent to work surface	4.5.5	Capable of complying
21.	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	Capable of complying
22.	Kitchen sink bowl max 150mm deep	4.5.6	Capable of complying
23.	Tap set capstan or lever handles or lever mixer	4.5.6 (e)	Capable of complying
24.	Tap set located within 300mm min of front of sink	4.5.6 (e)	Capable of complying
25.	Cooktops to include either front or side controls with raised cross bars	4.5.7	Capable of complying
26.	Cooktops to include isolating switch	4.5.7	Capable of complying
27.	Worksurface min. 800mm length adjacent to cooktop at same height	4.5.7	Capable of complying
28.	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	Capable of complying
29.	GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of worksurface	4.5.8	Capable of complying
30.	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11	Capable of complying
31.	Slip resistant floor surface	4.5.4	Capable of complying
Main bedroom			

Item	Room/Item	AS4299 Clause	Current Phase Review
32.	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	Capable of complying
Bathroom			
33.	Provision for bathroom area to comply with AS 1428.1	4.4.1	Capable of complying
34.	Slip-resistant floor surface	4.4.2	Capable of complying
35.	Shower recess – no hob. Minimum size 1160 x 1100mm to comply with AS 1428.1 (refer Figures 4.6 and 4.7 – AS 4299)	4.4.4 (f)	Capable of complying
36.	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)	Capable of complying
37.	Recessed soap holder	4.4.4 (f)	Capable of complying
38.	Shower tap positioned for each reach to access side of shower sliding track	4.4.4 (f)	Capable of complying
39.	Provision of adjustable, detachable handheld shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)	Capable of complying
40.	Provision for grabrail in shower (Refer to Figure 4.7 – AS 4299) to comply with AS 1428.1	4.4.4 (h)	Capable of complying
41.	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)	Capable of complying
42.	Provision for washbasin with clearances to comply with AS 1428.1	4.4.4 (g)	Capable of complying
43.	Double GPO beside mirror	4.4.4 (d)	Capable of complying
Toilet			
44.	Provision of either 'visitable toilet' or accessible toilet	4.4.3	Capable of complying
45.	Provision to comply with AS 1428.1	4.4.1	Capable of complying
46.	Location of WC pan at correct distance from fixed walls	4.4.3	Capable of complying
47.	Provision for grab rail zone (Refer Figure 4.6 – AS 4299)	4.4.4 (h)	Capable of complying
48.	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Capable of complying
Laundry			
49.	Circulation at doors to comply with AS 1428.1	4.8	Capable of complying
50.	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	Capable of complying
51.	Provision for automatic washing machine	4.8 (e)	Capable of complying
52.	Where clothesline is provided, an accessible path of travel to this	4.8 (a)	Not applicable
53.	Double GPO	4.8 (g)	Capable of complying

Item	Room/Item	AS4299 Clause	Current Phase Review
54.	Slip-resistant floor surface	4.9.1	Capable of complying
Door Locks			
55.	Door hardware operable with one hand, located 900-1100mm above the floor	4.3.4	Capable of complying

It is expected that at Construction Certification stage, documentation will address, in finer detail, information relevant to the above requirements.

5.14 Emergency egress and evacuation

5.14.1 Access considerations

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a “fire buddy” to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

5.14.2 Subject site – access assessment

Note for consideration.

5.15 Landscaping, Streetscapes and Terraces

5.15.1 Access considerations

The following are some design considerations for providing equitable access to the external public space:

Lighting installations which minimise glare.

Luminance contrast of features such as bike racks, bollards, bins etc.

5.15.2 Subject site – access assessment

Note for consideration.

5.16 Lighting

5.16.1 Access considerations

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx
General displays	200lx

5.16.2 Subject site – access assessment

Note for consideration.

6.0 Compliance summary

As a member of the Access Consultants Association (ACA), I have reviewed the Development Application documentation (refer above) against the current requirements for access and mobility against the following:

- + Objects of the Disability Discrimination Act (DDA) 1992.
- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Amendment 2 – Volume One and referenced Australian Standards, including:
 - AS1428.1 2021 Part 1: General Requirements for access – new building work.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.
- + Other relevant Australian Standards
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS 4299 1995 Adaptable Housing

This report provides the reader with an overview of the project with respect to achieving compliance against the above.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

If you've any questions in relation to this report, please contact the writer.

Review undertaken by:

Coralie Ward

Accessibility Consultant