



Access Assessment Report

41-43 Owen Avenue, Wyong



Project: 41-43 Owen Avenue, Wyong
Reference No: 115156-Access-r3
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Document Control



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1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 41-43 Owen Avenue, Wyong where it is proposed to construct a residential development for the housing of seniors under a Development Application that is jointly made by a Social housing provider. The site will contain six (6) residential units with on grade parking for four (4) vehicles. Vehicular access will be from Cutler Drive while pedestrian access will be from Owen Avenue as well as Cutler Drive.



Photograph Courtesy of Google maps

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > State Environmental Planning Policy (Housing) 2021; and
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- > The structural adequacy or design of the building;
- > The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- > The Disability Discrimination Act (it cannot be guaranteed that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BC2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

1.5. Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

1.6. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs) Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following is a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexure to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

| Class | Level | Description |
|-------|------------------------|---|
| 2 | Ground and First Floor | Residential sole occupancy units and associated areas |

2.3. Dimensions and Tolerances

The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 2. Architectural Plans

| Architectural Plans Prepared by Barry Rush & Associates Pty Ltd | | | |
|---|----------|------------|--------------------|
| Drawing Number | Revision | Date Title | Title |
| A01 | - | 22.03.2023 | Location Diagram |
| A02 | - | 22.03.2023 | Site Analysis Plan |
| A03 | - | 22.03.2023 | Site Plan |
| A04 | - | 22.03.2023 | Ground Floor Plan |
| A05 | - | 22.03.2023 | First Floor Plan |
| A06 | - | 22.03.2023 | Roof Plan |
| A07 | - | 22.03.2023 | Elevations |
| A08 | - | 22.03.2023 | Sections |
| A09 | - | 22.03.2023 | Finishes Schedule |

| Survey Plan Prepared by TSS Total Surveying Solutions | | | |
|---|--------|------------|-------------------------|
| Drawing Number | Sheet | Date Title | Title |
| 211660 | 1 of 5 | 06.10.2021 | Detail & Contour Survey |
| 211660 | 2 of 5 | 06.10.2021 | Detail & Contour Survey |
| 211660 | 3 of 5 | 06.10.2021 | Detail & Contour Survey |
| 211660 | 4 of 5 | 06.10.2021 | Long Sections |
| 211660 | 5 of 5 | 06.10.2021 | Log Sections |

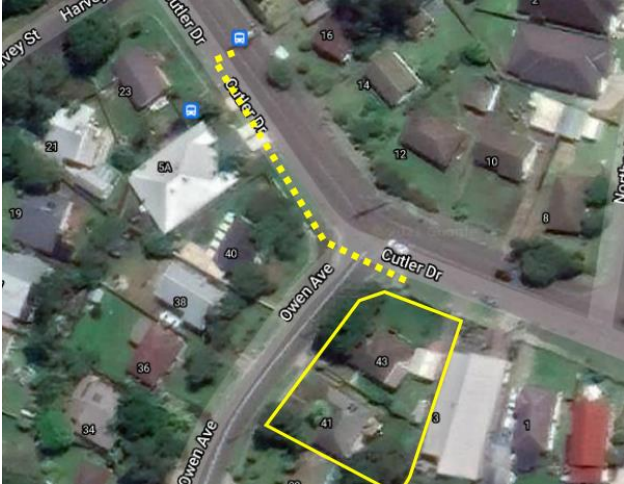
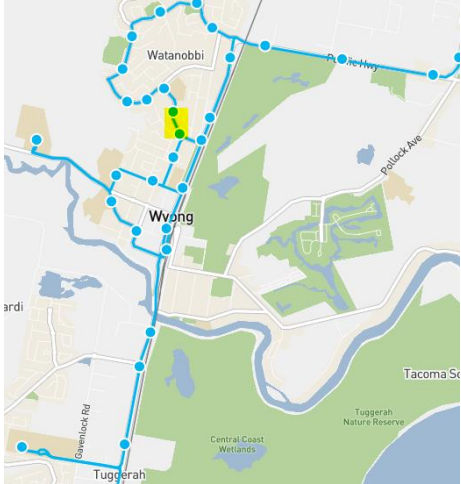
Annexure B – SEPP (Housing) 2021

| | |
|-------------------------------|--|
| N/A | Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design. |
| Complies | The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design. |
| CRA – Refer Annexure D | 'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report. |
| FI | Further Information is necessary to determine the compliance potential of the building design. |
| PS | Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements. |
| DNC | Does Not Comply. |
| Noted | BCA Clause simply provides a statement not requiring specific design comment or confirmation. |

Clause 93 Location and access to facilities and services – independent living units

| Clause | Requirements |
|--------|--|
| 1 | <p>(1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—</p> <p>(a) by a transport service that complies with subsection (2), or</p> <p>(b) on-site.</p> |
| 2 / 3 | <p>(2) The transport service must—</p> <p>(a) take the residents to a place that has adequate access to facilities and services, and</p> <p>(b) for development on land within the Greater Sydney region—</p> <p>(i) not be an on-demand booking service for the transport of passengers for a fare, and</p> <p>(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</p> <p>(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> <p>(3) For the purposes of subsections (1) and (2), access is adequate if—</p> <p>(a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and</p> <p>(b) the distance is accessible by means of a suitable access pathway, and</p> <p>(c) the gradient along the pathway complies with subsection (4)(c).</p> <p>Discussion</p> <p>The development is within 400m of public transport services, in the form of bus stops connecting directly to the Wyong town centre. An assessment using nearmaps shows that the approximate distance to the bus stop is less than 400m (85m approx.). The path of travel utilises concrete foot paths and includes kerb ramps to cross to the other side of Cutler Drive.</p> <p>The bus route is served by Bus 79 which demonstrates suitable timetabling for the entire week.</p> <p>The development can suitably access the types of services and facilities outlined above. A transport service is available that links to the Wyong the Wyong Town Centre.</p> |

Clause 93 Location and access to facilities and services – independent living units

| Clause | Requirements |
|--------|--|
| |   |
| 4 | <p>(4) In subsection (3)—</p> <p>(a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and</p> <p>(b) the distance is to be measured by reference to the length of the pathway, and</p> <p>(c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—</p> <p>(i) 1:12 for a maximum length of 15m at a time, or</p> <p>(ii) 1:10 for a maximum length of 5m at a time, or</p> <p>(iii) 1:8 for a maximum length of 1.5m at a time.</p> <p>Discussion</p> <p>A suitable concrete footpath exists on the Northern side of Cutler Drive however no foot path is provided on the opposite side of Cutler Drive. It is expected that suitable paved infrastructure could be extended, and the bus shelter addressed as part of the development consent conditions.</p> <p>A review of the survey and long sections has been undertaken:</p> <ul style="list-style-type: none"> - Long Section 1, 2 & 3 do not have an average grade steeper than 1:14 and there are no areas steeper than 1:14. - Long section 4 does not have an average grade steeper than 1:14 and the area which is 7.2% does not extend for a distance longer than 15m. |

Clause 93 Location and access to facilities and services – independent living units

| Clause | Requirements |
|--------|--|
| |  <p><i>Required footpath as per future development consent</i></p> |

Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units**Part 1 Standards applying to self-contained dwellings**

| Clause | Requirements | Discussion | Status |
|----------------------|---|---|-------------------------------------|
| 1 Application | The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units. | | |
| 2 Siting | <p>Wheelchair access The whole of the site does not have a gradient of less than 1:10:</p> <p>a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> | <p>The whole of the site has a gradient not steeper than 1:10 and therefore all dwellings must be accessible by wheelchair (except for the top floor units as there is a concession under Clause 85 of the SEPP).</p> <p>Access will need to be provided to all common areas and facilities that are for common use by the residents. Suitable provision has been provided.</p> | <p>CRA Refer Annexure D</p> |

| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
|---|---|---|-------------------------------------|
| Part 1 Standards applying to self-contained dwellings | | | |
| Clause | Requirements | Discussion | Status |
| | <p>b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause.</p> <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>Note: Because the building is deemed to be a social housing provider i.e NSW Government, there is a concession under Clause 85 of the SEPP Housing to allow the units on the first-floor level to not comply with Schedule 4, sections 2, 7-13 and 15-20.</p> | |
| 3 Security | <p>Pathway lighting:</p> <p>a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>b) must provide at least 20 lux at ground level.</p> | <p>Required pathway lighting can be readily provided within the development to meet the requirements of this Clause.</p> | <p>CRA Refer Annexure D</p> |
| 4 Letterboxes | <p>Letterboxes:</p> <p>a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and</p> <p>b) must be lockable, and</p> <p>c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p> | <p>The letter box arrangement is suitably proposed to be within an accessible area and can achieve the requirements of this Clause, subject to the area adjacent to the letter boxes having a gradient no steeper than 1:40.</p> | <p>CRA Refer Annexure D</p> |
| 5 Private car parking | <p>If car parking (not being car parking for employees) is provided:</p> <p>a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> | <p>Clause 108 (2) (j) requires the development to have 2 car spaces, therefore the two spaces must meet the provisions of AS 2890.6. The proposed plans show the two spaces that can achieve compliance with AS 2890.6 and furthermore there is an additional space that can achieve a clear width of 3.8m, therefore compliance with Clause (d) is achieved.</p> | <p>CRA Refer Annexure D</p> |

| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
|---|--|--|----------------------------|
| Part 1 Standards applying to self-contained dwellings | | | |
| Clause | Requirements | Discussion | Status |
| | <ul style="list-style-type: none"> b) 10% 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 c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date. | | |
| 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. | The entry doors to the units will need to meet the requirements of Clause 13 AS 1428.1 and provide weather protection. Compliance is readily achievable. | CRA Refer Annexure D |
| 7 Interior: general | <p>Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>Circulation space at approaches to internal doorways must comply with AS 1428.1.</p> | The internal arrangement will be required to maintain the various clearances and widths outlined within Clause 13 of AS 1428.1. These must be maintained on each side of the doorways. Compliance is readily achievable. | CRA Refer Annexure D |
| 8 Bedroom | <p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> a) an area sufficient to accommodate a wardrobe and a queen sized bed, and b) a clear area for the bed of at least: <ul style="list-style-type: none"> i. 1,200 millimetres wide at the foot of the bed, and ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and | It is considered that the internal arrangement of at least 1 bedroom in each unit will make suitable provisions for the circulation spaces and facility requirements in accordance with this Clause. | CRA Refer Annexure D |

| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
|---|---|---|-------------------------------------|
| Part 1 Standards applying to self-contained dwellings | | | |
| Clause | Requirements | Discussion | Status |
| | <ul style="list-style-type: none"> d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and f) wiring to allow a potential illumination level of at least 300 lux. | | |
| 9 Bathroom | <p>At least one bathroom within a dwelling must 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>It is considered that suitable provisioning has been made to accommodate the clearances required for an accessible bathroom. Necessary internal design adjustments can be made at later stages.</p> | <p>CRA Refer Annexure D</p> |
| 10 Toilet | <p>A dwelling must have at least one toilet and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p> | <p>It is considered that suitable provision is made to accommodate the clearances required for a visitable toilet in the bathrooms of each unit. Necessary internal design adjustments can be made at later stages.</p> | <p>CRA Refer Annexure D</p> |

| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
|---|--|--|----------------------------|
| Part 1 Standards applying to self-contained dwellings | | | |
| Clause | Requirements | Discussion | Status |
| 11 Surface finishes | Balconies and external paved areas must have slip-resistant surfaces. Note. Advise regarding finishes may be obtained from AS 1428.1. | Suitable surfaces can be provided to achieve the required slip resistance. Guidance should be sought using the Australian Standards Handbook. | CRA Refer Annexure D |
| 12 Door hardware | Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299. | Suitable hardware and fittings can be readily provided. | CRA Refer Annexure D |
| 13 Ancillary items | Switches and power points must be provided in accordance with AS 4299. | Suitable hardware and fittings can be readily provided. | CRA Refer Annexure D |
| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
| Part 2 Additional standards for independent living units | | | |
| Clause | Requirements | Discussion | |
| 14 Application | The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings. | | |
| 15 Living room and dining room | A living room in a self-contained dwelling must have: a) a circulation space in accordance with clause 4.7.1 of AS 4299, and b) a telephone adjacent to a general power outlet. A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux. | Suitable provision is made within the living room design to ensure that a wheelchair circulation space of 2250mm diameter is available clear of furniture. Provisioning of telephone wiring adjacent to GPO's can be made during design development. | CRA Refer Annexure D |
| 16 Kitchen | A kitchen in a self-contained dwelling must have: a) a circulation space in accordance with clause 4.5.2 of AS 4299, and b) a circulation space at door approaches that complies with AS 1428.1, and | Suitable provision is made within the style of kitchen design to ensure that appropriate arrangements can be achieved. Necessary internal design adjustments can be made during design development. | CRA Refer Annexure D |

| Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units | | | |
|---|--|--|-------------------------------------|
| Part 1 Standards applying to self-contained dwellings | | | |
| Clause | Requirements | Discussion | Status |
| | <p>c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> i. benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), ii. a tap set (see clause 4.5.6), iii. cooktops (see clause 4.5.7), except that an isolating switch must be included, iv. an oven (see clause 4.5.8), and <p>d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>e) general power outlets:</p> <ul style="list-style-type: none"> i. at least one of which is a double general power outlet within 300 millimetres 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. | | |
| 19 Laundry | <p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> 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 1,300 millimetres, and d) a slip-resistant floor surface, and e) an accessible path of travel to any clothes line provided in relation to the dwelling. | <p>Final laundry design will need to accommodate the circulatory requirements of this Clause. Where necessary it considered that suitable provisioning has been made available to resolve accessibility.</p> | <p>CRA Refer Annexure D</p> |

Schedule 4 – Standards concerning accessibility and useability for hostels and independent living units
Part 1 Standards applying to self-contained dwellings

| Clause | Requirements | Discussion | Status |
|-----------------------------|--|---|----------------------------|
| 20 Storage for linen | A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299. | It is considered that suitable provisioning has been made within the design | CRA Refer Annexure D |
| 21 Garbage | A garbage storage area must be provided in an accessible location. | It is considered that suitable provision is made within the design | CRA Refer Annexure D |

Annexure C - Premises Standards & BCA Assessment

| | |
|-------------------------------|--|
| N/A | Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design. |
| Complies | The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design. |
| CRA – Refer Annexure D | 'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure C of this report. |
| FI | Further Information is necessary to determine the compliance potential of the building design. |
| PS | Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements. |
| DNC | Does Not Comply. |
| Noted | BCA Clause simply provides a statement not requiring specific design comment or confirmation. |

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 3. BCA 2019 Summary

| Clause | Clause Requirements | Comment | Status |
|--|--|---|----------------------------|
| Section D: Access and Egress | | | |
| Part D3 – Access for People with a Disability | | | |
| D3.0: Deemed-to-Satisfy Provisions | Informational | Noted | Noted |
| D3.1: General Building Access Requirements | <p>Buildings and their parts must be accessible as required by table D3.1, unless exempted under Clause D3.4</p> <p>Class 2 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> | The ground floors of the building make suitable provision for access up to the entry door of each unit. There is no lift provided to the first floor, therefore no access is required to the entry doors on the first-floor level. | CRA Refer Annexure D |
| D3.2: Access to Buildings | <p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p> | Accessways are suitably proposed at the main points of pedestrian entry at the property boundary and can readily achieve compliance subject to further details being provided at CC stage. The proposed car spaces are suitably linked to the building by pathways, with interconnection between the different buildings. | CRA Refer Annexure D |

| Section D: Access and Egress | | | |
|---|---|--|-------------------------------------|
| | <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <p>(i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and</p> <p>(ii) in a building with a total floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>(c)</p> <p>(d)</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.</p> | | |
| D3.3: Parts of Buildings to be Accessible | <ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways | <p>Suitable provision is available for the building to contain the required accessible features specified by this Clause. It is expected that compliance can be achieved during design development without significant change to the design.</p> | <p>CRA Refer Annexure D</p> |

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| | (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. | | |
| D3.4: Exemptions | Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.). | Noted | Noted |
| D3.4: Accessible Car Parking | - | The BCA does not stipulate car parking requirements for Class 2 buildings. This is subject to the requirements of the Housing SEPP outlined in Annexure B of this report. | N/A |
| D3.6: Signage | Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> ○ identify each door required by E4.5 to be provided with an exit sign and state "Exit" and "Level" and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb). | Appropriate Braille and Tactile signage can be readily installed. | CRA Refer Annexure D |
| D3.7: Hearing Augmentation | - | - | N/A |
| D3.8: Tactile Indicators | (a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (i) stairway, other than a fire-isolated stairway; and | Indicators can be readily installed as required at the stairway landings and ramps that are steeper than 1:20. | CRA Refer Annexure D |

| Section D: Access and Egress | | | |
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| | <ul style="list-style-type: none"> (ii) ...; and (iii); and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> | | |
| D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings | - | - | N/A |
| D3.10: Swimming Pools | - | - | N/A |
| D3.11: Ramps | On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp. | Ramps can be suitably provided as specified by this Clause. | CRA Refer Annexure D |
| D3.12: Glazing on an Accessway | On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway | Where necessary glazing decals can be installed. | CRA |

Section D: Access and Egress

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| | or opening, must be clearly marked in accordance with AS 1428.1. | | Refer Annexure D |
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Section E: Services and Equipment**Part E3 – Lift Installations**

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|------------------------------------|---------------|--------------------------------|-------|
| E3.0: Deemed-to-Satisfy Provisions | Informational | Noted | Noted |
| E3.6: Passenger Lifts | - | No lifts proposed or required. | N/A |

Section F: Healthy and Amenity**Part F2 – Sanitary and Other Facilities**

| | | | |
|---|---------------|---|-------|
| F2.0: Deemed-to-Satisfy Provisions | Informational | Noted | Noted |
| F2.4: Accessible Sanitary Facilities (including Table F2.4) | - | The BCA does not require accessible sanitary facilities within the units, this is required by the provisions within the Housing SEPP. | N/A |
| F2.9: Accessible adult change facilities | - | - | N/A |

Annexure D - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

BCA

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Walkways will comply with Clause 10 of AS1428.1-2009.
5. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
6. Stairways will comply with Clause 11 of AS1428.1-2009.
7. Handrails will comply with Clause 12 of AS1428.1-2009.
8. Switches and power points will comply with Clause 14 of AS1428.1-2009.
9. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
10. Braille and tactile signage will comply with BCA2019 Clause D3.6.
11. Signage will comply with Clause 8 of AS1428.1-2009.
12. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
13. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Seniors Housing

1. Gradients and wheelchair access across the site will comply with Clause 2 of Schedule 4 – SEPP Housing (2021).
2. Lighting in pathways will comply with Clause 3 of Schedule 4 – SEPP Housing (2021).
3. Letterboxes will comply with Clause 4 of Schedule 4 – SEPP Housing (2021)
4. Carparking spaces will comply with Clause 5 of Schedule 4 – SEPP Housing (2021).
5. The accessible bedroom will comply with Clause 8 of Schedule 4 – SEPP Housing (2021)
6. The accessible bathroom will comply with Clause 9 of Schedule 4 – SEPP Housing (2021)
7. The visitable toilet will comply with Clause 10 of Schedule 4 – SEPP Housing (2021)

8. Surface finishes will comply with Clause 11 of Schedule 4 – SEPP Housing (2021).
9. Door hardware will comply with Clause 12 of Schedule 4 – SEPP Housing (2021).
10. Switches and power points will comply with Clause 13 of Schedule 4 – SEPP Housing (2021).
11. Living and dining rooms will comply with Clause 15 of Schedule 4 – SEPP Housing (2021).
12. Kitchen will comply with Clause 16 of Schedule 4 – SEPP Housing (2021).
13. Laundry will comply with Clause 19 of Schedule 4 – SEPP Housing (2021).
14. Storage linen space will comply with Clause 20 of Schedule 4 – SEPP Housing (2021)
15. Garbage rooms will comply with Clause 21 of Schedule 4 – SEPP Housing (2021).