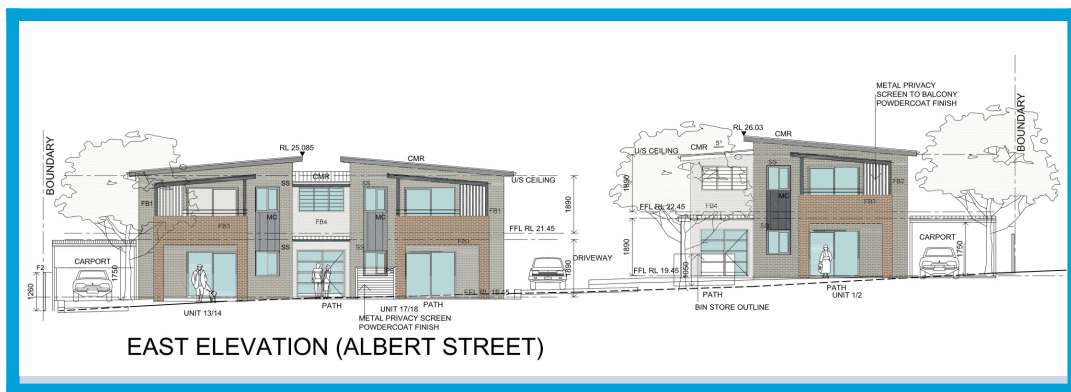


ACCESS REPORT



prepared for

NSW Land and Housing Corporation

Department of Planning, Industry and Environment

with regard to

**HOUSING FOR SENIORS & PEOPLE WHO LIVE WITH
DISABILITY**

PART 5 MODIFICATION

98-102 Albert Street, REVESBY NSW

Date: 22 July 2023

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Legal issues in the area of anti-discrimination law are in the process of change and many areas of the legislation remain legally untested. In addition, constant change is occurring in relation to the Australian Standards and in Building Codes. Building owners and occupants are therefore advised and encouraged to consider the revisions as they arise with due reference to the potential for additional statutory obligations and risk of further liability in future.

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1. INTRODUCTION

The Land and Housing Corporation, Department of Housing and Community Services NSW, has engaged Sydney Access Consultants to prepare an Access Report for this Seniors Housing development. Designed in 2014, this project has recently been re-activated, necessitating updating of accompanying reports, including this Access Report. In the intervening time, the councils of Bankstown (within whose jurisdiction this project falls) and Canterbury have been amalgamated.

The Project is located at 98-102 Albert Street, Revesby. Three existing single dwellings will be replaced by 18 housing units and 9 associated parking spaces, 4 of which are designated as accessible. Under the NCC this project is considered a Class 2 development.

All dwellings within the proposed development have been considered against the benchmarks of the State Environmental Planning Policy — Housing 2021 Schedule 4 and the Australian Standards and guidelines nominated in this document.

2. APPLICABLE LEGISLATION & BENCHMARKS

- The National Construction Code (NCC) 2022
- Disability (Access to Premises - Buildings) Standard (2010) (Access Code)
- State Environmental Planning Policy Housing 2021 Part 5 including Clause 93 Access to facilities and Schedule 4
- NSW Land & Housing Corporation DESIGN STANDARDS 2014 (replaced Sept 2020 by Good Design for Social Housing and LAHC Dwelling Requirements)
- AS 1428.1:2009 *General requirements for access - New building work*
- AS 1428.2: *Enhanced & additional requirements - Buildings & facilities*
- AS 1428.4.1:2009 *Means to assist the orientation of people with vision impairment - Tactile ground surface indicators*
- AS 4299:1995 *Adaptable Housing*

3. REVIEWED DOCUMENTATION

This report is based upon the following documentation for Lots 38, 39 & 40, Section 13 DP2343 Revesby, as provided by the client:

Part 5 Approval 20/10/21 Project Number BGGXT

Drawing Title	Ref No	Rev
Cover Sheet	A00	3
Site Analysis Plan	A01	2
Block Analysis Plan	A02	2
Site and Ground Floor Plan	A03	7
First Floor Plan	A04	4
Elevations	A06	5
Elevations & Sections	A07	5
Sections	A08	4
Survey information		
Contour & Detail Plan	1/1	
Footpath Gradient Location Plan	1/3	
Footpath Gradients	2/3	
Footpath Gradients	3/3	

4. GENERAL

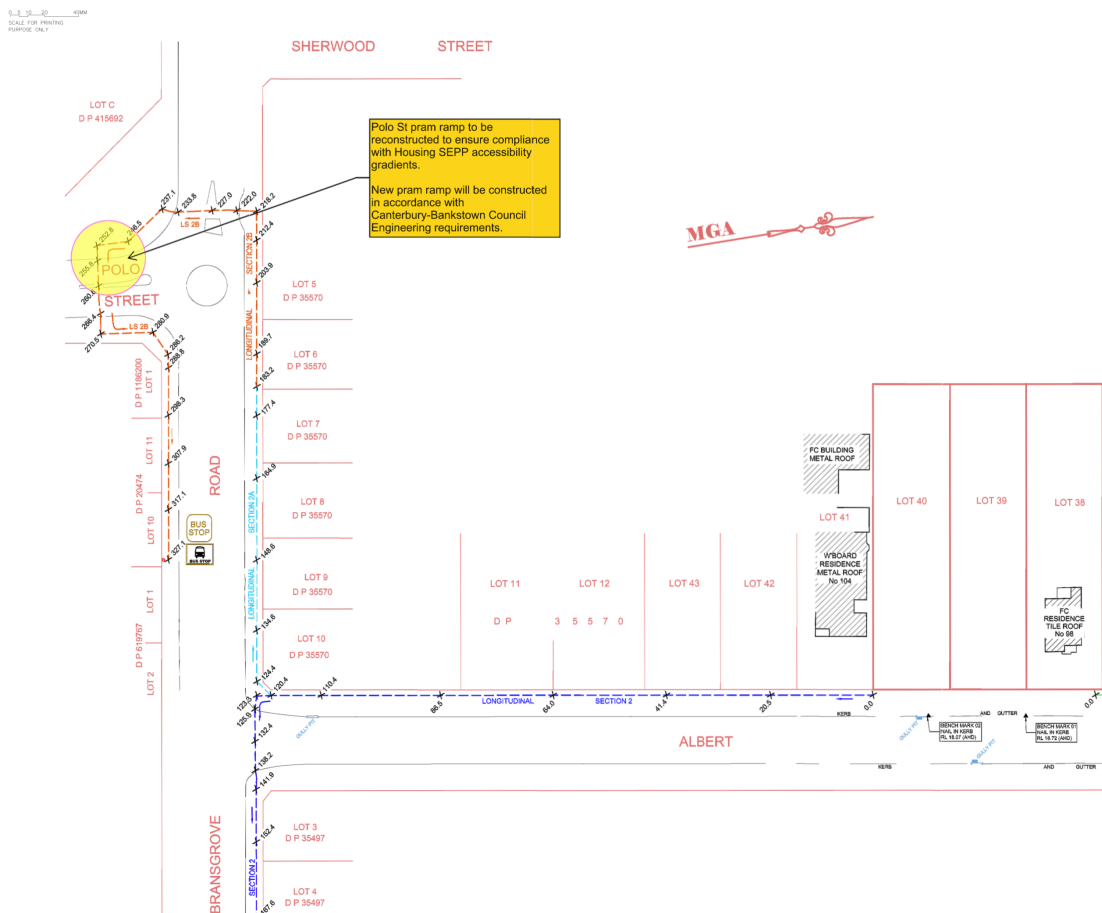
Access to Public Transport

The nearest bus stops are located on Bransgrove Road.



There is an accessible sealed footpath the length of Albert Street and along Bransgrove Road. The nearest bus stop (pictured) requires residents to cross Bransgrove Road at the intersection of Albert St and Bransgrove Road.

There is an existing diagonal direction kerb ramp at the intersection of Albert Street & Bransgrove Road which does not meet requirements for safe alignment of AS1428.1 Clause 10.7.1 & Figs 23, 24



There are four compliant options to access public transport, within 400m of the property boundary, as per SEPP Housing 2021 Part 5. The preferred route is indicated on the plan above.

Return - Cross Bransgrove Rd at existing traffic island and go to the nearest bus stop (170m);

Depart - Cross Bransgrove Rd at existing sanctuary traffic island at roundabout at Polo St, and go to the next bus stop (327.1m).

We strongly recommend the installation of a compliant kerb ramps, at Polo St, as indicated above. The existing sanctuary traffic island at the roundabout intersection of Polo Street and Bransgrove Road provides for safe crossing, then proceed to the next bus stop.

The gradients are within compliance ranges of HOUSING SEPP Part 5 - s93 with level walking from Albert Street and along Bransgrove Road.

Access from the Boundary

Access is provided from the boundary of the property to the front doors of the individual 2 bedroom duplexes and to the principal pedestrian entrances of the multi-level dwellings, directly from Albert Street.

Letterboxes and Bin Enclosures

There are two main letterbox units. They are grouped for Units 1-10 and Units 11-18, facing the public footpath. There are 2 bin stores, co-located with the letterboxes and convenient to the accessways into the complex.

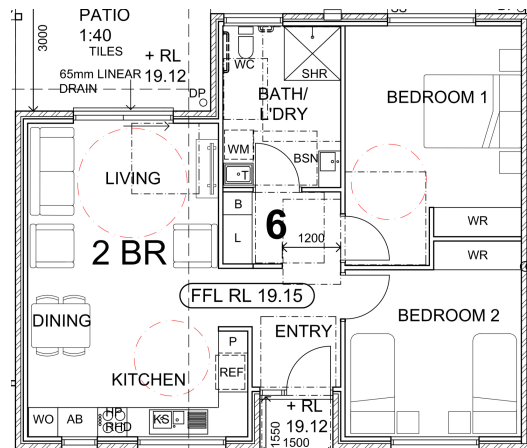
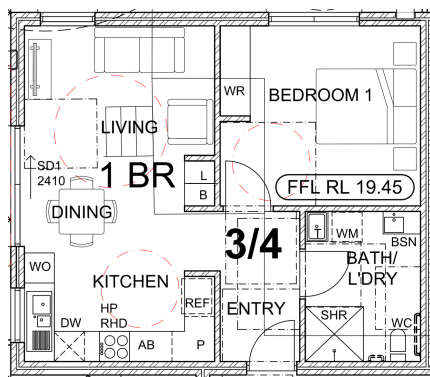
Private Car Parking

There are 9 off street car spaces altogether, of which 4 are designated accessible. These comprise of 2 spaces covered by carports and directly accessed from Units 1 and 13 and 2 associated accessible spaces along with 7 spaces in the central courtyard which are designated as accessible and comply with AS 2899.6. Compliance of designated spaces with AS2890.6 is noted as per NSW LAHC Design Guidelines of 1 per 5 units.

Unit Designs

There are two unit design layouts. All have generous layouts suitable for ageing in place and being flexibly adapted to the changing needs of their occupants, thus providing for a whole of life approach.

They consist of 6 x 2 bedroom units at Ground Level and 12 x 1 bedroom units on Ground Level and Level One. The two bedroom units vary from 74.5 to 75.5sq.m and the one bedroom units are 53sq.m each, thus exceeding the recommended minimums of the LAHC Dwelling Requirements for one and two bedroom units of 50 and 70sq.m respectively.



5. HOUSING SEPP 2021 — Refer to APPENDIX 1 Schedule 4

The SEPP applies to all ground level dwellings. A social housing provider is not required to satisfy a number of elements indicated in Schedule 4 for dwellings located on the First Floor. These are:

- S2 Siting Standards
- S7 Interior:General
- S8 Bedroom
- S9 Bathroom
- S10 toilet
- S11 Surface Finishes
- S12 Door Hardware
- S13 Ancillary Items
- S15 Living and dining room
- S16 Kitchen
- S17 Access to Kitchen, main bedroom, bathroom and toilet
- S18 Lifts in Multi Storey buildings
- S19 Laundry
- S20 Storage for Linen

Of 18 proposed units, there are 6 units at an upper level that is not accessible for people who rely for mobility on a wheelchair. These standard units are the same layouts as those below and will suit people with a range of disabilities.

Facing the street there are two apartment buildings of 2 storeys. They comprise Units 1-4 and Units 12-18. The internal stairs that serve Units 2, 4, (above 1 and 3) in one block and Units 12, 14, 16

& 18 (above 11, 13, 15 & 17) has handrails on both sides. Ensure at least 1000mm clearance between the handrails, TGSI and stair nosings in compliance with AS1428.1.

Three sets of duplexes (ie 6 x 2 bedroom units) to the rear of the block are single storey.

6.CONCLUSION

In this report, the needs of people with disabilities have been considered, including but not limited to people who rely on wheelchairs and other mobility devices, and those with ambulant disability, frailty, and vision impairment. Access from the boundary, to and within shared spaces has been provided as per NCC.

All units in the proposed development comply with SEPP Housing 2021 Schedule 4 as per the appended checklist. The layouts of the upper level units are never the less considered accessible to the degree necessary, as they duplicate the layouts below as per NSW LHC Design Standards.

This project is considered capable of compliance with the benchmarks including Housing SEPP 2021 and nominated Australian Standards.



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Revised

By Gary Finn, 24 Jul 2023 at 10:13 am

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APPENDIX 1

State Environmental Planning Policy Housing 2021

CLAUSE 85(2)

85 Development standards for hostels and independent living units

(1) Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the relevant standards specified in Schedule 4.

(2) An independent living unit, or part of an independent living unit, located above the ground floor in a multi-storey building need not comply with the requirements in Schedule 4, sections 2, 7–13 and 15–20 if the development application is made by, or by a person jointly with, a social housing provider.

Schedule 4 Standards concerning accessibility and useability for hostels and self-contained dwellings

	Compliance Notes	References
Siting Standards SEPP Schedule 4 Clause 2	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<i>Wheelchair access</i> <i>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 AS1428.1) to an adjoining public road.</i>	All ground floor dwellings are capable of achieving wheelchair access by a continuous accessible path of travel, some (units 1, 13 & 17) directly from Albert Street and the remainder from an internal path/road within the site, in compliance with SEPP & NCC.	NCC D4D2 AS 1428 CI 4.6 D3.11 Access Code

<p>Common areas</p> <p><i>Access must be provided in accordance with AS1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development</i></p>	<p>A continuous accessible path of travel is indicated from all ground floor dwellings to the parking, private outdoor space and clothes drying areas.</p>	
<p>Security</p> <p>SEPP Schedule 4 Clause 3</p>		
<p><i>Pathway lighting 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.</i></p>	<p>Details not supplied</p> <p>Ensure lighting is designed and located as per SEPP</p>	
<p>Letterboxes</p> <p>SEPP Schedule 4 Clause 4</p>		
<p><i>Letterboxes 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 AS1428.1). They must be lockable, and ... located together in one or more central locations adjacent to the street entry.</i></p>	<p>Letterboxes are shown in two locations facing the public footpath and convenient to the layout of the units.</p> <p>Ensure letterboxes are lockable and within common reach range of 700-1200mm above adjacent ground surface.</p>	<p>AS 1428.2 Cl 22 Figs 20,21,22,23</p>
<p>Private car accommodation</p> <p>SEPP Schedule 4 Clause 5</p>		

<p><i>If car parking (not being car parking for employees) is provided:</i></p> <ul style="list-style-type: none"> <i>car parking spaces must comply with the requirements for parking for persons with a disability as set out in AS/NZS 2890.6, and</i> <i>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.</i> 	<p>Of 9 car spaces provided overall, there are 4 x designated car spaces that comply with the area provisions for accessible parking of AS/NZS 2890.6. Two designated spaces are directly associated with units 1 & 13 and have carport shelter. A clearance of 2.5m to the underside of the carports is noted thus allowing for top loading of mobility</p>	<p>AS/NZS 2890.6 CI 2.2.1 Figs 2.2, 2.3 AS 1428.1 CI 14.1</p>
<p>Accessible entry SEPP Schedule 4 Clause 6</p>		
<p><i>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 AS4299.</i></p>	<p>Clause 4.3.1 Accessible entrances complying with AS1428.1 & AS1428.2 have been provided to each dwelling. Ensure min clear openings of 850mm for all doorways.</p>	<p>AS 4299 CI 4.3.1, 4.3.2 AS 1428.1 Table C</p>
	<p>Where the accessible entry door is exposed to the weather, porch landings and alfresco areas have a <u>maximum fall of 1:40</u> indicated on details.</p> <p>Threshold details to external swing and sliding doors have threshold ramps indicated to accommodate a smooth transition.</p>	
<p>Interior: general SEPP Schedule 4 Clause 7</p>	<p>FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.</p>	

<p><i>Internal doorways must have a minimum clear opening that complies with AS 1428.1</i></p> <p><i>Internal corridors must have a minimum unobstructed width of 1000mm</i></p> <p><i>Circulation space at approaches to internal doorways must comply with AS1428.1</i></p>	<p>Minimum clear door opening widths, hardware and the like are in keeping with SEPP requirements.</p> <p>Door widths to AS1428.1:2009 have been provided.</p> <p>Ensure minimum clear openings of 850mm for all doorways.</p>	<p>AS 1428.1</p> <p>CI 13.2</p> <p>Figs 30,31,32</p>
<p>Bedroom</p> <p>SEPP Schedule 4 Clause 8</p>	<p>FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.</p>	
<p><i>At least <u>one bedroom</u> is required to have adequate space for a wardrobe and a queen size bed with minimum 1200mm wide circulation at the foot of the bed, 1000mm between the bed and wall / wardrobe or any other obstruction.</i></p>	<p>The drawings indicate bedrooms that have wheelchair circulation and are capable of compliance with the SEPP</p> <p>Bedrooms are generously sized with adequate circulation for people using wheelchairs and ambulatory assistance devices.</p> <p>Ensure min clear opening of 850mm to bedrooms.</p>	<p>AS 4299 CI 4.6</p> <p>AS 1428.2</p>
<p><i>2 x double GPOs on the wall where the head of the bed is likely to be, at least one GPO on the wall opposite the wall where the head of the bed is likely to be, a telephone outlet next to the bed on the side closest to the door, and a GPO beside the telephone outlet.</i></p> <p><i>Allow a potential illumination level of at least 300 lux</i></p>		

Bathroom SEPP Schedule 4 Clause 9	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<i>At least one bathroom must be located on the entry level and have an area that complies with AS1428, slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features, washbasin capable of adaption to comply with AS4299 and a wall cabinet with illumination levels as described.</i>	<p>All units are single level, with exception of upper level units and are capable of compliance with the SEPP and AS1428.1 upon adaptation.</p> <p>Ensure min clear opening of 850mm to bathroom.</p> <p>Ensure it is possible to reverse swing door should this be required to improve door circulation space from within the bathroom.</p>	<p>AS 1428.1 CI 15</p> <p>SEPP allows for future adaption of bathroom areas that will reflect the individual needs of the residents.</p>
Toilet SEPP Schedule 4 Clause 10	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<i>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 AS4299</i>	<p>The bathroom with toilet pan is capable of being accessible, complying with AS4299 and AS1428.1, and meeting SEPP requirements.</p>	<p>AS 4299 CI 4.4.3</p> <p>Capable of compliance</p>
Surface finishes SEPP Schedule 4 Clause 11	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<i>Balconies and external paved areas must have slip-resistant surfaces.</i>	<p>Details not supplied</p>	<p>AS 1428.1 CI 7</p>
Door hardware SEPP Schedule 4 Clause 12	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	

<i>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS4299.</i>	D shaped lever handles are indicated on the details.	AS 4299 CI 4.3.4 Capable of compliance
Ancillary items SEPP Schedule 4 Clause 13	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<i>Switches and power points (GPOs) must be provided in accordance with AS4299.</i>	Details not supplied	AS 4299 CI 4.11
ADDITIONAL STANDARDS FOR SELF-CONTAINED DWELLINGS		
Living & dining rooms SEPP Schedule 4 Clause 15	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	References
<i>Living areas within each residence are required to have circulation areas in accordance with AS 4299 Clause 4.7</i> <i>A telephone outlet adjacent to a general power outlet and illumination level of 300 lux is also a requirement for living areas.</i>	An area with 2250mm diameter is provided, clear of furniture. Open plan nature of living areas will accommodate the above-mentioned circulation requirements and is therefore considered capable of compliance with the SEPP	AS 4299 CI 4.7 AS 4299 CI 4.10 Capable of compliance
Kitchen SEPP Schedule 4 Clause 16	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	

<p><i>A kitchen in a self-contained dwelling must have:</i></p> <ul style="list-style-type: none"> <i>circulation space in accordance with clause 4.5.2 of AS 4299,</i> <i>circulation space at door approaches that complies with AS 1428.1,</i> <i>the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</i> 	<p>Circulation space</p> <p>A minimum clear floor space of 1500 mm x 820 mm is indicated that allows either a forward or parallel approach by a person in a wheelchair at the sink and in front of all appliances.</p>	<p>AS 4299 CI 4.5.2</p> <p>AS 1428.1</p> <p>Figs 31 & 32</p> <p>AS 4299 CI 4.5</p>
<p><i>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</i></p> <p><i>(ii) a tap set (see clause 4.5.6),</i></p> <p><i>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</i></p> <p><i>(iv) an oven (see clause 4.5.8), and</i></p>	<p><u>Benches</u> include at least one work surface that is at least 800mm long and can be adjusted or replaced as a unit at variable heights within the range of 750-850mm above the finished floor surface. Base cabinet beneath adjustable height bench is removable to provide clear space underneath.</p>	
<ul style="list-style-type: none"> <i>"D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards,</i> <i>General purpose outlets (GPOs):</i> <ul style="list-style-type: none"> <i>(i) at least one of which is a double GPO within 300 millimetres of the front of a work surface, and</i> <i>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</i> 	<p><u>Lever tapware</u> located within 300mm of front of sink is required.</p> <p><u>Cooktop</u> - either front or side controls required, raised cross-bar controls for ease of grip and an isolating switch. Gas is proposed.</p> <p><u>GPOs</u>, including a double GPO within 300mm of the front of a work surface are required.</p>	

Laundry SEPP Schedule 4 Clause 19	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<p><i>A self-contained dwelling must have a laundry that has:</i></p> <p><i>(a) circulation space at door approaches that complies with AS1428.1, and</i></p> <p><i>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</i></p> <p><i>(c) a clear space in front of appliances of at least <u>1300mm</u>, and</i></p>	<p>Circulation at door approach complies with SEPP Schedule 4 clause 7 Interior: general</p> <p>Laundry facilities are located within the bathrooms. There is 1300mm clear in front of appliances, therefore complying with SEPP.</p>	<p>AS 1428.1 CI 13.2</p> <p>Figs 31 & 32</p> <p>Capable of compliance</p>
<p><i>(d) a slip-resistant floor surface, and</i></p> <p><i>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</i></p>	<p>All units have an accessible path of travel to private clothes lines.</p>	
Storage for linen SEPP Schedule 4 Clause 20	FIRST FLOOR APARTMENTS PROVIDED BY SOCIAL HOUSING PROVIDERS ARE EXEMPT FROM THIS CLAUSE.	
<p><i>A self-contained dwelling must be provided with a linen storage in accordance with <u>Clause 4.11.5 AS4299</u></i></p>	<p>Linen storage with adjustable shelving has been proposed within each unit.</p>	<p>AS 4299</p> <p>CI 4.11.5</p> <p>Capable of compliance</p>
Garbage SEPP Schedule 4 Clause 21		
<p><i>A garbage storage area must be provided in an accessible location.</i></p>	<p>A continuous path of travel has been provided from within each unit to conveniently located bin stores.</p>	<p>Capable of compliance</p>

