



# ACCESS REPORT

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Seniors housing development  
3 Cooke Ave, 1, 3 & 5 Deegan Dr, Alstonville NSW

**Date**  
26<sup>th</sup> August 2023

**Prepared for**  
DTA Architects

**Reference No.**  
22359-DA

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## 1.0 INTRODUCTION

### 1.1 General

This Access Report has been prepared at the request of *DTA Architects* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed 16x dwelling seniors housing development to be located at 3 Cooke Ave & 1, 3 & 5 Deegan Dr, Alstonville NSW.

### 1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following (as relevant to the project):

- The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
  - All of Part D4.
  - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
  - Schedule 5 – NSW variations to the BCA.
- AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009 (as per BCA 2022).
- Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.
- State Environmental Planning Policy (Housing) 2021 – Section 93(3)&(4) and Schedule 4 only.

### 1.3 Documentation Relied Upon

This report has been prepared on the basis of the following:

- Architectural plans prepared by DTA Architects, project no. 2022.034, listed as follows:

Drawing No.	Revision	Date	Title
6 of 18	A	25.8.23	Site & ground floor plan
7 of 18	A	25.8.23	First floor plan
8 of 18	A	25.8.23	Roof plan

- Survey plans prepared by RPS Australia East, listed as follows:

Drawing No.	Revision	Date	Title
Sheet 1 of 4	2	20.1.23	Detail survey
Sheet 2 of 4	2	20.1.23	Detail survey
Sheet 3 of 4	2	20.1.23	Detail survey
Sheet 4 of 4	2	20.1.23	Detail survey

### 1.4 Exclusions & Limitations

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Assessment of SDA / SEPP 65.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.

- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

## 1.5 Relevant Legislation

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### Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

*"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."*

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

### Disability (Access to Premises — Buildings) Standards 2010

On the 1<sup>st</sup> of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

#### **Affected Part**

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building.

#### **Schedule 1 Access Code for Buildings**

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

### Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

## 1.6 Building Classification Assessment

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Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s)\*:      Class 2 | Residential

**Note 1** – BCA Consultant / Certifier shall have the final say in determining building classifications.

## 2.0 TECHNICAL ASSESSMENT

### 2.1 General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8) and as reciprocated in the Premises Standards 'Schedule 1 – Access code for buildings'.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

<b>Complies</b>	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
<b>Performance Solution</b>	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
<b>Capable of compliance</b>	Specific details not provided; however, compliance is readily achievable.
<b>Does not comply</b>	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
<b>Design Detail</b>	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
<b>Not applicable</b>	The Deemed-to-Satisfy provision is neither applicable nor relevant.
<b>For Info</b>	For information purposes only.

## 2.2 Part D4: Access for People with a Disability

### **Clause D4D2:** General building access requirements

Buildings and parts of buildings must be accessible as follows (unless exempt by Clause D4D5):

#### Class 2

#### **Common areas**

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed:
  - (A) to the entrance doorway of each sole-occupancy unit; and
  - (B) to and within rooms or spaces for use in common by the residents.

#### **Sole-Occupancy Units**

- No requirements.

Compliance Status	
<b>Capable of compliance</b>	Access is suitably design detailed to comply with the above requirements. The finer design details shall be reviewed at the detailed design stage.

### **Clause D4D3:** Access to buildings

An accessway must be provided to a building required to be accessible:

- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
<b>Complies</b>	Suitable accessways have been provided at the main points of entry at the allotment boundary and at the main building entries.

### **Clause D4D4:** Parts of buildings to be accessible

In a building required to be accessible:

- a. every ramp & walkway (*except a fire-isolated ramp*) must comply with Clause 10 of AS1428.1-2009.
- b. every stairway (*except a fire-isolated stairway*) must comply with Clause 11 of AS1428.1-2009.
- c. all fire-isolated stairways are required to comply with Clause 11.1 (f) and (g) of AS 1428.1-2009.
- d. passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available.
- e. turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
  - Within 2m of the end of accessways; and
  - At maximum 20m intervals along the accessway.

f. carpet installed in an accessway must comply with clause D4D4(g) and (h)

Concession – A ramp complying with AS 1428.1-2009 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:

- containing not more than 3 storeys; and
- with a floor area for each storey, excluding the entrance storey, of not more than 200m<sup>2</sup>.

Compliance Status	
<b>Capable of compliance</b>	<ol style="list-style-type: none"> <li>1. The proposed walkways are suitably detailed and readily capable of compliance with AS 1428.1-2009.</li> <li>2. The proposed stairways are suitably detailed and readily capable of compliance with AS 1428.1-2009.</li> <li>3. Passing &amp; turning spaces suitably provided.</li> </ol> <p>The finer design details shall be reviewed at detailed design stage.</p>

#### Clause D4D5: Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible nor the path of travel providing access to such area.

Compliance Status	
<b>For Info</b>	No areas or rooms shall be exempt from access under this clause.

#### Clause D4D6: Accessible carparking

Compliance Status	
<b>Not applicable</b>	No accessible carparking required under this clause for a Class 2 development.

#### Clause D4D7: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec 15 must:
  - incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
    - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
    - space with a hearing augmentation system.
  - identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- b. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- c. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.
- d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.
- e. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- f. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- g. In a building subject to Clause F4D12, directional signage complying with Spec 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that



incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
<b>Capable of compliance</b>	Signage shall be required as per subclause (a) above only. Although not detailed on plan, compliance is readily achievable during the detailed design phase.

#### **Clause D4D8:** Hearing augmentation

Compliance Status	
<b>Not applicable</b>	This clause does not apply to the subject development.

#### **Clause D4D9:** Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSI's) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
<b>Capable of compliance</b>	Tactiles have been indicatively shown to all the stairs. Compliance with AS 1428.4.1-2009 is readily achievable subject to a review of the finer design details at the detailed design phase.

#### **Clause D4D10:** Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status	
<b>Not applicable</b>	No Class 9b proposed.

#### **Clause D4D11:** Swimming pools

Compliance Status	
<b>Not applicable</b>	No swimming pools proposed.

#### **Clause D4D12:** Ramps

On an accessway:

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

Compliance Status	
<b>Complies</b>	No step ramps proposed or series of ramps exceeding a vertical rise of 3.6m

#### **Clause D4D13:** Glazing on accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1-2009.

Compliance Status	
<b>Capable of compliance</b>	<p>All full height glazed walls, doors and sidelights within common areas shall be marked as per Cl. 6.6 of AS 1428.1-2009.</p> <p>Although not detailed on plan, compliance is readily achievable during the detailed design phase.</p>

## 2.3 Part E3: Lift Installations

### **Clause E3D7:** Passenger lift types and their limitations

Compliance Status	
<b>Not applicable</b>	No lifts proposed.

### **Clause E3D8:** Accessible features required for passenger lifts

Compliance Status	
<b>Not applicable</b>	No lifts proposed.

## 2.4 Part F4: Sanitary & Other Facilities

### **Clause F4D5:** Accessible sanitary facilities

Compliance Status	
<b>Not applicable</b>	No communal sanitary facilities proposed.

### **Clause F4D6:** Accessible unisex sanitary compartments

Compliance Status	
<b>Not applicable</b>	No communal sanitary facilities proposed.

### **Clause F4D7:** Accessible unisex showers

Compliance Status	
<b>Not applicable</b>	This clause does not apply to the subject development.

### **Clause F4D12:** Accessible adult change facilities

Compliance Status	
<b>Not applicable</b>	This clause does not apply to the subject development.

### 3.0 TECHNICAL ASSESSMENT – SEPP ‘SCHEDULE 4’

The below schedule covers all the essential features required for determining compliance with the SEPP (Housing) 2021– Schedule 4:

#### Note/s:

1. In accordance with Section 85 of the SEPP, an independent living unit, or part of an independent living unit located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7-13 and 15-20 if the development application is made by, or by a person jointly with, a social housing provider.

We understand that NSW Land & Housing Corporation (a social housing provider) is the proponent for the proposed activity for the subject development and therefore shall qualify for the above concession.

2. Any reference to AS 1428.1 in the table below is a reference to AS 1428.1-**2021**.

REQUIREMENT	COMMENTARY
<b>PART 1 – STANDARDS APPLYING TO HOSTELS AND SELF-CONTAINED DWELLINGS</b>	
<b>1. APPLICATION</b>	
The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Noted.
<b>2. SITTING STANDARDS</b>	
<b>Wheelchair access</b>	
<ol style="list-style-type: none"> <li>(1) If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</li> <li>(2) If the whole of the site does not have a gradient of less than 1:10: <ol style="list-style-type: none"> <li>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</li> <li>(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.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Only ground floor dwellings require wheelchair access.</li> <li>2. N/A</li> </ol>
<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.	3. The gradient & crossfalls to the external pathways have been suitably detailed.
<b>3. SECURITY</b>	
Pathway lighting:	To be detailed on the construction plans.

REQUIREMENT	COMMENTARY
(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	
<b>4. LETTERBOXES</b>	
Letterboxes: (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); (b) must be lockable; and (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.	The letterboxes are suitably located to comply with this clause.
<b>5. PRIVATE CAR ACCOMMODATION</b>	
If car parking (not being car parking for employees) is provided — (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6-2009, and (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, and (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.	We have received planning advice from FACS Planners stating as follows: <div style="background-color: #f0f0f0; padding: 10px; margin: 10px 0;"> <i>"All parking spaces required under clause 108(2)(j) of the Housing SEPP, being 1 space per 5 units, need to meet the requirements outlined in Schedule 4 clause 5"</i> </div> This development proposes 16x units, therefore, according to the above advice, 4x accessible carspaces are required. This development proposes 4x carparking spaces designed to comply with AS 2890.6-2009. In addition to the above, the carpark incorporates 2x additional parking spaces capable of being widened to achieve 3.8m width. Please ensure the stormwater pits situated over the accessible carspaces & associated shared areas do not impact the following: <ul style="list-style-type: none"> <li>- Falls.</li> <li>- Slip-resistance.</li> <li>- Line-marking.</li> </ul> The finer design details shall be reviewed against AS 2890.6 at detailed design phase.
<b>6. ACCESSIBLE ENTRY</b>	
Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299, reproduced as follows: a. Clause 4.3.1 - Accessible entrance: At least one accessible entry door shall be provided.	The entry doors to all GF & FF units are suitably detailed.

REQUIREMENT	COMMENTARY
<p>b. Clause 4.3.2 – Landing: Where the accessible entry door is exposed to the weather, it shall be provided with a landing outside the door with a maximum fall of 1:40 and a low threshold at the entry door to exclude water. The threshold shall allow for the smooth transition of a wheelchair (see Figure 4.1). The landing shall be of sufficient area to enable wheelchair manoeuvrability.</p>	
<b>7. INTERIOR: GENERAL</b>	
<p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>All internal doors and corridors within each GF dwelling is suitably design detailed.</p>
<b>8. BEDROOM</b>	
<p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <ul style="list-style-type: none"> <li>(i) in the case of a dwelling in a hostel—a single-size bed,</li> <li>(ii) in the case of a self-contained dwelling—a queen-size (see <i>dimensions below</i>) bed, and</li> </ul> <p>(b) a clear area for the bed of at least:</p> <ul style="list-style-type: none"> <li>(i) 1,200 millimetres wide at the foot of the bed, and</li> <li>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</li> </ul> <p>(c) 2x double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p> <p><b>N.B. – Queen size bed dimensions:</b></p> <ul style="list-style-type: none"> <li>▪ Width 1.53m</li> <li>▪ Length 2.03m</li> </ul>	<p>The bedroom layout in each GF dwelling is suitably detailed for compliance with this clause subject to review of the finer design details at the detailed design phase specifically in relation to subclauses (c) to (f).</p>
<b>9. BATHROOM</b>	

REQUIREMENT	COMMENTARY
<p>(1) 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:</p> <ul style="list-style-type: none"> <li>(a) a slip-resistant floor surface,</li> <li>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</li> <li>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> <li>(i) a grab rail,</li> <li>(ii) portable shower head,</li> <li>(iii) folding seat,</li> </ul> </li> <li>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</li> <li>(e) a double general power outlet beside the mirror.</li> </ul> <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility</p>	<p>The bathroom layout in each GF dwelling is suitably detailed for compliance with this clause subject to review of the finer design details at detailed design phase specifically in relation to subclauses (1)(a) to (e).</p>
<b>10. TOILET</b>	
<p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>Toilets in GF dwellings are suitably detailed for compliance with this clause subject to a detailed review of the finer design details at detailed design phase.</p>
<b>11. SURFACE FINISHES</b>	
<p>Balconies and external paved areas must have slip-resistant surfaces.</p>	<p>Slip resistance to balconies &amp; external paved areas is readily capable of compliance with this clause subject to review of the finer design details at detailed design phase.</p>
<b>12. DOOR HARDWARE</b>	
<p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299, reproduced as follows:</p> <ul style="list-style-type: none"> <li>▪ Clause 4.3.4 – Door handles and hardware: The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.</li> </ul> <p>Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm</p>	<p>The door hardware throughout the GF dwellings is readily capable of compliance with this clause subject to review of the finer design details at detailed design phase.</p>



REQUIREMENT	COMMENTARY
<p>above the plane of the finished floor and shall be in accordance with AS 1428.1.</p> <p>All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.</p>	

### 13. ANCILLARY ITEMS

<p>Switches and power points must be provided in accordance with AS 4299, reproduced as follows:</p> <ul style="list-style-type: none"> <li>Clause 4.11.1(a) – Switches: Light switches shall be located at a height not less than 900 mm nor more than 1100 mm above the finished floor and in line with the door handles. Switches shall be located adjacent to door handles where practical. Two-way switching is preferred.</li> <li>Clause 4.11.1(b) Power outlets: Except as elsewhere described, GPOs shall be located at a height of not less than 600 mm, with a preferred height of 1000 mm, above the finished floor and in line with the door handles. GPOs shall be located not less than 500 mm horizontally from internal corners.</li> </ul>	<p>The switches &amp; power points throughout the GF dwellings are readily capable of compliance with this clause subject to review of the finer design details at detailed design phase.</p>
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## PART 2 – ADDITIONAL STANDARDS FOR SELF-CONTAINED DWELLINGS

### 14. APPLICATION OF STANDARDS IN THIS PART

<p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.</p>	<p>Noted.</p>
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### 15. LIVING ROOM AND DINING ROOM

<p>(1) A living room in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> <li>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</li> <li>(b) telephone adjacent to a general power outlet.</li> </ul> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	<p>The living room layout in each GF dwelling is readily capable of compliance with this clause subject to review of the finer design details at detailed design phase.</p>
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### 16. KITCHEN

<p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> <li>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</li> <li>(b) a circulation space at door approaches that complies with AS 1428.1, and</li> <li>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</li> </ul>	<p>The kitchen layout in each GF dwelling is suitably detailed for compliance with this clause subject to review of the finer design details at detailed design phase specifically in relation to subclauses (c) to (e).</p>
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REQUIREMENT	COMMENTARY
<ul style="list-style-type: none"> <li>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</li> <li>(ii) a tap set (see clause 4.5.6),</li> <li>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</li> <li>(iv) an oven (see clause 4.5.8), and</li> <li>(d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</li> <li>(e) general power outlets: <ul style="list-style-type: none"> <li>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</li> <li>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul> </li> </ul>	

#### 17. ACCESS TO KITCHEN, MAIN BEDROOM, BATHROOM AND TOILET

In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Not applicable to single story dwellings.
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#### 18. LIFTS IN MULTI-STOREY BUILDINGS

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 Building Code of Australia.	Not applicable.
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#### 19. LAUNDRY

<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> <li>(a) a circulation space at door approaches that complies with AS 1428.1, and</li> <li>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</li> <li>(c) a clear space in front of appliances of at least 1,300 millimetres, and</li> <li>(d) a slip-resistant floor surface, and</li> <li>(e) an accessible path of travel to any clothesline provided in relation to the dwelling.</li> </ul>	The laundry layout in each GF dwelling is readily capable of compliance with this clause subject to review of the finer design details at detailed design phase.
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#### 20. STORAGE FOR LINEN

REQUIREMENT	COMMENTARY
<p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299, reproduced as follows:</p> <ul style="list-style-type: none"> <li>Clause 4.11.5 - Linen storage: A linen storage cupboard of minimum 600 mm width, with adjustable shelving should be provided.</li> </ul>	<p>To be detailed in the detailed design phase phase for each GF unit.</p>
<b>21. GARBAGE</b>	
<p>A garbage storage area must be provided in an accessible location.</p>	<p>A garbage enclosure has been provided in an accessible location.</p>

## 4.0 TECHNICAL ASSESSMENT - SEPP 'S93(3) & (4)'

We have undertaken an assessment of the referenced survey plans provided to us in the context of section 93, subclause 3 & 4 of the SEPP (Housing) 2021, see relevant clause extract below:

- (3) For the purposes of subsections (1) and (2), access is adequate if—
- (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
  - (b) the distance is accessible by means of a suitable access pathway, and
  - (c) the gradient along the pathway complies with subsection (4)(c).
- (4) In subsection (3)—
- (a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
  - (b) the distance is to be measured by reference to the length of the pathway, and
  - (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
    - (i) 1:12 for a maximum length of 15m at a time, or
    - (ii) 1:10 for a maximum length of 5m at a time, or
    - (iii) 1:8 for a maximum length of 1.5m at a time.

Following our assessment of the chainage / survey plans provided (as referenced in 1.3 of this report), we conclude as follows:

1. The gradient of the pathway between the bus stop and the site complies with the gradients required in the above clause.
2. Certain sections of the pathway lack sealed footpaths, which is inconsistent with the clause mentioned above. These sections require upgrading to comply with Subclause (4)(a) above.
3. The distance measured between the bus stop and site appears to be >400m contrary to the above Subclause (3)(a).

However, it is worth noting that the subject site is located outside the Greater Sydney region, therefore allowing the social housing provider to utilise an on-demand bus service to ensure residents have access to necessary facilities and services.

**Note** - Assessment of s93(1)(2)&(5) is to be completed by the relevant expert/s.

## 5.0 CONCLUSION

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This report identifies the compliance status of the Development Application architectural design with the following –

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
  - All of Part D4.
  - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
  - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009 (as per BCA 2022).
- c. Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.
- d. State Environmental Planning Policy (Housing) 2021 – Section 93(3) & (4) and Schedule 4 only.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the DTS provisions of the above codes.

The finer design details to be reviewed at CC stage &/or during construction.