



Kennedy Associates Architects (KAA)

1-7 Fergerson Avenue,
Fairfield NSW - Seniors
Housing Development

Access Review – rev 1.1

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Morris Goding
Access Consulting
ABN 70 414 330 060

Studio 6, Level 1
56 Bowman Street
Pyrmont NSW 20 09

T 02 9692 9322
F 02 9692 8433
W mgac.com.au

NSW
QLD
VIC

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This report is prepared by:

Augustina Lie

Senior Access Consultant

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1. Executive Summary

The Access Review Report is a key element in the design of LAND AND HOUSING CORPORATION (LAHC) SEPP Seniors Housing Development located at 1-7 Fergerson Avenue, Fairfield NSW 2165, and an appropriate response to the SEPP Seniors Living Policy, AS1428 series, Building Code of Australia (BCA), and DDA Access to Premises Standards (including DDA Access Code).

The review will ensure that ingress and egress, paths of travel, circulation areas, and sanitary facilities, dwellings comply with relevant statutory guidelines at Part 5 submission.

Item	Description	Statutory Provision
Performance Solutions Required		
1.	NIL	-
Compliance Matters to be Addressed		
1.	NIL	
For Consideration		
1.	NIL	

2. Introduction

2.1 Background

KAA has engaged Morris-Goding Accessibility Consulting, to provide a design review of the SEPP Seniors Housing Development located at 1-7 Fergerson Avenue, Fairfield NSW 2165.

The development consists of the construction of a total of 16 units class 2, which are split into four blocks A, B, C and D.



Figure 1. Development proposed Site Plan. (Courtesy of KAA)

The proposed development falls under a number of BCA classifications:

- Class 2 (residential) building. The requirements of the investigation are to:
 - Review supplied drawings of the proposed development;
 - Provide a report that will analyse the provisions of disability design of the development, and
 - Recommend solutions that will ensure the design complies with the Disability Discrimination Act (DDA), Building Code of Australia (BCA), State Environmental Planning Policy (SEPP), relevant Australian Standards, and enhanced benchmark requirements set by the project.

2.2 Objectives

The Report seeks to ensure compliance with statutory requirements and enhanced benchmark requirements set by the project. The Report considers user groups, who include residents, and visitors. The Report attempts to deliver equality, independence and functionality to people with a disability inclusive of:

- People with a mobility impairment (ambulant and wheelchair);
- People with a sensory impairment (hearing and vision); and
- People with a dexterity impairment

The Report seeks to provide compliance with the State Environmental Planning Policy (SEPP) and the Disability Discrimination Act 1992. In doing so, the report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability.

2.4 Accessibility of Design

The proposed design will utilise the Federal Disability Discrimination Act (DDA), Disability (Access to Premises – Buildings) Standards 2010, BCA/DDA Access Code, Universal Design principles, SEPP Seniors Living Policy, AS1428 Series, and other design guidelines, to develop appropriate design documentation, to provide reasonable access provisions for people with disabilities.

The design will be developed to ensure the principles of the DDA are upheld. Under the DDA, it is unlawful to discriminate against people with disabilities in the provision of appropriate access, where the approach or access to and within a premise, makes it impossible or unreasonably difficult for people with disabilities to make use of a particular service or amenity.

Note that this application is on behalf of Land and Housing Corporation (LAHC) which is a social provider. The upper level of this development is not required to be DDA Compliant in accordance with *SEPP Housing for Seniors Part 4, Clause 41(2)*:

(2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a selfcontained 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.

2.5 Statutory Requirements

The statutory and regulatory guidelines to be encompassed in the developed design to ensure effective, appropriate and safe use by all people, including those with disabilities, will be in accordance with:

- State Environmental Planning Policy (Housing) 2021.
- Federal Disability Discrimination Act (DDA);
- Disability (Access to Premises – Buildings) Standards 2010;
- Building Code of Australia (BCA) Part D3, F2,
- AS 1428.1:2009 - (General Requirement of Access);
- AS 1428.4.1:2009 - (Tactile Ground Surface Indicators).

3 Proposed Scheme and Regulatory Background

3.1 General

The project objectives, BCA building classifications, and applicable development controls, bring into relevance the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2 SEPP (Housing) 2021

Land & Housing Corporation (LAHC) is committed to providing housing choice for seniors and people with disabilities. The SEPP (Housing) 2021, hereinafter cited as 'the SEPP', is intended to promote a balance between the need for greater housing choice and the need to safeguard the character of residential neighborhoods.

The proposed development has 50% of the accommodation required to qualify as SEPP Seniors Living, and this is placed on the ground floor.

The ground floor compliance issues associated within the SEPP can be summarised as follows:

- Appropriate pedestrian linkages to essential services external to the development site.
- Appropriate paths of travel to public transport which connects with local centres containing all essential services.
- Wheelchair accessible paths of travel to a minimum percentage of dwellings as is determined by site gradients.
- Wheelchair accessible paths of travel to common areas and common facilities, including letterbox areas and garbage areas.
- Private car accommodation for SEPP Seniors Living dwellings designed in accordance with AS2890.
- Accessible entry and passage through the dwelling, including through all internal doorways, in compliance with AS1428.1.
- Main bedroom suitably sized to accommodate a queen-size bed and circulation around all edges including an area for wheelchair turning in accordance with SEPP Schedule 3(8).
- Slip resistant floor surfaces.
- Door hardware and ancillary items in compliance with AS4299.
- Suitable living area circulation in compliance with AS4299.
- Kitchen circulation, joinery, and appliance layout in compliance with AS4299.
- Suitable circulation space forward of laundry appliances.
- Linen storage in accordance with AS4299.

- Main bathroom suitably sized and fit-out as a compliant AS1428.1, layout with a visitable toilet compliant with AS4299.

3.3 Independent Living Unit Design

As this development application is being made by a social housing provider, items within SEPP (Housing) 2021 Schedule 4, Sections 2, 7-13 and 15-20 only apply to ground floor independent units as per the provisions of SEPP (Housing) 2021 Part 5 Division 3 Clause 85.

Dwellings on the first floor of the subject development are not required to comply with Schedule 4, Sections 2, 7-13 and 15-20:

- Siting standards (wheelchair access, common areas).
- Interior general (doorways, corridors, circulation space).
- Bedroom.
- Bathroom.
- Toilet.
- Surface finishes.
- Door hardware.
- Ancillary items (switches and power points).
- Living room and dining room.
- Kitchen.
- Access to the kitchen, main bedroom, bathroom and toilet.
- Lifts in multi-storey buildings.
- Laundry.
- Storage for linen.

Currently, all entry doors to units on level one is compliant with AS1428.1, in accordance with *SEPP Schedule 4 Part 1 Clause 6*

Letterboxes and garbage area have also been provided in accordance with *SEPP Schedule 4 Part 1 Clause 4*

All main bathrooms located on ground floor suitably sized are compliant with AS1428.1. Fig.1.1. However, bathrooms that do not meet AS4299 Clause 1.4.12, Fig.1.1. (visitable). This requirement will be supported by MGAC given they comply with AS1428.1 and offer a more significant room to manoeuvre. Furthermore, the visitable toilet function could also be performed by a compliant AS1428.1 bathroom.

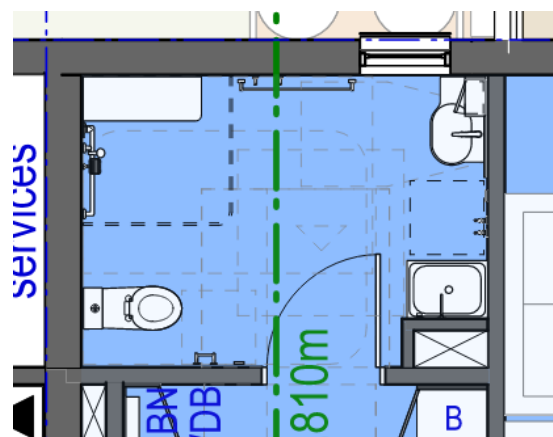


Figure 2. Proposed typical SEPP toilet

4. Division 4 Site-related requirements

4.1 Location and access to facilities and services—**independent living units – (SEPP 2021 Division 4, Clause 93 (1)(2)(3))**

(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—

- (a) by a transport service that complies with subsection (2), or
- (b) on-site.

(2) The transport service must—

- (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—
 - (i) not be an on-demand and 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.

(3) For the purposes of subsections (1) and (2), access is adequate if—

- (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
- (b) the distance is accessible by means of a suitable access pathway, and
- (c) the gradient along the pathway complies with subsection (4)(c).

MGAC has reviewed the provided drawings and documentation in relation to the aforementioned requirements.

It is noted that the site is located in Fairfield, which is inside the Sydney Statistical Division and the site is currently unoccupied and all previous dwellings have been demolished

Proposed new footpath on Ferguson Avenue shown below is to be compliant with Disability Standards for Accessible Public Transport 2002 (DSAPT) which refers of minimum clear width of a pedestrian pathway.



Figure 1. New Pedestrian Pathway location

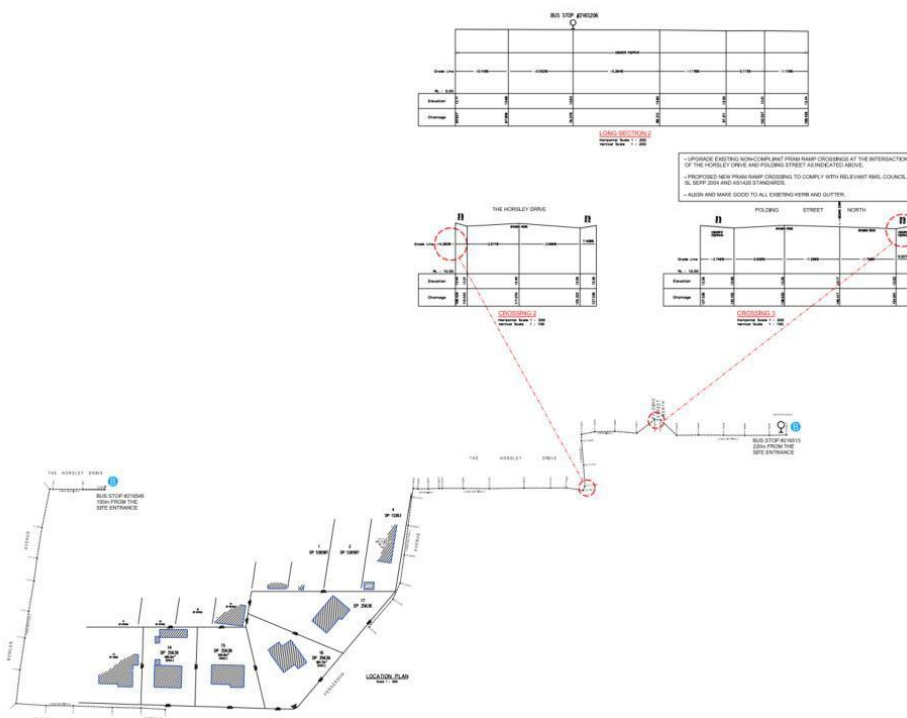


Figure 2. Non-Compliant Pedestrian Kerb Ramps Locations and Upgrade works Proposal.



Figure 3. The Horsley Drive and Polding St. Corner



Figure 4. The Horsley Drive and Polding St. North

The development is located within 400 meters approximately of two bus stops on The Horsley Drive, which complies with the above clause (i). However, there are two non-compliant kerb ramps being identified on the path of travel from the site to the bus stops and from the bus stop to the site, these are shown above in Figure 3 and 4.

Kerbs ramps non-compliances are to be addressed in accordance with the local council requirements shown below in Figure 7.

It is recommended that top landings are provide in accordance with AS1428.1 shown below in Figure 6.

Note: Upper landings 1500mm x 1500mm minimum clear circulation to be provided where practicable due to the constrains of the existing conditions.

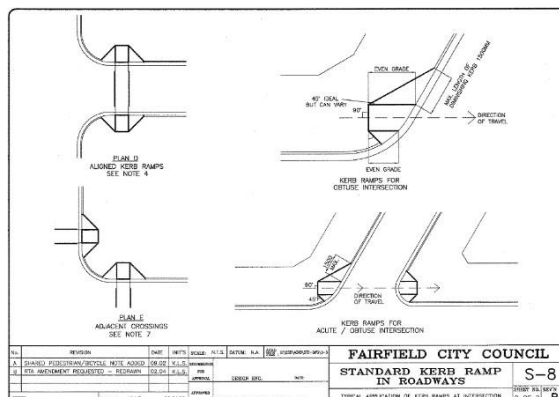
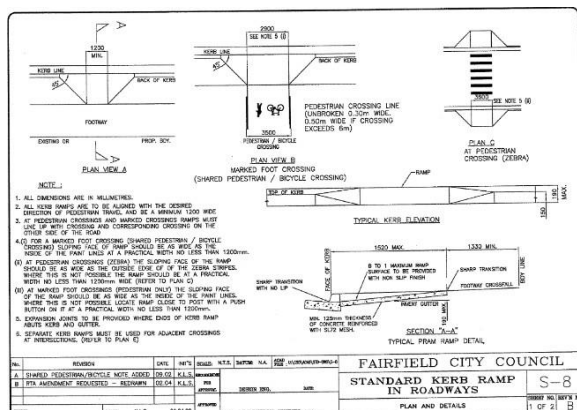


Figure 6 & 7. Local Fairfield city council Kerb Ramp Standard Detail.

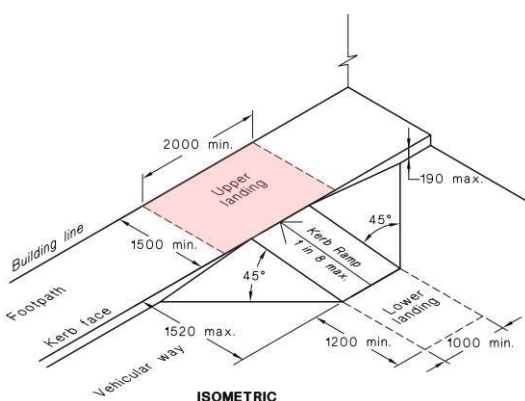


Figure 8. AS1428.1 Upper landing diagram.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

(4) In subsection (3)—

- (a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
- (b) the distance is to be measured by reference to the length of the pathway, and
- (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
 - (i) 1:12 for a maximum length of 15m at a time, or
 - (ii) 1:10 for a maximum length of 5m at a time, or
 - (iii) 1:8 for a maximum length of 1.5m at a time.

(5) In this section—

facilities and services means—

- (a) shops and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

provide a booking service has the same meaning as in the Point to Point Transport (Taxis and Hire Vehicles) Act 2016, section 7.

Note—

Provide a booking service is defined as carrying on a business taking bookings for taxis or hire

vehicles to provide passenger services, whether immediately or at a later time, and communicating the bookings to drivers for passenger services or providers of passenger services.

Assessment

Based on the following items the drawings generally demonstrate suitable widths and gradients along the paths of travel with appropriate opportunities for manoeuvrability of people with mobility impairment:

- All Ground floor units being 50% of the development, being wheelchair accessible from the site boundary as well as commonly used facilities such as garbage area and letterboxes.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5. Schedule 4 Standards concerning accessibility and usability for hostels and independent living units

5.1. Siting Standards - (Schedule 4 Part 1 Clause 2)

- (1) *Wheelchair access* If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.
- (2) *If the whole of the site does not have a gradient of less than 1:10—*
- (a) *the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and*
- (b) *the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.*
- 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 subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.*
- (3) *Common areas* Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

Assessment

Assessment regarding each of the above items are as follows:

- (1) It is proposed that the internal roads will be shared for both vehicles and residents. Ensure the path of travel from and to the dedicated spaces and shared areas are designed in accordance with AS1428.1.

Appropriate signage is needed to indicate the shared nature of the roadway and allowed speed limits. The shared roadway appears capable of compliance in accordance with gradients under the SEPP.

This development complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

- (2) N/A

- (3) The drawings generally demonstrate suitable widths and gradients along the path of travel with appropriate opportunities for manoeuvrability of people with mobility impairment.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.2. Security – (Schedule 4 Part 1 Clause 3)

Pathway lighting

- (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.*

Assessment

Pathway lighting will be designed and located so as to avoid glare for pedestrians and adjacent dwellings and must provide the appropriate lux level at ground level. These details will be provided during the design development stage of the project.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.3. Letterboxes – (Schedule 4 Part 1 Clause 4)

- (a) must be situated on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428).*
- (b) must be lockable, and*
- (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.*

Assessment

The mailboxes are currently provided on Fergerson Avenue, compliant with SEPP requirements.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.4. Private car accommodation – (Schedule 4 Part 1 Clause 5)

If car parking (not being car parking for employees) is provided—

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and*
- (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and*
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.*

Assessment

There are 1 dedicated spaces with suitable share areas provided. Design of the accessible car spaces are required to be in accordance with AS2890.6-2009 with respective dimension to the car bay and shared zones to be 2400x5400mm.

Ensure dedicated spaces and share areas provide 1:40 max. gradient or 1:33 (bitumen).

Accessible path of travel from and to the dedicated spaces, including share areas, are to be provided in accordance with AS1428.1.

This proposal is capable of complying with this clause and further detailed information pertaining to the setout of the parking spaces to be provided during subsequent post-DA stages.

5.5. Accessible Entry – (Schedule 4 Part 1 Clause 6)

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 AS4299.

Assessment

All units (ground) are capable of compliant accessibility via the main pedestrian entrance on Fergerson Avenue frontage. The drawings demonstrate suitable widths and gradients along the path of travel.

The entry doorways of dwelling types can achieve a sufficient clear open width of 850mm and details relating to accessible door widths and components will be finalised during the design development stage. Dwelling types displays adequate door circulation in compliance with AS1428.1(Ground Floor).

Level differences are provided at entrances. However, this will be addressed during a later stage with a threshold ramp or RL's levels adjustments.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.6. Interior: general – (Schedule 4 Part 1 Clause 7)

(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.

(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.

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

Assessment

All internal doorways of dwelling types can achieve clear opening widths of at least 850mm, compliant with AS1428.1 – 2009. In general, compliant door circulation in accordance with AS1428.1, is achieved at all internal doorways on the ground floor. Details relating to accessible door widths and components will be finalised during the design development stage.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.7. Main bedroom – (Schedule 4 Part 1 Clause 8)

At least one bedroom within each dwelling must have:

(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:

(ii) in the case of a self-contained dwelling—a queen-size bed, and

(b) a clear area for the bed of at least:

(i) 1,200 millimetres wide at the foot of the bed, and

(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and

(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and

(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and

(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.

Assessment

The entry doorway leading into the bedroom for dwelling types can achieve a clear opening width of at least 850mm, compliant with AS1428.1. As previously mentioned, there is also sufficient door clearance on both sides of the door.

The bedrooms achieve sufficient overall dimensions to accommodate a queen size bed clear of door circulation, with all specified clearances around the bed maintained, compliant with the SEPP.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.8. Bathroom – (Schedule 4 Part 1 Cl 9)

(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:

(a) a slip-resistant floor surface, (to the further stage)

(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:

(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.

(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

Assessment

The layout of the main bathroom in dwellings types have considered sufficient space to accommodate the required circulation spaces around the pan, basin and majority of showers, compliant with AS1428.1 as required by the SEPP. The bathroom entry door can achieve a clear open width of at least 850mm, compliant with AS1428.1.

All sanitary fixtures and fittings such as the shower, washbasin, grab rails, portable shower head and folding seat will be detailed to be compliant with AS1428.1 as required by the SEPP in design development stages.

All wet area floor surfaces shall be detailed to be slip resistant in accordance with HB198 and AS4586 in design development.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.9. Toilet - (Schedule 4 Part 1 Cl 10)

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.

Assessment

There are not visitable compliant bathrooms that meet AS4299. However this will be supported by MGAC as they are compliant with AS1428.1 and offer a more significant room to manoeuvre. Furthermore, the visitable toilet function could also be performed by a compliant AS1428.1 bathroom.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.10. Surface Finishes – (Schedule 4 Part 1 Clause 11)

Balconies and external paved areas must have slip-resistant surfaces.

Assessment

There are externally tiled areas at the entrance and private outdoor areas. All external surfaces will be detailed to be slip resistant in accordance with the SEPP in design development stages.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.11. Door hardware – (Schedule 4 Part 1 Clause 12)

Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

Assessment

All door hardware components will be detailed to comply with the SEPP during design development stages.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.12. Ancillary items - (Schedule 4 Part 1 Clause 13)

Switches and power points must be provided in accordance with AS 4299

Assessment

All electrical switches and power points will be detailed to comply with the SEPP in the design development stages.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.13. Living room and Dining room – (Schedule 4 Part 1 Clause 15)

(1) A living room in a self-contained dwelling must have:

- (a) a circulation space in accordance with Clause 4.7.1 of AS4299, and*
- (b) a telephone adjacent to a general power outlet.*

(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.

Assessment

All ground floor dwelling types have living and dining areas that can sufficiently accommodate a 2250mm diameter clear circulation space which is compliant with clause 4.7.1 of AS4299.

All GPOs, telephone outlets and wiring for lighting will be provided in accordance with the SEPP in design development stages.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.14. Kitchen – (Schedule 4 Part 1 Clause 16)

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 width at door approaches complying with clause 7 of this Schedule, and*
- (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:*
 - (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),*
 - (ii) a tap set (see clause 4.5.6),*
 - (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*
- (e) general power outlets:*
 - (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.*

Assessment

The drawings show ‘L’ shape and ‘U’ style kitchen configuration for dwelling types. There is at least 1550mm clear space forward of kitchen benches, compliant with clause 4.5.2 of AS4299 as required by the SEPP.

All kitchen joinery, fittings and fixtures such as the tap, cooktop, bench work surface, oven and cupboard hardware will be detailed to be compliant with clause 4.5 of AS4299 as required by the SEPP in design development stages.

Additionally, all electrical switches and outlets inside the kitchen will be detailed in design development stages.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.15. Access to kitchen, main bedroom, bathroom and toilet - (Schedule 4 Part 1 Clause 17)

In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Assessment

In this development each respective ILU is single level with the kitchen, main bedroom and toilet located on the same level.

5.16. Lifts in multi-storey buildings - (Schedule 4 Part 1 Clause 18)

In a multi-storey building containing separate independent living units on different storeys, lift access

must be provided to dwellings above the ground level of the building by way of a lift complying with the Building Code of Australia, Volume 1, E3D7 and E3D8.

Assessment

As noted in Section 3.3 of this report, this development application is being made by a social housing provider, items within SEPP (Housing) 2021 Schedule 4, Sections 2, 7-13 and 15-20 only apply to ground floor independent units as per the provisions of SEPP (Housing) 2021 Part 5 Division 3 Clause 85. Dwellings on the first floor of the subject development are not required to comply with Schedule 4, Sections 2, 7-13 and 15-20 and meeting the requirements as set under SEPP

5.17. Laundry – (Schedule 4 Part 1 Clause 19)

A self-contained dwelling must have a laundry that has:

- (a) a width at door approaches that complies with clause 7 of this Schedule, 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.*

Assessment

Dwelling types show functional clearance of 1300mm clearance in front of the laundry appliances, compliant with the SEPP.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.18. Storage for linen – (Schedule 4 Part 1 Clause 20)

A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.

Assessment

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

5.19. Garbage - (Schedule 3 Part 2 Clause 21)

A garbage storage area must be provided in an accessible location.

Assessment

There is a garbage bin area provided adjacent to the driveway which is centralized location convenient for all users.

This proposal complies with this clause at this stage of the design and should be verified prior to construction and prior occupation stages.

6. Building Code of Australia 2022 Assessment Summary

BCA Part D4 – Access for people with a disability

6.1. Clause D4D2 – General building access requirements

General building access in this development is afforded via the provision of a common lobby with entrances being provided off the building boundary. The lobby contains a general access stairway connecting Ground Floor with the Level 1.

In this development, while the internal layout of Level 1 ILU's can meet the requirements under SEPP, provision and installation of lifts are determined by future demands.

In accordance with the BCA Clause D3.3(f), it is not a mandatory requirement to provide a lift for Class 2 developments under 3 storeys.

Assessment

The development is capable of meeting the requirements under this clause

6.2. Clause D4D3 – Access to buildings

A continuous path of travel is provided from the pedestrian footpath along Fergusson Avenue to the lobby entrances of each ILU building.

The documents indicate that each building are provided with an accessible path of travel from the internal road/footpath to the principal pedestrian entrance.

Assessment

The development is capable of meeting the requirements under this clause

6.3. Clause D4D4 – Parts of buildings required to be accessible

Walkways and ramps must comply with clause 10 of AS 1428.1-2009.

The documents indicate the provision of a continuous path of travel along the internal walkway from the lift lobby areas to the parking spaces

Assessment

The development is capable of meeting the requirements under this clause

6.4. Clause D4D5 – Exemptions

The following rooms / areas are noted to be exempt under this clause

- Booster Pump
- Rain Water Tank
- Comms
- MSB
- Filtration plant

6.5. Clause D4D6 – Accessible carparking

There is no mandatory requirement under the BCA to provide parking to Class 2 Development. Controls for parking falls under SEPP(Housing) 2021 requirements.

Assessment

This clause is not applicable to this development

6.6. Clause D4D7 – Signage

This clause is not applicable to this development

6.7. Clause D4D8 – Hearing augmentation

This clause is not applicable to this development

6.8. Clause D4D9 – Tactile indicators

This clause is not applicable to this development

6.9. Clause D4D10 – Wheelchair seating spaces

This clause is not applicable to this development

6.10. Clause D4D11 – Swimming pools

This clause is not applicable to this development

6.11. Clause D4D12 – Ramps

Ramps in this development do not have a combined rise of 3.6

Assessment

The development is capable of meeting the requirements under this clause

6.12. Clause D4D13 – Glazing on an accessway

Detailed glazing information has not been provided at this stage of the development.

Assessment

Compliance to be achieved at CC

6.13. BCA Clause E3D8 – Accessible features required for passenger lifts

Lifts are not being provided in this development.

Assessment

This Clause is not applicable to this development

6.14. Clause F4D5 – Accessible sanitary facilities

No communal sanitary facilities are provided in this development.

7. Conclusion

MGAC has assessed the proposed scheme for SEPP Seniors Housing Development located at 1-7 Fergerson Avenue, Fairfield NSW 2165. The proposed drawings indicate that accessibility requirements pertaining to external site linkages, building access, external circulations, internal layouts, dedicated car spaces and access to common areas can be readily achieved at this stage (Part 5 submission).

It is advised that MGAC will work with the project team as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.

8. Documentation List

This report has been based on the following design documentation.

Architectural Plans Prepared by Kennedy Associates Architects			
Drawing No	Title	Rev	Date
DA - 100	Site Analysis Plan – part 1	A	1.11.23
DA - 101	Site Analysis Plan – part 2	A	1.11.23
DA - 102	Demolition Plant – part 1	A	1.11.23
DA - 103	Demolition Plant – part 2	A	1.11.23
DA - 104	Site Plan – part 1	A	1.11.23
DA - 105	Site Plan – part 2	A	1.11.23
DA - 201	General Arrangement – External Works – part 1	A	1.11.23
DA - 202	General Arrangement – External Works – part 2	A	1.11.23
DA - 203	General Arrangement – Ground Floor – part 1	A	1.11.23
DA - 204	General Arrangement – Ground Floor – part 2	A	1.11.23
SD - 05	Proposed Access plan L00 – Part 1	A	1.11.23
SD - 06	Proposed Access plan L00 – Part 2	A	1.11.23
DA - 205	General Arrangement – First Floor – part 1	A	1.11.23
DA - 206	General Arrangement – First Floor – part 2	A	1.11.23
DA - 207	General Arrangement – Roof – part 1	A	1.11.23
DA - 201	General Arrangement – Roof – part 2	A	1.11.23