

## **Development Application Access Report**

### **Residential and Hotel**

10 Young Street

West Gosford, NSW, 2250

Prepared for: Japrico Developments Pty Ltd Issue date: 30 March 2021



Report Number: A2000071

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## Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
02	Issue for Submission-amended	30 March 2021	 Reeshika Vallabh	 Chris Bailey

## Revision History

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## Executive Summary

Code Consulting have reviewed the development application architectural design documents prepared by Marchese Partners Pty Ltd with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA) 2019 Amendment 1, Disability (Access to premises- Buildings) Standards 2010, relevant Australian Standards as they relate to access to premises, the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA) and Adaptable Housing Standards AS 4299(1995).

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

## Anticipated Design Modification

The documentation will need a further assessment at Construction certificate stage. Whereby detailing such as unisex accessible toilets, ambulant toilets, door schedules/hardware, construction specifications, services design and manufacturer's details will be assessed.

### 1. Introduction

Code Consulting Pty Ltd have been engaged by Japrico Developments Pty Ltd developments to conduct an Accessibility Assessment Report of the architectural documentation as listed in appendix A. The development application was submitted to Central Coast Council for submission and has recently come back with comments. The architectural drawings have been updated by Marchese Partners and this amended report has been updated to reflect the changes been made.

#### 1.1 Purpose

The purpose of this report is to assess the current architectural design documentation at Development Application Stage with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6, F2.4, and F2.9 and other relevant Australian Standards. Disability (Access to premises- Buildings) Standards of the BCA and the Australian Standards prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:-

- compliance is not achieved,
- areas may warrant redesign to achieve compliance,

#### 1.2 Assessment Methodology

The methodology applied in undertaking this assessment has included:-

- A review of architectural plans, as listed above,
- BCA assessment of Parts D3, E3.6, F2.4, and F2.9
- Relevant standards,
  - Disability Discrimination Act
  - Disability (Access to Premises- Buildings) Standards 2010
  - AS 1428.1 (2009) Part 1 General requirements for access – New building work
  - AS 1428.2 (1992) Enhanced and additional requirements – Part 2 Buildings and facilities
  - AS1428.4: 1 (2009) Part 4.1 – Means to assist the orientation of people with vision impairment – TGSI
  - AS 1735.12 (1999) Lifts, escalators and moving walks
  - AS/NZS 2890.6 (2009) Off- street parking for people with disabilities
  - AS4299(1995) Adaptable housing
- Gosford City Centre 2018 DCP
- State Environment Planning Policy (Gosford City centre) 2018

A wide range of physical issues impact on both the provision of access for people with disabilities. A responsive design, incorporating a continuous accessible path of travel, need to be equitable and therefore inclusive of the needs of all the community.

Code Consulting aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

Access is paramount in providing an inclusive environment for all users. Code Consulting look beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

### 1.3 Limitations

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.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications. This assessment will be done at Construction Certificate stage.

This report does not include, or imply compliance with:-

- Work Healthy & Safety Act 2011 and Regulations;
- Work Cover Authority requirements;
- Structural and Services Design Documentation;
- Any parts of the BCA or any standards other than those directly referenced in this report.

### 1.4 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

#### Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA 2019 Amendment 1 as in force at the time that the application for the Development Application is made.

#### Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

#### Disability (Access to Premises- Buildings) Standards 2010 – General

Part 1, Clause 1.3 Objects

- a) “to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided with a disability; and
- b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.”

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features which fall beyond the scope of the standards which may be subject to the general complaint's provisions of the DDA.

## 2. Building Characteristics

### 2.1 Location and Description

The proposed development comprises of a new auto showroom, hotel and residential units, as shown in *figure 01* below.



*Figure 01 – sections of proposed development  
Marchese Partners*

The site is located at 10 Young Street, West Gosford, NSW, 2250



Figure 02 – Location of project  
10 Young Street, West Gosford, NSW, 2250

## 2.2 BCA Assessment Data

In the context of this report and the BCA the building use can be classified as follows;

Classification	Description
Class 2	Multi-unit residential building sole occupancy unit
Class 3	Residential portion of a hotel
Class 5	Commercial (business/office) building or part
Class 6	Retail
Class 7a	Carpark building

## 2.3 Exceptions and Concessions

The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas-

- Plant and equipment rooms;
- Fire Control;
- Fire Hydrant and Pump Room;
- Comms Room;
- Services meters;
- Electrical Room;
- Waste Room;
- Main store, linen and cleaner;
- Storage Rooms;



- ii. The building is a new build; therefore this report applies to all new works as defined by the Disability (Access to Premises – Building) Standards 2010, hereinafter referred to the Premises Standards.
- iii. For an assessment of the adaptable housing AS 4299 (1995) provisions, refer to part 4 Adaptable Housing.

### 3. Accessibility Assessment & Recommendations

The following table 3.1 details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the construction Certificate Stage to demonstrate full compliance with the relevant access provisions.

**Table 3.1 – BCA Accessibility Compliance**

DDA Requirement / Recommendation		Compliance Comment
Premises Standards 2010 - Part 2		
<b>Access for People with Disabilities –Affected Part Upgrade</b>		<b>For Information only</b>
Commonwealth Disability (Access to Premises- Buildings) Standards 2010		The building is a new build
Clause 2.1 (a) and (b) of the Access to Premises Standard states that the following must comply with the Access Standards:		
<ul style="list-style-type: none"><li>Any new building (an application after 1 May 2011)</li><li>Any new part (new works) and</li><li>Any affected part of an (existing) building.</li></ul>		
BCA Part D3 – Access for People with a Disability		
1.	<b>General Building Access Requirements – BCA Clause D3.1</b>  Buildings and parts of buildings must be accessible:	<b>Capable of Compliance</b>
2.	<b>Class 2 (2 or more sole-occupancy units) Common Areas</b>  Buildings and parts of buildings must be accessible: Access is required to be provided— <ul style="list-style-type: none"><li>From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li><li>To and within not less than one (1) of each type of room for use in common by the residents.</li><li>Where a ramp complying with AS 1428.1(2009) or a passenger lift is installed</li></ul> Access is required to be provided—	<b>Capable of Compliance</b>  Access is available from the lift to the common walkway to each SOU private front entry door.

DDA Requirement / Recommendation		Compliance Comment
	<ul style="list-style-type: none"> <li>a. To the entrance doorway of each sole-occupancy unit; and</li> <li>b. To and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul>	
3.	<p><b>Class 3 (long term accommodation) Common Areas</b></p> <p>Buildings and parts of buildings must be accessible: Access is required to be provided—</p> <ul style="list-style-type: none"> <li>• From a pedestrian entrance required to be accessible to at least one (01) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.</li> <li>• To and within not less than one (01) of each type of room for use in common by the residents.</li> </ul> <p>Where a passenger lift is installed</p> <ul style="list-style-type: none"> <li>a. To the entrance doorway of each sole-occupancy unit; and</li> <li>b. To and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul> <p>Sole-occupancy units If the building contains 20-45 sole occupancy units, 2 sole-occupancy units are required.</p>	<p><b>Capable of Compliance</b></p> <p>Access is required to be provided to the entrance doorway of each SOU. – thirty-two (32) hotel sole-occupancy units. Access to be provided to and within all common use spaces.</p> <p>If the hotel building contains 32 sole-occupancy units, 2 accessible sole-occupancy units are required to comply with the requirements of this clause.</p> <p>Two (02) accessible rooms have been identified as the accessible sole-occupancy units, 1 on Level 3 and 1 on level 4. Therefore meeting the BCA requirements.</p>
4.	<p><b>Class 5 (Office)</b></p> <p>Access is required to and within all areas normally used by the occupants.</p>	<b>Capable of Compliance</b>
5.	<p><b>Class 6 (Retail)</b></p> <p>Access is required to and within all areas normally used by the occupants.</p>	<b>Capable of Compliance</b>
6.	<p><b>Class 7a (car park)</b></p> <p>Access is required to and within any level containing accessible carparking spaces</p>	<b>Capable of Compliance</b>
7.	<p><b>Access to Buildings – BCA D3.2 (Approach from the main points of a pedestrian entry at the allotment boundary) and (Approach from accessible carparking space on the allotment)</b></p> <ul style="list-style-type: none"> <li>a. An accessible path of travel must be provided to the building/s <ul style="list-style-type: none"> <li>• From the main points of pedestrian entry at the allotment boundary.</li> <li>• From another accessible building connected by a pedestrian link.</li> <li>• From any required accessible carparking space on the allotment.</li> </ul> </li> </ul>	<p><b>Capable of Compliance</b></p> <p>A lift is accessible from the basement parking to the ground floor leading you along an accessible path of travel to each SOU.</p> <p>Provide lift details and specification at CC stage.</p>

DDA Requirement / Recommendation		Compliance Comment
	<p>b. In a building required to be accessible, an accessway must be provided to the principal pedestrian entrance</p> <ul style="list-style-type: none"> <li>Not less than 50% of all pedestrian entrances.</li> <li>In a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must be located not more than 50m from an accessible entrance.</li> </ul> <p>a. 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 850mm in accordance with AS1428.1.</p>	
Parts of the Building Required to Be Accessible		
8.	<p><b>Parts of the Building Required to be Accessible – BCA D3.3</b></p> <p>a. Accessible paths of travel (pathways, ramps and lifts) are required;</p> <ul style="list-style-type: none"> <li>to and within all areas ordinarily used by the occupants.</li> <li>from any accessible carparking spaces to the lifts.</li> <li>from any storage facility allocated to an accessible/adaptable unit to the lifts.</li> </ul> <p>b. Accessways must have –</p> <ul style="list-style-type: none"> <li>Passing spaces as per AS1428.1(2009)</li> </ul>	<p><b>Capable of Compliance</b></p> <p>There are accessible car parking bays on level 1 and level 2. Ensure that a designated accessible path of travel to the lifts is present.</p>
Exemptions		
9.	<p><b>Exempted areas – BCA D3.4</b></p> <p>The following areas are not required to be accessible</p> <p>a. An area where access would be inappropriate because of the particular purpose for which the area is used.</p> <p>b. An area that would pose a health or safety risk for people with a disability.</p> <p>c. Any path of travel providing access only to an area exempted by a. or b.</p>	<p><b>For Information</b></p> <p>The following areas are exempted under D3.4 of the BCA;</p> <ul style="list-style-type: none"> <li>Plant and equipment rooms;</li> <li>Fire Control;</li> <li>Fire Hydrant and Pump Room;</li> <li>Comms Room;</li> <li>Services meters;</li> <li>Electrical Room;</li> <li>Waste Room;</li> <li>Main store, linen and cleaner;</li> <li>Storage Rooms;</li> </ul>

DDA Requirement / Recommendation		Compliance Comment
Carparking Spaces for People with a Disabilities		
10.	<p><b>Accessible Carparking – BCA D3.5</b></p> <p>In accordance with BCA Clause D3.5, accessible carparking spaces complying with the following is required to be provided.</p> <p><b>Class 3</b> - To be calculated by multiplying the total number of carparking spaces by the percentage of:</p> <p>(a) accessible sole-occupancy units to the total number of sole-occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms; and the calculated number is to be taken to the next whole figure.</p> <p><b>Class 5,7a</b> - 1 space for every 100 carparking spaces or part thereof.</p> <p><b>Class 6</b> - a) Up to 1 000 carparking spaces; and (1 space for every 50 carparking spaces or part thereof)</p> <p>(b) for each additional 100 carparking spaces or part thereof in excess of 1 000 carparking spaces. (1 space.)</p>	<p><b>Capable of Compliance</b></p> <p>A total of hundred and twenty (120) car parking spaces have been provided- on level 00, levels 1 and level 2. Eight (08) have been designated as accessible parking spaces, therefore meeting the requirements of Clause D3.5 of the BCA in regards the minimum number of accessible parking spaces required in a car parking area associated with a Class 3.</p> <p>AS4299(1995) requires accessible parking be provided for adaptable units. Detailed design assessment is contained within the Adaptable Housing Assessment part 4.</p>
Signage		
11.	<p><b>Braille &amp; Tactile Signage – BCA D3.6</b></p> <p>Accessible buildings must have signage in accordance with Specification D3.6 and AS1428.1</p> <p>The detailed requirements for Braille &amp; Tactile signage is contained within BCA Specification D3.6</p>	<p><b>Capable of Compliance</b></p> <p>At this stage there are no signage schedule for the proposal. Provide Code Consulting with details at CC stage.</p>
Hearing Augmentation		
12.	<p><b>Hearing Augmentation – BCA D3.7</b></p> <p>a. A hearing augmentation system must be provided where an inbuilt amplification system, other than one used for emergency warning is installed</p> <ul style="list-style-type: none"> <li>In a room in a Class 9b building, or</li> <li>In an auditorium, conference room, meeting room, or room for judicatory purposes</li> <li>At any ticket office, tellers booth, reception area or the like where the public is screened from the service provider</li> </ul>	<p><b>Capable of Compliance Information required</b></p> <p>Provide Code Consulting with a list of rooms that have an inbuilt amplification system at CC stage.</p>
Tactile Indicators		
13.	<p><b>Tactile Indicators – BCA D3.8</b></p> <p>a. For a building required to be accessible, tactile indicators must be installed to warn people who are blind or who have</p>	<p><b>Not applicable</b></p> <p>There are no identified ramps and access stairs proposed.</p>

DDA Requirement / Recommendation		Compliance Comment
	<p>vision impairment that they are approaching</p> <p>Tactile indicators shall be installed to comply with AS1428.4.1 and achieve the following minimum luminance contrast against the adjacent path of travel.</p>	
Swimming Pools		
14.	<p><b>Swimming Pool – BCA 3.10</b></p> <ul style="list-style-type: none"> <li>Not less than 1 means of accessible water entry/exit must be provided for each pool</li> <li>Where a perimeter of more than 70m</li> </ul>	<p><b>Not applicable</b></p> <p>A Swimming pool is not part for the proposed new build</p>
Ramps		
15.	<p><b>Ramps – BCA 3.11</b></p> <p>On an accessway-</p> <ul style="list-style-type: none"> <li>A series of connected ramps must not have a combined vertical rise of more than 3.6m</li> <li>A landing for a step ramp must not overlap a landing for another step ramp or ramp</li> </ul>	<p><b>Not applicable</b></p> <p>There are no identified ramps proposed.</p>
Visual Indicators on Glazing		
16.	<p><b>Glazing on Accessways - BCA D3.12</b></p> <ul style="list-style-type: none"> <li>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line, in accordance with AS1428.1(2009)</li> </ul>	<p><b>Capable of Compliance Information Required</b></p> <p>Provide Code Consulting with door schedules for further assessment at CC stage.</p>
Lifts		
17.a	<p><b>Lifts – BCA Part E3.6 &amp; AS1735.12</b></p> <p>New lifts required to be accessible must comply with BCA E3.6 and relevant parts of AS1735.12.</p> <ul style="list-style-type: none"> <li>Stairway platform lifts cannot be used to serve a space in a building accommodating more than 100 persons or high traffic areas such as shopping centres or the like.</li> <li>Have minimum dimensions of; <ul style="list-style-type: none"> <li>Low Rise Platform Lifts – 1100mm by 1400mm</li> <li>Stairway Platform Lifts – 810mm by 1200mm</li> </ul> </li> </ul>	<p><b>Capable of Compliance Information Required</b></p> <p>Provide lift specification for further assessment at CC stage.</p> <p>Internal lift size shall be 1400mmx 1600mm</p>

DDA Requirement / Recommendation		Compliance Comment
	<ul style="list-style-type: none"> <li>Passenger lifts which travel &lt;12m – 1100mm by 1400mm Passenger lifts which travel &gt;12m – 1400mm by 1600mm</li> </ul>	
17.b	<b>Lifts Landings – BCA Part E3 &amp; AS1735.12</b> <ul style="list-style-type: none"> <li>Lift landings must have minimum dimensions of 2070mm x 1540mm to allow a 180 degree turn for wheelchairs.</li> <li>Stairway platform lift are to comply with the manufacturers specifications and allow sufficient space for a wheelchair to enter and exit the lift.</li> </ul>	<b>Capable of Compliance</b>
<b>Toilets &amp; Facilities</b>		
18.a	<b>Accessible Sanitary Facilities – BCA F2.4</b> <p>Accessible unisex sanitary compartments In a <b>Class 2</b> Where sanitary compartments are provided in common areas. <b>Class 3</b> - (a) In every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit, not less than 1; and (b) at each bank of sanitary compartments containing male and female sanitary compartments provided in common areas, not less than 1 <b>Class 5, 6, 7</b>, - (a) 1 on every storey containing sanitary compartments; and (b) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments at not less than 50% of those banks</p>	<b>Capable of Compliance</b>
18.b	<b>Ambulant Sanitary Facilities – BCA F2.4(c)</b> <ul style="list-style-type: none"> <li>At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.</li> <li>The ambulant facilities must comply with the requirements of Section 16 of AS1428.1-2009 which in summary requires</li> </ul>	<b>Capable of Compliance</b>
18.c	<b>Part F2.9 – Accessible Adult Change Facilities</b> <p>Where proposed, an accessible adult change facility shall comply with specification F2.9 of the BCA.</p>	<b>Not applicable</b>

DDA Requirement / Recommendation		Compliance Comment
AS1428.1(2009) Design for Access and Mobility Part 1: General requirements for access- New building work		
Clause	DDA Requirement / Recommendation	Compliance Comment
6	<b>Continuous Accessible Path of travel</b>	<b>Capable of Compliance</b>
7	<b>Floor and Ground Surfaces</b>	<b>Capable of Compliance</b>  Specifications and information required for further assessment. Ensure level thresholds throughout the development and level thresholds at adaptable units
8	<b>Signage</b>	<b>Information Required at CC stage</b>  At this stage there are no required signage for the proposal.
9	<b>Tactile Ground Surface Indicators (TGSIs)</b>	<b>Not applicable</b>
10	<b>Walkways, Ramps and Landings</b>	<b>Capable of Compliance</b>
11	<b>Stairways</b>	<b>Not applicable</b>  There are no accessible stairs in the proposal
12	<b>Handrails</b>	<b>Not applicable</b>
13	<b>Circulation spaces at doorways on a continuous path of travel</b>	<b>Capable of compliance</b>
14	<b>Switches and General Purpose Outlets (power points)</b>	<b>Information Required</b>  Provide details for further assessment at CC stage
15	<b>Sanitary Facilities</b>	<b>Capable of Compliance</b>  The sanitary facilities in the common area shall meet AS1428.1(2009)  <b>Refer to Table 3.2 for Adaptable Housing</b>
16	<b>Sanitary Compartment for People with Ambulant Disabilities</b>	<b>Capable of Compliance</b>
17	<b>Grabrails</b>	<b>Information required</b>  Provide details to Code Consulting for further assessment at CC stage.
<b>Advisory Recommendations</b>		
	<b>Lighting – Clause 19.1 of AS 1428.2</b>  Although not required to meet minimum regulatory compliance of the BCA, it is recommended consideration be given to providing lighting to meet the requirements of AS1428.2	It is recommended that sufficient lighting is placed in all common areas especially the walkways, and outdoor garden areas.

#### 4. Adaptable Housing

The following table 3.2 details the essential features required by Class C adaptable dwellings. The concept of adaptable housing is to create barrier-free or accessible design. Custom- designed housing to suit persons with disabilities can therefore be expensive because it falls outside common building practices.

‘Adaptable design’ involves a move away from designing special accommodation for different community groups with different needs. It is design which avoids the personal and economic costs that accompany social dislocation.

The Proposal falls under Central Coast Council - Office of Local Government NSW. Any development located within the Gosford City Centre boundary are subject to the Gosford City Centre SEPP 2018 and the Gosford City Centre DCP 2018. Gosford city Centre DCP 2018 Adaptable Unit requirements are as follows:

Council	DCP Document	Adaptable unit Requirements	Class
Central Coast	Gosford City Centre DCP 2018	>10 SOU = 15% Accessible	C
<p>4. For residential apartment buildings and multi-unit housing on land with less than 20% slope, 15% of all dwellings (or at least one dwelling – whichever is greater) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “preadaptation” design details to ensure visitability is achieved.</p> <p><i>Figure – Gosford Council DCP Clause 9.1</i></p>			

There are 58 units with nine (09) units being adaptable. The proposal therefore meets the above requirements with: .

**Table 3.2 – Adaptable housing AS4299(1995)**

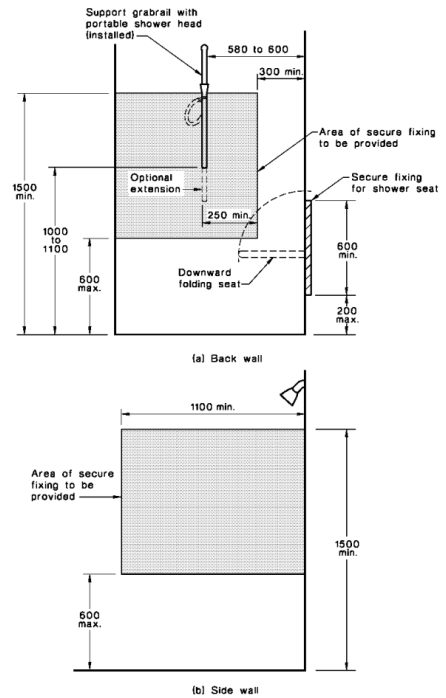
Adaptable Housing – AS4299(1995) Class C All essential features incorporated			
No.	Room / Item	Clause No.	Notes
	<b>Drawings</b>		
1	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	2.3	<p><b>Capable of Compliance</b></p> <p>Post adaptation attached in appendix A. Indicate which units are adaptable.</p> <ul style="list-style-type: none"> <li>2x adaptable are identified on level 5</li> <li>1x adaptable are identified on level 6, 7, 8, 9,10,11, 12</li> </ul> <p>15% of SOU are required to be adaptable. Therefore 9 adaptable dwellings are required which meets the adaptable requirements of Gosford DCP.</p>
	<b>Siting</b>		
2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2	<p><b>Capable of Compliance</b></p>



	<b>Letterboxes In Estate Developments</b>		
3	Letterboxes to be on hard standing area connected to accessible pathway	3.8	<b>Capable of Compliance</b> Ensure the area where the mail boxes are, is protected from the weather: ie a cover/canopy
	<b>Private Car Accommodation</b>		
4	<p>Carparking space or garage min. area 6000mm x 3800mm</p> <p>5. To accommodate people with disabilities, provide a minimum of 4% of the required parking spaces, or minimum of 2 spaces per development, (whichever is the greater) as an appropriately designated and signed disabled parking space.</p> <p><b>Multi Dwelling Housing, Residential Flat Buildings</b></p> <p><b>Resident car parking:</b> 1 Bedroom dwelling - 1 car space/dwelling 2 Bedroom dwelling - 1.2 car spaces/dwelling 3 or more bedroom dwellings - 1.5 car spaces/dwelling</p> <p><b>Visitor car parking:</b> 0.2 spaces/dwelling, provided on site and clearly marked for use by visitors only</p> <p><b>Disability accessible car parking:</b> Not less than 10% of the required resident and visitor spaces</p> <p><b>Motorcycle parking:</b> 1 space/15 dwellings (or part thereof)</p> <p><b>Bicycle parking:</b> 1 resident's space/3 dwellings + 1 visitor space/12 dwellings (or part thereof)</p> <p>Gosford City Centre DCP Clause 7.4 Table 2</p>	3.7.2	<p><b>Capable of Compliance</b></p> <p>There are no private car parking spaces for the residents SOU, they are shared, and designated as accessible with a shared space which is above the requirements of the adaptable housing standards.</p> <p>3 accessible car parking bays are required to meet Gosford council DCP, Clause 7.4.5.</p> <p>Gosford council DCP, Clause 7.4. Table 2 – Residential flat buildings requires 10% of carparking bays to be accessible. There are 58 carparking bays for the residents.</p> <p>There are 6 accessible bays identified, therefore meeting the above requirements.</p>
	<b>Accessible Entry</b>		
5	Accessible entry	4.3.1	<b>Capable of Compliance</b>
6	Accessible entry to be level (ie max. 1:40)	4.3.2	<b>Capable of Compliance</b>
7	Threshold to be low level	4.3.2	<b>Capable of Compliance</b> Entrances and entry to private gardens to SOU and all common areas to have a level threshold.
8	Landing to enable wheelchair manoeuvrability	4.3.2	<b>Capable of Compliance</b>
9	Accessible entry door to have 850mm min. clearance	4.3.1	<b>Capable of Compliance</b> 920mm door leaf
10	Door lever handles and hardware to AS1428.1	4.3.4	<b>Capable of Compliance</b> Door schedules to be assessed at detailed design stage.
	<b>Interior: General</b>		
11	Internal doors to have 820mm min. clearance	4.3.3	<b>Capable of Compliance</b> 850mm recommended ie 920mm door leaf
12	Internal corridors min. width of 1000mm	4.3.7	<b>Capable of Compliance</b>

13	Provision for compliance with AS1428.1 for door approaches	4.3.7	<b>Capable of Compliance</b>
	<b>Living Room &amp; Dining Room</b>		
14	Provision for circulation space of min. 2250mm diameter	4.7.1	<b>Capable of Compliance</b>
15	Telephone adjacent to GPO	4.7.4	<b>Capable of Compliance</b> Location of GPOs to be assessed at detailed design stage.
16	Potential illumination level min. 300 lux	4.10	<b>Capable of Compliance</b> lighting to be assessed at detailed design stage.
	<b>Kitchen</b>		<b>Provide detail drawings for further assessment.</b>
17	Minimum width 2.7m between walls (1550mm clear between benches)	4.5.2	<b>Capable of Compliance</b>
18	Provision for circulation at doors to comply with AS1428.1	4.5.1	<b>Capable of Compliance</b>
19	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable	4.5.5	<b>Capable of Compliance</b>
20	Refrigerator adjacent to work surface	4.5.5	<b>Capable of Compliance</b>
21	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6	<b>Capable of Compliance</b>
22	Kitchen sink bowl max. 150mm deep	4.5.6	<b>Capable of Compliance</b>
23	Tap set capstan or lever handles or lever mixer	4.5.6(e)	<b>Capable of Compliance</b>
24	Tap set located within 300mm of front of sink	4.5.6(f)	<b>Capable of Compliance</b>
25	Cooktops to include either front or side controls with raised cross bars	4.5.7	<b>Capable of Compliance</b>
26	Cooktops to include isolating switch	4.5.7	<b>Capable of Compliance</b> Not relevant with gas
27	Worksurface min. 800mm length adjacent to cooktop at same height		<b>Capable of Compliance</b>
28	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8	<b>Capable of Compliance</b>
29	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of worksurface	4.5.11	<b>Capable of Compliance</b> Location of GPOs to be assessed at detailed design stage.
30	GPOs for refrigerator to be easily reachable when refrigerator is in its operating position	4.5.11	<b>Capable of Compliance</b> Frost-free refrigerators do not need to be defrosted. Not relevant.
31	Slip-resistant floor surface	4.5.4	<b>Capable of Compliance</b> Provide specification
	<b>Main Bedroom</b>		
32	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1	<b>Capable of Compliance</b> 1540mm at foot of bed, 1000mm at each side. 1200mm if openable wardrobe doors.
	<b>Bathroom</b>		

33	Provision for bathroom area to comply with AS1428.1	4.4.1	Capable of Compliance
34	Slip-resistant floor surface	4.4.2	Capable of Compliance
35	Shower recess – no hob. Minimum size 1160x1100mm to comply with AS1428.1 (refer figures 4.6 and 4.7)	4.4.4(f)	Capable of Compliance
36	Shower area waterproofed to AS3740 with floor to fall to waste	4.4.4(f)	Capable of Compliance
37	Recessed soap holder	4.4.4(f)	Capable of Compliance
38	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4(f)	Capable of Compliance
39	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4(h)	Capable of Compliance
40	Provision for additional grabrail	4.4.4(h)	Capable of Compliance
41	Tap sets to be capstan or lever handles with single outlet		Capable of Compliance
42	Provision for washbasin with clearances to comply with AS1428.1	4.4.4(g)	Capable of Compliance
43	Double GPO beside mirror	4.4.4(d)	Capable of Compliance
	<b>Toilet</b>		
44	Provision of either 'visitable toilet' or accessible toilet	4.4.3	Capable of Compliance
45	Provision to comply with AS1428.1 – Sanitary Facilities	4.4.1	Capable of Compliance
46	Location of WC pan at correct distance from fixed walls	4.4.3	Capable of Compliance
47	Provision for grabrail zone (refer figure 4.6)	4.4.4(h)	Capable of Compliance

	 <p>(a) Back wall</p> <p>(b) Side wall</p> <p>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 4.6 REINFORCED AREAS FOR SUBSEQUENT INSTALLATION OF GRABRAILS IN SHOWER COMPARTMENTS</p>		
48	Slip resistant floor surface (vitreous tiles or similar)	4.4.2	Capable of Compliance
	<b>Laundry</b>		Capable of Compliance
49	Circulation at doors to comply with AS1428.1	4.8	Capable of Compliance
50	Provision for adequate circulation space in front of or beside appliances (min. 1550mm depth)	4.8	Capable of Compliance
51	Provision for automatic washing machine	4.8(e)	Capable of Compliance
52	Where clothes line is provided, an accessible path of travel to this	4.8(a)	Not Applicable
53	Double GPO	4.8(g)	Capable of Compliance
54	Slip resistant floor surface	4.9.1	Capable of Compliance Provide specification for further assessment
	<b>Door Locks</b>		
55	Door hardware operable with one hand, located 900-1100mm above floor	4.3.4	Capable of Compliance Door hardware (schedules) shall be assessed at detailed design stage.

## 5. Conclusion

This report has assessed the development application stage for the proposed hotel and residential dwellings located at 10 Young Street, West Gosford 2315 under the relevant “Access for People with Disabilities” and adaptable standards provisions.

The primary purpose of this report is to assess the new development works against the Access Regulations, identify any non-compliance matters and to provide suitable recommendations to ensure the compliance of the design.

Subject to the recommendations contained in the Executive Summary and Section 3.0 and section 4.0 of this report, the design is capable of compliance with the relevant access provisions.

## Appendix A – Drawing List

### DA DRAWING LIST

DWG NO.	TITLE	REV
<b>DA0.00 PRELIMINARIES</b>		
DA0.01	COVER SHEET & DRAWING LIST	F
DA0.02	PROJECT SUMMARY	G
<b>DA1.00 SITE ANALYSIS</b>		
DA1.01	SITE CONTEXT	E
DA1.02	SITE ANALYSIS	E
DA1.03	SITE SURVEY	E
DA1.04	SITE SETBACKS	F
DA1.05	SITE COVERAGE & LANDSCAPING	F
DA1.06	PROPOSED SITE PLAN	F
DA1.07	DESIGN DIAGRAM - CONTEXT & RELATIONSHIP WITH SURROUNDINGS	D
DA1.08	DESIGN DIAGRAMS - RELATIONSHIP TO THE CONTEXT	B
DA1.09	DESIGN DIAGRAM - MASSING ANALYSIS	D
DA1.10	DESIGN DIAGRAM - MASSING ANALYSIS	D
DA1.11	DESIGN DIAGRAM - STREET ACTIVATION	D
<b>DA2.00 FLOOR PLANS</b>		
DA2.01	LEVEL 00	G
DA2.02	LEVEL 00M	G
DA2.03	LEVEL 01	F
DA2.04	LEVEL 02	F
DA2.05	LEVEL 03	F
DA2.06	LEVEL 04	B
DA2.07	LEVEL 05	F
DA2.08	LEVEL 06 (TYP L06-L09)	F
DA2.09	LEVEL 10-12	F
DA2.10	LEVEL 13 (ROOF TERRACE)	F
DA2.11	LEVEL 14 ROOF PLAN	F
DA2.23	LEVEL 00	F
DA2.24	LEVEL 01	F
DA2.25	LEVEL 02	F
DA2.26	LEVEL 05 (RESIDENTIAL)	F
DA2.27	LEVEL 06-09 (RESIDENTIAL)	F
DA2.28	LEVEL 10-12 (RESIDENTIAL)	F
DA2.29	LEVEL 13 ROOF (RESIDENTIAL)	F
<b>DA3.00 ELEVATIONS</b>		
DA3.01	SITE ELEVATION - NORTH	F
DA3.02	SITE ELEVATION - SOUTH	F
DA3.03	SITE ELEVATION - EAST	F
DA3.04	SITE ELEVATION - WEST	F
<b>DA4.00 SECTIONS</b>		
DA4.01	SITE SECTION - SECTION A-A	F
DA4.02	SITE SECTION - SECTION B-B	F
DA4.03	LOADING DOCK & SERVICES LANE SECTION	A
DA4.04	CAR PARKING SECTION	A
<b>DA5.00 DIAGRAMS</b>		
DA5.01	SHADOW ANALYSIS WINTER SOLSTICE JUNE 21st	E
DA5.02	SHADOW ANALYSIS SUMMER SOLSTICE DEC 21st	E
DA5.03	VIEWS FROM SUN	E
DA5.04	VIEWS FROM SUN	E
DA5.05	SOLAR ACCESS	E
DA5.06	CROSS VENTILATION	E
DA5.07	GFA DIAGRAMS	G
DA5.08	GFA PER SITE SECTIONS	C
DA5.09	COMMUNAL OPEN SPACE	F
DA5.10	UNIT TYPES_A-B	E
DA5.11	UNIT TYPES_C-D	E
DA5.12	UNIT TYPES_E	E
DA5.13	STORAGE DIAGRAMS	F
DA5.14	STORAGE DIAGRAMS	F
DA5.20	LANDSCAPE CALCULATION	B
DA5.21	VIEWS FROM SUN - ESD STRATEGY	A
DA5.22	VIEWS FROM SUN - ESD STRATEGY	A
DA5.23	VIEWS FROM SUN - ESD STRATEGY	A
DA5.24	VIEWS FROM SUN - ESD STRATEGY	A
DA5.25	VIEWS FROM SUN - ESD STRATEGY	A
DA5.26	VIEWS FROM SUN - ESD STRATEGY	A
DA5.27	VIEWS FROM SUN - ESD STRATEGY	A
DA5.28	VIEWS FROM SUN - ESD STRATEGY	A
<b>DA6.00 ADAPTABLE UNITS</b>		
DA6.01	ADAPTABLE UNIT TYPE A	E
<b>DA7.00 VIEWS AND MATERIAL BOARD</b>		
DA7.01	SEMI AERIAL VIEW	D
DA7.02	VIEW FROM SOUTH WEST	D
DA7.03	VIEW FROM SOUTH	D
DA7.04	VIEW FROM NORTH WEST	D
DA7.05	MATERIAL BOARD	E