

# Compliance Report – Development App

**Title:** Brickworks Precinct 1

**Project Address:** Block D Section B, Yarralumla, ACT.

**Client:** Doma Group

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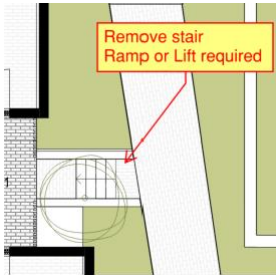
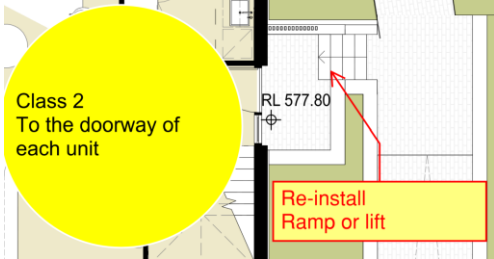
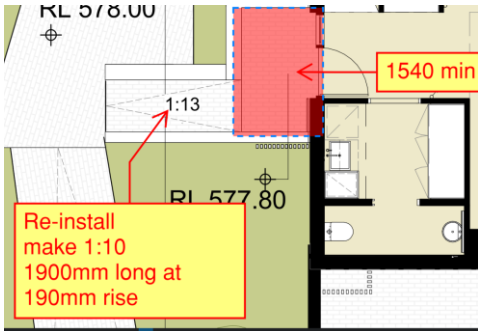
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# Executive Summary

Item	Summary	Attention authority
Statement of assessment.	<p>Within Precinct 1 we have assessed a number of 5 buildings proposed.</p> <p>Building A01: 3 adaptable            Building A02: 0 adaptable            Building A03: 5 adaptable            Building A04: 2 adaptable            Building A05: 3 adaptable</p> <p>Total: 13 adaptable SOUs across the site.</p>  <p>A total of 129 Sol-Occupancy units spread across the 5 buildings over basement parking accessible via a passenger lift.</p> <p><b>Type 2B-A04(A) Adaptable SOUs</b>            A03 GROUND FLOOR            A01 GROUND FLOOR            A05 GROUND FLOOR            A03 LEVEL 1            A01 LEVEL 1            A05 LEVEL 1            A05 LEVEL 2            A01 LEVEL 2            A03 LEVEL 2</p> <p><b>Type 3B-A04(A) Adaptable SOUs</b>            A04 LEVEL 1 &amp; L2</p> <p><b>Type 3B-A06(A) Adaptable SOUs</b>            A03 LEVEL 1 &amp; L2</p> <p>I am satisfied that the arrangements adopted, whilst not showing complete Detail Design (DD) and all applications for external entries, linking pathways, directional signage, TGSIs and the like, shows compliance to the degree necessary and allows for details to be finalised in subsequent stages of the design.</p>	Compliant for the use of Development approval.

	<p>This report is suitable for the Development Application only and confirms the intent of the Disability (Access to Premises – Buildings) Standards and the ACTPLA Access and Mobility General Code have been met, to the degree necessary.</p> <p>It is anticipated that all final dimensions and details will be resolved prior to the next phase, being Building Approval/Construction Certificate stage.</p>	
Statement of assessment	<p>Parking is required to reflect accordance AS2890.6 2009 parking requirements – ACT Parking and Vehicular Access General Code Note, no <u>Visitors, or staff parking on site/off street parking bays within this building has been made available For the use of PWD.</u></p>	Compliant as it relates to adaptable.
Note	Pool access to be address at construction approval stage	For private exclusive use
Statement of assessment	 <p>(Floor Plan Ground A02 buildings) Accessways requires handrails both sides and set back 900mm from pathway</p>	Capable of compliance
Statement of assessment	 <p>(Floor Plan Ground A02 buildings) Required to get to the doorway. Accessways requires handrails both sides and set back 900mm from pathway</p>	Capable of compliance
Statement of assessment	 <p>Floor Plan Ground A02.0.11-unit) Required to get to the doorway.</p>	Capable of compliance
Statement of assessment	<p>Building A03 Floor-Plan Ground</p>	Capable of compliance

<p>Statement of assessment</p>	<p>Building A04 – waste Chute</p>	<p>Capable of compliance</p>
<p>Statement of assessment</p>	<p>Building A05 – Ground floor entry foyer</p>	<p>Capable of compliance</p>

## Drawings Reviewed

Summary	Status
Opportunities/Departures: Performance Solution (PBS)	No Performance solutions.

### 1. Introduction

*SJB Architecture* are responsible for the design of the proposed Precinct 1, located at Block D Section B, Yarralumla, ACT., have sought advice regarding their requirements / obligations in achieving compliance with the relevant accessibility codes and standards, as well as the ACT Territory Plan.

### 2. Objective

The purpose of this report is to provide confirmation that a senior accredited access consultant has reviewed the proposed development against the relevant requirements of the Disability (Access to Premises — Buildings) Standards 2010, Building Code of Australia (BCA 2022) and in addition, the broader expectations of the Disability Discrimination Act 1992 (DDA), to ensure it is suitable for use by persons with a disability.

Additionally, the project has been reviewed against the relevant requirements of the ACT Planning and Land Authority's (ACTPLA) Access and Mobility General Code and Parking and Vehicular Access General Code. The ACTPLA Access and Mobility General Code aims to provide, as far as is reasonable, non-discriminatory, equitable and dignified access for people with a disability to buildings, services and facilities, which are designed to have general access.

### 3. Project Specifics

Applicable Use Classification within the Building Code of Australia V1 2022 (A6 Classifications)	Class 2 Residential
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### 4. Access & Mobility General Code – Assessment

#### PART A – GENERAL DEVELOPMENT CONTROLS

##### 4.1 Element 1: Parking

Intent: To ensure car parking is provided to meet the needs of people with disabilities.

Rules	Criteria	Comments
<b>1.1 Car Parking</b>		
R1	C1	

j) Designated accessible car parking spaces meet the requirements of <i>AS2890.1 and Parking and Vehicular Access General Code</i> .	Car parking is provided at designated locations to meet the needs of people with disabilities.	Compliant
R2 Car parking spaces provided for people with disabilities must have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m, described in Figure 2.7 of <i>AS2890.6</i> .	C2 Adequate space is provided to allow a roof-mounted wheelchair to be unloaded, either front-in or reverse-in position.	Capable of Compliance

## 4.2 Element 2: External Access to Entrances

Intent: To ensure safe and convenient access is provided to entrances of buildings and public spaces for people with a disability or with impaired mobility.

Rules	Criteria	Comment
<b>2.1 Continuous Accessible Path of Travel and Walkways</b>		
R3 A continuous accessible path of travel is provided, which complies with: i) <i>AS1428.1 - Design For Access and Mobility</i> ; ii) <i>AS1428.4 – Tactile Ground Surface Indicators</i> for the orientation of people with vision impairment to highlight hazards or provide direction; iii) <i>AS4586 – Slip-Resistant Classification of New Pedestrian Surface Materials</i> for external paving and ground surfaces; and iv) Designed so that the placement of facilities does not intrude into the continuous accessible path of travel. v) Walkways and glass adjacent to walkways to comply with <i>AS1428.1</i> and <i>AS1428.2</i> .	C3 Continuous accessible path of travel is provided for owners, occupants, employees and visitors: a) To all areas and all required facilities of the building. b) From property boundary, designated accessible parking spaces, passenger drop off points and public spaces to entrances of buildings. c) To connect buildings, facilities and spaces, which are on the same block or part of the same complex, unless topographically impossible. d) To minimise distances travelled between elements of buildings and facilities. e) Walkways are of an appropriate scale and if clear glass is used adjacent to walkways, it is identified by appropriate luminance contrast.	Capable of Compliance
<b>2.2 Lighting</b>		

R4 Internal lighting along the whole of the continuous accessible path of travel designed to meet <i>AS1680.0</i> .	C4 This is a mandatory requirement. There is no applicable criterion.	The required LUX levels will be achieved within the design development stage.  The concept shows compliance and offers the application to be detailed within the following stage/design.
R5 External lighting along the whole of the continuous accessible path of travel meets <i>AS1158.3.1</i> and the <i>ACT Crime Prevention and Environmental Design General Code</i> .	C5 This is a mandatory requirement. There is no applicable criterion.	The required LUX levels will be achieved within the design development stage.  The concept shows compliance and offers the application to be detailed within the following stage/design.
<b>2.3 Wayfinding</b>		
R6 Where installed, directional signage or other wayfinding methods, e.g. tactile indicators, to be in accordance with <i>AS1428.1</i> and <i>AS1428.4</i> and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. Details to meet <i>AS1428.1</i> and <i>AS1428.4</i> .	C6 This is a mandatory requirement. There is no applicable criterion.	The concept shows compliance and offers the application to be detailed within the following stage/design.
R7 There is no applicable rule.	C7 For illuminated signs, the luminance of the symbols is to be at least 30% in contrast to the background.	No rule, however further consideration will be given to this within the design development stage, if required.

### 4.3 Element 3: Entry and doorways

Intent: To provide safe and convenient entry to, and egress from buildings and to floors within buildings.

Rules	Criteria	Comments
<b>3.1 Doorways and Doors</b>		
R8 Doorways and doors are designed to meet <i>AS1428.1- Design for Access and Mobility</i> for:	C8 This is a mandatory requirement. There is no applicable criterion.	Capable of Compliance



f) Pedestrian entrances and exits; g) Public circulation areas; and any common use areas.		
R9 There is no applicable rule.	C9 Automatic doors for public entrances should be installed in high use commercial and public buildings.	Not Applicable – client's discretion

#### 4.4 Element 4: Circulation

Intent: To provide design elements, which are safe and convenient, for circulation within and entry to buildings.

Rules	Criteria	Comments
<b>Circulation</b>		
	Stairways, stairway lifts, passenger lifts, ramps, handrails and grab rails are provided in accordance with appropriate Australian Standards (refer to appendix A).	Capable of Compliance

#### 4.5 Element 5: Toilets

Intent: To provide access and use of sanitary facilities.

Rules	Criteria	Comments
<b>Sanitary Facilities</b>		
	Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards (refer to appendix A).	N/A no facilities

#### 4.6 Element 6: Facilities

Intent: To provide access to other appropriate facilities such as street furniture and ATMs.

Rules	Criteria	Comments
<b>Outdoor furniture</b>		

	Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards (refer to appendix A).	Capable of Compliance public street furniture and the like.
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## 5. Applicable Standards

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The National Construction Code (NCC) makes reference to some of the Australian Standards applicable to the design of equitable access. The NCC indicates which edition of Australian Standards it refers to. The NCC does not always refer to the most recent version of a standard. However, under the Code, the most up-to-date Australian Standards, applied by the code, are applicable to relevant development proposals. At the time of the preparation of this Code the following standards apply:

- AS1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work
- AS1428.2 Design for Access and Mobility - Enhanced and Additional Requirements – Buildings and Facilities
- AS2890.6 Parking facilities: Part 6 – Off-Street Parking for People with Disabilities

ACT Planning and Land Authority:

- Access and Mobility General Code
- Parking and Vehicular Access General Code

## 6. Responsibilities

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Compliance with the Building Code of Australia, National Construction Code, Australian Standards and Disability (Access to Premises – Buildings) Standards will provide an environment, which is considered accessible under the Building Codes. Therefore, there will always be a need for those responsible for buildings and their uses to consider broader issues of access, such as management and staff training, as well as matters such as maintenance.

As identified, the Building Code of Australia, Disability (Access to Premises – Buildings) Standards and associated Australian Standards provide technical guidance and specific recommendations on accessible design, covering elements such as:

- Access to buildings from allotment boundaries
- Provision of car parking for people with disabilities
- Access into the building and circulation routes
- Accessible sanitary facilities
- Suitable hearing augmentation
- Provision of tactile indicators
- Provision of suitable lifts

However, realistically, there are often constraints with a proposal, which prevent the design meeting the deemed-to-satisfy provisions in the BCA. In such a case, the provision of a “performance solution” can be provided to demonstrate compliance with the performance requirements of the BCA, as is the case with this report.

In such circumstances, a broader holistic view may be required to achieve the optimum level of accessibility, when considered in conjunction with the end use of the building, along with the constraints, which are imposed. In this respect, the proposal will still meet the broader Performance Requirements and intent of the BCA.

## 7. Appendix A – Drawing Register

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### Design Documentation:

The following design documentation, prepared by SJB Architecture, Job 5479 – dated 23/08/23 was reviewed during the preparation of this report project

Adaptable Apartment Types – Rev 4

DA-A-0211 DA-A 01 Floor Plan - Ground 4 23.08.2023

DA-A-0212 DA-A 01 Floor Plan - Level 1-2 4 23.08.2023

DA-A-0213 DA-A 01 Floor Plan - Attic 1 4 23.08.2023

DA-A-0214 DA-A 01 Roof Plan 4 23.08.2023

DA-A-0221 DA-A 02 Floor Plan - Ground 4 23.08.2023

DA-A-0222 DA-A 02 Floor Plan - Level 1 4 23.08.2023

DA-A-0223 DA-A 02 Roof Plan 4 23.08.2023

DA-A-0231 DA-A 03 Floor Plan - Ground 4 23.08.2023

DA-A-0232 DA-A 03 Floor Plan - Level 1-2 4 23.08.2023

DA-A-0234 DA-A 03 Floor Plan - Attic 1 4 23.08.2023

DA-A-0235 DA-A 03 Roof Plan 4 23.08.2023

DA-A-0241 DA-A 04 Floor Plan - Ground 5 23.08.2023

DA-A-0242 DA-A 04 Floor Plan - Level 1-2 4 23.08.2023

DA-A-0244 DA-A 04 Floor Plan - Attic 1 4 23.08.2023

DA-A-0245 DA-A 04 Roof Plan 4 23.08.2023

DA-A-0251 DA-A 05 Floor Plan - Ground 4 23.08.2023

DA-A-0252 DA-A 05 Floor Plan - Level 1-2 4 23.08.2023

DA-A-0254 DA-A 05 Floor Plan - Attic 1 4 23.08.2023

DA-A-0255 DA-A 05 Roof Plan 4 23.08.2023

DA-A-0511 DA-A 01 Elevations - North and South 4 23.08.2023

DA-A-0512 DA-A 01 Elevations - East and West 4 23.08.2023

DA-A-0521 DA-A 02 Elevations - North and South 4 23.08.2023

DA-A-0522 DA-A 02 Elevations - East and West 4 23.08.2023

DA-A-0531 DA-A 03 Elevations - North and South 4 23.08.2023

DA-A-0532 DA-A 03 Elevations - East and West 4 23.08.2023

DA-A-0541 DA-A 04 Elevations - North and South 4 23.08.2023

DA-A-0542 DA-A 04 Elevations - East and West 4 23.08.2023

DA-A-0551 DA-A 05 Elevations - North and South 4 23.08.2023

DA-A-0552 DA-A 05 Elevations - East and West 4 23.08.2023

DA-A-0611 DA-A 01 Sections 4 23.08.2023

DA-A-0621 DA-A 02 Sections 4 23.08.2023

DA-A-0631 DA-A 03 Sections 4 23.08.2023

DA-A-0641 DA-A 04 Sections 4 23.08.2023

DA-A-0651 DA-A 05 Sections 4 23.08.2023

DA-A-2901 DA-PRECINCT Area Plan - Sheet 01 4 23.08.2023

DA-A-2902 DA-PRECINCT Area Plan - Sheet 02 2 23.08.2023

DA-A-4420 DA-PRECINCT Adaptable Apartment Types 4 23.08.2023

# Curriculum Vitae

Assessor, Rhys Tappenden

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## QUALIFICATIONS & ACCREDITATIONS

- DDA/Access Consultant – Association of Consultants in Access Australia (ACAA), Accredited Member #428 Qualified
- Building Designer – Lic. # 1168941
- Builder Open – Lic. # 1168941
- Livable Design Guidelines Qualified & Registered Assessor # 10023
- Livable Housing Design - Technical Advisor
- Livable Housing Design Appointed Panel member (TAP)
- Advanced Diploma in building management

## SUMMARY

With over 20 years experience in the construction industry and performing duties in Access Consulting, Building Codes Compliance, Building and Building Designing, Rhys has worked in both the private and commercial sector as an access consultant, certifying compliant access conditions and has built a reputation as a specialist in this sector.

With over 5 years managing a non-for-profit program *Home and Community Care* (HACC), Rhys has designed and built for the individual clinical needs of a person with a disability under 65 and over 65 years of age. Additionally, he has worked closely with community-based Occupational Therapists and local Council conditions to achieve the best clinical outcome and solution for the client, while keeping within the funded budget.

Moreover, Rhys has been part of the forward thinking of Livable Housing Design Guidelines as one of the 6 members on their Technical Advisory Panel (TAP), developing the performance requirements and ruling on changes made. This has given him the ability to work with the residential sector at the Property Council of Australia and develop a usable product.

While building the same reputation in the commercial sector, Rhys became qualified as an access consultant in public spaces and the urban environment. His understanding of both Local and State Government legislation, right down to the dimensional requirements of the Australian Standards for the use of products and servicing a person with a disability, is second to none.

Lastly, Rhys is proficient in collaborating with clients and working with people who have changing needs and mobility limitations. His experience with industry stakeholders includes property and facility managers, building owners, builders, architects, engineers, occupational therapists, commercial lessees, landscape designers, heritage architects, and the general public. Therefore, clients can be assured that they will receive high quality information and evidence-based recommendations.

## Certificate of Membership Accredited Member



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This is to certify that


**Mr Rhys Tappenden**

Membership Number

**428**

Was admitted as an **Accredited Class Member** of the  
Association of Consultants in Access Australia, Inc. on the 2nd day of  
September 2015.  
Membership is only valid whilst a current financial member.

  
Mr Chris Porter  
ACA NATIONAL PRESIDENT

  
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