WALL TO WALL

DESIGN + CONSULTING

DA Access Report

Amended Final v4

Telopea Estate – Stage 1A
Lot 5-7 of Masterplan,
Telopea NSW 2026

Prepared for
Frasers Property Australia

FPA-001

8 July 2021

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2	Final issued to stakeholders	07.07.2020
3	Amended final issued to stakeholders	16.08.2020
4	Amended final issued to stakeholders v2	19.08.2020
5	Response to LAHC comments	27.01.2021
6	Amended review v4	08.07.2021

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1.0 INTRODUCTION

1.1. General

This report has been prepared by Wall to Wall Design + Consulting Pty Ltd on behalf of *Frasers Property Telopea Developer Pty Ltd* (**Frasers**) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the **Telopea 'Concept Plan Area'** (CPA), as well as a detailed proposal for the first stage of development, known as **'Stage 1A'**.

The purpose of this report is to identify the extent to which the architectural design documentation complies with the accessibility provisions of the NCC, as are principally contained within Part D3 and clauses E3.6 and F2.4.

This report is based upon, and limited to the information depicted in the documentation provided for assessment and does not make any assumptions regarding 'design intention' or the like.

1.2. Basis of Report

The assessment contained within this report reflects –

(i) Disability (Access to Premises – Buildings) Standards 2010;

(ii) The NCC, Volume 1, Edition 2019, inclusive of NCC variations;

(iii) Australian Standards – AS1428.1-2009, AS1735.12, AS/NZS2890.6-2009, AS/NZS1428.4.1 and AS4299-1995;

(iv) The architectural documentation prepared by Plus Architecture and listed within Appendix 1.

1.3. Limitations of Report

The content of this report relates only to the accessibility provisions of the building in general.

The study will be undertaken based upon the information made available by the design team. No liability is accepted for the accuracy of the information provided.

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

(i) Any parts of the NCC, or any standards other than those directly referenced in this report;

(ii) Occupational Health & Safety Act and Regulations;

(iii) WorkCover Authority requirements; and

(iv) Structural and Services Design Documentation.

1.4. Background

The Telopea CPA forms part of the **Telopea Precinct Master Plan** (endorsed by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct gazetted in December 2018.

The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC, Council and Church. The proposed redevelopment of the CPA is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that the Affinity consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first integrated social and market housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

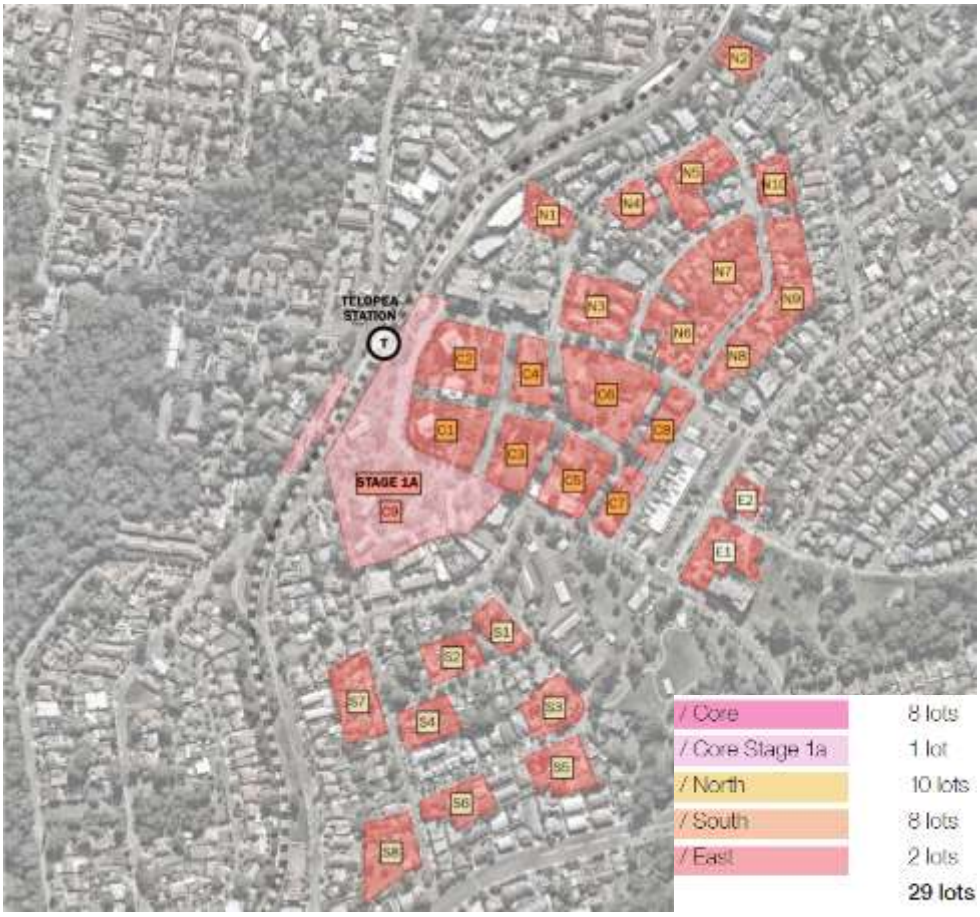

Figure 1 – Telopea Estate Concept Plan
Source: Bates Smart and Hassell

1.5. Site Description

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Telopea CPA site is approximately 13.4 (ha) and comprises 99 individual allotments (refer Figure 1). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings as well as the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect church, and Telopea Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park.

1.6. Proposed Development

The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework from which any future development application will be assessed against.

The Telopea CPA proposal comprises:

- A mixed-use development including:
  - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
  - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
  - Proposed childcare facility
  - Proposed combined library and community centre
  - Proposed combined Church, Residential Aged Care Facility and Independent living unit facility
- Delivery of new public open space, including:
  - A new light rail plaza
  - Hill top park
  - Eyles pedestrian link
  - Open space associated with the proposed library
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services

The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 development parcels. The Concept Proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.

The first stage of works to be delivered (known as ‘Stage 1A’) is located within the Core Precinct adjacent to the Parramatta Light Rail station and will include:

- Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation
- Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a Community Pavilion
- Construction of the Sturt Street extension, Light Rail crossing including Adderton Road intersection works and cycleway connection
- Part demolition and upgrade of Sturt and Shortland Streets including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing
- Construction of a new public park surrounding the existing significant trees
- Construction of residential flat buildings, up to 10-storeys in height, including studio, one, two and three bedroom apartments
- Construction of two basement levels, with access / egress via Sturt Street and Winter Street, including waste and loading facilities
- Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site link.

The Stage 1A Proposal is further detailed in the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell.

2.0 BUILDING DESIGN ASSESSMENT SUMMARY

2.1. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions and capability for compliance with the NCC, parts D3, E3.6 and F2.4.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

2.2. Part D3 – Access for people with disabilities

NCC Clause		Complies	Does not Comply	Design Detail
D3.1	General building access requirements			✓
D3.2	Access to buildings		✓	
D3.3	Parts of buildings to be accessible		✓	
D3.4	Exemptions		N/A	
D3.5	Accessible carparking		N/A	
D3.6	Signage			✓
D3.7	Hearing augmentation		N/A	
D3.8	Tactile Indicators			✓
D3.9	Wheelchair seating spaces in Class 9b		N/A	
D3.10	Swimming pools		N/A	
D3.11	Ramps			✓
D3.12	Glazing on an accessway			✓

2.3. Part E3 – Lift installations

NCC Clause		Complies	Does not Comply	Design Detail
E3.6	Passenger lifts			✓

2.4. Part F2 – Sanitary and other facilities

NCC Clause		Complies	Does not Comply	Design Detail
F2.4	Accessible sanitary facilities		✓	

3.0 DETAILED DESIGN ASSESSMENT

3.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of the NCC.

3.2. Part D3 – Access for people with disabilities

D3.1	General building access requirements

In accordance with Clause D3.1 of the NCC, access is required from a pedestrian entrance to all floors served by a passenger lift, with access provided to the entrance doorway of all sole-occupancy units on that floor.

The proposed development consists of 2 separate buildings, herein referred to as C9.1 and C9.2. Each building is serviced by three (3) lobbies. There are passenger lifts provided to ensure a suitable degree of access is provided to all residential and car parking floors.

In general, access to all sole-occupancy units is achievable.

D3.2	Access to building

The site is bound by Adderton Road Link which turns to Stuart Street on the north, cul-de-sac to the south and an adjoining site to the west. The cul-de-sac provides accessible drop-off points to the site. An accessible path of travel from the drop-off to the residential part is achievable. There are additional site linkages from the proposed Stage 1A residential part to the light rail station and Mason Street. Review is required to ensure suitable accessible pedestrian linkages are provided.

In general, access to the site is via the pedestrian footpath near Stuart Street, located to the north of the site. The central accessway is either via the main entry stairway. Given the slope of the site, the stairway is required to form a central accessible linkage between Manson Street and Stuart Street. A suitable accessible path of travel is provided adjacent to the stairway.

The site linkage is via a central park located between buildings C9.1 and C9.2. There are main pathways which appear to have minimum 1400mm clear widths. It is recommended that a minimum 1800mm clear width be allowed to ensure suitable passing along the pathway in accordance with AS1428.1-2009 and the Disability (Access to Premises – Buildings) Standards. Secondary paths with minimum 1200mm clearance is preferred. In general, pathways achieve 1:40 grades with ramped access up to the lobby areas of no greater than 1:20.

There is a stairway located between Building B and C that provides access from the internal street to the central park. A suitable accessible path of travel is required.

The central park located between C9.1 and C9.2 provides access to the residential lobbies. Entry into the residential building is via basement 01, lower or upper ground floors.

Building A Lobby

Building A is accessed via Basement 01 floor. From Stuart Street, there is a hardstand path of travel from the site boundary to the internal street between

D3.2	Access to building

Building A and B lobbies. Access to Building A is via an automated sliding door with an internal stairway. The stairway is appropriately setback to allow for handrails and TGSIs. The accessible path of travel is via a pedestrian ramp located to the north of the entry. There is suitable clearances leading to the hinged entry door. Review is required of the door to ensure appropriate latch side clearances; alternatively, an automated door is suitable. There is a 1:14 grade ramp to the lobby. The ramp has appropriate clearances for handrails and TGSIs.

Building B Lobby
Access to Building B can be achieved via 2 separate lobbies – one on Lower Ground via the internal street and a second on Upper Ground via the Central Park.

There is stairway access located from the internal street to Building B lobby. The accessible entry is located on Stuart Street via a 1:14 grade ramp. The ramp is located 25m from the non-accessible entry. Consideration is required to ensure the accessible entryway is designed as the primary access way in accordance with the Disability (Access to Premises – Buildings) Standards.

From the central park, access is via a 1:14 grade ramp and an adjacent stairway. The ramp is to be recessed from the building boundary to allow for appropriate handrail extensions and TGSIs clear of the traverse path of travel alongside the park. There are appropriate clearances at the top of the ramp leading to the sliding automatic doors to the building lobby.

Building C Lobby
A 1:14 ramp has been provided to the Building C lobby. Review is required to ensure the ramp is recessed from the pedestrian footpath to allow appropriate handrails and TGSIs. The dual-hinged lobby entry doors are to be recessed to allow for appropriate 1500mm clearance at the top of the ramp (clear of handrail extensions). The doorway to the lobby has suitable door clearances compliant with AS1428.1-2009.

Building D Lobby
On the Upper Ground floor, there is level access from the internal street to the dual-hinged entry doors to the lobby. The lobby entry doors have appropriate clearances and circulation in accordance with AS1428.1-2009.

There is an additional accessway from the Lower Ground floor with level access via a hinged entry door with appropriate clearances and circulation compliant with AS1428.1-2009.

Building E Lobby
Entry to Building E is via the central park located on the Upper Ground floor. There is level access from the park to the dual-hinged entry doors. The doors have appropriate clearances and circulation in accordance with AS1428.1-2009.

An additional 1:20 walkway provide access from the Lower Ground floor to a dual-hinged entry door.

<u>Recommendations</u>

(i) Provide a passenger lift adjacent the north-south link stairways located between Building B and C and again at Building D and E;
(ii) Provide appropriate kerb ramps no greater than 1:8 grade from the subject site to pedestrian roadways and vehicle drop-off areas;

D3.2	Access to building

(iii) Ensure main accessways have no less than 1800mm clear width with secondary paths of minimum 1200mm clear width;
(iv) Building A lobby entry doors to all be automated (including doorway to the accessible ramp). Where this cannot be achieved, ensure appropriate 530mm internal latch side clearance;
(v) Ensure a suitable principle pedestrian entry to Building B lobby via the lower ground floor;
(vi) Provide accessible level landings at the entry lobbies no greater than 1:40 grade over 1450mm depth;
(vii) Ensure all ramps and stairways are suitably recessed from the building boundary to allow appropriate handrails on both sides in accordance with AS1428.1-2009;
(viii) Provide minimum 450mm height walls adjacent the 1:20 walkway to Building E lobby on the Lower Ground floor; and
(ix) Ensure maximum 1:40 grades to entry doors of lobby areas.

D3.3	Parts of building to be accessible

Within the residential building, there is suitable access within residential corridors to all sole-occupancy units located within the building. Corridors generally achieve minimum 1600mm clear widths with appropriate wheelchair turning areas located within the ends of corridors. Review is required of the end of corridor clearance in Building A, on Basement 01 which has 1200mm clearance.

The buildings are connected through the central park area and additional communal outdoor spaces. There are communal outdoor spaces located on Upper Ground, Level 02 and Level 04 of the development. Access is via hinged entry doors which require review to ensure appropriate clearances and circulation to enable access by persons with a disability. There are stairways provided within these areas however, a suitable accessible path is provided nearby. Access from residential lobbies are achievable with transfer possible from the central park area or basement floors.

From the residential lifts, suitable access to the car parking area is provided. Level access to all car park lobbies are achievable.

<u>Recommendations</u>

(i) Provide a minimum 1540mm by 2070mm clearance within 2m of the end of the corridor of Building A, Basement 01;
(ii) Ensure all common areas and car park lobbies have level access from the residential lobby;
(iii) Common area doors and gates require minimum 850mm clear widths and 530mm latch side clearances;
(iv) Ensure all common area stairways have appropriate handrails and TGSIs; and
(v) Ensure all fire egress stairs have appropriate handrails and nosings in accordance with the NCC.

D3.4	Exemptions

The following rooms / areas have been afforded a concession under D3.4 and access for people for disabilities need not be provided –

- Service areas; and

D3.4	Exemptions

- Plant and equipment rooms (and associated accessways).

D3.5	Accessible carparking

There are three floors containing residential car parking. No parking requirements are necessary under the NCC, however review of adaptable car parking provisions is required. See Section 5.0 of this report.

D3.6	Signage

Clear and legible Braille and tactile signage incorporating the international symbol of access is required to complying with Specification D3.6 of the NCC to identify every 'exit' door in the building indicating the level number.

Compliance with D3.6 is achievable and will be further assessed in Design Development.

D3.7	Hearing augmentation

Not required within this class of building.

D3.8	Tactile indicators

For a building required to be accessible, tactile ground surface indicators (TGSIs) must be provided to warn people who are blind or have a vision impairment that they are approaching –

- A stairway (other than a fire isolated stairway);
- A rampway (other than a fire-isolated ramp) and
- An overhead obstruction less than 2m above floor level (other than a doorway).

TGSIs must comply with sections 1 and 2 of AS/NZS1428.4.1.

Compliance with D3.8 is achievable and will be further assessed in Design Development.

D3.9	Wheelchair seating spaces in class 9b assembly buildings

Not required within this class of building.

D3.10	Swimming pools

No swimming pools are provided within this development.

D3.11	Ramps

Ramps have been considered under Section D3.2 above.

D3.12	Glazing on an accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.

Compliance with D3.12 is achievable and will be further assessed in Design Development.

3.3. Part E3 – Lift installations

E3.6	Passenger lifts

In an accessible building, every passenger lift must be accessible in accordance with Table E3.6a and Table E3.6b.

There are currently twelve (12) passenger lifts provided within the subject development. Passenger lifts have internal dimensions of 1400mm width by 2000mm length as required under the BCA.

Compliance with E3.6 is achievable and will be further assessed in Design Development.

3.4. Part F2 – Sanitary and other facilities

F2.4	Accessible sanitary facilities

There is a terrace garden located on Level 02 of Building A with an adjacent sanitary compartment. Accessed via a hinged door, the accessible WC has appropriate internal dimensions compliant with AS1428.1-2009.

There is a unisex accessible sanitary facility provided on the terrace garden on Level 04 of Building B. The internal dimensions of the sanitary compartment has appropriate circulation around the pan and basin in accordance with AS1428.1-2009.

An additional sanitary compartment is provided on Level 04 of Building C. Review is required of the accessible WC to comply with AS1428.1-2009.

<u>Recommendations</u>

(i) Ensure the Building C sliding entry door achieves minimum 850mm clear width with 530mm latch side clearance; and
(ii) Provide an accessible WC has minimum 1900mm by 2300mm clearance around the pan clear of the basin.

4.0 AS4299-1995 ASSESSMENT SUMMARY

4.1. DCP Assessment Summary

Assessment has been made relating to the access requirements based on the Parramatta Development Control Plan 2011 as formally adopted on 4 September 2018 and effective as of 1 November 2018.

In accordance with Design Principle P.2. of Part 3.4.5 of the DCP, a minimum 10% of adaptable housing compliant with AS4299 is to be provided in multi-dwelling housing.

There is a total of 465 dwellings within this stage. Confirmation from the developer confirms that a minimum 5% of adaptable units are to be provided on this site. As such, a minimum of 24 dwellings are to be designed to be adaptable. A total of 25 adaptable units have been provided across a range of 1, 2 and 3 bed types.

4.2. General

The following table summarises the compliance status of the architectural design in terms of the prescriptive provisions of each 'Essential feature' and 'Desirable feature' within AS4299 – 1995 (Adaptable Housing).

The intent of AS4299 is to comply with all 'essential features' in order to be certified as adaptable.

The review of the architectural documentation provides either 'Complies', 'Does not Comply' or 'Design Detail' status.

Where a clause following clause has been provided with a 'Does not Comply' or 'Design Detail' status, further detailed analysis and commentary is provided in Part 4.0 of this report.

4.3. Schedule of Essential Features

AS4299 Clause		Complies	Does not Comply	Design Detail
2.3	Drawings	✓		
3.3.2	Siting			✓
3.8	Letterboxes in estate developments			✓
3.7.2	Private car accommodation			✓
4.3	Accessible entry			✓
4.3	Interior: general			✓
4.7	Living room & dining room			✓
4.5	Kitchen			✓
4.6.1	Main bedroom		✓	
4.4	Bathroom			✓
4.4	Toilet			✓
4.8	Laundry			✓
4.3.4	Door locks			✓

5.0 AS4299-1995 DETAILED ASSESSMENT

5.1. General

The following detailed analysis and commentary is provided to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions of AS4299-1995.

5.2. Essential Features

2.3	Drawings

Stage 1A comprises a total of 252 apartments in Building C9.1 and 191 apartments in Building C9.2 – a total of 443. Based on the agreed 5% of dwellings required to be accessible under the State Significant Development Application (SSDA), a minimum of 22 adaptable dwellings are required.

Drawings showing the adaptable units in their pre- and post-adaptation stages have been provided.

3.2	Siting

A suitable accessible path of travel from the street frontage and car bays to the adaptable unit entry doors is achievable as assessed in Section 3 of this report.

3.8	Letterboxes

There are mail rooms located near the entry of each residential lobby. In general, mail rooms are accessed via a hinged door with appropriate door clearances on the external leaf. Compliant doorway circulation of 850mm clear width and 530mm internal latch side compliant with AS1428.1-2009 is achieved.

Mailrooms have appropriate 1550mm diameter clearance in front of the mailbox as per AS4299-1995.

3.7	Private car accommodation

There are a total of 22 adaptable unit car bays provided within the basement. In general, car bays have internal dimensions of 2.4m clear width adjacent a 2.4m wide shared zone in accordance with AS2890.6-2009, parking for people with disabilities. Alternatively, car bays of 3.8m wide have also been provided compliant with AS4299-1995.

Recommendation

(i) Accessible car bays require minimum 2.5m height clearance across the accessible car bay and shared zone, with no less than 2.2m height clearance leading to the bay; and

(ii) Accessible car bays to have no greater than 1:40 grade across the bay.

4.6 Accessible entry

Adaptable unit entry doors are located in the correct location from the outset. The hinged entry doors achieve appropriate 850mm clear widths and latch side clearance in accordance with AS1428.1-2009

Recommendation

(i) Flip the entry door of the Building C, 1 bed apartment to achieve appropriate latch side clearance;
(ii) Confirm adaptable unit doors have a level landing (maximum 1:40) with a maximum 1:8 threshold ramp allowable (to be provided from the outset);
(iii) The operational force of entry doors to be lightweight in design to satisfy the operational requirements of AS1428.1-2009 (where provided, door closers to be adjusted to satisfy this requirement);
(iv) Provide compliant door hardware to be located at a suitable location in accordance with AS1428.1-2009 –
- D-lever type handles with a return;
- Have a minimum 35-45mm clearance between the handle and the backplate of the door face; and
- Be located between 900-1100mm AFFL.

4.7 Interior: general

Internal circulation within adaptable units allows minimum 1000mm clear widths. Internal doors have appropriate clear widths and circulation to allow 850mm clearance.

Recommendation

(i) Ensure continuous and level flooring between all internal areas with a maximum 1:8 threshold ramp permitted.

4.8 Living room & dining areas

Living and dining rooms have suitable clearances to allow wheelchair manoeuvrability after furniture has been placed.

Recommendation

(i) Indicate provision for a telephone adjacent a power point; and
(ii) Wiring to allow a potential illumination level of minimum 300 lux.

4.9 Kitchen

Kitchens achieve minimum 1550mm diameter clearances in front of benches at pre-adaptation. In general, appropriate 800mm workspaces adjacent to the cooktop and sink is achieved. Review is required of the Type 5 adaptable unit.

Recommendation

(i) Ensure minimum 800mm clear workspace adjacent to the cooktops and sinks as per Clause 4.5.6 and 4.5.7 of AS4299-1995;
(ii) Kitchen sink to be adjustable from 750mm-850mm in height, or replaceable in accordance with Clause 4.5.5 of AS4299-1995;
(iii) Kitchen sink bowl shall be max 150mm deep or be replaceable;

4.9	Kitchen

(iv) The cooktop shall be provided with an isolation switch and controls which do not require reaching over hotplates and controls shall have raised cross-bars for ease of grip;
(v) Elevation drawings to indicate location of oven to be located adjacent to a work surface (oven currently located underneath cooktop);
(vi) At least one double power point outlet within 300mm of the front of a work surface, and one provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed; and
(vii) The floor surface shall be slip-resistant.

4.10	Main bedroom

Adaptable unit bedrooms require minimum circulation areas around a queen sized bed. As such, bedrooms require minimum internal dimensions of 3.6m by 3.6m, or 3.03m by 4.06m in order to achieve appropriate clearances around a bed for wheelchair circulation. A review of adaptable unit bedrooms are required.

Recommendation

(i) Ensure minimum 3.6m by 3.6m or 3.03m by 4.06m internal dimensions within the master bedroom of the Building C – 1 bed apartment.

4.11	Bathroom

In general, adaptable unit bathrooms have appropriate internal dimensions from the outset. Existing service ducts are located within the bathroom which may impact circulation areas. Review of the 1 bed, type 1 apartment is required to ensure that minimum 1160mm wide by 1100mm long shower recess can be achieved.

Capped services and floor wastes are provided within the bathroom pods to allow for ease of adaptation. Tiles are to be modified at post-adaptation to ensure appropriate post-adaptable locations.

Recommendation

(i) Capped services for the hand basin in adaptable 2 bed – Type 2 should allow for the basin to be located towards the study in order to allow appropriate 1400mm long by 1600mm wide circulation outside of the shower recess;
(ii) Provide capped off services within bathroom to allow the relocation of fixtures and fittings at post-adaptation in accordance with AS4299 – set-outs, waterproofing and fall-to-waste to be noted on pre-adaptation drawings for plumbers;
(iii) Flooring to be provided to allow for ease of removal to allow post-adapted access to capped floor wastes and regrade, waterproofing and tiling;
(iv) Provide a shower recess with a level area (i.e. no hob) across the compartment and waterproofed to comply with AS3740 as per Clause 4.4.4(f);
(v) Reinforce walls to provide support for future grabrails; and
(vi) Provide a double GPO beside the mirror (in the post-adapted location).

4.12	Toilet

A visitable toilet is achievable within adaptable unit bathrooms (minimum 900mm x 1250mm).

4.12	Toilet

Recommendation

(i) Provide level and continuous flooring to main bathroom; and
(ii) The floor surface shall be slip-resistant.

4.13	Laundry

Provision for a 1550mm diameter clearance in front of appliances is achievable.

Recommendation

(i) Ensure level and continuous flooring in front of the laundry appliances achieving a minimum 1550mm diameter clearance. No ramped threshold is to be provided at pre-adaptation);
(ii) Provide provisions for an automatic washing machine;
(iii) A double general power outlet needs be provided; and
(iv) The floor surface shall be slip-resistant.

4.14	Door locks

Recommendation

(i) Hardware to be operable with one hand and located 900-1100mm AFFL.

6.0 CONCLUSION

Wall to Wall Design & Consulting has prepared the Access Report to provide advice and strategies to enable the design progression for the purpose of evidencing the attainment of compliance with the relevant accessibility provisions.

A design assessment has been undertaken of the proposed design and is shown to be capable of complying with the relevant performance requirements of the NCC.

The recommendations within this report are to be further developed at design development to ensure compliance with regulatory requirements.

Report By

Queenie Tran
Wall to Wall Design & Consulting

APPENDIX 1

This accessibility assessment was based upon the architectural documentation prepared by Plus Architecture, namely –

Drawing No.	Revision	Description	Date
PLA-AR-DA097	6	BASEMENT 02 PLAN	08.07.21
PLA-AR-DA098	6	BASEMENT 01 PLAN	08.07.21
PLA-AR-DA099	6	LOWER GROUND FLOOR PLAN	08.07.21
PLA-AR-DA100	6	UPPER GROUND FLOOR PLAN	08.07.21
PLA-AR-DA101	6	LEVEL 01 FLOOR PLAN	08.07.21
PLA-AR-DA102	6	LEVEL 02 FLOOR PLAN	08.07.21
PLA-AR-DA103	6	LEVEL 03 FLOOR PLAN	08.07.21
PLA-AR-DA104	6	LEVEL 04 FLOOR PLAN	08.07.21
PLA-AR-DA105	6	LEVEL 05 FLOOR PLAN	08.07.21
PLA-AR-DA106	6	LEVEL 06 FLOOR PLAN	08.07.21
PLA-AR-DA107	6	LEVEL 07 FLOOR PLAN	08.07.21
PLA-AR-DA108	6	LEVEL 08 FLOOR PLAN	08.07.21
PLA-AR-DA109	6	LEVEL 09 FLOOR PLAN	08.07.21
PLA-AR-DA110	6	LEVEL 10-13 FLOOR PLAN	08.07.21

The accessibility assessment included review of the landscape documentation prepared by Hassell, namely –

Drawing No.	Revision	Description	Date
HSL_SA1-2_L_0101	B	MASTER PLAN STAGE 1A – 2	11.08.20
HSL_SA1-2_L_1103	B	GENERAL ARRANGEMENT TILE 3	11.08.20
HSL_SA1-2_L_1104	B	GENERAL ARRANGEMENT TILE 4	11.08.20
HSL_SA1-2_L_1105	B	GENERAL ARRANGEMENT TILE 5	11.08.20
HSL_SA1-2_L_1801	B	GREEN ROOF PLAN	11.08.20