



Accessibility Design Review Report

Project Title: LAHC - Seniors Housing
17-21 Kimberley St, Merrylands

Job Number: 21527

Date: 2nd May 2023

Prepared For: Brewster Murray

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Report Status	Revision	Date	Details
Draft	1.0	21 st September 2022	For review and comment
Final	1.1	13 th March 2023	For documentation
Final (update)	1.2	3 rd April 2023	Updated drawing references
Updated	1.3	2 nd May 2023	Updated drawing references

ACCESSIBILITY DESIGN REVIEW

PROJECT: LAHC - Seniors Housing

LOCATION: 17-21 Kimberley St, Merrylands

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed Land and Housing Corporation Seniors Housing development, located at 17-21 Kimberley St, Merrylands.

1.1 Project Information & Classification

The proposed development consists of 16 independent living units over 2 storeys with an on-grade parking area at the rear of the building.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject building (to be confirmed by the BCA Consultant / PCA) –

Building/Level/Part	Building Classification	Use
Ground Floor – Level 1	Class 2	Residential SOUs
External Ground Floor	Class 2	Residential parking

1.2 Purpose of the Report

Brewster Murray engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for DA submission.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;
- State Environmental Planning Policy (Housing) 2021 - Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units.

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Brewster Murray, Project No. BGYF2, as follows –

Dwg#	Title	Date - Rev
DA04	SITE PLAN	18.04.2023 - E
DA05	GROUND FLOOR	18.04.2023 - E
DA06	FIRST FLOOR	18.04.2023 - E

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.

- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1:2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators.
- Australian Standards AS2890.6-2009 – Off-street parking for people with disabilities.
- State Environmental Planning Policy (Housing) 2021 - Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier.
- The building developer.
- The building manager.

It is understood that the proposed works are being undertaken by the building owner/operator. New works and any associated ‘affected part’ are required to comply with the current accessibility provisions of the BCA and Access Code provided with the above Disability Standard.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into Six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

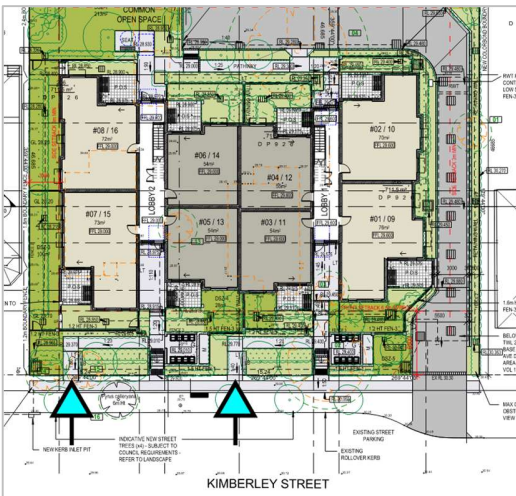
Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p>Class 2 –</p> <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> 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, located on the levels served by the lift or ramp. <p>In the context of the BCA - Schedule 3 - definitions (& The Disability (Access to Premises – Building) Standards 2010):</p> <p>Accessible means having features to enable use by people with a disability.</p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p>Doorways</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.</p> <div data-bbox="758 963 1281 1270"> <p>Diagram (a) illustrates a swing door. A horizontal dimension line indicates a clear opening of 850 min. to the active leaf. A vertical line marks the face of the door. The caption is (a) Swing door.</p> </div> <p>Ensure hardware clearance of 60mm either side is provided to sliding doorways in the open/closed position.</p> <div data-bbox="758 1408 1281 1673"> <p>Diagram (b) illustrates a cavity sliding door. A horizontal dimension line indicates a clear opening of 850 min. to the active leaf. Two vertical dimension lines, each labeled 60 min., show the hardware clearance on either side of the door. The caption is (b) Cavity sliding door.</p> </div> <p>Design Detail:</p> <p>Ensure the prescribed doorway latch-side clearance is provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009.</p>	CoC

	<p>This must be achieved from the inside edge of the opening, regardless of the opening width.</p> <p><u>Design Detail:</u> Where sliding doorways are power operated, the latch-side clearance may be reduced to 0mm for a front on approach.</p> <p>Ensure control buttons and card readers are located $\geq 500\text{mm}$ from an internal corner, over a level surface/landing and installed at a height between 900mm - 1250mm.</p> <p><u>Design Detail:</u> Ensure <u>level</u> transitions or compliant ramps with landings are provided between internal and external areas (refer to mark-up options).</p> <p><u>Design Detail:</u> Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.</p> <p><i>Note the minimum width for the luminance contrast is to be 50mm when the architrave/frame is intended to provide this.</i></p> <p>Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to OC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p>The actual contrast may vary when applied.</p> <p><u>Access between areas</u></p> <p>Access is required to and within all areas normally used by the occupants (excluding areas that are unsafe or unsuitable for everyday access, refer D3.4 exemptions).</p> <p><u>Design Detail:</u> Ensure level transitions or compliant ramps with landings are provided for access between new and refurbished/ internal and</p>	
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	<p>external areas (<i>refer to example below or attached mark-up</i>).</p> <p>Ensure AS1428.1-2009 compliant access is achieved to storage areas & bin rooms provided for resident use.</p> <p><u>Paths of travel</u></p> <p>All pathways require a minimum unobstructed width of 1000mm. Pathways shall not include impediments such as steps or turnstiles without an accessible alternative provided.</p> <p>Circulation spaces prescribed by AS1428.1-2009 are required at changes in direction and other circumstances may require a greater width than 1000mm.</p> <p><u>Design Detail:</u></p> <p>Verification of slip resistant surface finishes on all accessways should be provided prior to OC sign off. It is recommended to refer to HB-198 for area ratings and test in accordance with AS4586-2013.</p> <p><u>Design Detail:</u></p> <p>Ensure any tracks/grooves (including for water shedding or sliding doors) and grate slots/holes are no greater than 13mm wide (depending on orientation) and are recessed to maintain flush/level pathways.</p> <p>7.5 Grates</p> <p><i>Grates shall comply with the following:</i></p> <p><i>(a) Circular openings shall be not greater than 13 mm in diameter.</i></p> <p><i>(b) Slotted openings shall be not greater than 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel.</i></p> <p><i>NOTE: Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel.</i></p>	
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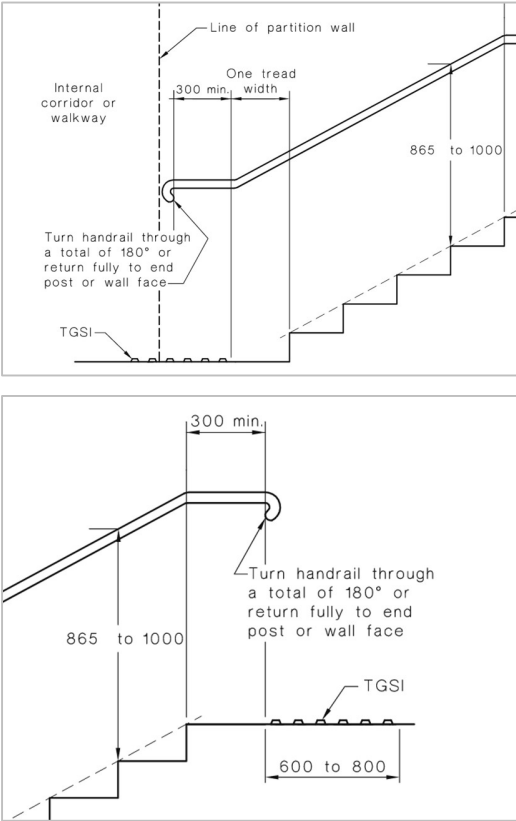
Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> from the main points of pedestrian entry at the allotment boundary; and from another accessible building connected by a pedestrian link; and from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Access to new buildings is required from the main points of pedestrian entry at the allotment boundary, from associated accessible carparking spaces, and from another accessible building connected by a pedestrian link.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p>Allotment Boundary</p> <p>Plans indicate 2x (green arrows) pedestrian entries at the allotment boundary. Ensure step free, compliantly graded access is provided to each building from these entries.</p>  <p>Any walkway/ramp landings proposed on council footpath must have a gradient of 1:40 in all directions.</p> <p>Accessible parking</p> <p>Accessible parking is proposed at the rear of the site, accessed via pedestrian pathways.</p> <p>Other accessible buildings</p> <p>Ensure the pathways proposed between buildings are step free.</p> <p>It is interpreted that only the new portion of pathways connecting to existing pathways</p>	CoC

	<p>are required to comply, though it is still recommended to upgrade access between all connected facilities.</p> <p>Principal Pedestrian Entrances (Building)</p> <p>Access to both buildings appears to be proposed through front and rear doorways on the Ground Floor.</p>	
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Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p><u>Design Detail:</u></p> <p>Ensure a level landing is provided at changes in direction, prescribed intervals and doorways along walkways and ramps in accordance with AS1428.1-2009.</p> <p><u>Design Detail:</u></p> <p>Ensure one of the following forms of abutment from AS1428.1-2009 will be provided to either side of all walkways (1:20 or shallower).</p> <ul style="list-style-type: none"> The floor or ground surface abutting the sides of the walkway shall provide a firm and level surface of a different material to that of the walkway at the same level of the walkway, follow the grade of the walkway and extend horizontally for a minimum of 600mm; Kerb in accordance with Figure 18 (AS1428.1); Kerb rail and handrail in accordance with Figure 19; or A wall not less than 450 mm in height. <p>Compliance is readily achievable with minor design development and/or specification to</p>	CoC

	BCA & AS1428.1-2009 at the Detailed Design Stage.	
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Ensure all non fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure handrail extensions are provided at top and bottom landings of common area stairways and setback/protected by a wall or similar in accordance with AS1428.1-2009.</p> 	CoC
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p>Compliance is readily achievable with specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	CoC

	<i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i>	
<p>Accessways must have—</p> <ul style="list-style-type: none"> • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with minor design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <p>Ensure 180° turning (2070mm x 1540mm) space and is provided within 2m of a termination or at maximum 20m intervals along any new or altered accessways (e.g., bin rooms).</p> <p>Ensure passing (2000mm x 1800mm) space and is provided at maximum 20m intervals along any accessways where there are obstructed lines of sight along any new or altered accessways.</p>	CoC

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> • Storage rooms • Plant rooms • Caretaker/Cleaner only areas 	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> • are to comply with AS2890.6-2009. 	<p>The BCA does not prescribe accessible parking ratios for Class 2 buildings.</p> <p>Refer to Section 3.0 of this report for SEPP related residential carparking spaces requirements.</p>	Info

<ul style="list-style-type: none"> • need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public. 		
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Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

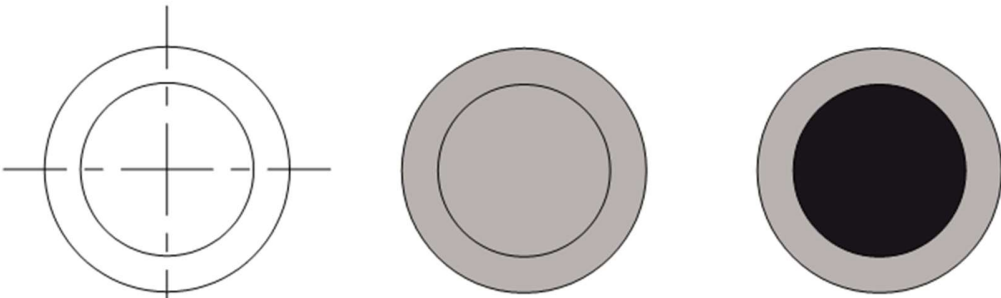
Cl. D3.7: Hearing augmentation

N/A – Areas requiring hearing augmentation have not been indicated.

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching —</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; 	<p>Ensure TGSIs are provided to common area stairways, ramps and overhead hazards under 2m (unless suitably barricaded).</p> <p>TGSIs are not required in fire-isolated stairways or on elements leading solely to D3.4 exempt areas.</p> <p><u>Design Detail:</u></p> <p>Ensure TGSIs are provided where a building entry meets a carriage way in accordance</p>	DD

<ul style="list-style-type: none"> in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p>with AS1428.4.1-2009 if there is no kerb or kerb ramp at that point.</p> <p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is $\leq 3000\text{mm}$ away. TGSIs shall be 600mm - 800mm deep when the hazard is $\geq 3000\text{mm}$ away.</p> <p><u>Design Detail:</u></p> <p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail:</u></p> <p>Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.</p> <p><u>Design Detail:</u></p> <p>Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail:</u></p> <p>Ensure all individual discrete TGSIs have a minimum 45% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail:</u></p> <p>Ensure all individual discrete composite TGSIs have a minimum 60% luminance contrast to the ground surface they are fixed to.</p> <p>LC can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p><u>Compliance Notes:</u></p> <p>TGSIs shall be specified and installed to comply with AS1428.4.1-2009 including size, spacing, width, depth and luminance contrasting as follows –</p>	
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	<ul style="list-style-type: none"> • 30% - Integrated TGSIs • 45% - Discrete TGSIs • 60% - Composite Discrete TGSIs 	
 <p>Discrete indicator Composite discrete indicator</p>		

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A - Fixed seating areas are not proposed.

Cl. D3.10: Swimming pools

N/A - no swimming pools appear to be proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable with minor design development and/or specification to AS1428.1-2009.	CoC

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
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.		DD
<u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u> <ul style="list-style-type: none"> • Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. • Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side. 		

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

N/A – No passenger lifts are proposed.

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

N/A – No common sanitary facilities are proposed.

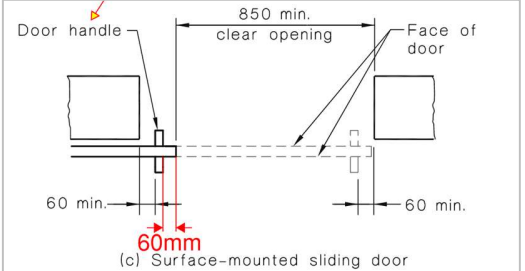
3.0 SEPP HOUSING 2021 REQUIREMENTS

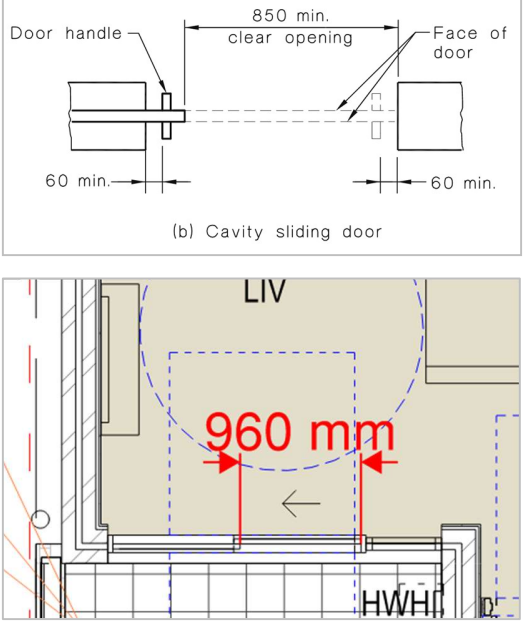
State Environmental Planning Policy (Housing) 2021

The following is a summary and check list of the State Environmental Planning Policy (Housing) 2021, specifically assessing the development against the requirements of Schedule 4 - Standards concerning accessibility and usability for hostels and independent living units.

Schedule 4 - Standards concerning accessibility and use-ability for hostels and self-contained dwellings.		
Part 1 Standards applying to hostels and self-contained dwellings		
1 Application of standards in this Part The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.		
Provisions	Comment	Status
2 Siting standards (1) Wheelchair access 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. (2) If the whole of the site does not have a gradient of less than 1:10: (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 (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an	Compliance is readily achievable	CoC

<p>adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) Common areas 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>3 Security Pathway lighting:</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>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC
<p>4 Letterboxes Letterboxes:</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), and</p> <p>(b) must be lockable, 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>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC
<p>5 Private car accommodation If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS2890, and</p>	<p>This clause can be interpreted that each residential parking space must be provided with a 5.4m x 2.4m shared zone.</p> <p>Clarification was sought from the NSW Department of Planning & Environment, the response being that the Housing Policy Team</p>	DD

<p>(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</p> <p>(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.</p>	<p>was unable to provide interpretation of standards in SEPP Housing 2021.</p> <p>The design team has chosen to provide standard 5.4m x 2.4m residential spaces with 4x accessible spaces and shared zones designed to AS2890.6.</p>	
<p>6 Accessible entry</p> <p>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.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p> <p><u>Design Detail:</u></p> <ul style="list-style-type: none"> • An 850mm clear opening with appropriate latch side clearance. • Lighting complying with AS1680.2 and achieving a minimum 150 lux. • Call buttons at entrances shall be located between 900-1100mm from the floor and not less than 500mm from internal corners. • D shaped lever latch set located between 900-1100mm from the floor. 	CoC
<p>7 Interior: general</p> <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><u>Design Detail:</u></p> <p>Ensure circulation space is provided to all internal doors.</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces (on a level surface) as prescribed by AS1428.1-2009.</p> <p>Ensure hardware clearance of <u>60mm</u> either side is provided to sliding doorways in the open/closed position.</p>  <p>The diagram illustrates a side view of a surface-mounted sliding door. It shows the door in a partially open position. Key dimensions are labeled: '850 min. clear opening' for the gap between the door leaf and the frame; '60 min.' for the clearance on both sides of the door when it is closed; and '60mm' for the hardware clearance. Other labels include 'Door handle' and 'Face of door'. The caption below the diagram is '(c) Surface-mounted sliding door'.</p>	CoC

	 <p>(b) Cavity sliding door</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and (b) a clear area for the bed of at least: <ul style="list-style-type: none"> (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (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>Ensure the adjacent design elements are incorporated at detailed design stage.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	CoC

<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>9 Bathroom</p> <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> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <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>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	<p>CoC</p>
<p>10 Toilet</p> <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>The main bathroom config. appears to accommodate the visitable toilet circulation space (1250mm x 900mm).</p>	<p>CoC</p>
<p>11 Surface finishes</p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p>	<p>Slip resistivity to be nominated at detailed design stage.</p>	<p>CoC</p>

Note. Advise regarding finishes may be obtained from AS 1428.1.		
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Door hardware to be nominated at detailed design stage.	CoC
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Location of GPOs to be nominated at detailed design stage.	CoC
14 Application of standards in this Part 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.		
15 Living room and dining room (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Location of telephone and illumination level to be nominated at detailed design stage.	CoC
16 Kitchen A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6),	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	CoC

<p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>		
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	Compliance is readily achievable.	CoC
<p>18 Lifts in multi-storey buildings</p> <p>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 <i>Building Code of Australia</i>.</p>	Compliance is readily achievable	CoC
<p>19 Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC

20 Storage for linen A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC
21 Garbage A garbage storage area must be provided in an accessible location.	Ensure bin rooms etc... are provided with doorway & turning circulation space within. Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.	CoC

4.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the referenced project design documentation to determine the compliance status of the proposed development against Part D3, Cl. F2.4 & Cl. E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA), The Disability (Access to Premises - Buildings) Standards 2010 and related Australian Standards.

This review has also provided review of the compliance status of the design with SEPP (Housing) 2021 Schedule 4.

Following this review and with the adoption of the recommendations/Performance Solutions proposed, ABE Consulting can confirm that at the DA stage of design, the development can readily achieve compliance with the aforementioned provisions.

5.0 REVIEW PROVIDED BY

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Reviewed by:



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