

# Part 5 Submission **ACCESS REPORT**

**Reference Number:** 21265

**Client:** DKT Studio

**Site Address:** 15-17 Cecily Street, Belfield, NSW



**Vista Access Architects Pty. Ltd.**

[www.accessarchitects.com.au](http://www.accessarchitects.com.au)

[admin@accessarchitects.com.au](mailto:admin@accessarchitects.com.au)

PO Box 353, Kingswood NSW 2747

ABN: 82124411614

## Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 Submission for the development proposed at **15-17 Cecily Street, Belfield, NSW**

The development is within Strathfield Municipal Council LGA and proposes a **New Building designed as per SEPP Housing** (previously SEPP Housing for Seniors and People with a Disability)

The development proposes the following:

Residential units	8
Accessible parking spaces	2

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735-1999 Lift types included in the BCA including Part 12: Facilities for persons with disabilities
- Schedule 4 of Housing SEPP (State Environmental Planning Policy) previously known as SEPP Seniors or People with a Disability

The assessment of the proposed development has been undertaken to the extent necessary to issue Part 5 development consent. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) or Tender stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of Building Code of Australia 2019 and Schedule 4 of Housing SEPP (State Environmental Planning Policy) previously known as SEPP Housing for Seniors or People with a Disability 2004

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

### Assessed by



**Jenny Desai**

Accredited Access Consultant and LHA Assessor  
ACAA Accredited Membership number 572  
Qualified- Certificate IV in Access Consulting  
LHA Assessor Licence number 20242

### Peer reviewed by



**Farah Madon**

Accredited Access Consultant and LHA Assessor  
ACAA Accredited Membership number 281  
Qualified- Diploma in Access Consulting  
LHA Assessor Licence number 10032

**Vista Access Architects Pty. Ltd.**

## Relevant Dates:

Fee proposal, number FP-21335 dated **5-05-2021**. Fee proposal was accepted by Client on **12-06-2021**

## Assessed Drawings:

The following drawings by DKT Studio Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A03	D	10-06-2022	Site plan
A04	D	10-06-2022	Ground floor plan
A05	D	10-06-2022	First floor plan
A09	D	10-06-2022	Ground floor circulation plan
A10	D	10-06-2022	First floor circulation plan

## Document Issue:

Issue	Date	Details
Draft 1	29-07-2021	Issued for Architect's review
Issue A	20-10-2021	Issued for Architect's review
Issue B	21-06-2022	Issued for DA
Issue C	07-07-2022	Issued for Part 5 Submission

## Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

**Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.**

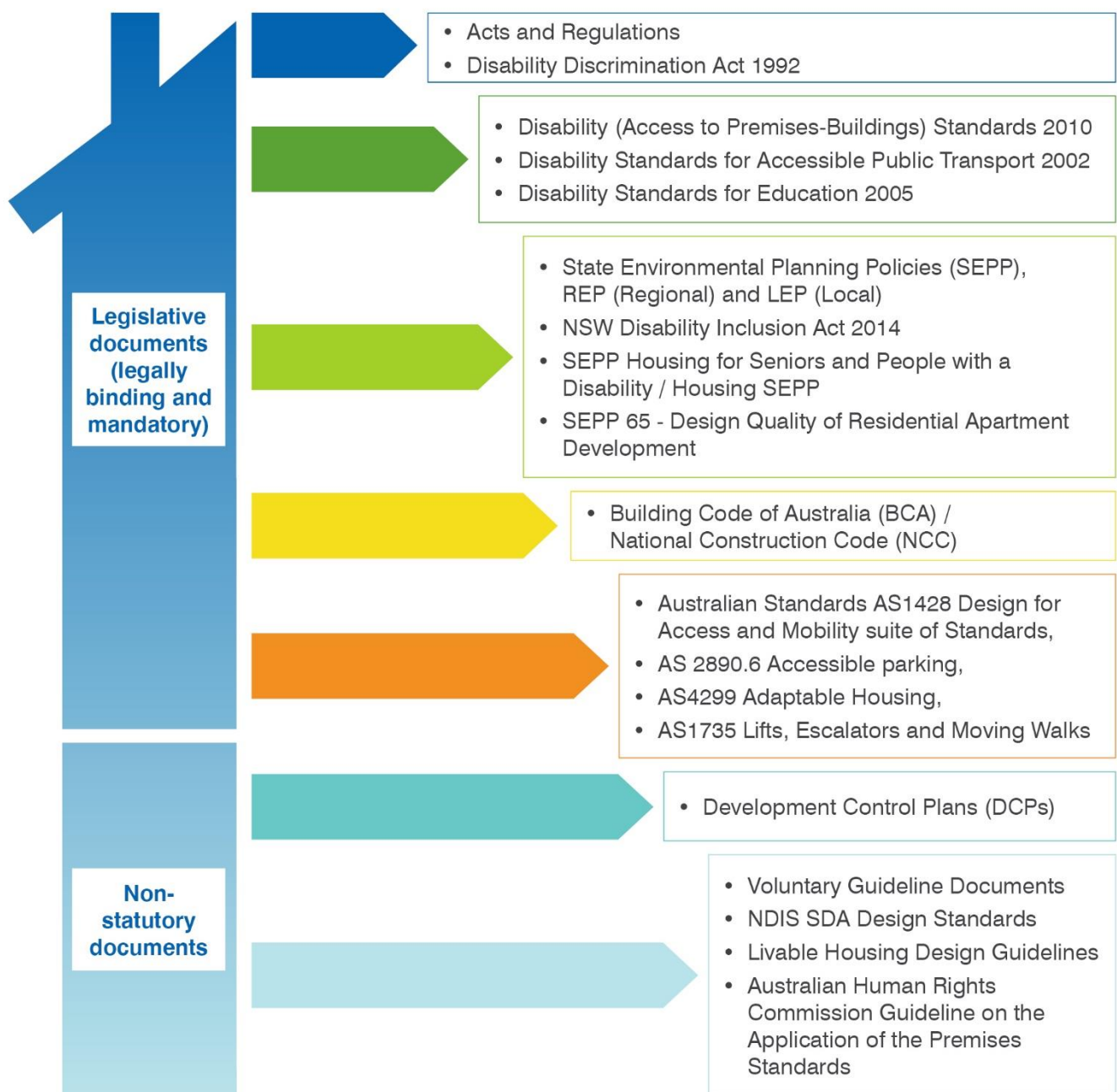
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

**This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.**

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586/ HB197/ HB198 and any other applicable regulation and Australian Standard

## Hierarchy of Access-related Legislation and Standards



The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of 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 DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.



## Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

Development consists of new building/s and therefore compliance is required to full development

### BCA Part D3 Access for People with a Disability BCA D3.1 General building Access requirements

SOU refers to a Sole Occupancy Unit

#### Requirement

**Class 2** - building containing more than 2 SOUs i.e. sole-occupancy units

For residential use components, access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

#### Compliance

Complies

#### Comments

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all levels by means of accessible pathways and lifts.
- Access has been provided to common use garbage storage rooms
- Access is provided to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- Each Ground floor unit has been provided with an accessible private open space.

Details to be verified at CC stage of works.

### BCA Part D3.2 Access to buildings

#### Requirement

**Accessway is required from:**

- Main pedestrian entry at the site boundary for new buildings.
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

#### Compliance

Complies

#### Comments

- Level Access has been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of the same.

Details to be verified at the CC stage of works.

## Requirement

### Common use External Walkway / Pedestrian access requirements as per AS1428-2009:

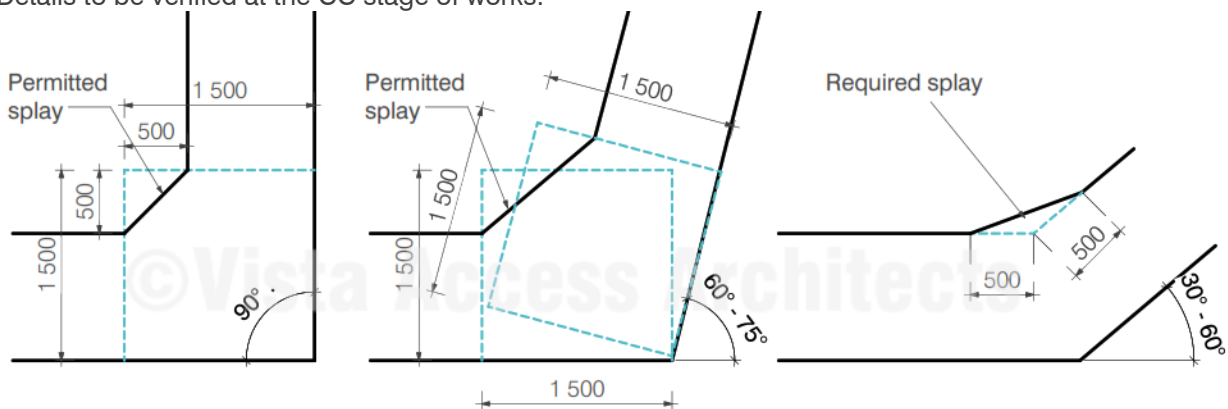
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
- At 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

## Compliance

Complies with spatial requirements

### Comments

Details to be verified at the CC stage of works.



[Image description: Spatial requirements of walkways with bends as per AS1428.1]

## Requirement

### Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)

### Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel

Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

## Compliance

Capable of compliance

### Comments

Details to be verified at the CC stage of works.

## Requirement

**Accessway** is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m<sup>2</sup>, a non-accessible entry must not be located more than 50M from an accessible entry.

## Compliance

Complies

## Comments

The building has only 1 pedestrian entry, which has been designed to be accessible.

## Requirement

**All common use doorways and doorways to and within units** to comply with AS1428.1.

Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

## Doorway requirements

- All common use doorways in the development within accessible path of travel (other than non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1

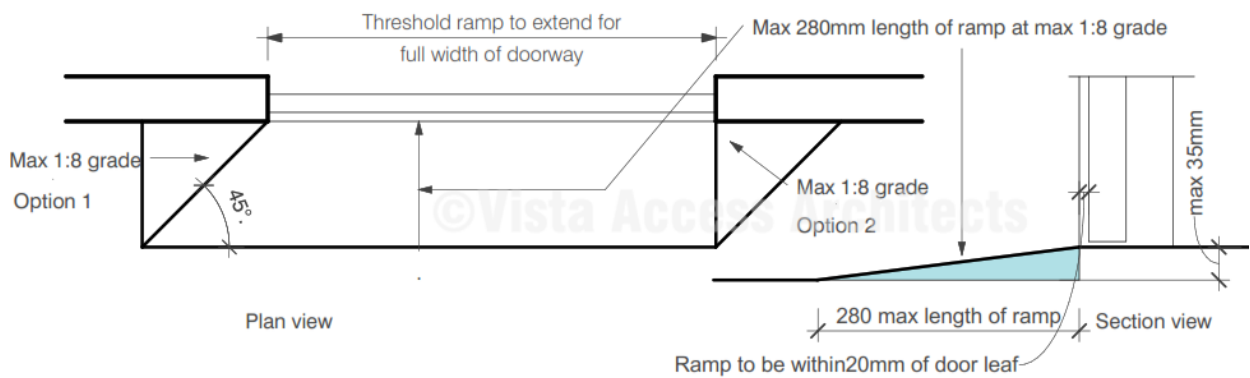
## Compliance

Complies with spatial requirements

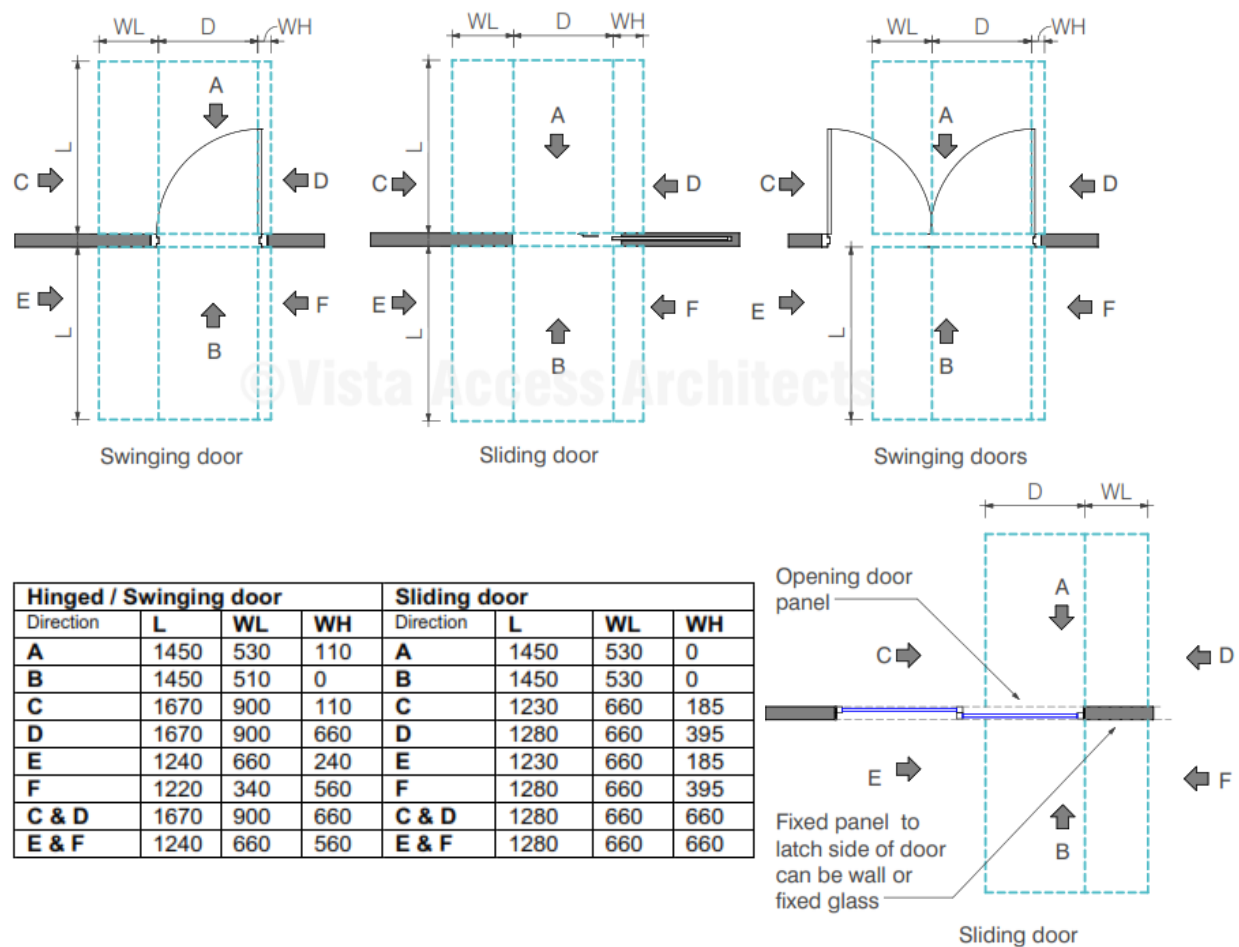
## Comments

Details to be verified at the CC stage of works.



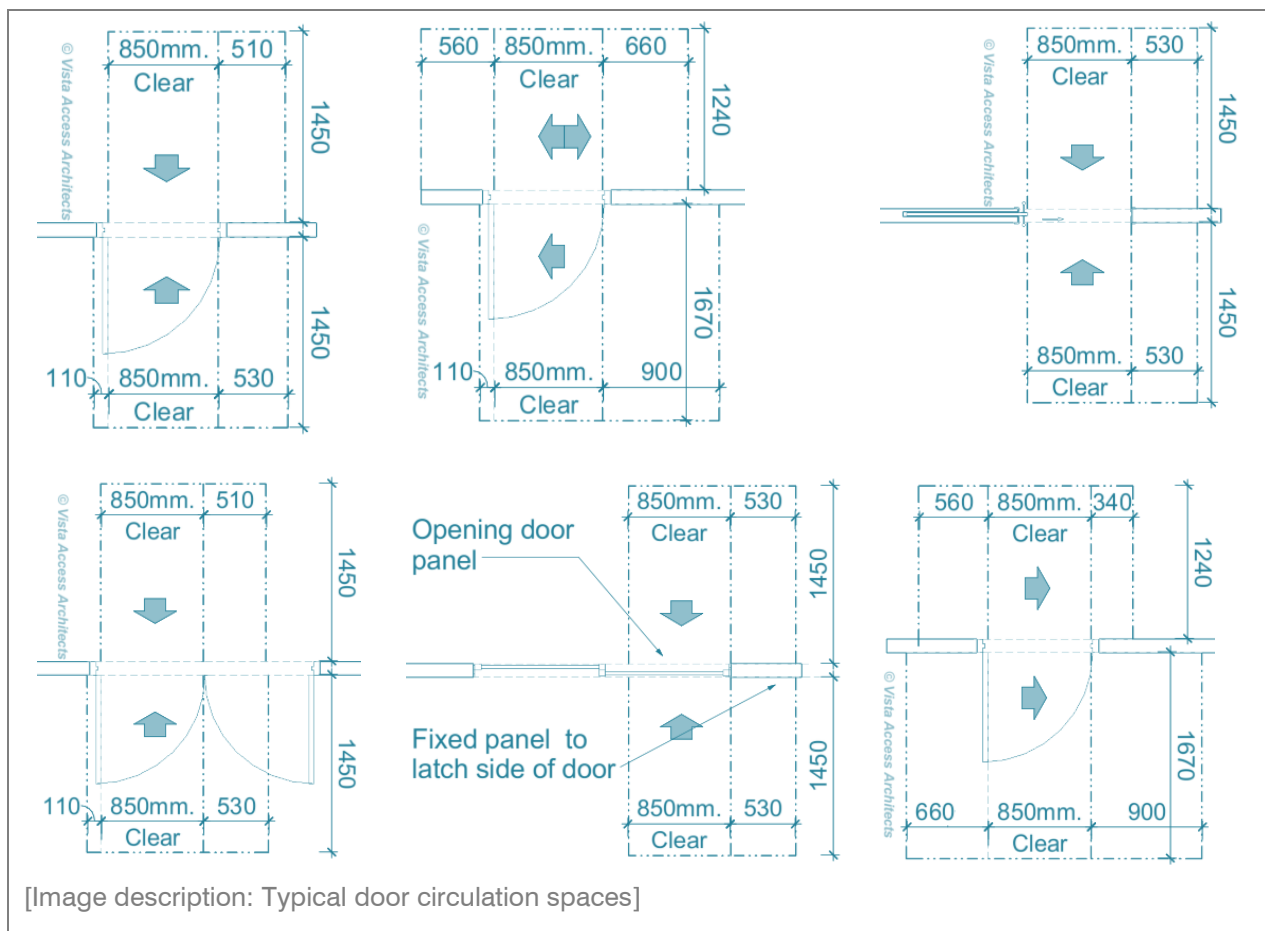


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening (D)=850mm]

For surface mounted sliding doors, circulation space on the opposite side of the door face will increase by the value of the wall thickness to the face of the door.



## BCA Part D3.3 Parts of buildings required to be accessible

### Requirement

Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1

**Compliance** N/A

### Comments

No 1:14 ramps have been identified in the development.

### Requirement

**Step ramp** if provided in common use areas is to be compliant with AS1428.1-2009 and NCC/BCA

**Compliance** N/A

### Comments

No step ramps have been identified in the development.

## Requirement

**Kerb ramp** if provided in common use areas is to be compliant with AS1428.1-2009

**Compliance** N/A

## Comments

No kerb ramps have been identified in the development.

## Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with:

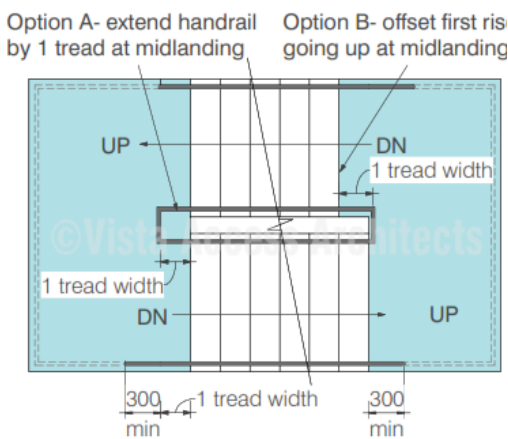
- Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips).
- Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.
- Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.

**Compliance** Complies with spatial requirements

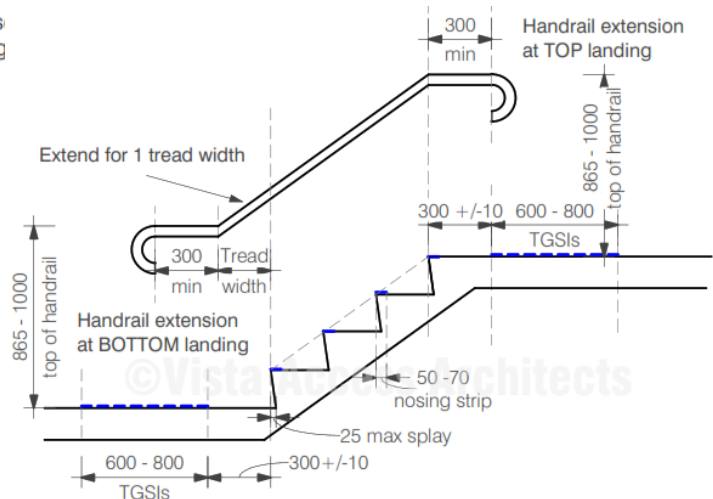
## Comments

Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works

**Note:** For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non-fire-isolated and fire-isolated stairways.



[Image description: Diagram showing the requirements of a non-fire-isolated stairway as per AS1428.1]



600-800 TGSIs are required where the distance of the landing is 3000mm or more. For landings less than 3000mm, reduce the width of TGSIs to 300-400

## Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009

**Compliance** N/A

### Comments

No fire-isolated stairways have been identified in the development

### Requirement

**Nosing** for common use fire-isolated and non-fire-isolated stairways require the following:

- Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing.
- Multiple strips making up the 50mm-75mm depth is NOT permitted.
- This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads.
- Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm
- Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.

### Compliance

Capable of compliance

### Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

### Requirement

#### Slip resistance requirements as per BCA

BCA Table D2.14 Slip –resistance requirements when tested in accordance with AS4586:

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

**HB 197/ HB198** An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

### Compliance

Capable of compliance

### Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

### Requirement

Every **Passenger lift** is to comply with the requirements of BCA E3.6.

### Compliance

Capable of compliance

### Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

## Requirement

### Passing spaces requirement

It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

**Compliance** N/A

### Comments

There are no accessways over 20M lengths in the development where a direct line of sight is not available.

## Requirement

### Turning spaces requirement

It is a requirement to provide turning spaces in common use accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

**Compliance** Complies

### Comments

- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.

Details to be verified at CC stage of works.

## Requirement

### Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

**Compliance** N/A

### Comments

Use of carpets have not been identified in the development

## BCA Part D3.4 Exemption

## Requirement

**Access is not required to be provided in the following areas:**

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

## Compliance

For information only

## Comments

Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

## BCA Part D3.5 Accessible Carparking

## Requirement

## Class 2

There are no Accessible carparking requirements for a Class 2 under the BCA.

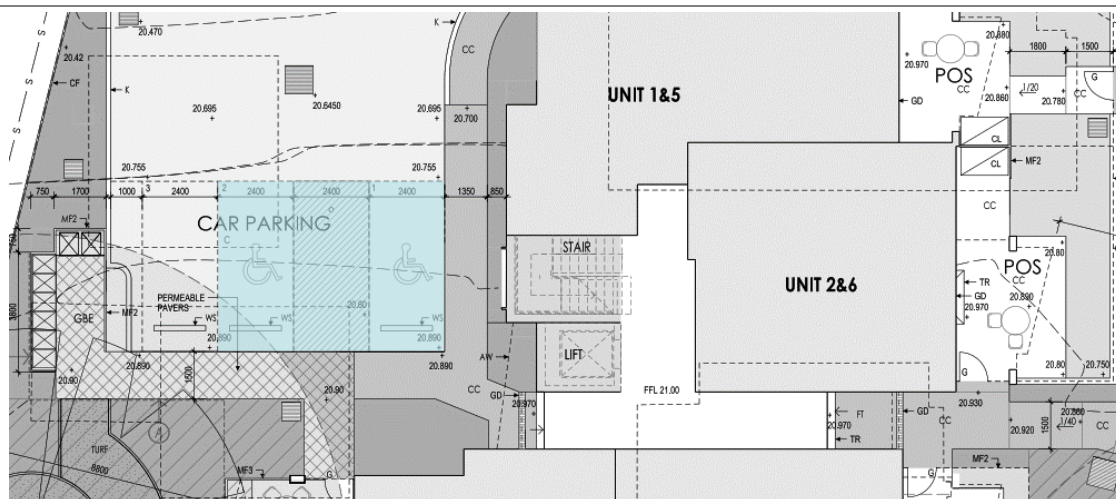
If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.

## Compliance

## Complies

## Comments

Total number of Accessible parking spaces provided in the development = 2



[Image description: Plan of the ground level above shows the provision of Accessible parking spaces]



## AS2890.6-2009 requirements for Accessible car parking space

### Requirement

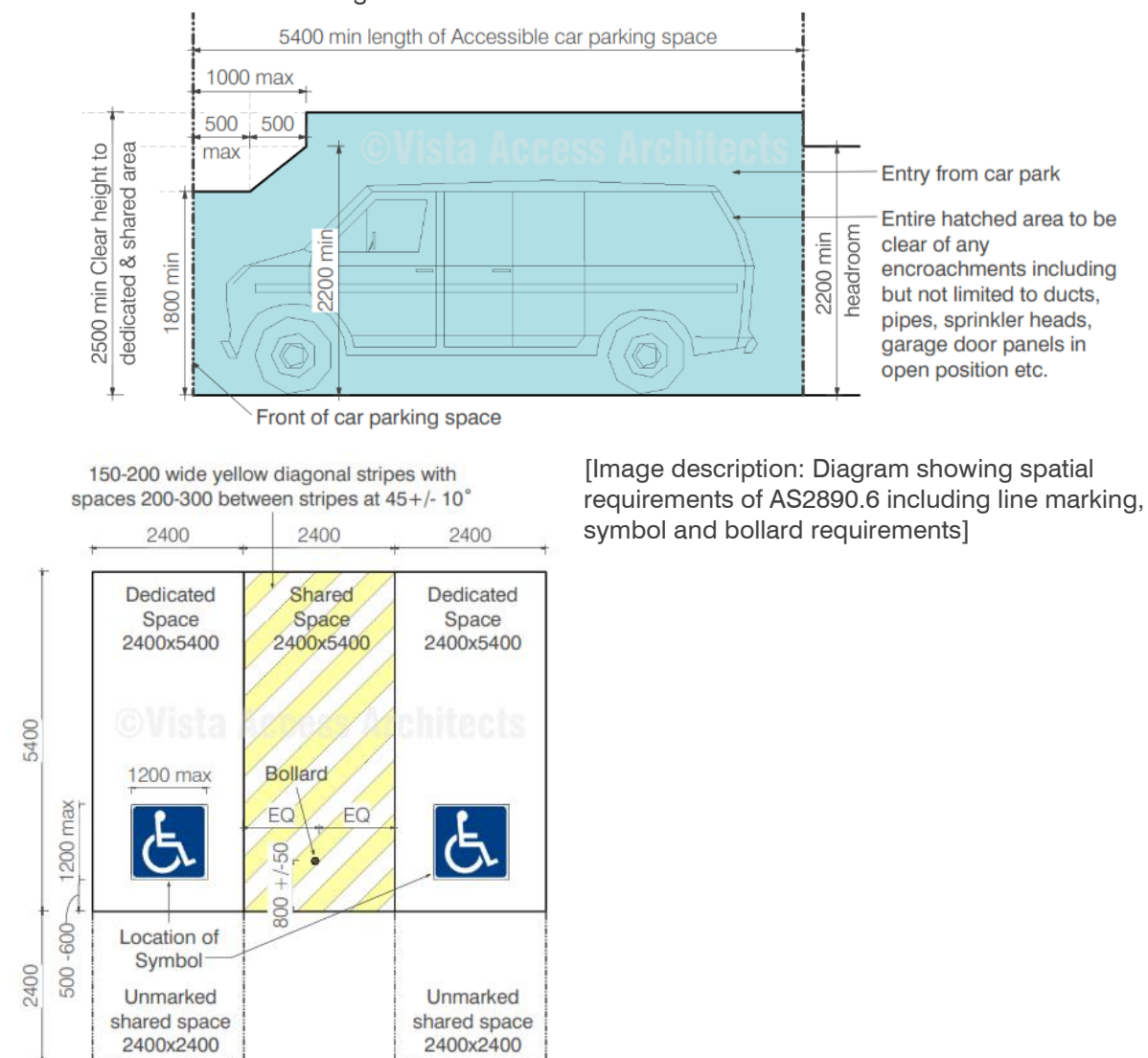
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.

### Compliance

Complies with spatial requirements

### Comments

Details to be verified at CC stage of works.



## BCA Part D3.6 Signage

### Requirement

**Braille and Tactile signage are required to identify Accessible Sanitary facilities**

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified in the development.

### Requirement

**Braille and Tactile signage are required to identify Ambulant Sanitary facilities**

**Compliance** N/A

### Comments

No ambulant sanitary facilities have been identified in the development.

### Requirement

**Braille and Tactile signage is required to identify Hearing Augmentation**

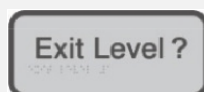
**Compliance** N/A

### Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

### Requirement

**Braille and Tactile signage is required to identify a Fire exit door** required by E4.5 by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The "?" shown in image is to be replaced with the floor level where the door is located]

**Compliance** Capable of compliance

### Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

### Requirement

**Signage is required to a non-accessible pedestrian entrance**

**Compliance** N/A

### Comments

The development has only 1 entry which has been designed to be accessible.

### Requirement

#### **Signage is required to be as per Specification D3.6 Braille and Tactile Signs**

This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

### Compliance

Capable of compliance

### Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

## BCA Part D3.7 Hearing Augmentation

### Requirement

**Hearing Augmentation** is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.

### Compliance

N/A

### Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

## BCA Part D3.8 Tactile indicators (TGSIs)

### Requirement

#### **TGSIs are required when approaching:**

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps, kerb ramps, step ramps or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs. TGSIs to extend for full width i.e., handrail to handrail.

### Compliance

Capable of compliance

### Comments

TGSI selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

## BCA Part D3.11 Limitations on Ramps

### Requirement

#### On an accessway:

- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

**Compliance** N/A

### Comments

No ramps have been identified in the development

## BCA Part D3.12 Glazing on Accessways

### Requirement

#### Glazing requirements:

- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

**Compliance** Capable of compliance

### Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

## BCA Part F Accessible Sanitary Facilities

### BCA F2.4 Accessible Sanitary facilities

### Requirement

**Accessible unisex toilet** is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

## BCA F2.4(a) Accessible unisex sanitary compartments

### Requirement

#### Class 2

At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

## BCA F2.4(b) Requirements for Accessible unisex showers

### Requirement

#### Class 2

At least 1 unisex Accessible shower when showers are provided in common areas.

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

### Requirement

**Accessible unisex toilet is to be designed in accordance with AS1428.1-2009**

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

### Requirement

**Showers for Accessible use are to be designed in accordance with AS1428.1**

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

### Requirement

**Ambulant use male / female toilets** are to be provided if an additional toilet to the Accessible unisex toilet is provided

**Compliance** N/A

### Comments

No common use sanitary facilities have been identified on the plans

## BCA Part E Lift Installations

### BCA E3.2 Stretcher facility in lifts

#### Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

#### Compliance

For information only

#### Comments

Contact BCA consultant in regard to applicable requirements.

### BCA E3.6 Passenger lift

#### Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **Tables E3.6a and E3.6b**

#### Compliance

Capable of compliance

#### Comments

A **certificate of compliance from the lift supplier**, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

### BCA E3.6 Table E3.6a Limitations on use of types of passenger lifts

#### Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

#### Compliance

N/A

#### Comments

Not identified in the development.



## BCA E3.6 Table E3.6b -Application of features to passenger lifts

### Requirement

**Handrail requirements for passenger lifts.** Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc

**Lift floor dimensions** (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

**Lift landing doors** to be provided at upper landing (excluding stairway platform lift).

### **Lift car and landing control buttons complying with AS1735.12**

Some of the requirements listed below. Refer to AS1735.12 for further details.

#### **For internal control panel:**

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

#### **For external control panel:**

To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

**Lighting** (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

### **To all lifts serving more than 2 levels**

- Automatic audible information to identify level when car stops
  - Audible and visual indication at landing to indicate arrival of lift car
- Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

**Emergency hands free communication** (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

### Compliance

Capable of compliance

### Comments

**A certificate of compliance from the lift supplier**, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works





Clause	Requirements	Compliance / Comments
1. Application	Development is Seniors housing that consists of hostels or self-contained dwellings	Complies The development consists of 8 self-contained dwellings.
2. Siting	<p><b>Wheelchair Access</b> If the whole of the site has a gradient of less than 1:10</p> <ul style="list-style-type: none"> <li>100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road.</li> </ul> <p><b>Wheelchair Access</b> If the whole of the site does not have a gradient of less than 1:10:</p> <p>a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a</p>	<p>Complies Access has been provided to all the ground floor units by accessible path of travel from an adjoining public road. Add to project specifications to ensure compliance. Details to be verified at the CC stage</p> <p>N/A The gradient of the site is less than 1:10</p>

Clause	Requirements	Compliance / Comments
	<p>gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p><b>Common areas</b> Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>Complies</p> <p>Access has been provided to the common areas such as common use garbage bin areas and letter boxes. Details to be verified at the CC stage</p>
<b>3. Security</b>	<p><b>Pathway lighting</b> to be:</p> <p>a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>b) must provide at least 20 lux at ground level.</p>	<p>Complies</p> <p>Details to be verified at the CC stage</p>
<b>4. Letterboxes</b>	<p><b>Letterboxes:</b></p> <p>a) must be situated on a hard-standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1 i.e. 1540 x 2070mm), and</p> <p>b) must be lockable (lockable side facing the hard-standing area), and</p> <p>c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p>	<p>Complies</p> <p>A common use letterbox area has been provided on the accessible entry pathway to the main Building. A hard-paved area of 1540x2070mm is provided to access the lock side of the letterboxes. Details to be verified at the CC stage</p>
<b>5. Private car accommodation</b>	<p><b>Car parking spaces</b> Clause 50- Part (h) parking states that at least the following is to be provided:</p> <p>a) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</p> <p>b) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.</p> <p><b>Definition</b> <b>Social housing provider means any of the following:</b></p> <p>(a) the New South Wales Land and Housing Corporation,</p> <p>(b) the Department of Housing,</p> <p>(c) a community housing organisation registered with the Office of Community Housing of the Department of Housing,</p> <p>(d) the Aboriginal Housing Office,</p> <p>(e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,</p> <p>(f) the Department of Ageing, Disability and Home Care,</p>	<p>Complies</p> <p>Based on the requirements of Clause 50 of the SEPP, the development / individual ILU requires 2 car parking spaces in compliance with the SEPP. Details to be verified at the CC stage</p>

## Clause

## Requirements

## Compliance / Comments

- (g) a local government authority that provides affordable housing,
- (h) a not-for-profit organisation that is a direct provider of rental housing to tenants.

### If car parking (not being car parking for employees) is provided—

- (a) (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6

Complies  
The following is provided.

2 car parking spaces as per AS2890.6 (ie 2.4M wide dedicated space with 2.4M wide shared zone on a grade of not more than 1:40 in any direction)

Details to be verified at the CC stage

- (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres

Complies  
The car parking spaces are compliant with AS2890.6 i.e., 4.8M wide in lieu of the minimum 3.8M wide which satisfies this requirement.

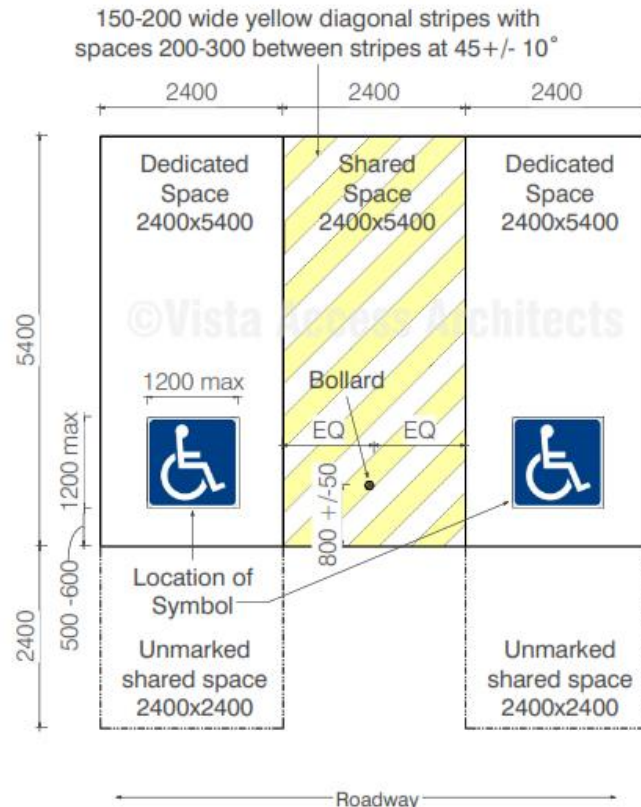
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

Complies

No garage has been identified.

Garage has provision of a powerpoint for door automation to be provided at a later stage.

Details to be verified at the CC stage



[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements ]





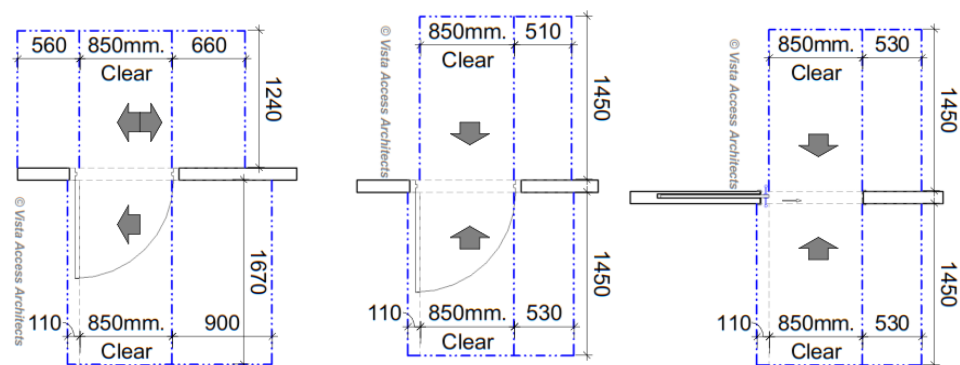
## Clause

## Requirements

## Compliance / Comments

**Note:** It is industry practice to permit the internal door circulation spaces for secondary bedrooms (inside the bedroom) to have an encroachment by easily removable robes as these secondary bedrooms do not have a minimum size requirements specified in the SEPP which makes use by a person that requires use of a wheelchair impossible. However, this is subject to the PCA consent.

**Note:** All sliding doors leading to the private open spaces to have recessed floor tracks to allow for smooth transition from inside the dwelling and a maximum drop of 35mm to the outside with use of an AS1428.1 compliant doorway threshold ramp (1:8 grade and within 20mm of the door leaf). Sliding doors to also provide for 850mm clear door opening and 530mm latch side spaces.



[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

### 8. Main Bedroom

At least one bedroom within each dwelling must have an area sufficient to accommodate a wardrobe and a bed sized as follows:

- in the case of a dwelling in a hostel—a single-size bed,
- in the case of a self-contained dwelling—a queen-size bed

Bedroom must contain a clear area for the bed of at least:

- 1,200mm wide at the foot of the bed, and
- 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.

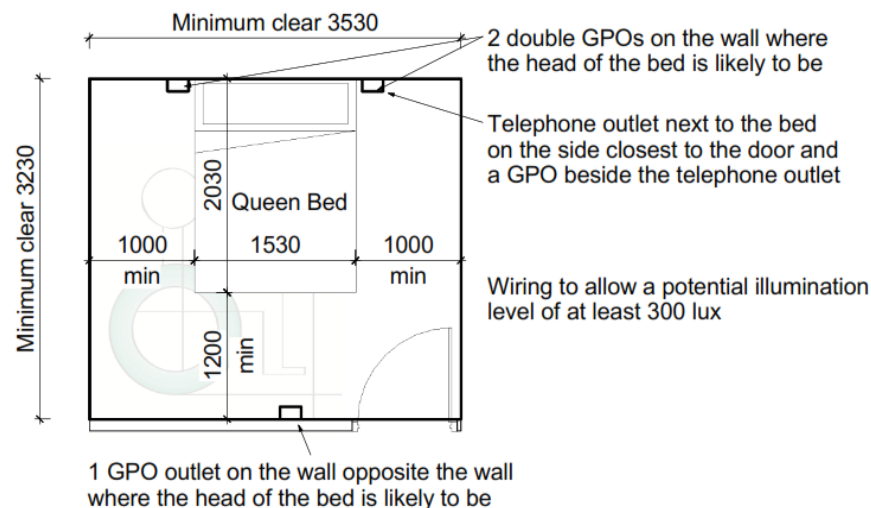
Complies  
Details to be verified at the CC stage

Complies  
Details to be verified at the CC stage

## Clause

## Requirements

## Compliance / Comments



[Image description: One bedroom requirement under the SEPP HSPWD]

Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be

Capable of compliance  
Details to be verified at the CC stage

Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.

Capable of compliance  
Details to be verified at the CC stage

Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.

Capable of compliance  
Details to be verified at the CC stage

Bedroom must have wiring to allow a potential illumination level of at least 300 lux.

Capable of compliance  
Details to be verified at the CC stage

## 9. Bathroom

At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:

Complies with spatial requirements  
Details to be verified at the CC stage

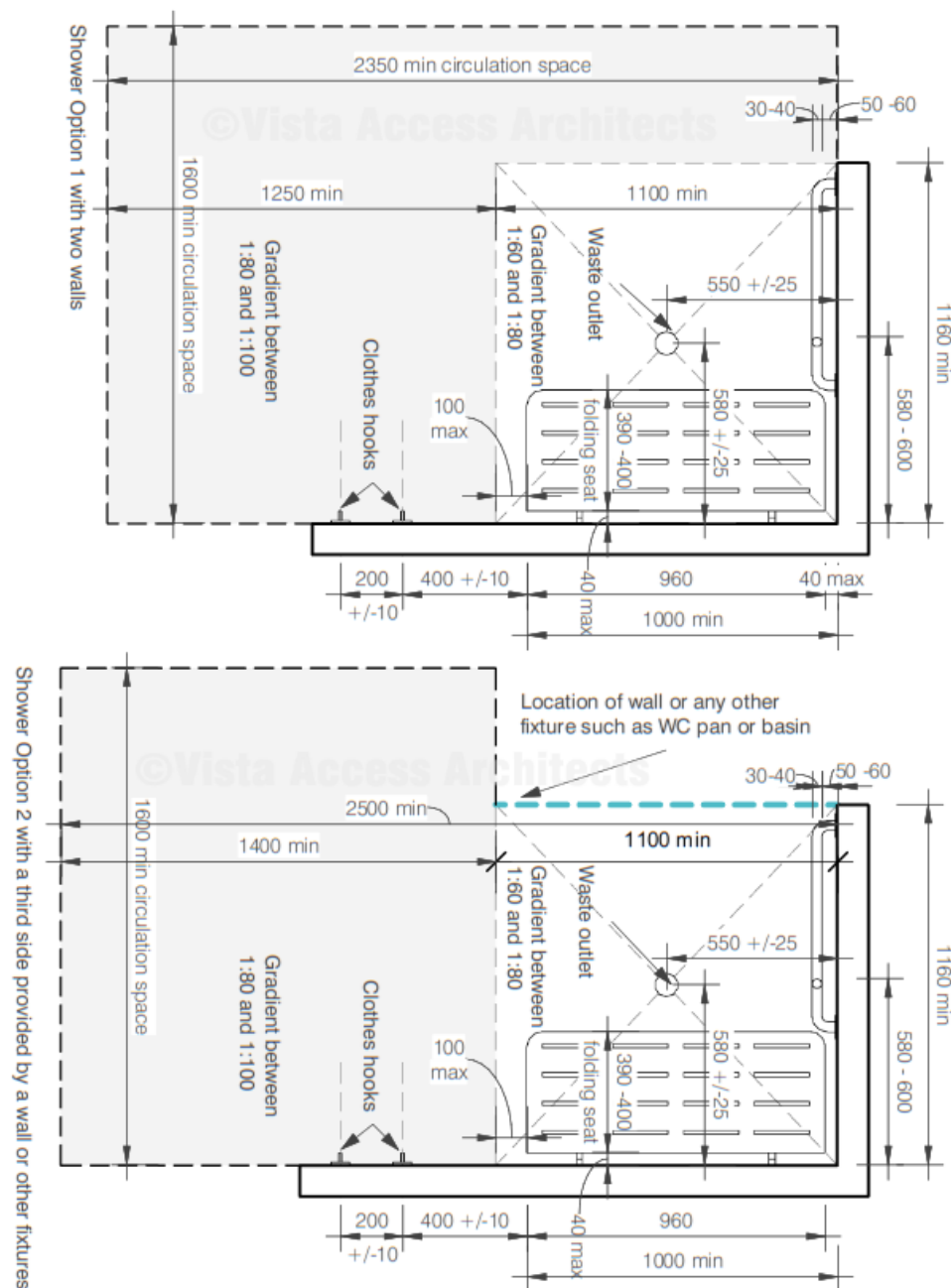
- a slip-resistant floor surface
- a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1
- a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
  - a grab rail,
  - portable shower head,
  - folding seat,

Complies with spatial requirements  
Details to be verified at the CC stage

**Note:** Shower screen can be provided if they can easily be removed to facilitate future accessibility.

**Note:** Walls to have reinforcements to allow for grabrails at post adaptation.

**Advisory Note:** It is recommended that fixtures in the bathrooms such as towel rails be load bearing.



[Image description: Diagram showing accessible shower requirements of AS1428.1]

**Note:** Grabrail, Shower head and Shower seat can be provided in the future.

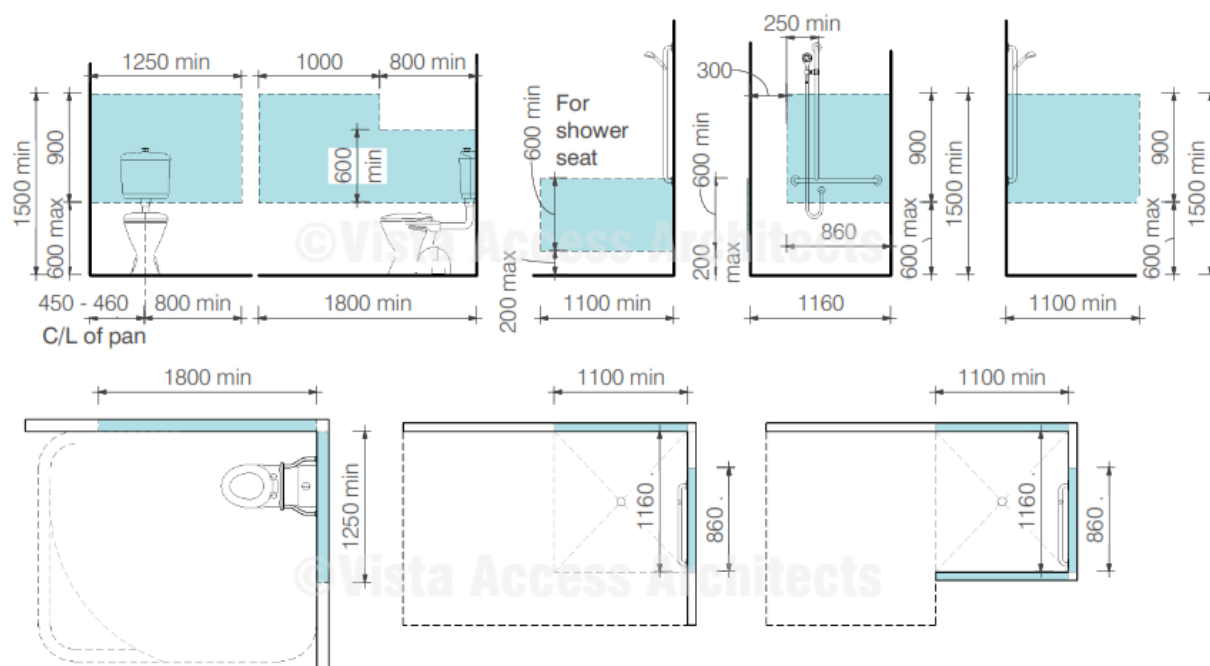
- |  |   |
|--|---|
| a) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it | Capable of compliance<br>Details to be verified at the CC stage |
| b) a double general power outlet beside the mirror.  | Capable of compliance   |

## Clause

## Requirements

## Compliance / Comments

Details to be verified at the CC stage



[Image description: Diagram showing min 12mm thick wall reinforcement requirements for the Adaptable unit for WC and Shower, in post adaptive position]

**Note:** Above diagrams for wall reinforcements can be used for reference for accommodating grabrails in the future.

### 10. Toilet

A **visitable toilet** must be provided as per of AS 4299 on ground floor including:

- Space of 900mm x 1250mm required in front of the WC pan (clear of the shower screen if one is provided)

**Note:** It is our opinion that the space can have the door swing encroaching as long as it is within a bathroom, due to the additional space available in the bathroom

**Note:** Where door is provided next to the WC pan, ensure that door circulation spaces are provided clear of an Accessible toilet pan size.

**Note:** An Accessible toilet pan (800+/- 10mm depth) is not required at the very beginning, but it is required to be located in the correct location as per AS1428.1, i.e. center line to be 450 to 460mm from finished side wall. The circulation space of 1900mm x 2300mm to be achievable at post adaptation.

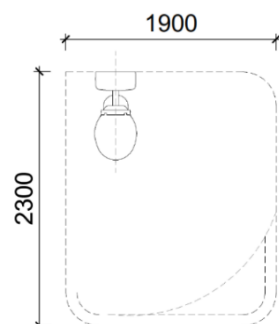
Complies with spatial requirements

Details to be verified at the CC stage

## Clause

## Requirements

## Compliance / Comments



**Note:** Walls to have reinforcements to allow for grabrails at post adaptation.

**Note:** Flooring to be slip resistant.

### 11. Surface finishes

Balconies and external paved areas must have slip-resistant surfaces.

Note: Advise regarding finishes may be obtained from AS 1428.1.

**Note:** AS1428.1 has no fixed requirements noted for slip resistance

BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Guidance can also be taken from

**HB 197/ HB198** An introductory guide to the slip resistance of pedestrian surface materials which provides guidelines for the selection of slip-resistant pedestrian surfaces.

### 12. Door hardware

Door handles and hardware for all doors must be provided in accordance with AS 4299

Capable of compliance  
Details to be verified at the CC stage

Note: AS4299 Clause 4.3.4 has the below requirements for door hardware.

- Door lever handles and hardware shall not be less than 900mm nor more than 1100mm above FFL and in accordance with AS1428.1
- All lockable external doors to be keyed alike

AS1428.1 requires, lever and D shape door hardware as shown below.

### 13. Ancillary items

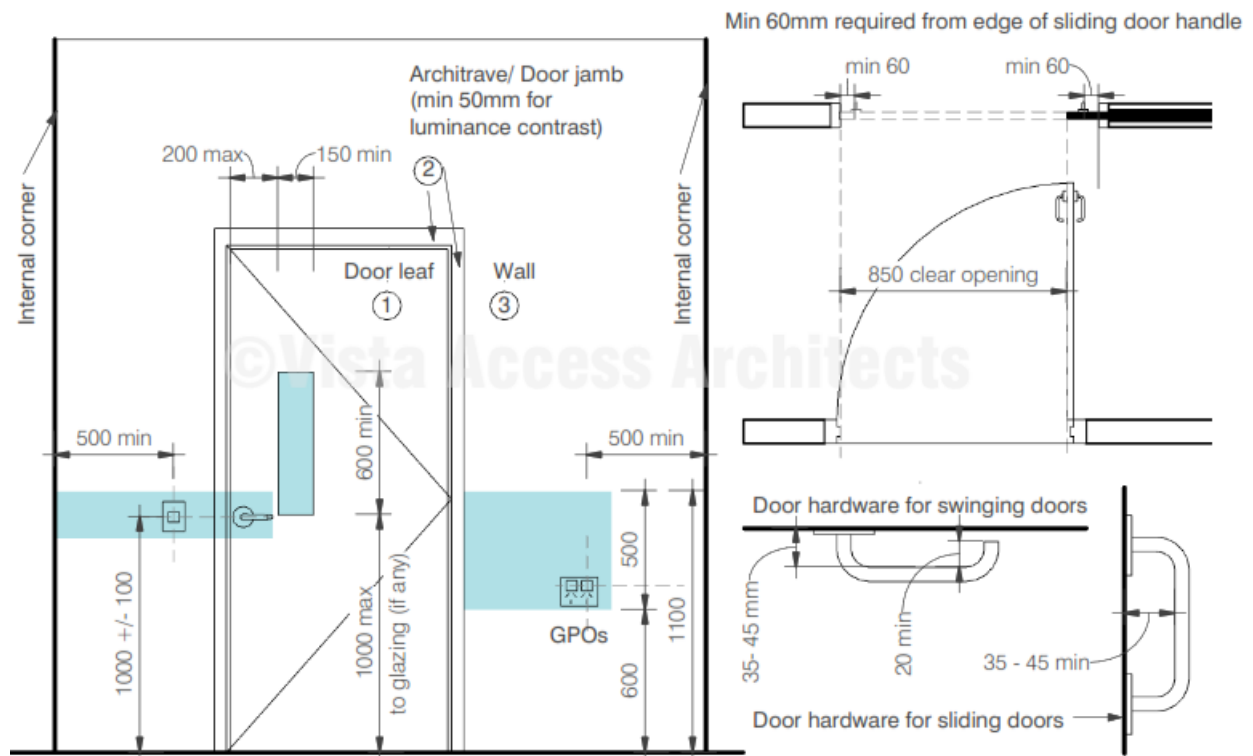
Switches and power points must be provided in accordance with AS 4299

Capable of compliance  
Details to be verified at the CC stage

AS4299 Clause 4.11 has the below requirements:

- Switches located between 900-1100mm and in line with door handles,

- Rocker action / toggle / push pad switches with 35mm width are preferred (therefore not mandatory)
- GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.



[Image description: Diagram showing requirements for door hardware and location of door hardware, switches and GPOs as per AS1428.1]

#### 14. Part 2 - Additional standards for self-contained dwellings

Addition requirements for any seniors housing consisting of self-contained dwellings are listed below

#### 15. Living room and Dining room

Living room must have

- Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter clear of furniture
- Telephone point to be provided adjacent to a GPO.
- Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.

Complies with spatial requirements  
Details to be verified at the CC stage

#### 16. Kitchen

1550mm CLEAR space must be provided when measured from benchtop to opposite benchtop/wall as per Clause 4.5.2 of AS4299

Complies

**Note:** Allow for construction tolerances.

Circulation spaces must be provided at the door (if provided) as per AS1428.1

N/A.



Clause	Requirements	Compliance / Comments
		Kitchen does not have a door.
	<p>Following fittings must be provided as per Clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> <li>i. benches that include at least one work surface at least 800mm in length that comply with clause 4.5.5 which requires, the 800mm wide work surface to be adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL</li> </ul> <p>Note: The height of the kitchen benchtops can be provided as standard 900mm from FFL.</p> <ul style="list-style-type: none"> <li>(i) a tap set as per clause 4.5.6, which requires taps or operating handles to be located 300mm from front of the edge of the kitchen benchtop.</li> <li>(ii) cooktops as per clause 4.5.7, which requires front or side controls with raised crossbars, isolating switch and located next to a work surface of 800mm length at the same height</li> <li>(iii) a wall oven as per clause 4.5.8 which requires to be located next to adjustable height work bench minimum 820mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge.</li> </ul> <p>"D" pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboard</p> <p><b>GPO outlets</b> must be provided as follows:</p> <ul style="list-style-type: none"> <li>▪ At least one double general power outlet within 300mm of the front of a work surface, and</li> <li>▪ At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. Note that it is industry practice not to provide the GPO for refrigerator in an accessible provision due to the release of frost-free fridges post release of the SEPP. However, this is subject to the PCA consent.</li> </ul>	<p>Complies with spatial requirements Details to be verified at the CC stage</p> <p>Capable of compliance Details to be verified at the CC stage</p> <p>Capable of compliance Details to be verified at the CC stage</p>
<b>17. Access to kitchen, main bedroom, bathroom/ toilet</b>	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	N/A

Clause	Requirements	Compliance / Comments
<b>18. Lifts in multi-storey buildings</b>	In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the BCA	Complies Lift has been provided
<b>19. Laundry</b>	<p><b>Laundry must have:</b></p> <ul style="list-style-type: none"> <li>(a) Circulation space at door as per AS1428.1,</li> <li>(b) Provision for the installation of an automatic washing machine and a clothes dryer,</li> <li>(c) A clear space in front of appliances of at least 1,300mm,</li> <li>(d) A slip-resistant floor surface and</li> <li>(e) An accessible path to clothesline (if provided).</li> </ul> <p><b>Note:</b> If laundry is provided in a combined bathroom facility, ensure that the 1300mm is provided clear of any fixtures such as shower screens.</p>	Complies with spatial requirements Details to be verified at the CC stage
<b>20. Storage</b>	<p>A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving</p> <p><b>Note:</b> The 600mm is measured internal shelf size. Therefore, allow for construction tolerances.</p>	Complies Details to be verified at the CC stage
<b>21. Garbage</b>	A garbage storage area must be provided in an accessible location.	Complies Details to be verified at the CC stage

## Appendix A- Pathway to Bus stop assessment

Pathways to Bus stop nominated by town planner

### Requirement

#### Clause 26

Bus stop to be at a distance of not more than 400 M from the site of the proposed development and the distance is accessible by means of a suitable access pathway.

**Compliance**      **Complies**

### Comments

The distance to the bus stops from the subject site is less than 400M

### Requirement

#### Clause 38 Accessibility

The proposed development should:

- (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and
- (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors

**Compliance**      **Complies**

### Comments

Pedestrian links from the subject site to the nominated bus stops have been provided via kerb ramps at dedicated crossings. Note that the nomination of the bus stops is by others.

### Requirement

#### Clause 26

Overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

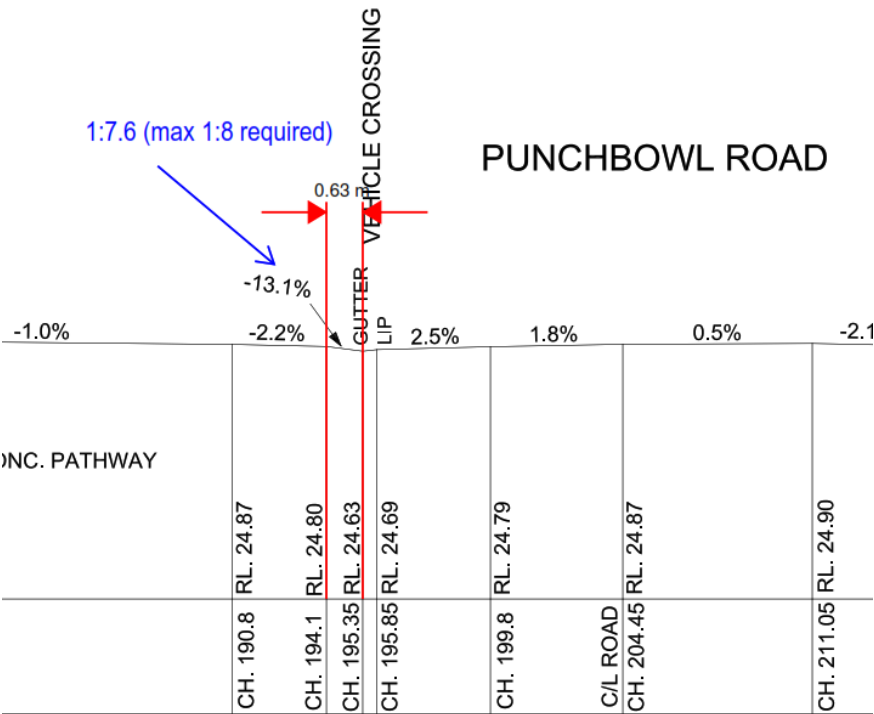
- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

**Compliance**      **Capable of compliance**

### Comments

One section (possibly the kerb ramp) is steeper than 1:8 which will need minor adjustment. A detailed longitudinal grade survey has been provided that indicate grades (existing and proposed) of the pathways being within the range as required in Clause 26 of the SEPP HSPWD. Details to be verified at CC stage of works.

Drawings-



# Statement of Experience

Vista Access Architects specialises in access consultancy services, including, Access requirements and Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



## Farah Madon - Director

**ACAA Accredited Access Consultant**  
**NDIS Accredited SDA Assessor**  
**Livable Housing Assessor**  
**Changing Places Assessor**

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

### Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

### Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Vice President of Association of Consultants in Access Australia (ACAA)
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Management Committee member of NSW Network of Access Consultants
- Director of Livable Housing Australia (LHA)
- Member of Changing Places Australia Technical Advisory Team

### Some Recent Awards presented to Farah include:

- 2021 Australian Access Awards Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards - Winner
- 2021 Western Sydney Executive Woman of the Year - Finalist
- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Educational App of the Year - LRV Contrast App - Finalist







## Vanessa Griffin

ACAA Accredited Access Consultant  
NDIS Accredited SDA Assessor  
Livable Housing Assessor  
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

### Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



## Jenny Desai

ACAA Accredited Access Consultant  
NDIS Accredited SDA Assessor  
Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

### Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



## Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - 695

### Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting

