



DDA Compliance – Accessibility Report Town Planning

Project: Macaulay Road – BTR Built to Rent & Retail Development
Location: 218 – 246 Macaulay Road, North Melbourne, VIC

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PROJECT SCOPE

The Macaulay Road located at 218-246 Macaulay Rd North Melbourne VIC project is a new, (BTR) Built To Rent (400 apartments) with a Retail component development, comprising: -

- Basement – provides vehicle ramp access to 200 car spaces divided for residents(147) and for retail (41) with two sets of lift services, associated stair cores, bins room, services room. NE corner provides an additional retail lift stair core and services room.
- Ground – provides Macaulay Road, corner located commercial tenancies and central entry forecourt with Ramps and stairs providing access from the footpath. Residential entry airlock provides access to the west residential lift lobby, east residential lift lobby and to central Mail/parcel & Management area and bike facilities beyond and to back of house BTR Loading, services areas, substations, and access point to the EOT access ramp.
 - Boundary Road to the east provides street front access to the supermarket and commercial tenancy via ramps and stairways.
 - A site bound road provides access along north and west boundaries to gain access to basement and connects between Boundary and Macaulay Roads.
- Level 1 – provides a large residents' amenity areas with pool along the Macaulay Road boundary, with a central communal Terrace separating the west and east residential apartment wings accessed via associated stair and lift services and connecting pathways to each apartment entry doorway.
- Levels 2-5 provides separated west and east residential apartment wings accessed via associated stair and lift services and connecting pathways to each apartment entry doorway.
- Levels 6 – 11 provides large Communal Terrace and separated west and east residential apartment wings accessed via associated stair and lift services and connecting pathways to each apartment entry doorway.

SUMMARY

- In consultation with stakeholders the following assumptions, clarifications and issues are identified:
- National Construction Code/ Building code of Australia (NCCBCA) 2019 Volume 1 amendment 1
 - Class 5/6 Commercial retail, 7A parking, 2 residential TBC
- Before Compliance Brief and report will review against NCCBCA requirements, Disability (Access to Premises – Buildings) Standards(DAPS 2010) and other referenced standards.
 - Access is required to new buildings and/or new parts and affected parts of existing buildings, where the affected part in an existing building is the principal entry and the affected path of travel from the principal entry to the new parts. Access is required to and within all new and affected areas except where a D3.4 exemption applies.
 - A 4.3 Lessees exception/concession maybe applied, such that the access review is within the tenancy only inclusive of the of the tenancy entry.
 - DDA access to be provided to all workplace facilities goods and services.
- Better Apartments Design Standards (BADs) if applied to apply either Design Options A or B as per BADs(D17) to 50% of apartment types.
 - B4C notes the BADs standards achieve visitable design circulations and would not be considered for independent wheelchair accessibility as required by Class 3 developments.
- All external entrances to apartments to provide DtS external circulations & latchside clearances.
- Access to all work places and facilities, and. Retail requires 1 accessible space for every 50 carapaces. Offices require 1 accessible space for every 100 car spaces. 1 accessible space may be suitable if available for use in common.

PERFORMANCE BASED DESIGN BRIEF (PBDB) & PERFORMANCE SOLUTIONS

- Departures from deemed to satisfy (DtS) access code provisions require performance-based design brief & performance solutions. PBDB are provided for the following departures from DtS provision are proposed to be satisfied by performance solutions:

ISSUE 1: Ground level Commercial – change in floor levels accessed via stairs only

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CORRESPONDENCE SCOPE & APPENDICIES

This report is specific to Concept – Town Planning and associated affected parts and makes no comment on any other building component both designed or as-built.

This accessibility and DDA compliance report is specific to Construction Stage.

APPENDIX 1: A full listing of drawings and documentation

DDA COMPLIANCE STATEMENT

Before Compliance (B4C) can ensure the Proposed Town Planning Stage plans combined with the DDA Performance solutions can provide compliance according to the spirit and intent of the Disability Discrimination Act (DDA).

The proposed Town Planning Stage indicates it can comply to the Access Code of the 2010 Disability (Access to Premises – Buildings) Standards(DAPS 2010) and Access Provisions of the NCCBCA 2019 Volume 1 Amendment 1 Performance requirements that will be satisfied by Deemed-to-Satisfy Solutions and/or Performance Solutions.

DAPS/NCC DTS Clause	Clause Title	Will Comply with DTS Requirements	Will comply to Performance Based Design Brief & Performance Solution
D3.1	General Building Access Requirements	Yes - To be confirmed in next design phase	Refer ISSUE 1
D3.2	Access to Buildings	Yes - To be confirmed in next design phase	N/A
D3.3	Parts of a Building to be accessible	Yes - To be confirmed in next design phase	Refer ISSUE 1
D3.5	Accessible Carparking	Yes - To be confirmed in next design phase	N/A
D3.6	Signage	Yes - To be confirmed in next design phase	N/A
D3.7	Hearing Augmentation	Yes - To be confirmed in next design phase	N/A
D3.8	Tactile Indicators	Yes - To be confirmed in next design phase	N/A
D3.9	Wheelchair Seating Spaces	Yes - To be confirmed in next design phase	N/A
D3.10	Swimming Pools	Yes - To be confirmed in next design phase	N/A
D3.11	Ramps	N/A	N/A
D3.12	Glazing on an Accessway	Yes - To be confirmed in next design phase	N/A
E3.6	Passenger lifts	Yes - To be confirmed in next design phase	Refer ISSUE 1
F2.2	Calculation of number of occupants and fixtures	Yes - To be confirmed in next design phase	N/A
F2.4	Accessible Sanitary Facilities	Yes - To be confirmed in next design phase	N/A

DDA compliance is not limited to the above DAPS/NCCBCA Access provisions, compliance to the spirit and intent of the Disability Discrimination Act requires equal, independent, and dignified access to goods and services and places of employment.

- Common area furniture and fixtures To be confirmed in next design phase
- Emergency Evacuation To be confirmed in next design phase
- Tenancy fitout To be confirmed in next design phase

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DAPS 2010 & NCCBCA D3.4 EXEMPTIONS

This assessment is carried out in accordance with the Disability Discrimination Act (DDA) and where applicable NCC 2019 Clauses Part A2 clauses A2.0, A2.1, A2.2 & A2.3 & A2.4, Section D Part D3 Performance Requirements DP1 to DP9 and Clause D3.4 Exemptions of the NCC.

D3.4 exemptions –

Basement – Plant/Services

Ground Level – Store, West Bins, Loading, Substation, Compactors, Comms, MSB, Maintenance, Cold Water RWT, Fire Control Room, Fire Tanks and Pumps, Supermarket Loading

Roof - plant

Location:	Details of reason D3.4 exemption is applied
All Plant, equipment, services rooms & enclosures	Deemed an area where access would be inappropriate because of the particular purpose for which the area is used and is an area that would pose a health or safety risk for people with a disability.
Corridor, loading area, BOH lift, stair or ramp	A path of travel providing access only to an area exempted under clause D3.4.

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DAPS 2010 & NCCBCA PERFORMANCE REQUIREMENTS

National Construction Code Series 2019 Vol1 Amdt 1: Building Code of Australia 2019 Class 2 – 9 Buildings

Performance Requirement
<p>DP1 Access for people with a disability</p> <ul style="list-style-type: none"> • Access must be provided, to the degree necessary, to enable- <ul style="list-style-type: none"> • People to- <ul style="list-style-type: none"> i. Approach the building from the road boundary and from any accessible carparking spaces associated with the building; and ii. Approach the building from any accessible associated building; and iii. Access work and public spaces, accommodation and facilities for personal hygiene; and • Identification of accessways at appropriate locations which are easy to find. • Limitation: <i>DP1 Does not apply to a Class 4 part of a building</i>
<p>DP2 Safe movement to and within a building</p> <ul style="list-style-type: none"> • So that people can move safely to and within a building, it must have- <ul style="list-style-type: none"> (a) Walking surfaces with safe gradients and (b) Any doors installed to avoid the risk of occupants- <ul style="list-style-type: none"> • Having their egress impeded; or • being trapped in the building; and (c) Any stairways and ramps with- <ul style="list-style-type: none"> • Slip resistant walking surface on- <ul style="list-style-type: none"> A. Ramps B. Stairway treads or near the edge of the nosing; and • Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and • Suitable landings to avoid undue fatigue; and • Landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and • In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage.

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<p>DP4 Exits</p> <ul style="list-style-type: none"> Exits must be provided from a building to allow occupants to evacuate safely with their number, location and dimensions being appropriate to- <ul style="list-style-type: none"> (a) The travel distance; and (b) The number, mobility and other characteristics of occupants; and (c) The function or use of the building; and (d) The height of the building; and (e) Whether the exit is from above or below ground level
<p>DP6 Paths of travel to Exits</p> <ul style="list-style-type: none"> So that occupants can safely evacuate the building, paths of travel to exists must have dimensions appropriate to- <ul style="list-style-type: none"> (a) The number, mobility and other characteristics of occupants; and (b) The function or use of the building.
<p>DP8 Carparking for people with a disability</p> <ul style="list-style-type: none"> Carparking spaces for use by people with a disability must be- <ul style="list-style-type: none"> (a) Provided, to the degree necessary, to give equitable access for car parking; and (b) Designated and easy to find. Limitation: <i>DP8 does not apply where (a) a parking service is provided and (b) direct access to any carparking spaces by the general public or occupants is not available.</i>
<p>DP9 Communication systems for people with a disability –</p> <ul style="list-style-type: none"> An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are deaf or hearing impaired. Limitation: <i>DP9 does not apply to (a) a Class 4 part of a building or (b) an inbuilt communication system used only for emergency warning purposes.</i>
<p>EP3.4 Lift Access for people with a disability</p> <ul style="list-style-type: none"> When a passenger lift is provided in a building it must be suitable for use by people with a disability
<p>FP2.1 Personal hygiene facilities</p> <ul style="list-style-type: none"> Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, to the degree necessary, appropriate to: <ul style="list-style-type: none"> (a) the function or use of the building; and (b) the number and gender of the occupants; and (c) the disability or other particular needs of the occupants.

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PERFORMANCE BASED DESIGN BRIEF (PBDB) NCCBCA A2.2(4) (a) & PERFORMANCE SOLUTIONS A2.2(3c&d)

From the NCCBCA deemed-to-satisfy(DtS) access provisions, departures have been identified and are proposed to satisfy performance requirements utilizing a combination of performance solutions and DtS solutions with following assessment methods as permitted by NCCBCA clause A2.2c&d; being **Expert judgement**, and **comparison** to relevant deemed-to-satisfy provisions. These assessments will use quantitative, qualitative, and comparative analysis to demonstrate compliance with the relevant performance requirements DP1, DP2, DP4, DP6, DP8, DP9, EP3.4 & FP2.1.

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DAPS 2010 NCCBCA Ref.	Performance Based Design Brief & performance solution
<p>Deemed to Satisfy: D3.1, DP2, D3.3, E3.6</p> <p>Performance Requirement: DP1, DP2, EP3.4</p>	<p>ISSUE 1: Ground level Commercial – change in floor levels accessed via stairs only internally, a departure from D3.1 General building access requirements, E3.6 Lifts, and AS1428.1 2009 clause 6 continuous accessible path of travel</p> <p>Performance requirement:</p> <ul style="list-style-type: none"> • DP1 Access for people with a disability - Access must be provided, to the degree necessary, to enable people to access work and public spaces, accommodation and facilities for personal hygiene and Identification of accessways at appropriate locations which are easy to find. • DP2 Safe movement to and within a building - so that people can move safely to and within a building it must have, So that people can move safely to and within a building, it must have walking surfaces with safe gradients and any doors installed to avoid risk of occupants Having their egress impeded or being trapped in the building; and any stairways and ramps with Slip resistant walking surface on ramps and stairway treads or near the edge of the nosing; and Suitable handrails where necessary to assist and provide stability to people using the stairway or ramp; and suitable landings to avoid undue fatigue; and landings where a door opens from or onto the stairway or ramp so that the door does not create an obstruction; and In the case of a stairway, suitable safe passage in relation to the nature, volume and frequency of likely usage. • EP3.4 Lift Access for people with a disability - When a passenger lift is provided in a building it must be suitable for use by people with a disability. <p>Assessment method:</p> <ul style="list-style-type: none"> • Expert Judgement, Comparison and Qualitative & Comparative Analysis <p>Acceptance Criteria:</p> <ul style="list-style-type: none"> • A performance solution will demonstrate access will be provided to the degree necessary to satisfy performance requirement DP1, DP2 & EP4 <p>Brief Consultation:</p> <ul style="list-style-type: none"> • Brief <i>assessment method and acceptance criteria are developed in consultation with relevant stakeholders such as the owner/developer and/or their representatives. Please acknowledge or confirm if any change is required?</i> <p>Performance Solution</p> <ul style="list-style-type: none"> • Assessment and analysis: • Macaulay Rd commercial tenancies have split levels connected by stairs internally. • A lift typically would be required as part of base build and fitout • Access is assumed to be available from the street front/footpath to the lower level • The lower level is below the flood plane level • Access is available to the upper level via ramps to a communal forecourt & entry • Customers and staff with a disability will be required to exit the tenancy and use the footpath and external ramps to change levels where people who can use the stairs can change levels without leaving the tenancy and would require a management plan and signage to assist with access between levels and/or <ul style="list-style-type: none"> ○ A management plan provided by tenants to provide the same services on each level such that a person with a disability does not need to exit the tenancies to access services on the alternate level • Footpath will need to be confirmed as accessible if no lift is provided • The location for a lift for limited mobility location should be indicated on plans with connection services in place in each tenancy whether provided at base build phase or fitout phase or performance solution supporting a management plan is provided in lieu of a lift subject to Building Certifiers approval • Conditions of performance solution

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	<ul style="list-style-type: none"> ○ Indicate location of low-rise platform lift in each tenancy with split internal levels ○ Confirm lift/performance solution requirement at next design phase with building certifier
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SUPPORTING EVIDENCE - REQUIRED TO BE CONFIRMED AND/OR COMPLETED

<p>D3.1 General Building Access Requirements</p> <ul style="list-style-type: none"> ● Accessways & Circulations from pedestrian entrances required to be accessible to and into all areas and spaces and to comply to performance solution conditions and/or: <ul style="list-style-type: none"> ○ AS1428.1 2009 clause 6 Continuous accessible paths of travel ○ AS1428.1 2009 Clause 7 ground surfaces on continuous accessible paths of travel ○ AS1428.1 2009 clause 10 walkways ramps and landings ○ AS1428.1 2009 clause 11 stairways, 11.2 stairway handrails and 12 handrails ○ AS1428.1 2009 clause 13 doorways doors and circulation spaces at doorways ○ AS1428.1 2009 clause 14 Switches and general-purpose outlets (power points)
<p>D3.2 Access to Buildings</p> <ul style="list-style-type: none"> ○ Macaulay Rd GL Commercial tenancies - confirm if doors are provided at footpath level and if platform lifts are provided between levels ● An accessway must be provided to a building required to be accessible; <ul style="list-style-type: none"> ○ 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 carparking space on the allotment. ● In a building required to be accessible, an accessway must be provided <ul style="list-style-type: none"> ○ through the principal pedestrian entrance, and: ○ through not less than 50% of all pedestrian entrances ○ in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50M from an accessible pedestrian entrance except for pedestrian entrances serving only areas exempted by clause D3.4. ● Where a pedestrian entrance required to be accessible has multiple doorways: <ul style="list-style-type: none"> ○ if the pedestrian entrance consists of not more than 3 doorways not less than one of those doorways must be accessible and ○ if the pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. ○ an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where all doorways serve the same part or parts of the building and the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance and a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves ○ Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.
<p>D3.3 Parts of a Building required to be accessible DtS provisions</p> <ul style="list-style-type: none"> ○ Basement 1:23 driveway to provide min 15490mm deep landing every 16M ● In a building required to be accessible: <ul style="list-style-type: none"> ○ every ramp and stairway, except for ramps and stairways in areas ○ exempted by clause D3.4, must comply with: <ul style="list-style-type: none"> ● for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1 and ● for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1 ● for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1

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- every passenger lift must comply with clause E3.6;
- accessways must have:
 - passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available and
 - turning spaces complying with AS 1428.1 within 2 m of the end of accessways where it is not possible to continue travelling along the accessway and at maximum 20 m intervals along the accessway and
 - an intersection of accessways satisfies the spatial requirements for a passing and turning space and a passing space may serve as a turning space;

D3.5 Accessible Car Parking

- Provide accessible parking to AS2890.6 Offstreet parking for people with disabilities
- With a minimum of 1 space and shared zone for use in common for commercial parking areas for every 50 retail spaces and 1 for every 100 for commercial spaces

D3.6 Signage

● D3.6 Signage

- In a building required to be accessible braille and tactile signage complying with Specification D3.6 and D4 must incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 clause 8 and identify each:
 - identify each door required by BCANCC E4.5 to be provided with an exit sign and state "Exit"; and "Level descriptor" on the side of the person seeking egress
 - Remote door operation device indicating use
- Directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be provided to direct a person to:
 - the location of the nearest accessible pedestrian entrance where a pedestrian entrance is not accessible and
 - to an accessible sanitary facility where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility

● D3.7 Hearing Augmentation

- It is assumed communal multipurpose areas do not provide public address systems and hearing augmentation systems will not be required - TBC
- Key Hearing augmentation recommendations
 - Two main types of hearing augmentation are Hearing loops and FM systems. Hearing loops enhance the reception of people wearing a hearing aid with a T switch whereas a FM system requires a person with a hearing impairment to use head phones.
 - The locations of permanent hearing augmentation systems include cinemas and auditoriums.
 - The locations of portable hearing augmentation systems include meeting and teleconference rooms.
- Key Hearing augmentation location requirements:
 - Hearing Augmentation systems must be provided where inbuilt amplification is provided in Class 9b (assembly) building auditoriums, conference rooms, meeting rooms or regular rooms.
 - Hearing Augmentation systems must be provided where inbuilt amplification is provided to ticket offices, tellers booths, reception areas or the like where the public is screened from the service provider.
- Key Hearing augmentation coverage requirements:
 - If the system is an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system.

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- If the system requires the use of receivers it must be available to not less than 95% of the floor area or space served by the inbuilt amplification system and the number of receivers provided is to be:
 - Up to 500 person room: 1 receiver per 25 people with minimum 2 receivers.
 - 501-1000 person room: 20 receivers plus 1 receiver per 33 persons in excess of 500.
 - 1001-2000 person room: 35 receivers plus 1 per 50 persons in excess of 2000.
 - 20001+ person room: 55 receivers plus 1 per every 100 persons in excess of 2000.
- The number of persons accommodated in the room served by an inbuilt amplification system must be calculated according to D1.13 of the BCA.
- Signage for Hearing Augmentation:
 - In a room containing a hearing augmentation system signage inclusive of the international symbol for deafness must be provided identifying type of augmentation, area covered and if relevant location of receivers.

• **D3.8 TGS**

- Provide TGS to road crossing points, head height collision points below 2.0M, ramps and stairs compliant with AS1428.4.1 2009 TGS
- Provide 600mm deep TGS to the upper and lower landings set 300mm from the riser/transition where landings are greater than 3.0M deep and 300mm where less than 3.0M deep.
- Tactiles are required to be of 30% luminance contrast to the adjacent surface if integrated and 45% luminance if discrete, and where 2 tone/colours are required to achieve minimum 60% luminance contrast.

• **D3.9 Wheelchair seating spaces**

• **Communal terrace seating platforms**

- Provide wheelchair spaces adjacent lower platform ends to accommodate seating for a companion next to a person with a disability.

• **D3.10 Swimming Pools**

- Key swimming pool design and fitout recommendations:
 - Provide a minimum of one method to access all swimming pools.
 - Access to be provided via zero depth entrance and aquatic wheelchair fixed ramp and aquatic wheelchair or platform lift and aquatic wheelchair. A sling lift may be used where perimeter is less than 70M
 - Sufficient poolside space is required to accommodate access equipment use.
 - Provide change tables and benches within accessible sanitary facilities.
 - Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.
- **DAPS 2010- Part D5 Specification D3.10 Accessible water entry/exit for swimming pools**
- **Fixed or moveable ramp** must have a slip-resistant surface and have a maximum gradient of 1:14 and have AS1428.1 2009 handrails installed on both sides of the ramp and kerbs and extend to a depth between 900mm - 1100mm below the stationary water level and have landings with a landing located at the bottom and top of each ramp and located between 900mm - 1100mm below the stationary water level.
- **Zero depth entry** must have a slip-resistant surface and a maximum gradient of 1:14 and a single handrail complying with the requirements for handrails in AS 1428.1, from the top of the entry point continuous to the bottom level area; and a level area 1500 mm long for the width of the zero depth entry at the entry point and located at the bottom of the zero depth entry at a level between 900mm and 1100mm below the stationary water level.
- **Platform swimming pool lift** must be capable of being operated from the swimming pool

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is not more than 1 300 mm and designed to withstand a weight capacity of not less than 160 kg and be capable of sustaining a static load of not less than 1.5 times the rated load.

- **Sling-style swimming pool lift** must be located where the water depth is not more than 1300mm, when the sling is in the raised position and in the transfer position, the centreline of the sling must be located over the *swimming pool* surround and not less than 450 mm from the *swimming pool* edge, t
 - the surface of the *swimming pool* surround between the centreline of the sling and the *swimming pool* edge must have a gradient of not more than 1:50 and must be slip-resistant,
 - a clear space not less than 900mmx1300 mm, and with a gradient of not more than 1:50 and a slip-resistant surface, and
 - located so that the centreline of the space is directly below the lifting point for the sling must be provided on the *swimming pool* surround parallel with the *swimming pool* edge on the side remote from the water
 - a sling lift must be capable of being operated from the *swimming pool* surround, within the *swimming pool* and from the sling the sling must be designed so that it will submerge to a water depth of not less than 500 mm below the stationary water level
 - a sling lift must be designed to withstand a weight of not less than 136 kg and be capable of sustaining a static load not less than 1.5 times the rated load.
- **Aquatic wheelchair** must have the height of the top surface of the seat must be not less than 430 mm, the seat width must not be not less than 480 mm, a footrest must be provided, armrests must be located on both sides of the seat and must be capable of being moved away from the side of the chair to allow a person to transfer on and off the seat.

- **D3.12 Glazing on Access ways**

- Any glazing capable of being mistaken for a door or opening, and all glazed doors and sidelight panels shall be provided with a minimum 75mm indicator strip extending the full width of the glazing panels. The strip shall be mounted between 900 to 1075mm above FFL and achieve a minimum 30% luminance contrast to the floor within 2m of the glazing.
- Indicator strips are required to be solid, no cutouts are permitted and are required to be non-transparent.

- **F2.2 calculation of number of occupants and fixtures**

- **F2.4 Accessible Sanitary Facilities**

- Accessible Sanitary facilities to align with As1428.1 2009 clause 15 sanitary facilities and where there is more than 1 provide facilities for right and left side transfer evenly distributed on floors or levels
- Where a bank provides additional amenities provide ambulant facilities suitable for use by males and females to As1428.1 2009 clause 16 sanitary compartment for people with ambulant disabilities

- **E3.6 Passenger lifts**

- **ISSUE 1 GL – Commercial** - Confirm lift/performance solution requirement at next design phase with building certifier
 - Indicate proposed location of low rise platform lift on plans
- Lifts to comply to As1735.12 lifts
 - Lift dimensions to be 1400mm x 1600mm minimum. Where stretcher use indicated (in at least one lift for lifts travelling >12m) provision of 2000mm length is required.
 - Lift doorway clearance to be 900mm
 - Fitout of lifts to include:
 - Handrail 600mm (min) length; at height between 850-950mm.

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- Tactile and Braille symbols on control buttons and panels.
- Automatic auditory information detailing lift stops.
- Ensure 1540mm X 2070mm clearance space in front of external lift controls. Controls to be installed at height between 700-1250mm. At lift landings controls to be located 500mm clear of any obstruction with 1450mm circulation space in front of controls. This is inclusive of side walls.
- Low rise platform lifts to AS1735.12/14/15/16
 - Minimum car size 1100x1400mm
 - 900mm clear automatic doorways
 - Controls both sides
 - Call buttons in an accessible location 1,0M clear of the swing of the door

- **Common area furniture and fixtures**

- Fixture locations:
 - Provide 1300mm clear space in front of internal fixtures
 - Items shall be a minimum of 500mm away from the path of travel.
- Control Locations:
 - All switches and controls other than GPO's shall be located between 900-1100mm in height and no less than 500mm from internal corners.
 - Operable control mechanisms to be located within universal heights and reach zones (700-1200 height; at 300mm max depth).
- Street Furniture:
 - Street furniture shall be a minimum of 500mm away from the path of travel.
 - Street furniture shall be a colour that provides a 30% luminance contrast with their background.
 - In pedestrian malls and the like street furniture should be positioned on one side of the accessible path of travel.
- Post Boxes
 - Ensure circulation space for a 360° wheelchair turn is provided in front of post boxes – ie 1540mm x 2070mm.
 - Operative components to be within 700mm -1200mm
- GPO's and Light switches
 - Within common kitchen BBQ area, at least 1 double GPO to be located within an accessible reach range 900-1200mm at a maximum depth of 300mm from the front of a bench edge.
 - Light switches to be at a height between 900-1100mm and located adjacent to door handles where practicable.
 - In accessible sanitary facilities rocker action and toggle switches shall be provide (min dimension 30mm x 30mm).

- **Tenancy Fitout**

- Commercial Tenancy fitouts are outside the scope of this report and may require separate permits once tenants are known
- Ground floor split level tenancies may require lift access between levels or a performance solution Refer Performance brief ISSUE 1
- Better apartment design standards assumed to 50% of SOU

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ASSESSMENT METHOD

The assessment method uses A2.2 Performance Solutions Clause A2.2 (2)(c) Expert Judgment in conjunction with clause (2)(d) Comparison with the NCC Deemed-to-Satisfy provisions to determine compliance with the Performance Requirement.

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Before Compliance is qualified to provide expert opinions set out in this report on the basis of:-

Qualifications and members of the Association of Consultants in Access Australia

14 Years' Experience DDA and accessibility consulting on associated designs and built environments within Australia and Internationally.

Bernie Clifford



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DECISION

The Brief and final Performance Solutions provided above will meet the NCC 2019 Performance requirements and also will provide functional DDA compliance in the spirit and intent of the Disability Discrimination Act (DDA).

ADDITIONAL REQUIREMENTS FOR MAINTENANCE

N/A



Bernie Clifford Before Compliance - Director

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APPENDIX 1

CORRESPONDENCE SCOPE:

Specific Drawings and Documentation associated with this compliance sign off document are:

i. **Associated Documentation:**

Document	Revision	Title
TP01.01	P3	Basement
TP01.02	P4	Ground Floor Plan
TP01.03	P4	Level 1
TP01.04	P4	Level 2-5
TP01.08	P4	Level 6
TP01.09	P4	Level 7-11
TP01.14	P4	Roof
TP03.01	P1	Section A
TP03.02	P1	Section B
TP03.03	P1	Section C
TP05.01	P3	Development Summary

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