

Part 5 Application

ACCESS REPORT

Reference Number: 22353

Client: LAHC

Site Address: 62-66 Pank Parade, Blacktown NSW



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Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Development Application (DA) for the development proposed at **62-66 Pank Parade, Blacktown NSW**

The development is within Blacktown City Council LGA and proposes a **New Building**

The development proposes the following:

| | Block A | Block B |
|---------------------------------|---------|---------|
| Residential units | 6 | 6 |
| Total 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.
- 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 application 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 construction documentation / 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 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



Art Phonsawat

Associate Access Consultant
ACAA Accredited Membership number 695
Qualified- Certificate IV in Access Consulting

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-22059 dated **24-01-2022**. Fee proposal was accepted by Client on **8-09-2022**

Assessed Drawings:

The following drawings by Stanton Dahl Architects have been assessed for compliance.

| Drawing no | Issue | Date | Details |
|------------|-------|------------|---------------------------------------|
| DA03 | 02 | - | Site and External works plan |
| DA04 | 01 | - | Ground and first floor plan (Block A) |
| DA05 | 01 | - | Ground and first floor plan (Block B) |
| | B | 03-11-2022 | Survey- Long Section |

Document Issue:

| Issue | Date | Details |
|---------|------------|-------------------------------|
| Draft 1 | 19-09-2022 | Issued for Architect's review |
| Issue A | 29-09-2022 | Issued for DA |
| Issue B | 16-11-2022 | Issued for Part 5 Submission |
| Issue C | 23-06-2023 | Issued for DA |

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.

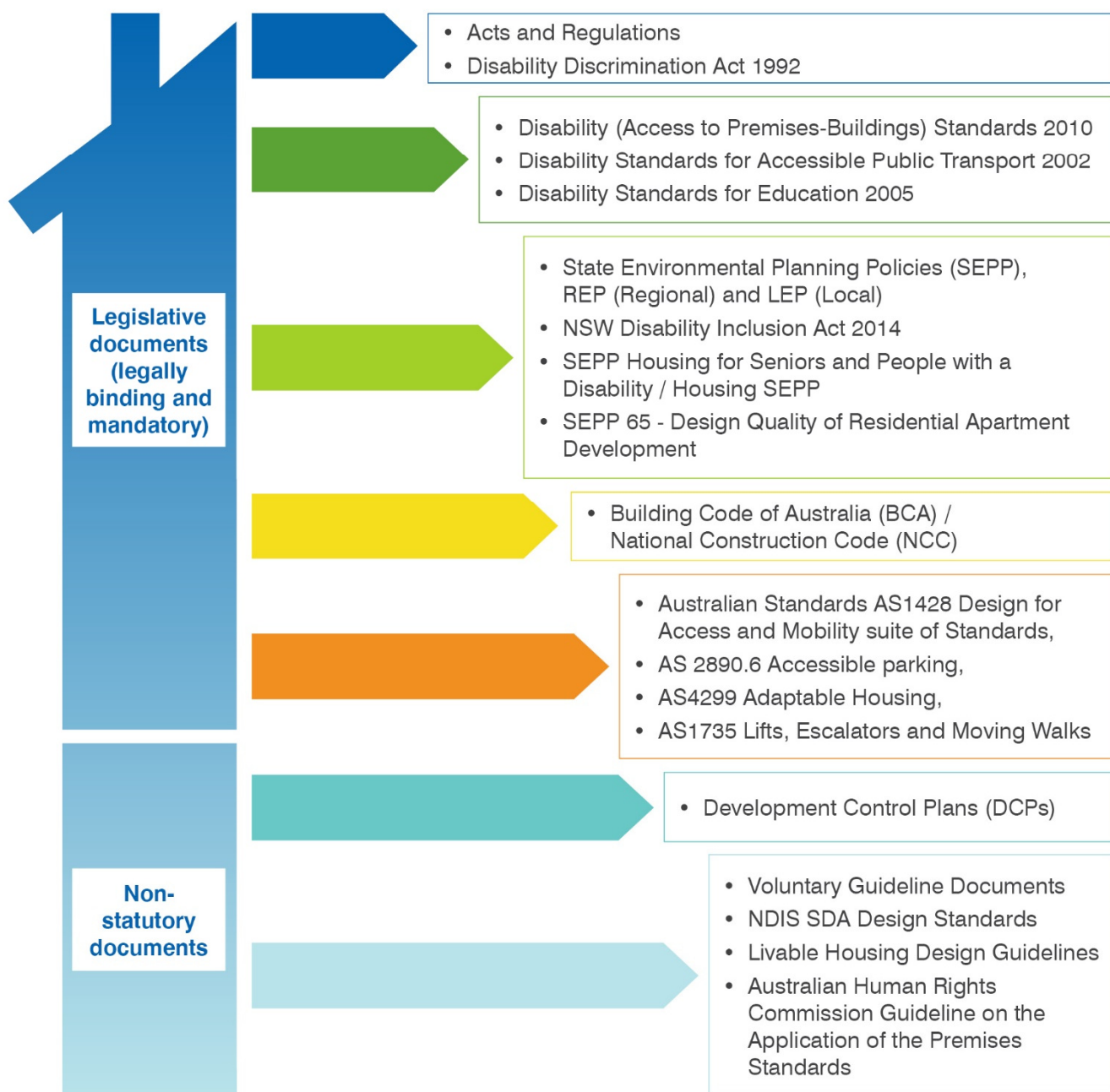
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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 at least one floor level by means of accessible pathways.
- Since access has been provided to the entry level, lift access is not required to the upper floor levels
- Access has been provided to at least 1 of each common use areas
- Access has been provided to common use garbage storage area
- Access is provided to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

Advisory note for any common use kitchen or BBQ areas (where provided)

- It is suggested that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)
- Provide long lever tap to sink with and handle and water source being within 300mm from the front edge of the benchtop.
- Provide 1 double GPO within 300mm from the front edge of the benchtop.

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 with spatial requirements

Comments

Block A

- 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 a level pathway.

Block B

- Access by means of 1:20 grade walkways have been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of a level pathway.

Details to be verified at the CC stage of works.

Requirement

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

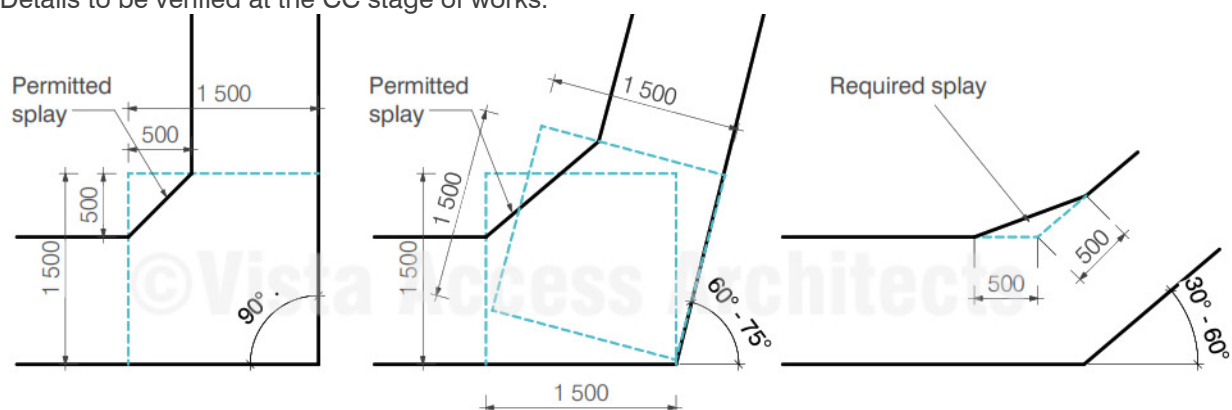
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different 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 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

| | |
|-------------------|----------|
| Compliance | Complies |
|-------------------|----------|

Comments

All pedestrian entries have been designed to be accessible.

Requirement

All common use doorways and doorways to and within SEPP Seniors 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).

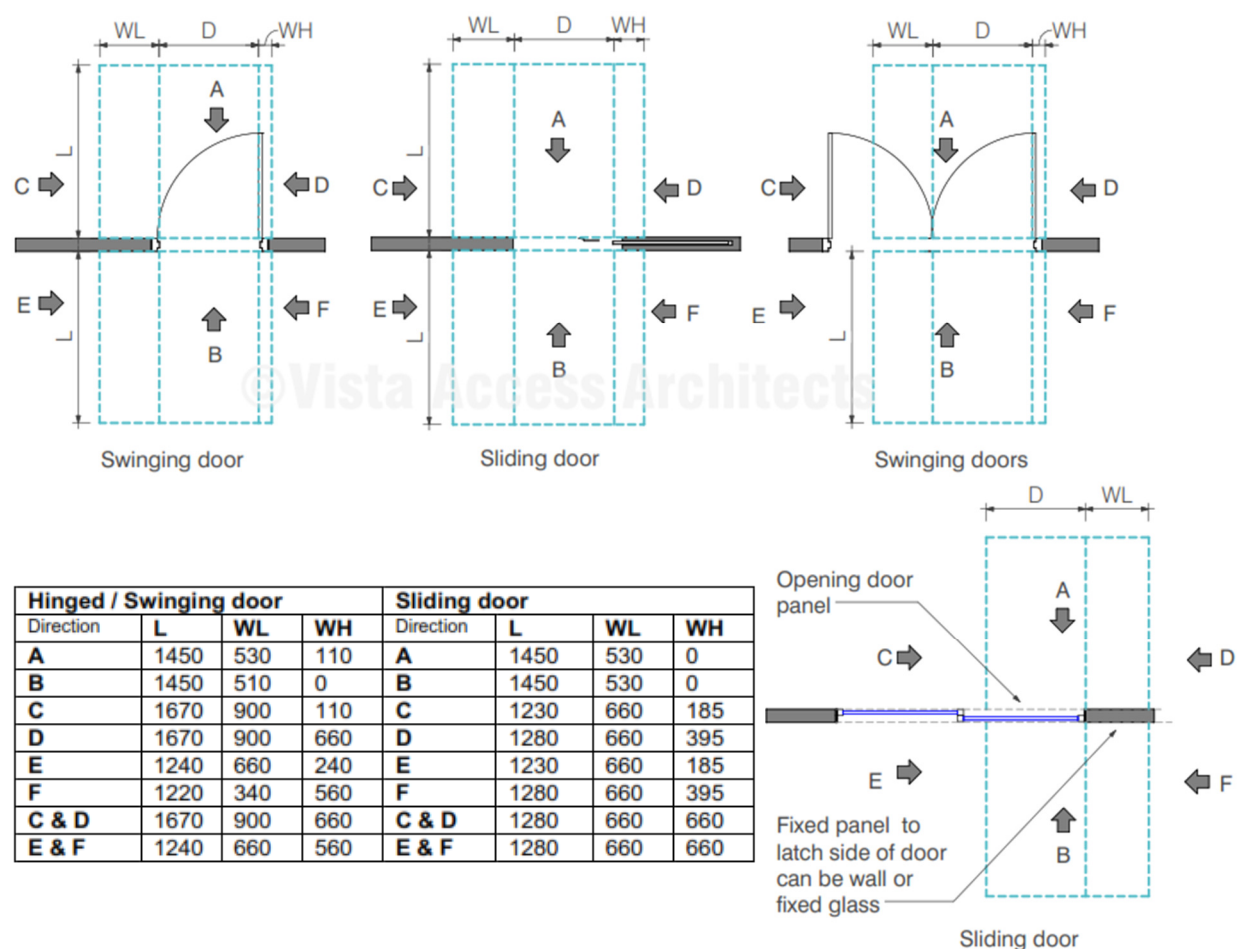
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding 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

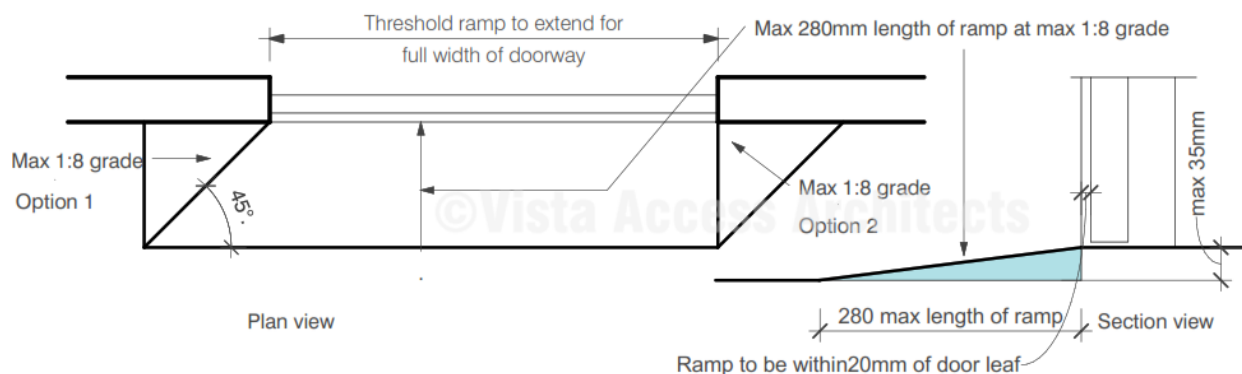
Comments

Details to be verified at the CC stage of works.

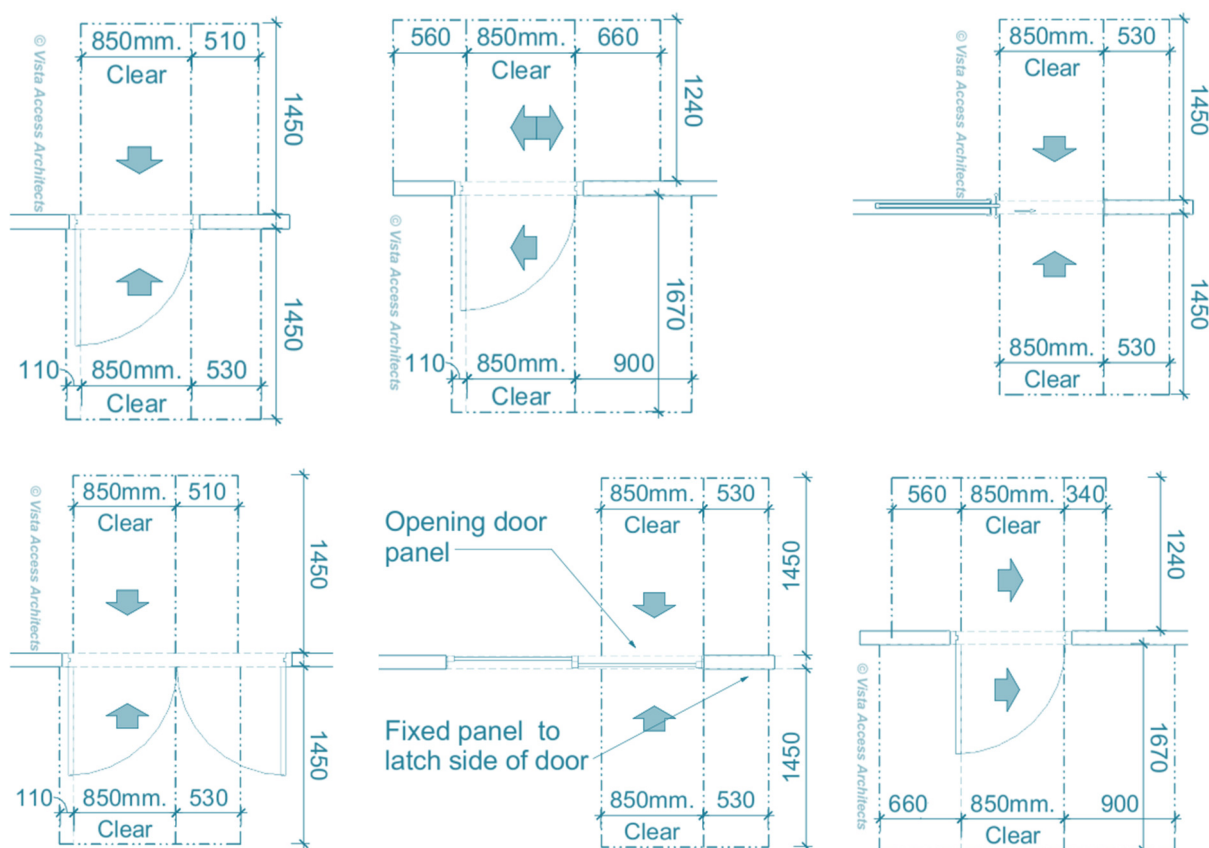


[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening (D)=850mm]

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.



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



[Image description: Typical door circulation spaces]

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

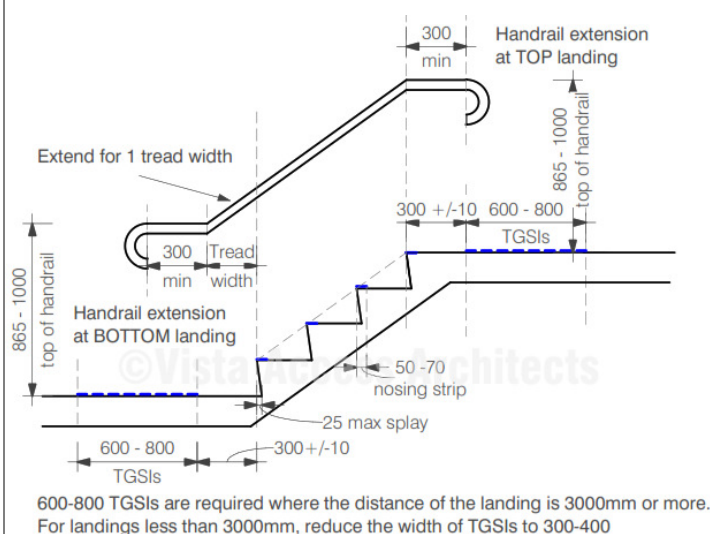
Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with:

- 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

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



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

Requirement

Every **Fire-isolated Stairway** is to be compliant with AS1428.1-2009 in the following aspects:

- Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. Handrails to both sides of the stairway are required if the total width of the stairway is 2M or more.
- 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 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 N/A

Comments

No lifts have been identified in the development

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 to ground floor level.

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 common use areas

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

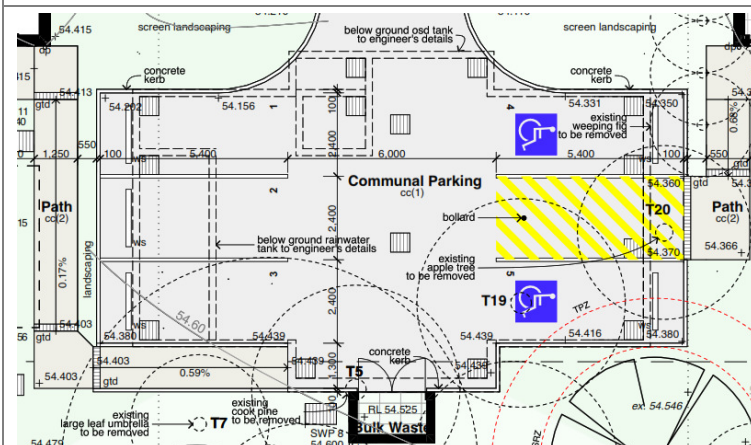
There are no Accessible carparking requirements for a Class 2 under the BCA.

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

2 Accessible car parking spaces have been provided in development.



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

AS2890.6-2009 requirements for Accessible car parking space

Requirement

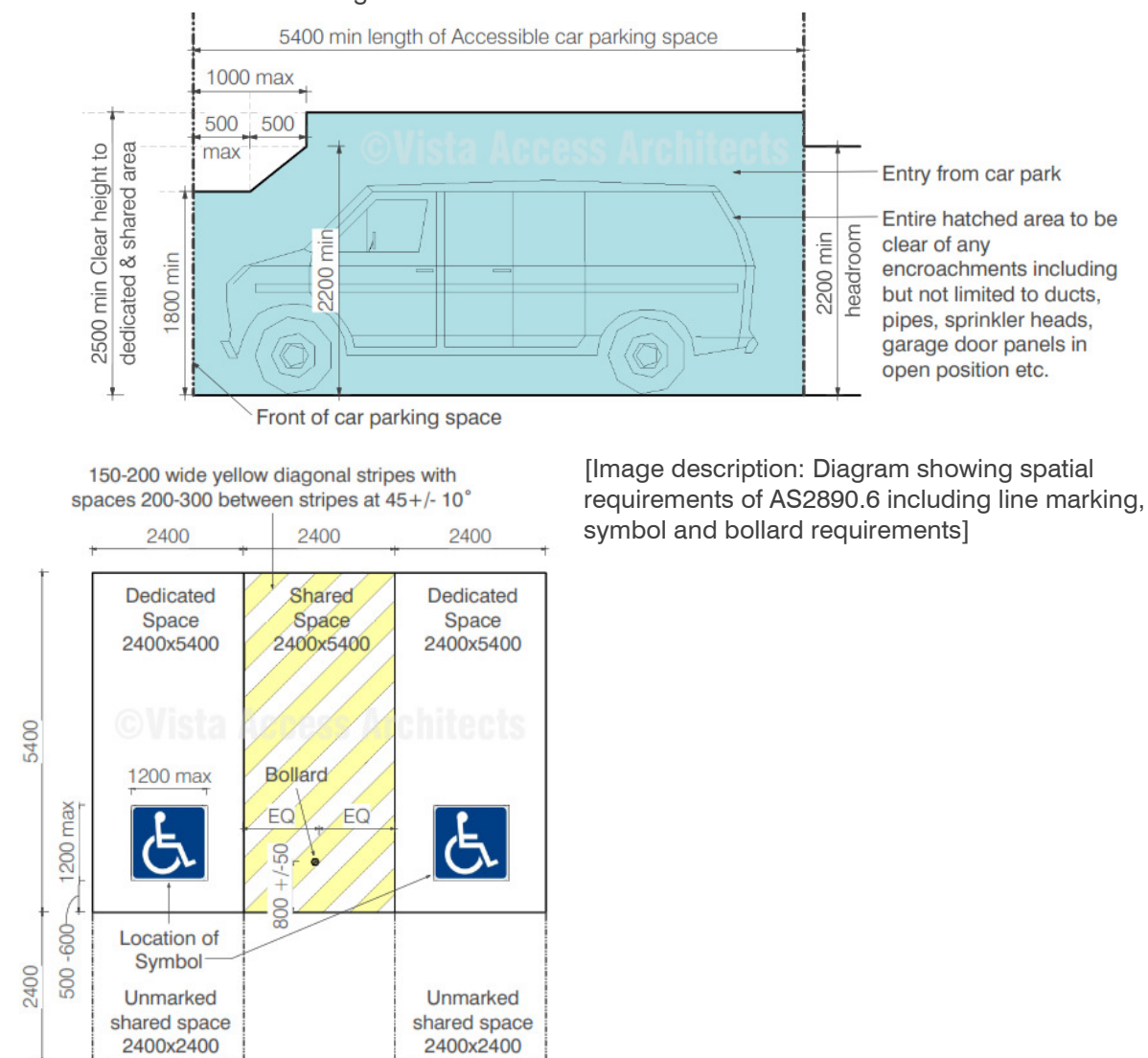
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means 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

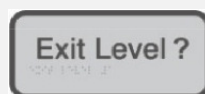
Compliance N/A

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

All pedestrian entrances have 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 accessible toilets have been identified in the development

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

SEPP Housing (previously known as for Seniors and People with Disability)

Compliance assessment with Schedule 4 of SEPP (State Environmental Planning Policy) Housing

Note: Applicable to when the application is made by, or by a person jointly with, a social housing provider
 Clause 41(2) states that (2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multistorey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

| Clause | Requirements | Compliance / Comments |
|-----------------------|---|--|
| 1. Application | Development is Seniors housing that consists of hostels or self-contained dwellings | <p>Complies</p> <p>The development consists of 12 self-contained dwellings.</p> <p>As per the SEPP only to ground floor units need to meet the requirements as the development is for a Social Housing Provider. As such only the ground floor units (Units 1, 2, 3, 7, 8 and 9) are required to comply with the requirements of the SEPP.</p> |
| 2. Siting | <p>Wheelchair Access If the whole of the site has a gradient of less than 1:10</p> <ul style="list-style-type: none"> 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. <p>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>Complies</p> <p>Access has been provided to all the ground floor units by accessible path of travel from an adjoining public road.</p> <p>Details to be verified at the CC stage</p> <p>Complies</p> <p>Access has been provided to the common areas such as common use garbage bin areas and letter boxes.</p> <p>Details to be verified at the CC stage</p> |
| 3. Security | <p>Pathway lighting to be:</p> <ul style="list-style-type: none"> 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. | <p>Capable of compliance</p> <p>Details to be verified at the CC stage</p> |
| 4. Letterboxes | <p>Letterboxes:</p> <ul style="list-style-type: none"> 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 b) must be lockable (lockable side facing the hard-standing area), and | <p>Complies</p> <p>Common use letterbox areas have 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.</p> <p>Details to be verified at the CC stage</p> |

| Clause | Requirements | Compliance / Comments |
|--------|--|---|
| | 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>Car parking spaces</p> <p>Clause 108 Non-discretionary development standards for independent living units—the Act, s 4.15 states that at least the following is to be provided:</p> <p>Division 7, Clause108(2) (j) for a development application made by, or made by a person jointly with, a social housing Provider, at least 1 parking space for every 5 dwellings.</p> <p>Division 7, Clause108(2) (k), at least 0.5 car spaces for each bedroom if (j) does not apply.</p> <p>Definition</p> <p>Social housing provider means any of the following:</p> <ul style="list-style-type: none"> (a) the New South Wales Land and Housing Corporation, (b) the Department of Housing, (c) a community housing organisation registered with the Office of Community Housing of the Department of Housing, (d) the Aboriginal Housing Office, (e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998, (f) the Department of Ageing, Disability and Home Care, (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. <p>If car parking (not being car parking for employees) is provided—</p> <ul style="list-style-type: none"> (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6 <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</p> <ul style="list-style-type: none"> (a) 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- | <p>Complies</p> <p>Based on the requirements of Clause 108 of the SEPP, the development / individual ILU requires 2 car parking spaces in compliance with the SEPP. 2 spaces are designed as per AS2890.6 ie 2.4M with 2.4 shared zone and one space is designed as 3.8M wide space.</p> <p>Details to be verified at the CC stage</p> <p>Complies</p> <p>Based on the requirements of Clause 108 of the SEPP, the development / individual ILU requires 2 car parking spaces in compliance with the SEPP. 2 spaces are designed as per AS2890.6 ie 2.4M with 2.4 shared zone and one space is designed as 3.8M wide space.</p> <p>Details to be verified at the CC stage</p> <p>Complies</p> <p>One space is designed as 3.8M wide space.</p> <p>Details to be verified at the CC stage</p> <p>N/A</p> <p>No garage has been identified.</p> |

Clause

Requirements

Compliance / Comments

operated door to be installed at a later date.

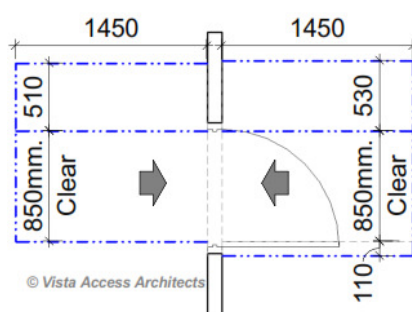
6. Accessible entry

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.

Complies
Details to be verified at the CC stage

Clauses 4.3.1 and 4.3.2 of AS4299 require the following:

- 850mm clear door opening with circulation spaces as per AS1428.1
- Entry door to have a porch or some other protection from the weather

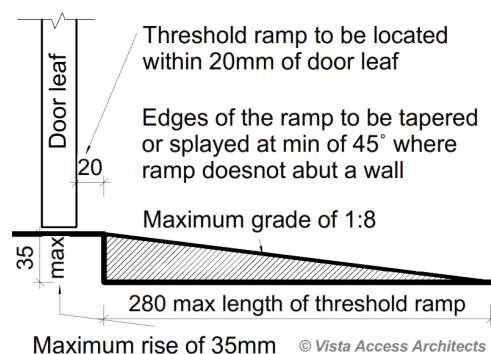


[Image description: Door circulation requirements as per AS1428.1]

- Landing outside the main entry door to have a maximum fall of 1:40
- Doorway to have a door threshold that complies with AS1428.1

Complies

Complies
This detailing is required to all external doorway including doors to garage if flush access is not provided.



[Image description: Door threshold requirements as per AS1428.1]

7. Interior: general

Internal doorways must have:

Complies
Details to be verified at the CC stage

- Internal doorways must have a minimum clear opening (850mm) that complies with AS 1428.1.
- Internal corridors (where there are no doorways) must have a minimum unobstructed width of 1,000mm

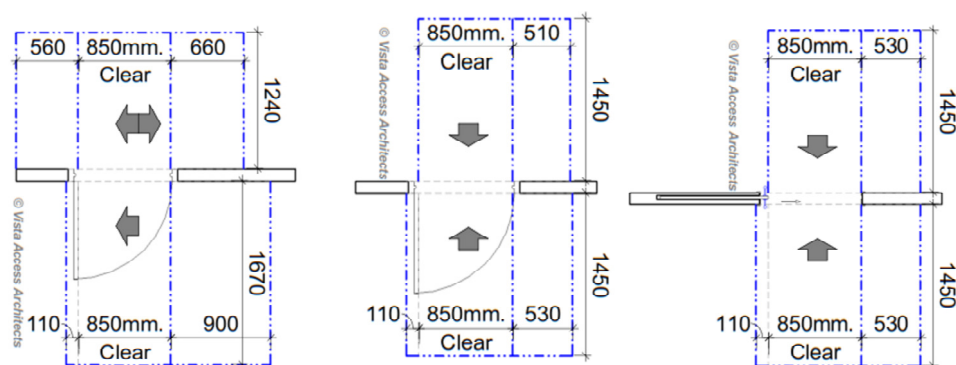
Clause

Requirements

Compliance / Comments

3. Circulation space at approaches to internal doorways must comply with AS 1428.1.

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.



[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:

- 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

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.

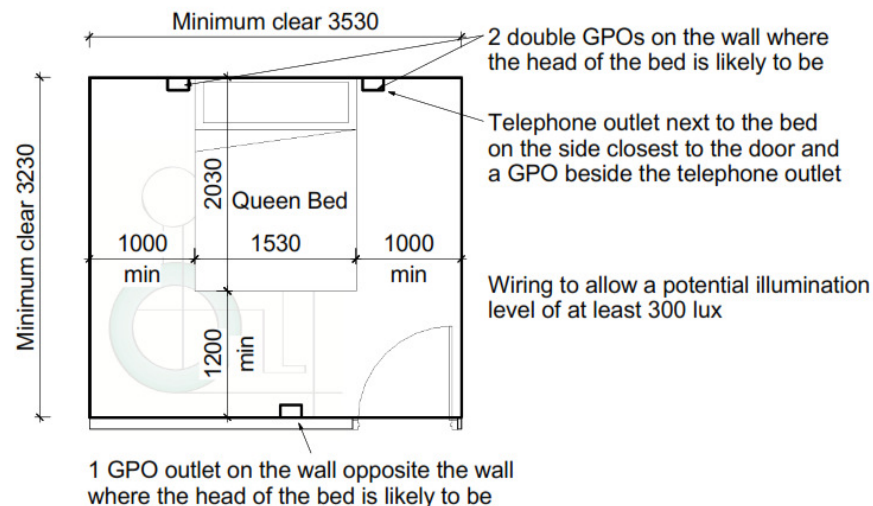
Capable of compliance
Details to be verified at the CC stage

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,

Capable of compliance
Details to be verified at the CC stage

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

Clause

Requirements

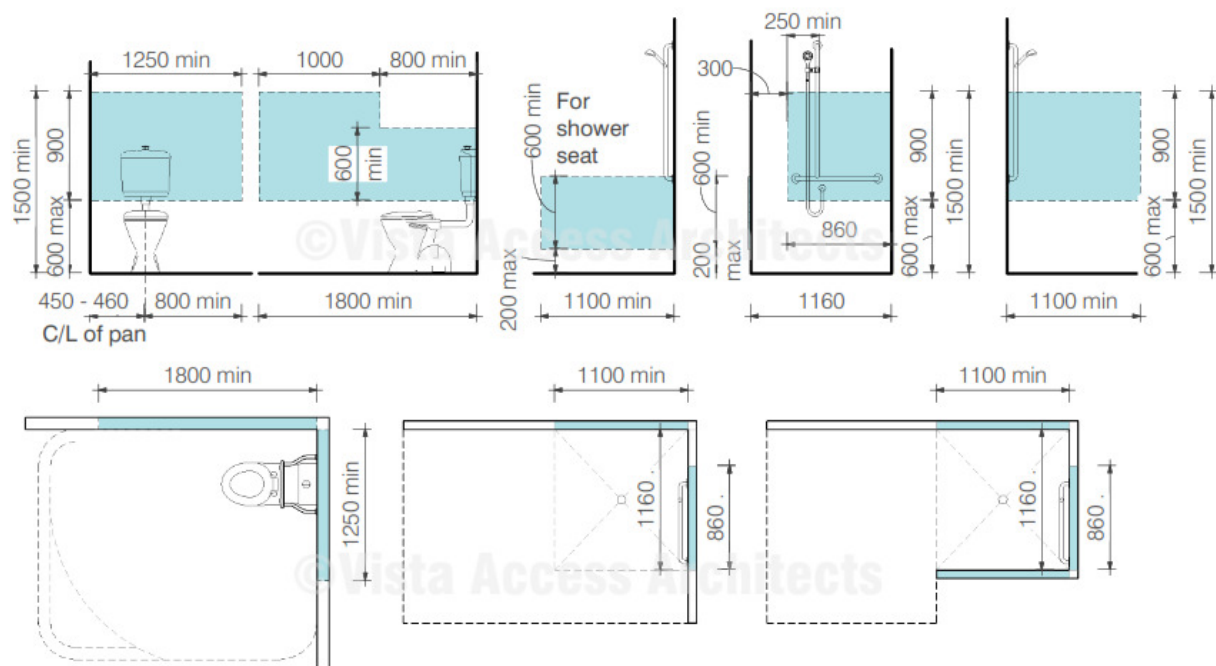
Compliance / Comments

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.

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 Details to be verified at the CC stage |
| b) a double general power outlet beside the mirror. | Capable of compliance 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:

N/A

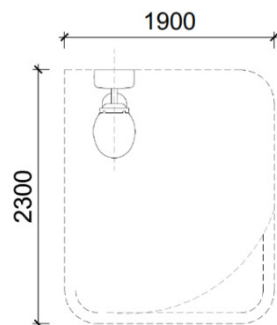
- Space of 900mm x 1250mm required in front of the WC pan (clear of the shower screen if one is provided)

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.

Clause
Requirements
Compliance / Comments

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.



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

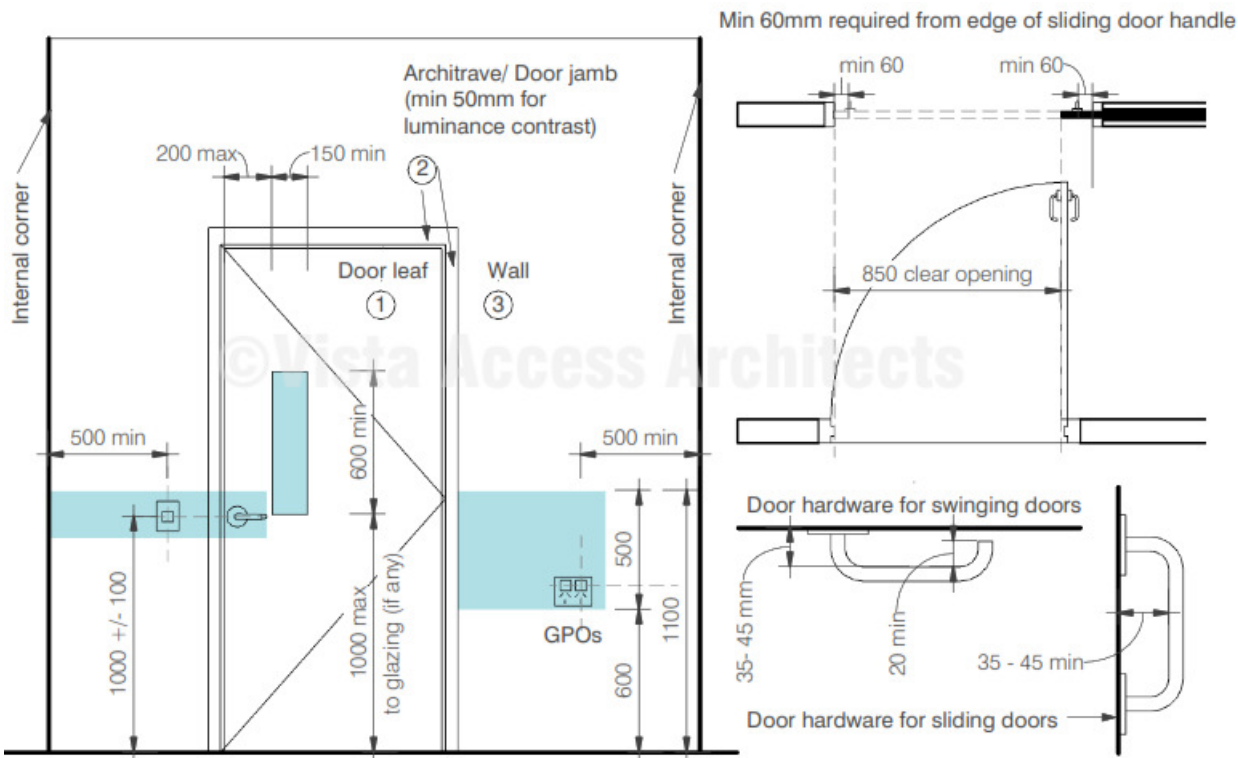
Door handles and hardware for all doors must be provided in accordance with AS 4299

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.

| Clause | Requirements | Compliance / Comments |
|--|---|---|
| 13. Ancillary items | <p>Switches and power points must be provided in accordance with AS 4299</p> <p>AS4299 Clause 4.11 has the below requirements:</p> <ul style="list-style-type: none"> 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. | <p>Capable of compliance</p> <p>Details to be verified at the CC stage</p> |
|  <p>Min 60mm required from edge of sliding door handle</p> <p>Internal corner</p> <p>Architrave/ Door jamb (min 50mm for luminance contrast)</p> <p>200 max 150 min</p> <p>Door leaf</p> <p>Wall</p> <p>500 min</p> <p>1000 +/- 100</p> <p>600 min</p> <p>1000 max to glazing (if any)</p> <p>500 min</p> <p>600 min</p> <p>1100 min</p> <p>GPOs</p> <p>850 clear opening</p> <p>Door hardware for swinging doors</p> <p>35-45 mm</p> <p>20 min</p> <p>35-45 min</p> <p>Door hardware for sliding doors</p> | | |
| 14. | <p>Part 2 - Additional standards for self-contained dwellings</p> <p>Addition requirements for any seniors housing consisting of self-contained dwellings are listed below</p> | |
| 15. Living room and Dining room | <p>Living room must have</p> <ul style="list-style-type: none"> 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. | <p>Complies with spatial requirements</p> <p>Details to be verified at the CC stage</p> |

| Clause | Requirements | Compliance / Comments |
|-------------|---|--|
| 16. Kitchen | <p>1550mm CLEAR space must be provided when measured from benchtop to opposite benchtop/wall as per Clause 4.5.2 of AS4299</p> <p>Note: Allow for construction tolerances.</p> <p>Circulation spaces must be provided at the door (if provided) as per AS1428.1</p> <p>Following fittings must be provided as per Clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> 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 <p>Note: The height of the kitchen benchtops can be provided as standard 900mm from FFL.</p> <ul style="list-style-type: none"> (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. (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 (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. <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>GPO outlets must be provided as follows:</p> <ul style="list-style-type: none"> ▪ At least one double general power outlet within 300mm of the front of a work surface, and ▪ 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. | <p>Complies</p> <p>N/A. Kitchen does not have a door.</p> <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> |

| Clause | Requirements | Compliance / Comments |
|--|--|---|
| 17. Access to kitchen, main bedroom, bathroom/ toilet | In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level | Complies |
| 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 BCA | N/A as application is made on or behalf of a Social Housing provider. |
| 19. Laundry | <p>Laundry must have:</p> <ul style="list-style-type: none"> (a) Circulation space at door as per AS1428.1, (b) Provision for the installation of an automatic washing machine and a clothes dryer, (c) A clear space in front of appliances of at least 1,300mm, (d) A slip-resistant floor surface and (e) An accessible path to clothesline (if provided). <p>Note: If laundry is provided in a combined bathroom facility, ensure that the 1300mm is provided clear of any fixtures such as shower screens.</p> | <p>Complies</p> <p>Details to be verified at the CC stage</p> |
| 20. Storage | <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>Note: The 600mm is measured internal shelf size. Therefore, allow for construction tolerances.</p> | <p>Capable of compliance</p> <p>Details to be verified at the CC stage</p> |
| 21. Garbage | A garbage storage area must be provided in an accessible location. | <p>Complies with spatial requirements</p> <p>Details to be verified at the CC stage</p> |

Appendix A- Pathway to Bus stop assessment

Pathways to Bus stop nominated by town planner

Requirement

Division 4 Clause 93 (3)(a)

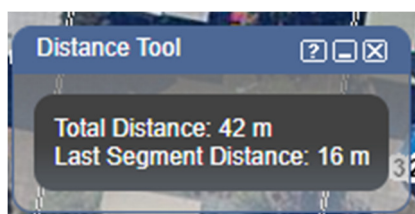
Bus stop to be at a distance of not more than 400 M from the site of the proposed development and the distance is accessible by means of a suitable access pathway.

Compliance

Complies

Comments

The distance to the bus stops from the subject site is less than 400M (max 42M)



Requirement

Clause 104 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 **Capable of compliance** subject to construction of new kerb ramp

Comments

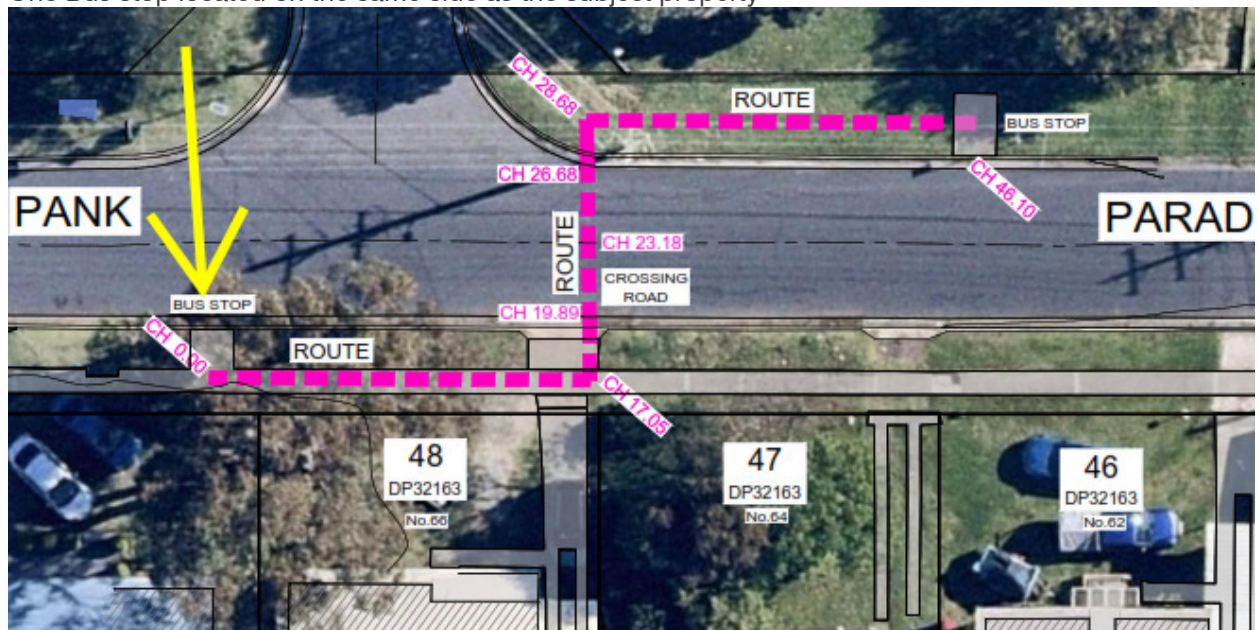
Pedestrian links from the subject site to the nominated bus stops have been provided via kerb ramp on one side and a new kerb ramp will be required to the other side of the road crossing. Note that the nomination of the bus stops is by others.

Details to be verified at CC or Tender stage of works as applicable to the project

Bus stop 1

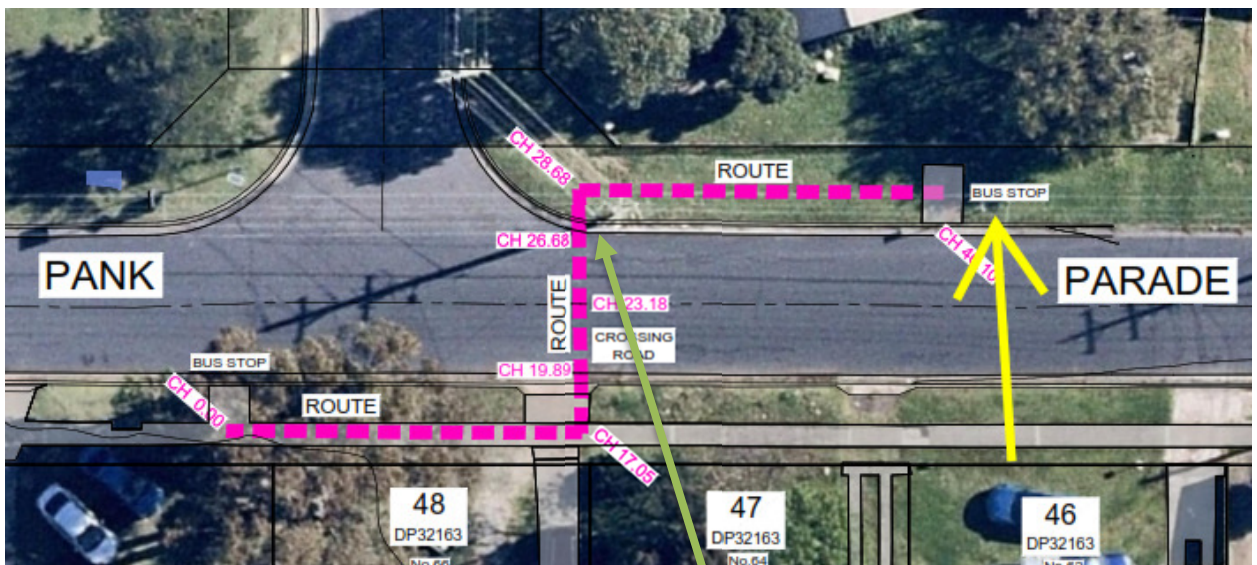


One Bus stop located on the same side as the subject property



No changes required to access this bus stop.

Bus stop 2



No kerb ramp is provided to the area shown with green arrow and a new kerb ramp will be required

Requirement

Division 4 Clause 93 Location and access to facilities and services—independent living units (4)

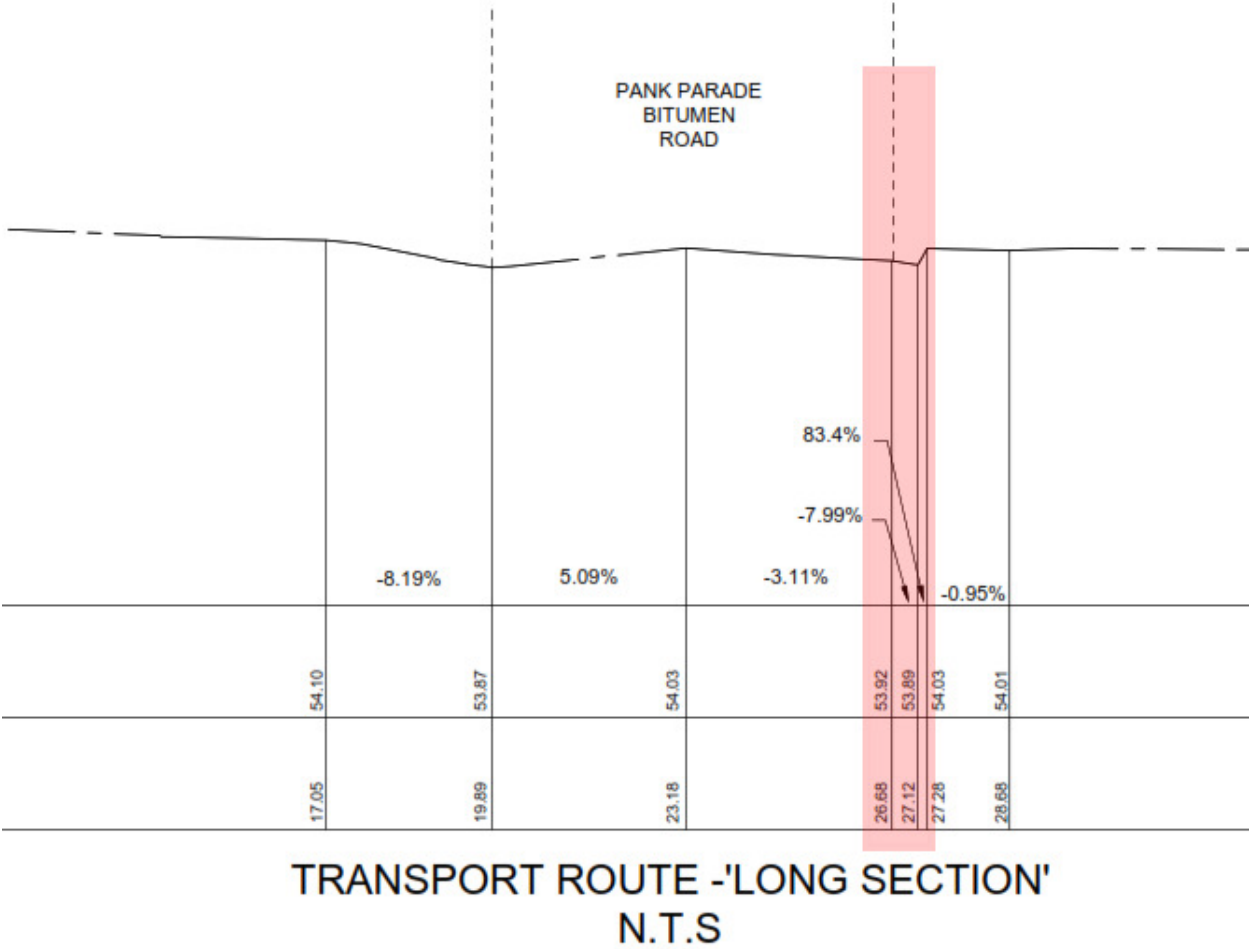
Overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

- (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 subject to construction of new kerb ramp

Comments

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 Housing except that a kerb ramp is to be provided to one side of the Street in area highlighted below



Details to be verified at CC or Tender stage of works as applicable to the project

Requirement

Kerb ramp if provided in common use areas is to be compliant with AS1428.1 including;

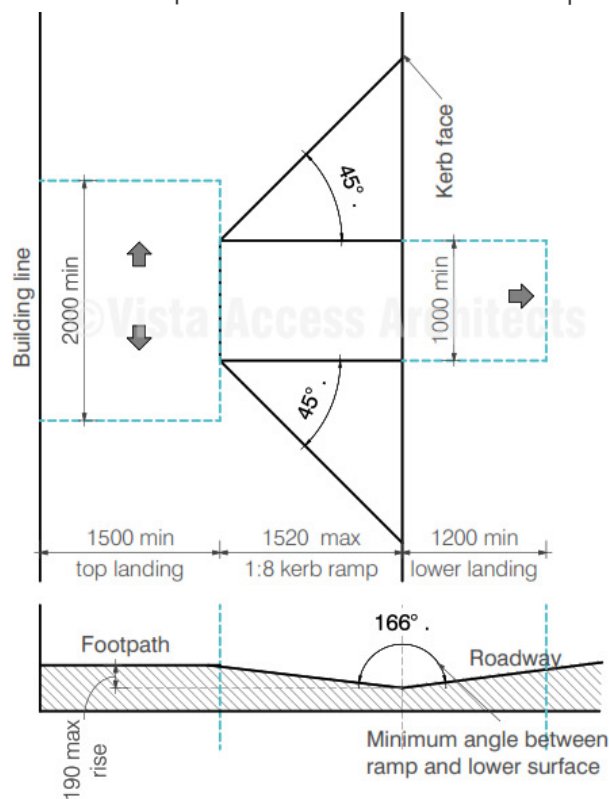
- Maximum gradient of 1:8.
- 1M clear width.
- Maximum rise of 190mm and maximum length of 1520mm.
- Upper and lower landings to be 1500mm in length or can be reduced to 1200mm if there is no change in direction. Where doors are provided on ramp landings, the landing size would also have to comply with the door circulation space requirements.
- 45° splay is to be provided where possible.
- Angle at the base of a kerb ramp to be a minimum of 166°.
- As per BCA, TGSIs are not to be provided to kerb ramps.

Compliance

Capable of compliance

Comments

New Kerb ramp to be constructed based on requirements of AS1428.1



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



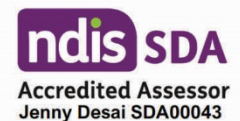
Jenny Desai

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



Trin Woo

ACAA Affiliate Access Consultant

- Affiliate Member of the Association of Consultants in Access Australia (ACAA) - 776

Trin's Educational Profile and Qualifications include:

- Architect registered with the NSW Architect's Registration Board - Registration 11059
- Master of Urban and Regional Planning at the University of Sydney (in progress)