



DEVELOPMENT APPLICATION ACCESSIBILITY REPORT

Project Name LAHC Lalor Park Senior Housing (18 Units)

Project Address 16-22 Funda Crescent, Lalor Park NSW 2147

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Date 13/01/2023
Revision 3
Attention Mode Design

REVISION HISTORY

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1.0 INTRODUCTION

Purely Access Pty Ltd has been engaged by Mode to provide access consultancy services for the proposed Land and Housing Corporation development for 18 Seniors Housing Units at 16-22 Funda Crescent, Lalor Park NSW 2147.

1.1 Purpose of the Report

This report forms part of the Development Approval documentation. The aim of this report is to provide feedback and confirmation that the proposals meet the principles of good accessible design and in turn demonstrate that it meets the key legislative and policy guidelines including:

- Disability (Access to Premises-Buildings) Standards 2010
- National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA)
- State Environmental Planning Policy (Housing) 2021
- AS 1428.1 2009 General requirements for access
- AS 4299 – 1995 Adaptable Housing
- AS 1428.4.1 2009 Tactile Ground Surface Indicators
- Australian Standard AS1428.2 - 1992 – Design for access and mobility. Part 2: Enhanced and additional requirements – Buildings and facilities
- AS 2890.6 2009 Parking Facilities for people with disabilities
- AS 1735.12 1999 Lifts, escalators and moving walks. Part 12: Facilities for persons with disabilities

Consideration has also been given to the Land and Housing Corporation Dwelling requirements and Good Design for Social Housing

This document does not constitute a report for the purposes of obtaining a Building Approval. The compliance comments in this report are for the purpose of the Development Approval lodgement. The level of detail provided for Development Approval is consistent with the design intent for this stage. Further assessment will be required at the Building Approval stage.

1.2 Project Details

The proposals are for 18 Seniors Living Units split across two buildings, each with two storey's. The development will include 10 x 1 bedroom units and 8 x 2 bedroom units. Car parking for 8 vehicles is also provided on the site. The site has a slight level change from Funda Crescent and is within close proximity to Lalor Park shops.

The buildings are considered Class 2 (Residential) under the National Construction Code Building Code of Australia.

2.0 LEGISLATIVE REQUIREMENTS

2.1 Disability Discrimination Act 1992

The Disability Discrimination Act (DDA) is federal legislation which seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional and equitable access for people with disabilities. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). Section 23 of the DDA relates to access to premises and facilities which the public may enter or use, and states it is unlawful to:

- Refuse access to, or the use of, any premises, or the facilities within them.
- Impose terms or conditions specific to persons with disability and their associates on the access and use of any premises or facilities;
- Exclude access based on the provision of an appropriate means of access;
- Request persons with disability or their associates to leave premises or cease use of facilities

The DDA has enacted statutory instruments known as Disability Standards to provide a degree of clarity with respect to access to premises and facilities.

2.2 Disability (Access to Premises – Buildings) Standards 2010 & Building Code of Australia

The purpose of these Standards is to provide for equitable and dignified access to new buildings and those areas of existing buildings that undergo renovation or upgrade that require a building approval.

If a building complies with the Disability (Access to Premises-Buildings) Standards (Premises Standards) those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the Disability Discrimination Act (DDA) in relation to matters covered by the Premises Standards.

Building Certifiers, Building Developers and Building Managers all have obligations under the Standards and must ensure a building complies with the Standards, with each party being responsible for the area they have control over. It is unlawful to fail to comply with the requirements of the Premises Standards.

The Premises Standards align with the National Construction Code Building Code of Australia with the exception that the Premises Standards do not apply to Class 2 buildings unless they are to be used for short term rent as holiday units, serviced apartments or time share facilities. They do not apply to Class 1a or Class 4 buildings. The requirements are laid out in the Access Code of the Premises Standards. The Premises Standards does however recognise that there are times where it will not be possible to meet the requirements of the Access Code and has therefore included a number of concessions and allows for the concept of unjustifiable hardship. It is not unlawful for a person to fail to comply with the requirements.

2.3 State Environmental Planning Policies

State Environmental Planning Policy (Housing) 2021 (SEPP Housing) has been prepared under the Environmental Planning & Assessment Act and aims encourage the provision of housing that will:

- Enable the development of diverse housing types, including purpose-built rental housing,

- Encourage the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,
- Ensure new housing development provides residents with a reasonable level of amenity,
- Promote the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- Minimise adverse climate and environmental impacts of new housing development,
- Reinforce the importance of designing housing in a way that reflects and enhances its locality,
- Support short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- Mitigate the loss of existing affordable rental housing.

Part 5 of SEPP Housing sets out specific requirements for housing for seniors and people with a disability with the detailed requirements assessed under part 4 of this report.

In addition, where residential flat buildings are provided State Environmental Planning Policy No 65- Design Quality of Residential Apartment Development is applicable to the development.

For this development all of the units have been designed to meet the requirements of Part 5 of SEPP Housing.

2.4. Land and Housing Corporation Dwelling Requirements

The Land and Housing Corporation (LAHC) Dwelling Requirements apply to all new LAHC dwellings and sets out the minimum standards expected. In addition to SEPP Housing requirements, LAHC aims for best practice in access and liveability and encourages designs to follow universal design principles. With this in mind Silver Level Livable Housing Design Guidelines should be followed for dwellings.

3.0 NATIONAL CONSTRUCTION CODE BUILDING CODE OF AUSTRALIA APPRAISAL

The following review is an assessment against National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards.

3.1 General Building Access Requirements

In accordance with Clause D3.1 of the BCA buildings and parts of buildings must be accessible in accordance with Table 3.1.

A continuous accessible path of travel is to be provided as follows:

Part of Building	Accessibility Requirements	Comments
Class 2 Residential	<ul style="list-style-type: none"> From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU). To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc. 	Compliance indicated.

3.2 Exemptions & Departures

Clause D3.4 of the BCA allows exemptions from the requirements of providing access for people with disabilities where an area is inappropriate because of the purpose for which it is used or where there the area may pose a health and safety risk. For this development, the following areas have been considered as being exempt from access for people with disabilities:

- Plant rooms
- MSB
- Substation

3.3 Accessible Car Parking

BCA Requirement	Comments	Status
Accessible Car Parking BCA Clause D3.5		
<p>In accordance with Table D3.5 of the BCA, accessible carparking is required to be provided as follows.</p> <p>Class 2</p> <ul style="list-style-type: none"> • No requirements 	Accessible car parking is not required under the BCA. Refer to section 4.5 of this report.	Not applicable Refer to Section 4.5 for car parking requirements under the SEPP.

3.4 External Access to Entrances

BCA Requirement	Comments	Status
Access to buildings BCA Clause D3.2		
An accessway must be provided- <ul style="list-style-type: none"> From the main points of a pedestrian entry at the allotment boundary From another accessible building connected by a pedestrian link From any required accessible car parking space 	Accessways with walkway grades of 1:20 or shallower are proposed to provide access from Funda Crescent to the principal entrance door of each building. Detailed landscape plans will be required for assessment at the Construction Certificate stage.	Compliance Indicated Detailed landscape plans will be required for assessment at the Construction Certificate stage.
Walkways, ramps and landings AS1428.1 2009 Clause 10		
Walkways <ul style="list-style-type: none"> Walkways to be a minimum of 1000mm wide and be provided with passing bays (1800mm wide x 2000mm in direction of travel) every 20m where a direct line of sight is not available. Walkway gradient to be 1:20 (max) with landings every 15m. Landings in direction of travel to 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm length. If gradient of walkway is less than 1:33 no landings are required. TGSI's required to warn of hazard along pedestrian and vehicular routes on grade. Kerb Ramps - gradient no steeper than 1:8, length no greater than 1520mm and maximize rise of 190mm. Threshold ramps – max rise 35mm; max gradient 1:8; maximum length 280mm positioned within 20mm of door leaf Step ramps – max rise 190mm; 1:10 max gradient; max length 1900mm, suitable edge detail. Ramps	The landing to the 1:20 walkway adjacent to one of the buildings entrances is required to be 1540mm wide. Detailed design to be assessed at the Construction Certificate stage.	Compliance Indicated Detailed landscape plans will be required for assessment at the Construction Certificate stage.

BCA Requirement	Comments	Status
<ul style="list-style-type: none"> • Maximum gradient of a ramp exceeding 1900mm is 1:14. • Gradient to be consistent throughout ramp. • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Ramps to be provided with handrails and kerb rails. • TGSIs in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m 		

3.5 Entry and Doorways

BCA Requirement	Comments	Status
Entry and Doorways BCA Clauses D3.2 and D3.3		
Access must be provided via the main principal entrance and: <ul style="list-style-type: none"> • Not less than 50% of all pedestrian entrances including the principal entrance, and • In buildings with a floor area >500m², a non-accessible entrance must not be located more than 50m from an accessible entrance. 		Compliance Indicated
Door Design AS 1428.1 2009 Clause 13		
<ul style="list-style-type: none"> • All doors to have min 850mm clearance width where double doors are provided min 850mm to active leaf. • Door circulations in accordance with Clause 13.3. • Doors to achieve appropriate luminance contrast. • Doors to have compliant hardware and opening forces. • All glazed doors must be marked with contrast marking no less than 75mm wide for full width of doors at 910-1000mm height. 	Doors are generally suitably wide however it is unclear at this stage of the design what the clear opening width to the leading leaf of the glazed doors leading to balconies and courtyard areas will be.	Capable of compliance Door, door hardware and finishes schedule to be reviewed at Construction Certificate stage.

3.6 Circulation

3.6.1 Internal Circulation

BCA Requirement	Comments	Status
Internal Accessways BCA Clause D3.3 AS 1428.1 2009 Clause 6		
A continuous accessible path of travel minimum 1000mm wide is required. Passing places for 2 wheelchairs minimum 1800mm wide and 2000mm long must be provided at maximum 20m intervals. Turning spaces are also required within 2m of the end of accessways where it is not possible to continue on. These are as follows: <ul style="list-style-type: none"> • 60°- 90° turn 1500mm wide by 1500mm long • 90°- 180° turn 1540mm wide by 2070mm in direction of travel 	Accessways are generally suitably wide to allow for compliance to be achieved.	Compliance Indicated
Surface finishes AS 1428.1 2009 Clause 7.4		
Finishes must be slip resistant. The pile height of any carpet shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Recessed matting must not be more than 3mm vertically or 5mm if rounded or bevelled above or below the surrounding surface.	Notes on the drawings indicate compliance. A finishes schedule will be required for assessment at the Construction Certificate stage.	Compliance Indicated A finishes schedule will be required for assessment at the Construction Certificate stage.
Glazing on access ways BCA Clause D3.12 AS 1428.1 2009 Clause 6.6		
Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface.	There is scope in the design for compliance to be achieved and therefore for the purpose of the Development Approval it can be considered that compliance is demonstrated.	Capable of compliance Details to be provided at Construction Certificate stage.

BCA Requirement	Comments	Status
	Detailed design will be required to be assessed at Construction Certificate Stage.	

3.6.2 Lifts

BCA Requirement	Comments	Status
Lifts BCA Clause E3.6 & AS1735.12		
<ul style="list-style-type: none"> Lift travelling <12m to have a minimum compartment size of 1100mm wide x 1400mm depth. Lift travelling > 12m to have a minimum compartment size of 1400mm wide x 1600mm depth. Door width to be min 900mm clear opening Handrail in accordance with clause 5.3 Have a passenger protection system. E.g. be fitted with a series of door opening sensory devices which will detect a 75mm diameter rod across the door opening between 50mm and 1550mm above floor level. Have car control buttons complying with clause 7 including: Lift control buttons on each landing sited between 900-1200mm from floor level and a minimum of 500mm away from any internal corner of obstruction Control buttons within lift car between 700-1250mm above floor level and located where it is able to be tangentially touched by a horizontal disc with a radius of 300mm, where it is located adjacent to a door entrance and 400mm for all other locations. Have appropriate tactile and Braille symbols Have appropriate lighting levels Have automatic audible information within the lift car to identify the level each time the car stops Have audible and visual indication at each landing to indicate the arrival of the lift car. Note: Low rise, low speed constant pressure lifts cannot be used in high traffic public use areas. 	<p>A lift is not required within the development, however future provision is shown. The proposed future lift would be capable of meeting the requirements.</p>	<p>Not applicable</p>

3.6.3. Stairs

BCA Requirement	Comments	Status
Stairs (excluding fire-isolated stairs) BCA Clause D3.3 AS1428.1 2009 Clause 11		
<ul style="list-style-type: none"> Stairs at intersections with property boundaries shall be set back by a minimum of 900mm. Stairs at intersections with internal corridors shall be set back (see fig 26(B)). Stair to have opaque risers Stair nosing's shall not project beyond the face of the riser Stair nosing's shall have sharp intersections, be rounded up to 5mm radius or be chamfered up to 5mm x 5mm. Nosing's require minimum 30% luminance contrast between 50-75mm wide across the full width of the path of travel. It may be set back a max of 15mm Where the luminance contrasting strip is not set back then any area of luminance contrast shall not extend more than 10mm down the riser. <p>Handrails shall be:</p> <ul style="list-style-type: none"> Circular or elliptical, not less than 30mm or greater than 50mm in height or width for not less than 270° around the upper most surface. Be positioned between 865-1000mm Have the ends turned through 180° or to the ground, or fully to a wall Have a minimum 50mm clearance between any walls or adjacent surfaces Fire-isolated stairs are required a single handrail in accordance with Clause 12 of AS1428.1 2009 and have luminance contrast to nosing's. 	<p>The stairs are required to meet Clause 11 of AS1428.1 2009. Handrails and tactile ground surface indicators are indicated on the drawings, however handrail extensions are not fully documented at this stage.</p> <p>Detailed design to be assessed at Construction Certificate stage.</p>	<p>Compliance Indicated Detailed design to be assessed at Construction Certificate stage.</p>

3.6.4 Ramps

BCA Requirement	Comments	Status
Ramps (excluding fire-isolated stairs) BCA Clause D3.3 AS1428.1 2009 Clause 10		
<ul style="list-style-type: none"> • Maximum gradient of a ramp exceeding 1900mm not to exceed 1:14. • Gradient to be consistent throughout ramp. • Ramp required to have unobstructed width of 1000mm • Ramps to be provided with landings at bottom and top of ramp. • Landings required every 9m where grade 1:14, Landings required every 15m where grade 1:20. • Landings in direction of travel 1200mm long; landings at 90° directional change 1500mm x 1500mm. Landings at 180° directional change 1540mm x 2070mm length. • Landing or circulation space shall be provided at every doorway, gate or similar opening • Ramps to be provided with handrails and kerb rails. • TGSIs in accordance with AS1428.4.1 2009 to be provided. • Ramps to be set back 900mm at property boundaries or 400mm at internal corridors. • Vertical rise not to exceed 3.6m 	No ramps are included in the design as walkway grades are achieved.	Not applicable

3.7 Sanitary Facilities

BCA Requirement	Comments	Status
Unisex accessible sanitary facilities BCA Clause F2.4 AS1428.1 Clause 15		
Class 2 – Where sanitary facilities are provided to common areas, not less than 1. Unisex sanitary facilities are to be in accordance with Clause 15 of AS1428.1 2009.	No communal sanitary facilities are provided.	Not applicable
Ambulant sanitary facilities AS1428.1 Clause 16		
To be in accordance with Clause 16 of AS1428.1 to male and female cubicles (in common areas)	No communal sanitary facilities are provided.	Not applicable
Accessible shower facilities AS 1428.1 2009 Clause 15.5		
Class 2 – Where showers are provided to common areas, not less than 1. Design to be in accordance with Clause 15.5 of AS1428.1 2009.	No communal shower facilities are provided.	Not applicable

3.8. Signage

BCA Requirement	Comments	Status
Signage BCA Clause & Specification D3.6		
<p>Signage in accordance with specification D3.6 of the BCA is required in the following locations:</p> <ul style="list-style-type: none"> • To identify unisex and ambulant sanitary Facilities (excludes sanitary facility associated with a bedroom in a Class 1b building or sole occupancy unit in a Class 3 or Class 9c building). • Identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number • To identify location of accessible entrances at non accessible entrances • Areas containing hearing augmentation • Buildings subject to F2.9, directional signage to be provided at each bank of sanitary facilities and at accessible unisex sanitary facility to direct a person to the nearest accessible adult change facility 	<p>No information provided at this stage of the design. Signage will be required to identify each door required by BCA Clause E4.5 to be provided with an exit sign, stating 'EXIT' and 'Level' number.</p> <p>A signage schedule will be required for assessment at the Construction Certificate stage</p>	<p>Capable of compliance</p> <p>A signage schedule will be required for assessment at the Construction Certificate stage</p>

3.9 Tactile Ground Surface Indicators

BCA Requirement	Comments	Status
Location BCA Clause D3.8 AS 1428.4.1 Section 1 & 2		
<p>Tactile ground surface indicators are required in the following locations:</p> <ul style="list-style-type: none"> • Stairways (other than fire isolated stairways) • Ramps (other than a fire isolated, step or kerb or swimming pool ramp), • An escalator • A passenger conveyor or moving walkway • Where an overhead obstruction is less than 2m (except doorways) if no suitable barrier is provided • Where an accessway adjacent to a pedestrian entrance meets a vehicular way if there is no kerb or kerb ramp at that point. <p>TGSI's are to be in accordance with AS1428.4.1. TGSI's need not be provided within aged care facilities if handrails incorporating raised dome buttons are provided.</p>	<p>These will be required to the internal and external stairs. Consideration may be given to providing dome buttons in lieu of TGSI's however as the building is Class 2 it will be for the Certifier to confirm that this concession can be applied.</p> <p>The type and associated luminance contrast details will be required to be reviewed at Construction Certificate stage.</p>	<p>Compliance Indicated Details to be assessed at Construction Certificate stage.</p>

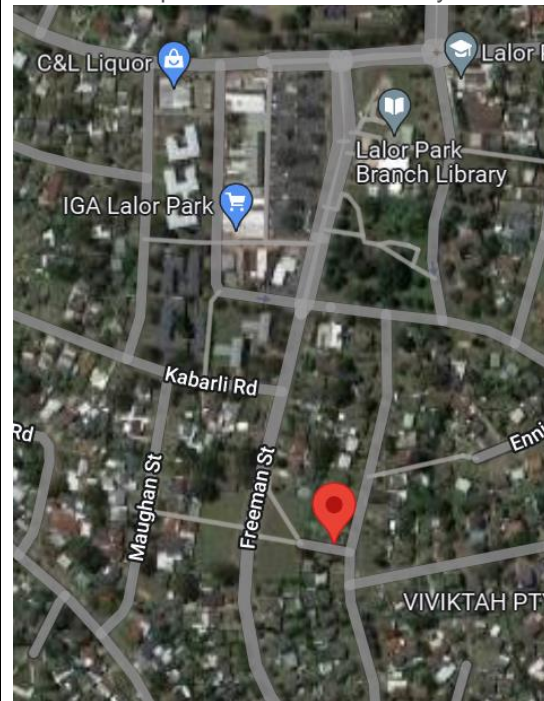
3.10 Swimming Pools

BCA Requirement	Comments	Status
Swimming pool BCA Clause D3.10		
<p>Pools with a perimeter less than 40m - access into the pool is not required to be provided.</p> <p>Pools with a perimeter less than 70m but greater than 40m - an accessible entry/exit must be provided by either:</p> <ul style="list-style-type: none"> ○ A fixed or moveable ramp and an aquatic wheelchair ○ A zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair ○ A platform swimming pool lift and an aquatic wheelchair ○ A sling style swimming pool lift <p>Pools with a perimeter greater than 70m - an accessible entry/exit must be provided by either:</p> <ul style="list-style-type: none"> ○ A fixed or moveable ramp and an aquatic wheelchair ○ A zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair ○ A platform swimming pool lift and an aquatic wheelchair <p>Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</p>	No swimming pools are provided.	Not applicable

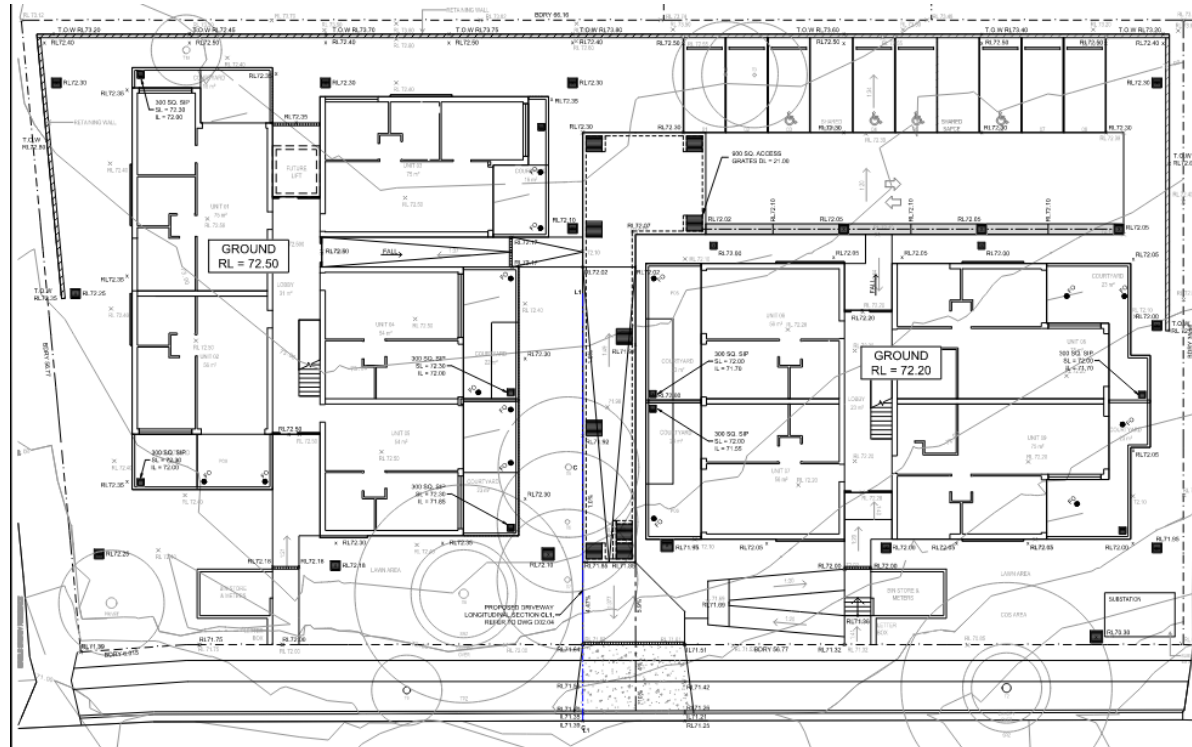
4.0 SEPP HOUSING FOR SENIORS & PEOPLE WITH DISABILITIES ASSESSMENT

This assessment is carried out with reference to Part 5 & Schedule 4 of SEPP Housing.

4.1. Site - related requirements

SEPP Housing Requirement	Comments	Action Required
Part 5 Division 4 Cl 93 Location and access to facilities and services – Independent Living Units		
<p>Independent living units must have adequate access to facilities and services (shops, commercial services, community & recreation services, GP etc) either on site or by a transport service.</p> <p>The transport service must:</p> <ul style="list-style-type: none"> (a) take the residents to a place that has adequate access to facilities and services, and (b) for development on land within the Greater Sydney region— <ul style="list-style-type: none"> i. not be an on-demand booking service for the transport of passengers for a fare, and ii. be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday. <p>Access is adequate if—</p> <ul style="list-style-type: none"> a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and b) the distance is accessible by means of a suitable access pathway, and c) the gradient along the pathway has an overall average gradient of not more than 1:14 with the gradients of the pathway meeting the following: <ul style="list-style-type: none"> i. A gradient no more than 1:12 for a maximum of 15m ii. A gradient no more than 1:10 for a maximum length of 5m <p>A gradient no more than 1:8 for distances no more than 1.5m at a time</p>	<p>Bus stops are located between 39-53m away on Freeman Street which has an accessible footpath. The site is within approximately 400m of shops and Lalor Park library.</p> 	<p>Compliance Indicated</p>

4.2. Siting Standards

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, Cl 2		
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 in accordance AS 1428.1 to an adjoining public road.	The site has a gradient less than 1:10. Refer snip below that indicates pedestrian gradients are less than 1:10.	Compliance Indicated
		

SEPP Requirement	Comments	Status
<p>If the whole of the site does not have a gradient of less than 1:10:</p> <ul style="list-style-type: none"> 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 the wheelchair access provided must be by a continuous accessible path of travel in accordance AS 1428.1 to an adjoining public road or an internal road or a driveway that is accessible to all residents. 	The gradient of the site is shallower than 1:10	Not applicable
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.	Common areas include bin stores, lobbies and lawn areas. An accessible path of travel is provided to each area.	Compliance Indicated.

4.3. Security

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 3		
Pathway lighting: <ul style="list-style-type: none"> • must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and • must provide at least 20 lux at ground level. 	Pathway lighting is to be provided around the site.	Compliance Indicated

4.4. Letterboxes

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 4		
Letterboxes: <ul style="list-style-type: none"> • 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 • must be lockable, and • 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. 	Letterboxes are indicated adjacent to the accessways and are provided with suitable manoeuvring spaces and gradients.	Compliance Indicated

4.5. Private Car Accommodation

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 5		
<p>If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and 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>A total of 8 car parking spaces have been allowed for. Of this 4 have been designed in accordance with AS2890.6.</p> <p>As 50% of the spaces have been designed to meet AS2890.6 a space has not been designed to be increased to 3.8m.</p>	Compliance Indicated

4.6. Accessible Entry

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 6		
<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, 4.3.2 of AS 4299.</p> <ul style="list-style-type: none"> Minimum clear width of 850mm to entry door Door circulation as per AS148.1 2009 Porch or similar weather protection preferred Landing – where entry is exposed to weather landing to have a maximum fall 1:40 and a low threshold. Landing to be 1550mm by 1550mm. 	<p>Entry doors have adequate landings, clear opening widths and circulation.</p> <p>Threshold details will be required to be reviewed at Construction Certificate Stage.</p>	Compliance Indicated

4.7. Interior - General

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 7		
<ul style="list-style-type: none"> Internal doorways must have a minimum clear opening that complies with AS 1428.1. Internal corridors must have a minimum unobstructed width of 1000mm. Circulation space at approaches to internal doorways must comply with AS 1428.1. 	<p>Door circulation and corridors are suitably wide.</p> <p>Doors are generally suitably wide however it is unclear at this stage of the design what the clear opening width to the leading leaf of the glazed doors leading to balconies and courtyard areas will be.</p>	<p>Compliance Indicated</p> <p>The leading leaf of double doors is required to achieve a minimum clear opening of 850mm.</p>

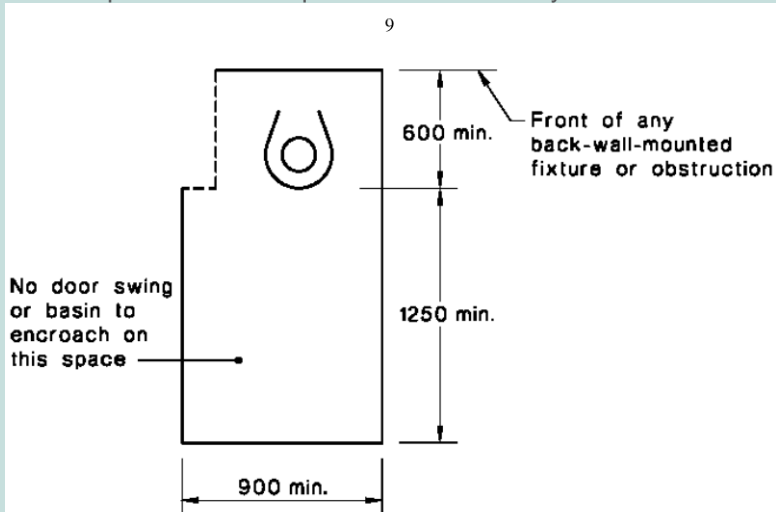
4.8. Bedroom

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 8		
<p>At least one bedroom within each dwelling must have:</p> <ol style="list-style-type: none"> an area sufficient to accommodate a wardrobe and a bed sized as follows: <ol style="list-style-type: none"> in the case of a dwelling in a hostel—a single-size bed, in the case of a self-contained dwelling—a queen-size bed, and a clear area for the bed of at least: <ol style="list-style-type: none"> 1200mm wide at the foot of the bed, and 1000mm wide beside the bed between it and the wall, wardrobe, or any other obstruction, and 2 double general power outlets on the wall where the head of the bed is likely to be, and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and wiring to allow a potential illumination level of at least 300 lux. 	<p>Circulation spaces are indicated to each unit. Further detailed information relating to electrical information will be required to be assessed at Construction Certificate stage.</p>	<p>Compliance Indicated</p>

4.9. Bathroom

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 9		
<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, iii. folding seat, d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, e) a double general power outlet beside the mirror. <p>A shower screen that can easily be removed to facilitate future accessibility may be installed.</p>	<p>The proposed layouts meet the requirements. Further information relating to fixtures and fittings will be required to be assessed at Construction Certificate stage.</p>	<p>Compliance Indicated Detailed design information will require to be assessed at Construction Certificate Stage.</p>

4.10. Toilet

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 10		
<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>DIMENSIONS IN MILLIMETRES</p> <p>FIGURE 1.1 VISITABLE TOILET</p>	<p>All bathrooms have been designed to meet Clause 15 of AS1428.1 2009.</p>	<p>Compliance Indicated</p>

4.11. Surface Finishes

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 11		
Balconies and external paved areas must have slip-resistant surfaces.	Drawing notes indicate compliance, however detailed design will require further assessment at Construction Certificate Stage.	Compliance Indicated

4.12. Door Hardware

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 12		
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Drawing notes indicate compliance, however detailed design will require further assessment at Construction Certificate Stage.	Compliance Indicated

4.13. Ancillary Items

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 1, CI 13		
Switches and power points must be provided in accordance with AS 4299. <ul style="list-style-type: none"> Switches 900-1100mm above ffl GPO's between 600-1000mm above ffl Switches 35mm rocker type 	Notes on drawings indicate compliance. Details to be reviewed at Construction Certificate stage.	Compliance Indicated

4.14. Additional requirements for independent living units

4.14.1. Living room & dining room

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 15		
a) A living room in a self-contained dwelling must have: <ul style="list-style-type: none"> a. a circulation space in accordance with clause 4.7.1 of AS 4299 (2250mm diameter), and b. a telephone adjacent to a general power outlet. b) wiring to allow a potential illumination level of at least 300 lux.	The spatial arrangements of the units demonstrate compliance. Notes on drawings indicate compliance for electrical items. Further information will be required at the Construction Certificate Stage for electrical information.	Compliance Indicated

4.14.2. Kitchen

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 16		
A kitchen in a self-contained dwelling must have: <ul style="list-style-type: none"> a) a circulation space in accordance with clause 4.5.2 of AS 4299 (1550mm between units), 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: <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 (a), ii. a tap set (see clause 4.5.6), iii. cooktops (see clause 4.5.7), except that an isolating switch must be included, iv. an oven (see clause 4.5.8), and d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and 	The spatial arrangement and general layout of the kitchens meets the requirements. Detailed review to be undertaken at Construction Certificate stage for the detailed design elements.	Compliance Indicated Provide detailed kitchen layout and electrical drawings for review at Construction Certificate stage.

SEPP Requirement	Comments	Status
e) general power outlets: <ul style="list-style-type: none"> i. at least one of which is a double general power outlet within 300mm of the front of a work surface, and ii. one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 		

4.14.3. Access to kitchen, main bedroom, bathroom & toilet

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 17		
In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	All units are single storey.	Compliance Indicated

4.14.4. Lifts in multi-storey buildings

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 18		
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> .	Lift access is not required for this development under the BCA. However, future provision is indicated to serve one of the buildings. The proposed lift space allocated would be capable of meeting the BCA.	Compliance Indicated

4.14.5. Laundry

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 19		
An independent living unit must have a laundry that has: a) a circulation space at door approaches that complies with AS 1428.1, and b) provision for the installation of an automatic washing machine and a clothes dryer, and c) a clear space in front of appliances of at least 1300mm, and d) a slip-resistant floor surface, and e) an accessible path of travel to any clothesline provided in relation to the dwelling.	Laundry spaces are combined with the bathrooms. Step free access is required to the doorways leading to the clothesline areas within courtyard and balcony areas.	Compliance Indicated

4.14.6. Storage for linen

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 20		
A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299. A linen storage cupboard minimum 600mm wide with adjustable shelves.	Linen cupboards are provided within each unit.	Compliance Indicated

4.14.7. Garbage

SEPP Requirement	Comments	Status
SEPP Housing Sch 4 Part 2, CI 21		
A garbage storage area must be provided in an accessible location.	The Bin stores are accessed via walkways.	Compliance Indicated

5.0 CONCLUSION

In the professional opinion of Purely Access Pty Ltd the proposals are capable of meeting the requirements of the State Environmental Planning Policy (Housing) 2021 and the Performance Requirements set out in the National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) and referenced Australian Standards

with respect to access for people with a disability. Further design information focusing on the detailed elements will need to be developed as the scheme progresses through to the construction phase to ensure compliance is achieved.

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6.0 DRAWINGS ASSESSED

The following drawings/ documents have been considered in the formulation of this report:

Drawing No.	Revision	Title
22032- AR -0000	I	Cover Sheet
22032- AR -0001	H	Legends/Notes
22032- AR -0002	J	3D View & Development Data Table
22032- AR -0003	G	3D Views
22032- AR -0004	D	Site Analysis
22032- AR -0005	D	Block Analysis Plan
22032- AR -0100	I	Site Plan
22032- AR -0500	G	Demolition Plan
22032- AR -1000	K	General Arrangement Plan – Ground Level
22032- AR -1001	J	General Arrangement Plan – First Level
22032- AR -1002	G	General Arrangement Plan – Roof Level
22032- AR -2000	G	Elevations – Sheet 1
22032- AR -2001	G	Elevations – Sheet 2
22032- AR -2100	G	Sections
22032- AR -4100	G	Door & Window Schedules
22032- AR -8000	C	Photo Montage

Drawing No.	Revision	Title
22032- AR -8050	B	Area Plan
22032- AR -8100	G	Solar Analysis
22032- AR -8200	E	Solar Study Sheet 1
22032- AR -8201	E	Solar Study Sheet 2

Please see below response from the access consultant regarding utilisation of accessible shared space for general turning manoeuvres.

Let me know if you require anything else at this stage.

Kind regards,

Kirk MacDonnell BArch, BFA, MArch
Associate
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From: Joanne | Purely Access <Joanne@purelyaccess.com.au>
Sent: Wednesday, 26 April 2023 1:51 PM
To: Kirk MacDonnell <kmacdonnell@modedesign.com.au>
Cc: Nikki | Purely Access <nikki@purelyaccess.com.au>
Subject: RE: 22032_LAHC Lalor Park - Draft Documents for Part 5 Submission

Hi Kirk, it would be fine to use the identified shared space as a turning space as well. Would request that the bollard be placed in the area adjacent the bonnet of adjacent parked car, so that car doors don't hit it when they are opened wide.

A performance solution would be required re: position of bollard in shared space.

Please do not hesitate to contact me if you have any queries.

Kind Regards

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Please note that I work **Mondays, Wednesdays and some Fridays**. If your email is urgent please contact 1300 596 406.