ACCESS RIGHT
INCLUSIVE ACCESSIBILITY SOLUTIONS

ACCESSIBILITY REPORT

SSDA REVIEW - RESIDENTIAL

19-25 BALFOUR STREET,
LINDFIELD, NSW

BALFOUR GROUP PTY LTD

26 MAY 2025

REV 3

ACCESS RIGHT

Contents

Access Institute
Livable Housing Design Standard Assessor 2025
Shakur Wais LHDS007

M: 0432 070 463 II **E:** shak@accessright.com.au II **W:** accessright.com.au
Level 49, 8 Parramatta Square, Parramatta NSW
ABN: 322 8479 4883

Access Consultants Association
ACCREDITED MEMBER
Shakur Wais: 771

ACCESS RIGHT

Report Version

Version No.	Date	Author
Rev 1	07/05/2025	Shak Wais  **Director** Access Consulting Specialist MBA B.Civil Engineering Graduate Certificate – Fire Safety Engineering Dip. Access Consulting Master of Fire Safety Engineering (on-going) Master of Building Surveying (on-going) ACA Accredited Member – **No.771** SDA Accredited Assessor – **No. SDA00154** Livable Housing Design Standard Assessor – **No LHDS007**
Rev 2	07/05/2025	
Rev 3	26/05/2025	

Access Consultants Association
ACCREDITED MEMBER
Shakur Wais: 771

Access Institute
Livable Housing Design Standard Assessor 2025 Shakur Wais LHDS007

ndis SDA
Accredited Assessor
Shakur Wais SDA00154

ACCESS RIGHT

Reviewed Plans

Drawing No / Revision

Plan No.	Revision	Title	Plan No.	Revision	Title
DA000		COVER PAGE	DA313		SECTION
DA001		SITE ANALYSIS	DA320		DRIVEWAY DETAILS
DA100		SITE PLAN - PROPOSED	DA321		DRIVEWAY DETAILS
DA200		BASEMENT 2 PLAN	DA330		SECTION THRU WEST WING LOWERGROUND UNITS
DA201		BASEMENT 1 PLAN	DA331		SECTION THRU EAST WING LOWER GROUNDUNITS
DA202		LOWER GROUND LEVEL PLAN	DA400		AREA SCHEDULE
DA203		GROUND LEVEL PLAN	DA404		CROSS VENTILATION
DA204		LEVEL 1 PLAN	DA503		SOLAR ACCESS DIAGRAMS
DA205		LEVEL 2 PLAN	DA504		SOLAR ACCESS DIAGRAMS
DA206		LEVEL 3 PLAN	DA505		SOLAR ACCESS DIAGRAMS
DA207		LEVEL 4 PLAN	DA506		SOLAR ACCESS DIAGRAMS
DA208		LEVEL 5 PLAN	DA510		UNIT SCHEDULE
DA209		LEVEL 6 PLAN	DA530		OVERSHADOWING DIAGRAMS (PROPOSED)
DA210		LEVEL 7 PLAN	DA531		OVERSHADOWING DIAGRAMS (PROPOSED)
DA211		LEVEL 8 PLAN	DA532		OVERSHADOWING DIAGRAMS (PROPOSED)
DA212		LEVEL 9 PLAN	DA533		OVERSHADOWING DIAGRAMS (PROPOSED)
DA213		ROOF PLAN	DA600		HEIGHT PLANE DIAGRAM
DA300		SOUTH ELEVATION	DA702		MATERIAL SAMPLE BOARD
DA301		NORTH ELEVATION	DA703		PERSPECTIVES
DA302		EAST ELEVATION	DA900		WINDOW SCHEDULE
DA303		WEST ELEVATION	DA901		WINDOW SCHEDULE
DA304		EAST ELEVATION (SECTION THRUCOURTYARD)	DA902		WINDOW SCHEDULE
DA305		WEST ELEVATION (SECTION THRUCOURTYARD)	DA903		WINDOW SCHEDULE
DA306		SOUTH ELEVATION - STREET VIEW	DA904		WINDOW SCHEDULE
DA310		SECTION	DA905		WINDOW SCHEDULE
DA311		SECTION	DA920		BASIX THERMAL SPECIFICATIONS TAB
DA312		SECTION			

Prepared by Giles Tribes Architects

- Issue A – For DA Submission
- Issued on the **06/05/2025** to Access Right for review

1. INTRODUCTION

1.1. Executive Summary

The Access Review Report has been prepared by Access Right on behalf of Balfour Group Pty Ltd to accompany a State Significant Development Application (SSDA) for a proposed residential flat building (including in-fill affordable housing) at 19 – 25 Balfour Street, Lindfield, within the Ku-ring-gai Local Government Area (LGA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82709458) on 22 April 2025.

Access Right has prepared this Access Review Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities. The recommendations in this report are associated with detailed design. These recommendations can readily be achieved prior to the issuance of the construction certificate stage. This report concludes that the proposed residential flat building is suitable and warrants approval.

Access Right has complied this comprehensive accessibility compliance review report against AS1428 series, Building Code of Australia (BCA), Livable Housing Design, DDA Access to Premises Standards (including DDA Access Code) and ultimately the Commonwealth Disability Discrimination Act (DDA). This access review report provides advice and strategies to maximise reasonable provisions of access for people with disabilities.

The development has been reviewed to ensure that site access, ingress and egress, common area access, circulation areas, accessible car parking, accessible sanitary, livable unit layouts and facilities comply with relevant statutory standards, guidelines and in addition, compliance with a higher level of accessibility and inclusiveness benchmarks set by the project.

In general, the proposed development has demonstrated an appropriate degree of accessibility. The Development Application architectural plans indicate that compliance with statutory requirements and design guides, pertaining to site access, ingress and egress, common area access, circulation areas, accessible car parking, accessible sanitary facilities and livable unit design layouts, can be readily achieved.

The recommendations in this report are to be developed in the ongoing design development and should be confirmed prior to construction certificate stage. As the project proceeds, further review of documentation is strongly recommended to ensure that appropriate access is provided to and throughout the development.

1.2. Background

Access Right has been engaged to provide an accessibility design review of the proposed residential development under the State Significant Development Application (SSDA) process. Specifically, the SSDA seeks development consent for:

- demolition of existing buildings and structures on site
- construction of a ten-storey residential flat building featuring:
    - basement level car parking
    - approximately 71 market residential units
    - approximately 27 affordable housing units
- associated landscaping works, including a communal open space.
- associated infrastructure and services

The proposed development falls under BCA classification of:

- Class 2 & 7a

The requirements of the investigation are to:

- Provide a report that will analyse the provisions of disability design of the development, and,
- Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), relevant Australian Standards, and enhanced benchmark requirements set by the project.
- Review supplied drawings of the proposed development:

1.3. Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents, visitors and members of the public. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance with the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the grounds of disability.

1.4. Limitations

This report is limited to the accessibility provisions of the building in general. It does not provide commentary on detailed design issues, such as: 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.

1.5. Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, the AS 1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The Project Architect and an appropriately qualified accessibility consultant will examine key physical elements during design development stage, to identify physical barriers and incorporate solutions as a suitable response to disability statutory regulations and other project objectives.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

The design will comply with the requirements of the DDA Access to Premises Standards and include requirements for accessible buildings, linkages and the seamless integration of access provisions compliant with AS1428.1. The developed design will consider all user groups, who include members of the public, visitors, and residents.

1.6. Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people including those with disabilities will be in accordance with:

- Federal Disability Discrimination Act (DDA)
- Disability (Access to Premises – Buildings) Standards 2010
- Building Code of Australia (BCA) 2022- Part D4, F4
- AS 1428.1:2009 - General Requirement of Access
- AS 1428.4.1:2009 - Tactile Ground Surface Indicators
- AS 1735.12 – Lifts, escalators and moving walks: Facilities for persons with disabilities
- Ku-ring-gai Council - Development Control Plan (DCP)

Please note that there are also additional advisory standards (not currently referenced by BCA or DDA Premises Standards) as well as other relevant guidelines that will be considered, as

relevant to promote equity and dignity in line with over-arching DDA principles and aspirational objectives. These include:

- Universal Design Principles;
- Human Rights Commission (HEREOC)
- Advisory Note February 2013 on streetscape, public, outdoor areas, fixtures, fittings and furniture;
- AS1428.2:1992 Enhanced and Additional requirements;
- AS 1428.3 – Children/Adolescents
- AS3745:2010 – Planning for Emergencies in Facilities (to assist with design strategies for provision for escape for people with disability that may require assistance)

2. General Access Planning Considerations

The Disability Discrimination Act 1992 (DDA) is a legislative law that protects the rights of all people. The Act makes disability discrimination unlawful and promotes equal rights, equal opportunity and equal access for people with disabilities. The Australian Human Right Commission is the governing body who control and enforce DDA compliance.

Nevertheless, building elements that provide insufficient accessible provisions for people with disabilities remain subject to the DDA. The improvement of non-compliant building elements and areas to meet current access requirements will mitigate the risk of a DDA complaint be made against the building owner.

Since the 1st May 2011, the Commonwealth's Disability (Access to Premises – Buildings) Standards 2010 (DDA Premises Standards) apply to all new building works and to affected parts of existing buildings.

The DDA Premises Standards' requirements (DDA Access Code) are mirrored in the access provisions of the BCA. New building work and affected parts must comply with the DDA Premises Standards and AS1428.1-2009 in the same manner as they would comply with the BCA by meeting deemed-to-satisfy provisions or by adopting Performance Based Solutions that achieve the relevant performance requirements.

By utilizing AS 1428 suite of Standards, the overall aim is to provide continuous accessible paths of travel to connect the proposed development to and through public domain areas and between associated accessible buildings in accordance with the DDA Access Code.

Access Right supports the use and consideration of universal design (UD) principles into the design to maximize access for all people. We will assist the design team to incorporate UD principles where possible within the project, while still meeting mandatory compliance requirements.

A UD approach has numerous benefits for the client as an education provider, for businesses within the building, for individual users and for society in general. An inclusive environment that can be accessed, understood and used by as many people as possible, is good business sense, is more sustainable and is socially progressive, in line with the aims of the DAP.

Universal design principles consider the needs of a broad range of people including older people, families with children and pushing prams, people from other cultures and language groups, visitors in transit and people with disability. By considering the diversity of users, the design will embed access into and within it, so that benefits can be maximized, without adding on specialized 'accessible' features that can be costly, visually unappealing and may perpetuate exclusion and potential stigma.

The seven key Universal design principles to consider in the on-going design include:

- Principle 1: Equitable Use
- Principle 2: Flexibility in Use

- Principle 3: Simple and Intuitive Use
- Principle 4: Perceptible Information
- Principle 5: Tolerance for Error
- Principle 6: Low Physical Effort
- Principle 7: Size and Space for Approach and use

3. BOUNDARY TO BUILDING

3.1. External Linkages

The BCA and DDA Premises Standards contain requirements for pathway connection between boundary to building entrances for the use of persons with disabilities. These requirements can be summarised as follows:

Path of Travel	It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS 1428.1:2009.
	An accessible path of travel between buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS 1428.1:2009 is also required.
	An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS 1428.1:2009 is required.
	An accessible path of travel eg. ramp or lift needs to be provided adjacent (or in reasonable proximity) to any stair access. Note: providing choice of access route directly adjacent so that people can start and finish in the same location/travel similar route promotes inclusion and UD principles
Ku-ring-gai DCP	Building entry paths are to be minimum 1.2m wide and located within the common area with a minimum dimension of 1.2m on either side for landscape planting. Paths are to provide extra width at building entries to allow easy passing between pedestrians and to allow effective turning. (Section 7C.5 of DCP)

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. The accessible paths of travel from the front boundary to the building entries can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

3.2. Principal Building Entries

The BCA and DDA Premises Standards contain requirements for building entry for the use of persons with disabilities. These requirements can be summarised as follows:

Multiple Entries	Access is required through at least 50% of entrances, including the principal pedestrian entrance/s to all buildings or parts of buildings. Note: It is preferred that all entrances are accessible.
	A non-accessible entry cannot be located more than 50m distance from an accessible entry (for buildings greater than 500m2).
Doorways	All accessible doors to have 850mm min. clear width opening and suitable door circulation area, compliant with AS 1428.1:2009. Note: Manual doors require lightweight door forces to be operable by people with disabilities (20N max.). We recommend that main entrances include automated sliding doors to be used where possible. Revolving doors are not accessible, if proposed an alternate accessible door is required adjacent.
Ku-ring-gai DCP	**Building Entries:** All common circulation corridors are to be at least 1.5m wide, and the area outside lifts is to be at least 1.8m wide. (Section 7C.5 of DCP)

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, designed principal building entries can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4. INTERNAL PATHS OF TRAVEL

4.1. Circulation Areas

The BCA and DDA Premises Standards contain requirements for the continuous accessible path of travel with circulation spaces for the use of persons with disabilities. These requirements can be summarised as follows:

Turning & Passing Spaces	Wheelchair passing bays (1800mm width x 2000 length) are also required when a direct line of sight is not available and are to be provided at 20m max. intervals along access-ways.
	Turning spaces (at least 1540mm W x 2070mm L) are required within 2m of every corridor end and at 20m.max intervals along all access-ways. This is needed for wheelchairs to make a 180-degree turn, compliant with AS1428.1:2009.
Minimum Width	All common-use corridors and accessible paths of travel to be at least 1000mm min. width when travelling in linear direction. **Note:** Increased clear width paths of travel required for doorway circulation, turning areas etc.
Height Clearance	The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm.
Ku-ring-gai DCP	○ Access to and within the Primary communal open space is to be provided for people with a disability Part 2 Section 7 of AS1428. ○ Main building entrances that are level and directly accessible from the street. (Section 7C.5 of DCP) ○ All pathways and ramps within car parks must conform to the minimum dimensional requirements set out in AS1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.2. Ramps & Graded Walkway

The BCA and DDA Premises Standards contain requirements for ramps and graded walkways for the use of persons with disabilities. These requirements can be summarised as follows:

Ramps	Ramps are to have maximum 1:14 gradient with landings at no more than 9m intervals
	Ramps are to have handrails on both sides with minimum 1m clearance in accordance with AS1428.1
	Landings are to have 1200mm length with 1500mm length at 90 degree turns
Graded Walkway	1:20 graded walkways have suitable landings at 15m max. intervals, compliant with AS1428.1. Landings are to have 1200mm min. length, (no change in direction) or 1500mm x 1500mm min. length (internal splay permitted), for 90-degree turn, compliant with AS1428.1.
	Without walls or kerbing, walkways (1:20 - 1:33 gradients) need to extend at least 600mm min. width at same grade in firm and level surface of different material compliant with AS1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.3. Doorways

The BCA and DDA Premises Standards contain requirements for doorways within common areas for the use of persons with disabilities. These requirements can be summarised as follows:

Doorways	All common-use doors (i.e. not excluded under Part D3.4) to have 850mm min. clear opening width (each active door leaf) and suitable door circulation area, compliant with AS 1428.1:2009.
	External latch side to have a minimum clearance to ensure 510mm, for a frontal approach on door leaves opening away from the user, compliant with AS 1428.1:2009.
	Internal latch side to have a minimum clearance of 530mm on frontal approach on door leaves opening towards the user, compliant with AS 1428.1:2009.
	Slider door to have an internal and external latch side clearance of 530mm for frontal approach, compliant with AS 1428.1:2009.
Height Clearance	The minimum unobstructed height of a continuous accessible path of travel shall be 2000 mm or 1980 mm at doorways.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.4. Common Stairways

The BCA and DDA Premises Standards contain requirements for stairway within common areas for the use of persons with disabilities. These requirements can be summarised as follows:

Fixtures & Dimensions	Stairways are to have a minimum of 1.0m widths, clear of any handrails and walls in accordance with AS 1428.1.
	Stairs are to have handrails on both sides in accordance with AS 1428.1
	Stairs are to be offset from doorway circulation spaces to ensure no encroachment of handrail extensions into from transverse path of travel at top and bottom of stair
	All stairs have closed risers to assist people with ambulant and sensory disabilities, in accordance with AS 1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the above.

4.5. Passenger Lifts

The BCA and DDA Premises Standards contain requirements for passenger lifts and circulation areas for the use of persons with disabilities. These requirements can be summarised as follows:

Internal Dimensions	Passenger lifts to have min. internal size at floor of 1400mm width x 1600mm depth, for all lifts which travel more than 12 m, compliant with BCA (E3D8) and DDA Access Code (Part E3.8) and AS 1735.12.
Lift Lobby	All lift lobbies on each level require widths to allow two wheelchairs to pass each other at lift landings and openings. Generally, 1800mm min. wide width lobbies allow for this. **This is also a requirement of Ku-ring-gai DCP control: 7C.5**
Stretcher Facility	**ADVISORY** In line with the BCA, passenger lifts serving any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts to have stretcher facility of not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level. **(Outside DDA Access Code Provisions)**

Assessment

Access Right has reviewed the drawings and documentation in relation to the requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

4.6. Emergency Egress

BCA 2022 - Part D3D22 (Handrails) has requirements for all fire-isolated egress stairs from areas required to be accessible (not communication stairs) to include at least one continuous handrail designed to be compliant with AS1428.1 Clause 12. Provision of an off-set tread at the base of stair flights or an extended mid-landing that will allow a 300mm extension clear of egress route is considered appropriate for achieving a consistent height handrail (without vertical or raked sections). Such an off-set tread configuration has been shown at the majority of stairs and would appear to be possible elsewhere, subject to further detail design.

Where fire-isolated egress stairs will also be used for communication stair purposes between levels, they should be designed to meet AS1428.1:2009. Confirmation is required on the likely use of certain stairs for this purpose.

There is currently no mandatory requirement within BCA or DDA Premises Standards for provision of independent accessible egress for people with a disability in accordance AS1428.1 and this remains an important DDA issue. Consideration of an accessible egress strategy with emergency evacuation plan will be needed as a minimum starting point.

Consideration of waiting spaces within fire-stairs should be strongly considered for people with mobility impairment. The current configuration of stairs suggests the spatial requirements could incorporate this without layout amendments, but if provided with future design development these would generally require:

- 850mm min. clear width egress door and 510mm min. external door circulation area, compliant with AS1428.1:2009.
- Wheelchair space (800mm W x 1300mm L min. dimensions) within fire-isolated stair, outside of the required egress path, that can be accessed on a continuous path of travel.
- Alternative evacuation means eg. emergency passenger lift/s could be provided instead of/or only in addition to ‘waiting spaces’ in line with ABCB Handbook and/or consideration of stair evacuation devices (with appropriate storage and staff training) within fire stairs.

5. ACCESSIBLE UNIT DESIGN

For residential flat buildings, Ku-ring-gai Council Development Control Plan apply. Section 7C.4 'Apartment Mix and Accessibility' of the applicable DCP requires compliance with the Livable Housing Design Guide, with the following representative livable unit design types and unit mix:

- All units are required to comply with the Livable Housing Design Guide – Silver Level
- 15% of all units are to comply with the Livable Housing Design Guide – Platinum Level
- At least 70% of all dwellings are to be visitable, as defined under AS 4299.

5.1. Silver Level Units

In accordance with the Livable Housing Design Guide. The Silver Level requirements can be summarised as follows:

Design Requirements	Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the unit that is 1.0m wide.
	The entry door into the unit is to be step-free and detailed to achieve suitable clear opening width of at least 820mm.
	From the unit entry, there needs to be appropriate 1.0m clearances throughout the unit to allow suitable accessible paths of travel within.
	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary have level and 820mm opening
	One visitable toilet on the entry level is required with circulation space in front of the leading edge of the pan of 900mm wide by 1200mm, clear of door. Additionally, 900mm wide by 1250mm for visitable under AS 4299.
	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. Shower should be located on the corner.
	The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grabrails in the future when required.

Assessment

Access Right has reviewed the drawings and documentation in relation to the above-mentioned requirements. Based on the current level of detail, the design can readily achieve access requirements and compliance with the above.

5.2. Platinum Level Units

In accordance with the Livable Housing Design Guide, the Platinum Level requirements can be summarised as follows:

Design Requirements	Provide a safe, continuous step-free pathway from the front boundary of the property to an entry door to the unit that is 1.2m wide.
	The entry door into the unit is to be step-free and detailed to achieve suitable clear opening width of at least 900mm and landing of 1500mm x 1500mm on the external approach.
	From the unit entry, there needs to be appropriate 1.2m clearances throughout the unit to allow suitable accessible paths of travel within.
	Doorways to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary have level and 900mm opening.
	Kitchen spaces should be designed to support ease of adaptation to support: o At least 1550mm clearance in front of fixed benches o Slip resistant flooring o Task lighting to be installed above workspaces
	Laundry space should be designed to support ease of adaptation to support: o At least 1550mm clearance in front of fixed benches and appliances o Slip resistant flooring
	Living room to have 2250mm free space to enable ease of movement
	One visitable toilet on the entry level is required with circulation space in front of the leading edge of the pan of 1200mm wide by 1200mm, clear of door. With the following features: o Toilet seat positioned between 450mm – 460mm from the nearest wall as measured from the centre line of the toilet o 600mm minimum clearance forward of the cistern measured from the front of the cistern to the front of the toilet seat. 800mm (+/-10mm) clearance is required if the cistern is recessed; and o A height for the seat of between 460mm-480mm Floor Level

	Visitable toilet under AS 4299 – Adaptable Housing Code requires 900mm wide by 1250mm.
	One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. Hobless shower should be located on the corner with the following: ○ Dimensions of at least 1160mm (width) x 1100mm (length). A level transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled); ○ Provide a clear space of at least 1200mm (width) x 1200mm (length) forward of the shower recess entry
	The walls surrounding the shower and toilet pan require sufficient reinforcements for the provision of grabrails in the future when required.
	One bedroom at the entry level should be designed to have the following: ○ Provides a space of at least 1540mm (width) x 2070mm (in the direction of travel) on the side on the bed that is closest to the door approach ○ Space of at least 10m2 clearance exclusive of wardrobes, skirtings and wall lining ○ Provides for a minimum path of travel of at least 1000mm on each side of the bed
	PowerPoint and light switches should be positioned in the following locations: ○ Light switch to be located between 900mm to 1100mm FFL ○ Horizontally aligned with door handles to room entrances ○ Power point to be located 300mm above FFL ○ Have rocker action, toggle or push with 35mm design recommended
	Doorways and tap hardware are required to have the following: ○ Handle features to be installed between 900 to 1100mm above FFL. ○ Handle to be levered or D-Handle type

	○ Basins, sinks and tubs should feature level or capstan style handles with a central sprout.
	Flooring to be of firm, level and of slip resistance surface
	Windows are to have the following: ○ Window sills on the ground (or entry) level in living areas and bedroom spaces should be positioned no higher than 1000mm above the finished floor level to enable enjoyment of the outlook ○ Window controls should be able to be easy to operate with one hand and located within easy reach from either a seated or standing position. Concessions apply to kitchen, bathroom and utility spaces

Assessment

Access Right has reviewed the drawings and documentation in relation to the above-mentioned requirements. Based on the current level of detail, the Platinum Level unit designs can readily achieve access requirements and compliance with the above.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

6. FACILITIES & AMENITIES

6.1. Sanitary Facilities

The BCA and DDA Premises Standards contain requirements for sanitary facilities suitable for the use of persons with disabilities. These requirements can be summarised as follows:

Circulation Space	Accessible WC requires 2300mm x 1900mm around the pan with the basin to sit outside this area in accordance with AS1428.1.

Assessment

Access Right has reviewed the drawings and documentation in relation to the aforementioned requirements. Based on the current level of detail, the accessible toilet in the basement can readily comply with the above requirements.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

6.2. Carparking Space

The BCA and DDA Premises Standards contain requirements for Class 2 buildings parking spaces however, the subject Development Control Plan has the following provisions:

Number of Spaces	Ku-ring-gai Council Development Control Plan – Section 7B Car Parking Provisions (similarly rates in Section 7C): Ku-ring-gai Council Development Control Plan Car Parking Provisions: **Car parking rates** At least one visitor car space is to be accessible and be provided within the site for every 6 apartments or part thereof and is to comply with the dimensional and locational requirements of AS2890.6.
Height	**Section C: Part 22.3 – Basement Car Park** The minimum height between floor level and an overhead obstruction is to be 2.2m, except for the 2.5m for parking area for people with a disability;
Proximity	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.

Assessment

Access Right has reviewed the drawings and documentation in relation to the abovementioned requirements. Based on the current level of detail, the design can readily achieve compliance with the requirements.

Additional detail during the construction documentation stage will provide the necessary clarification to ensure appropriate outcomes are achieved.

7. CONCLUSION

Access Right has assessed the proposed scheme for the proposed use. The proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, Livable Units and parking can be readily achieved. It is advised that Access Right will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

This report concludes that the proposed residential flat building is suitable and warrants approval.

ACCESS RIGHT

Shakur (Shak) Wais
Managing Director

ACCESS & BCA Consulting Specialist

Civil & Development Engineer

QUALIFICATIONS

- MBA
- Bachelor of Civil Engineering
- Grad. Cert. Fire Safety Engineering
- Diploma of Access Consulting
- Master of Fire Safety Engineering (on-going)
- Master of Building Surveying (on-going)

EXPERTISE

- Strategic Advice
- Schematic/Concept Design,
- Development Design
- Detailed Design & Tender Documentation
- Project Management
- Construction Inspection
- Expert Access & BCA Reports

Shakur is the managing director of the NSW head office of Access Right. Shakur has provided specialist consulting service to clients throughout Australia. He is a qualified Civil Engineer and Accessibility Consulting specialist with over 10 years of experience in the building industry and an accredited member of the Access Consultants Association.

He has managed and led teams in local government Councils in the areas of Development Engineering, Traffic Engineering & Civil Engineering.

Shakur's expertise has played an integral part in hundreds of successful and complex developments in wide areas like public transport, commercial, residential, retirement villages, sports stadiums, hospitals, industrial, educational, heritage, hotels, cultural facilities, shopping centres etc.

He has expertise and experience in assessing access, egress, BCA performance solutions and accessibility exemptions under the National Construction Code and under the Disability Discrimination Act frameworks.

His passion for the built environment has led him to expanding his education into Master of Building Surveying and Master of Fire Safety Engineering.

The key philosophy in Shakur's approach is to produce beautiful and functional buildings, integrated open spaces, recreational areas and an overall enhanced built environment with practical solutions and seamless integration without diminishing the safety, health and amenities, whilst educating and advocating for those with forms of Disability.