



# ACCESS REPORT

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Senior housing development  
37-39 Munro Rd, Crestwood NSW



**Date**  
25<sup>th</sup> February 2025

**Prepared for**  
DTA Architects

**Reference No.**  
24144-DA

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## 1.0 INTRODUCTION

### 1.1 General

This Access Report has been prepared at the request of *DTA Architects* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed construction of a 2-storey residential building yielding a total of 10 dwellings and associated on-grade carpark for seniors living to be located at 37-39 Munro Rd, Crestwood NSW.

### 1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following (as relevant to the project):

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
  - All of Part D4.
  - Clauses F4D5, F4D6, F4D7, F4D12, E3D7 and E3D8.
  - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010.
- d. State Environmental Planning Policy (Housing) 2021 – version date 13/12/2024 – Section 93(3)&(4) and Schedule 4 only.

### 1.3 Documentation Relied Upon

This report has been prepared on the basis of the following:

- Architectural plans prepared by DTA Architects, project no. 2024038 listed as follows:

Drawing No.	Revision	Date	Title
01 of 17	A	20.2.25	COVER SHEET
04 of 17	A	20.2.25	DEMOLITION PLAN
06 of 17	A	20.2.25	SITE PLAN
07 of 17	A	20.2.25	GROUND FLOOR PLAN
08 of 17	A	20.2.25	FIRST FLOOR PLAN
09 of 17	A	20.2.25	ROOF PLAN
10 of 17	A	20.2.25	ELEVATIONS
11 of 17	A	20.2.25	ELEVATIONS
12 of 17	A	20.2.25	SECTIONS
13 of 17	A	20.2.25	SECTIONS

### 1.4 Exclusions & Limitations

The content of this report relates only to the matters directly nominated in this report and does not assess / include any of the following –

- Any parts of the BCA or standards not directly referenced by this report.
- Any federal, state, and local: policies / guidelines / legislations (except where directly referenced by this report).
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Gradients and crossfalls for ramps, landings and walkways unless provided on referenced drawings.

- Review of any fixtures &/or fittings unless detail provided.
- Work Health & Safety considerations.
- Services & equipment operating capacity &/or design.
- Any loose furniture shown on plan is treated as indicative only. The person/s responsible for furnishing the building should ensure their furnishing layout/s do not cause AS 1428.1-2009 circulation deficiencies.

## 1.5 Relevant Legislation

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### Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) prohibits discrimination against people with disabilities in employment, education, access to premises, provisions of goods, services & facilities, accommodation, buying land, sport clubs and incorporated associations.

The 'access to premises' component of the DDA is captured by Section 23 of the DDA which states as follows (paraphrased):

*"It is unlawful for a person to discriminate against another person on the ground of the other persons disability in relation to the provision of means of access to such premises."*

The DDA per se is philosophical in approach and provides no measurable standards by which an existing built structure can be considered against to determine whether unlawful discrimination is occurring or is likely to occur.

The Act is enforced primarily through a complaint's mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission.

Compliance with the DDA is a decision for the building owner / occupier to enhance access on matters which are not covered by the applicable prescriptive requirements.

### Disability (Access to Premises — Buildings) Standards 2010

On the 1<sup>st</sup> of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2010 (DAPS) which partially codified the 'access to premises' principles of the DDA by setting mandatory prescriptive requirements for the provision of access to new, and in some cases, existing buildings.

DAPS is limited to those aspects of the built environment which are governed by the BCA.

Access matters not addressed in the Premises Standards / BCA continue to be subject to possible discrimination complaints under the DDA if a person with disability experiences an access barrier.

The key parts under DAPS are as follows:

#### **Affected Part**

When new works to an existing building is proposed, the Premises Standards require that, in some situations, upgrading what is called the 'affected part' of a building.

#### **Schedule 1 Access Code for Buildings**

Schedule 1 of the Premises Standards contains the prescriptive deemed-to-satisfy provisions / Performance Requirements which new works must comply with.

### Building Code of Australia

In NSW, the Environmental Planning and Assessment Act & Regulation contains the legislation applicable to the development of buildings.

The EP&A Act & Reg applies the Building Code of Australia as the technical requirement to be met for all new buildings and new building work to or within an existing building.

An existing part of a building, that is not subject to new works, is not required to comply with the BCA retrospectively unless specifically required by a State Environmental Planning Policy, DAPS or a condition of development consent.

## 1.6 Building Classification Assessment

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Listed below is our assessment of the relevant BCA classification(s) in relation to the subject building.

BCA Building Classification(s):      Class 2 | Residential with on-grade carpark

**Note** – BCA Consultant / Certifier shall have the final authority in determining applicable building classifications.

## 2.0 BCA (ACCESS PROVISIONS) - TECHNICAL ASSESSMENT

### 2.1 General

This section incorporates the access related provisions contained in the BCA (Part D4, Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8) and as reciprocated in the Premises Standards 'Schedule 1 – Access code for buildings'.

A summary of the compliance status of the architectural design is subsequently provided relevant to each clause.

Alongside each clause heading; compliance shall be indicated by using one (or more) of the following compliance categories –

<b>Complies</b>	Indicates that design compliance has been achieved with the Deemed-to-Satisfy provisions.
<b>Performance Solution</b>	Indicates that compliance is achieved with the Performance Requirements (by way of performance solution).
<b>Capable of compliance</b>	Specific details not provided; however, compliance is readily achievable.
<b>Does not comply</b>	Indicates that design compliance has not been achieved with the Deemed-to-Satisfy provisions.
<b>Design Detail</b>	Compliance commentary is provided. Such should not be considered deficiencies but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.
<b>Not applicable</b>	The Deemed-to-Satisfy provision is neither applicable nor relevant.
<b>For Info</b>	For information purposes only.

## 3.2 Part D4: Access for People with a Disability

### **Clause D4D2:** General building access requirements

Buildings and parts of buildings must be accessible as follows (unless exempt by Clause D4D5):

#### Class 2

#### **Common areas**

- From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.
- To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.
- Where a ramp complying with AS 1428.1 or a passenger lift is installed:
  - (A) to the entrance doorway of each sole-occupancy unit; and
  - (B) to and within rooms or spaces for use in common by the residents.

#### **Sole-Occupancy Units**

- No requirements.

Compliance Status	
<b>Capable of compliance</b>	Access is suitably detailed throughout the building as per the requirements of this clause. The finer design details shall be reviewed at the next design stage.

### **Clause D4D3:** Access to buildings

An accessway must be provided to a building required to be accessible:

- a. From the main points of pedestrian entry at the allotment boundary; and
- b. From another accessible building connected by a pedestrian link; and
- c. From any required accessible carparking space on the allotment.

An accessway must be provided through the principal pedestrian entrance, and:

- a. through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- b. in a building with a floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Compliance Status	
<b>Complies</b>	An accessway is suitably provided to the building from the main point of entry at the allotment boundary and the accessible car spaces.

### **Clause D4D4:** Parts of buildings to be accessible

In a building required to be accessible:

- a. every ramp & walkway (*except a fire-isolated ramp*) must comply with Clause 10 of AS1428.1-2009.
- b. every stairway (*except a fire-isolated stairway*) must comply with Clause 11 of AS1428.1-2009.
- c. all fire-isolated stairways are required to comply with Clause 11.1(f) and (g) of AS 1428.1-2009.
- d. passing spaces must be provided as per Clause 6.4 of AS 1428.1-2009 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available.
- e. turning spaces must be provided as per Clause 6.5 of AS 1428.1-2009 as follows:
  - Within 2m of the end of accessways; and
  - At maximum 20m intervals along the accessway.
- f. carpet installed in an accessway must comply with clause D4D4(g) and (h)

**Concession** – A ramp complying with AS 1428.1-2009 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building:

- containing not more than 3 storeys; and
- with a floor area for each storey, excluding the entrance storey, of not more than 200m<sup>2</sup>.

Compliance Status	
<b>Capable of compliance</b>	<ol style="list-style-type: none"> <li>1. The non-fire-isolated stairs are suitably detailed for achieving compliance with Clause 11 &amp; 12 of AS 1428.1.</li> <li>2. The walkways &amp; ramps are suitably detailed for achieve compliance with Clause 10 of AS 1428.1.</li> <li>3. Suitable turning &amp; passing spaces provided as needed.</li> </ol>

#### **Clause D4D5: Exemptions**

An area where access would be inappropriate because of the particular purpose for which the area is used or would pose a health or safety risk for people with a disability; such area is not required to be accessible nor the path of travel providing access to such area.

Compliance Status	
<b>For Info</b>	<p>In accordance with Cl. D4D5, the following areas or rooms will not be provided with access:</p> <ul style="list-style-type: none"> <li>▪ MSB &amp; comms cupboard.</li> </ul>

#### **Clause D4D6: Accessible carparking**

Compliance Status	
<b>Not applicable</b>	This clause does not apply to the subject development, however, refer to Section 3.0 for SEPP requirements for provision of accessible carparking.

#### **Clause D4D7: Signage**

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec 15 must:
  - i incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1-2009 and identify each:
    - Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b or a SOU in a Class 3 or 9c building.
    - space with a hearing augmentation system.
  - ii identify each door required by BCA Clause E4D5 to be provided with an exit sign and state the word "Exit" followed by the "Level".
- b. signage incorporating the international symbol of deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location to obtain receivers (if being provided).
- c. signage in accordance with AS 1428.1-2009 must be provided for accessible unisex sanitary facilities to identify left or right handed use.
- d. signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1-2009 must be located on the door of the facility.
- e. directional signage where a pedestrian entrance is not accessible (incorporating international symbol of access).
- f. directional signage at bank of toilets not incorporating an accessible unisex sanitary facility.
- g. In a building subject to Clause F4D12, directional signage complying with Spec 15 shall be provided at each bank of sanitary facilities and accessible unisex sanitary facility, other than one that



incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.

Compliance Status	
<b>Capable of compliance</b>	Signage shall be required as per subclause (a)(ii). Compliance is readily achievable at the next design stage.

#### **Clause D4D8:** Hearing augmentation

Compliance Status	
<b>Not applicable</b>	The requirements of this clause do not apply to the subject development.

#### **Clause D4D9:** Tactile indicators

For a building required to be accessible, Tactile Ground Surface Indicators (TGSIs) complying with Sections 1 & 2 of AS/NZS 1428.4.1-2009 shall be required to warn people who are blind or have a vision impairment that they are approaching:

- A stairway (other than fire-isolated),
- An escalator,
- A passenger conveyor or moving walkway,
- A ramp (other than fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp),
- In the absence of a suitable barrier, any overhead obstruction less than 2m above floor level,
- An accessway meeting a vehicular way adjacent to any pedestrian entrance to a building (excluding pedestrian entrance serving an area exempt by Clause D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D4D5).

Compliance Status	
<b>Capable of compliance</b>	Tactiles shall be provided to the internal non-fire-isolated stairways. Compliance is readily achievable at the next design stage.

#### **Clause D4D10:** Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status	
<b>Not applicable</b>	No Class 9b proposed.

#### **Clause D4D11:** Swimming pools

Compliance Status	
<b>Not applicable</b>	No swimming pools proposed.

#### **Clause D4D12:** Ramps

Compliance Status	
<b>Not applicable</b>	No step ramps or series of ramps proposed.

#### **Clause D4D13:** Glazing on 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 or opening, must be clearly marked in accordance with AS 1428.1-2009.

Compliance Status	
<b>Capable of compliance</b>	<p>All full height glazed walls, doors and sidelights within communal areas shall be marked as per Cl. 6.6 of AS 1428.1-2009.</p> <p>Although not detailed on plan, compliance is readily achievable at the next design stage.</p>

### 3.3 Part E3: Lift Installations

#### **Clause E3D7:** Passenger lift types and their limitations

In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type:

- a. There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.
- b. Stairway platform lifts must not:
  - be used to serve a space in a building accommodating more than 100 persons calculated according to BCA Clause D2D18; or
  - be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or
  - be used where it is possible to install another type of passenger lift; or
  - connect more than 2 storeys; or
  - where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or
  - when in the folded position, encroach on the minimum width of a stairway required by BCA Clause D2D8 to D2D11.
- c. A low-rise platform lift must not travel more than 1000mm.
- d. A low-rise, low-speed constant pressure lift must not—
  - for an enclosed type, travel more than 4 m; or
  - for an unenclosed type, travel more than 2 m; or
  - be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.
- e. A small-sized, low-speed automatic lift must not travel more than 12 m

**Note** – The above passenger lifts must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status	
<b>Capable of compliance</b>	Lift consultant to provide a design certificate at the next design stage to confirm the proposed passenger lift complies with this clause.

#### **Clause E3D8:** Accessible features required for passenger lifts

In an accessible building, every passenger lift must have the following features, where applicable:

- a. Handrail complying with the mandatory handrail provisions of AS 1735.12 for all lifts except a stairway platform lift and low-rise platform lift,
- b. Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12m, except a stairway platform lift.
- c. Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12m,
- d. Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.
- e. Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.
- f. Lift landing doors at the upper landing for all lifts except a stairway platform lift.
- g. Lift car and landing control buttons complying with AS 1735.12 for all lifts except a stairway platform lift & low-rise platform lift,
- h. Lighting in accordance with AS 1735.12, for all enclosed lift cars,
- i. Where the lift serves more than 2 levels:
  - Automatic audible information within the lift car to identify the level each time the car stops,
  - Audible and visual indication at each lift landing to indicate the arrival of the lift car,
 Audible information and audible indication required above is to be provided in a range of between 20-80 dB(A) at a maximum frequency of 1500Hz.

- j. Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.

In addition to the above, and to comply with AS 1428.1-2009, the following is required for any platform lift:

- k. Lift call buttons at landings shall be no less than 500mm from an internal corner.

Compliance Status	
<b>Capable of compliance</b>	Lift consultant to provide a design certificate at the next design stage to confirm the proposed passenger lift complies with this clause.

### 3.4 Part F4: Sanitary & Other Facilities

#### **Clause F4D5:** Accessible sanitary facilities

Compliance Status	
<b>Not applicable</b>	No communal accessible sanitary facilities proposed.

#### **Clause F4D6:** Accessible unisex sanitary compartments

Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows:

##### Class 2 building

- Where sanitary compartments are provided in common areas, not less than 1x accessible unisex sanitary compartment.

Compliance Status	
<b>Not applicable</b>	No communal accessible sanitary facilities proposed.

#### **Clause F4D7:** Accessible unisex showers

Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows:

##### Class 2 building

- Where showers are provided in common areas, not less than 1.

Compliance Status	
<b>Not applicable</b>	No communal accessible sanitary facilities proposed.

#### **Clause F4D12:** Accessible adult change facilities

Compliance Status	
<b>Not applicable</b>	This clause does not apply to the subject development.

### 3.0 TECHNICAL ASSESSMENT – SEPP ‘SCHEDULE 4’

The below schedule covers all the essential features required for determining compliance with the SEPP (Housing) 2021– Schedule 4:

**Note/s:**

1. In accordance with Section 85 of the SEPP, 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, 5-13 and 15-21 if the development application is made by, or by a person jointly with, a social housing provider or Landcom.

We understand that Homes NSW (a social housing provider) is the proponent for the proposed activity for the subject development and therefore qualify for the above concession, if required.

2. Any reference to AS 1428.1 in the table below is a reference to AS 1428.1-**2021**.
3. Alongside each clause; compliance shall be indicated by using one of the following compliance categories:

C	Complies - Indicates that design compliance has been achieved.
COC	Capable of compliance – Indicates that specific details have not been provided; however, compliance is readily achievable at the next design stage.
DNC	Does not comply – Indicates that design compliance has not been achieved.
NA	Not applicable – The provision is neither applicable nor relevant.
For Info	For information purposes only.

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
<b>PART 1 – STANDARDS APPLYING TO HOSTELS AND INDEPENDENT LIVING UNITS</b>		

#### 1. APPLICATION OF STANDARDS IN THIS PART

The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.	Noted.	For info
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#### 1A. DEFINITIONS

<p>In this schedule—</p> <ul style="list-style-type: none"> <li>▪ 'circulation space' has the same meaning as in AS 1428.1.</li> <li>▪ 'continuous accessible path of travel' has the same meaning as in AS 1428.1.</li> <li>▪ 'general power outlet' means a general power outlet that complies with AS 1428.1.</li> <li>▪ AS 4586—2013 means the Australian Standard entitled AS 4586—2013, Slip resistance classification of new pedestrian surface materials, published on 28 June 2013.</li> </ul>	Noted.	For info
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#### 2. SITTING STANDARDS

<p><b>Wheelchair access</b></p> <p>(1) If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a</p>	<p>1. All dwellings have been provided with wheelchair access.</p>	COC
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REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
<p>continuous accessible path of travel to an adjoining public road.</p> <p>(2) If 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>(b) the wheelchair access provided must be by a continuous accessible path of travel to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p><b>Common areas</b></p> <p>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>2. All common areas and facilities appear to be accessible. The finer design details shall be reviewed at the next design stage.</p>	

### 3. LETTERBOXES

<p>Letterboxes:</p> <p>(a) must be located on a hard standing area, and</p> <p>(b) must have wheelchair access by a continuous accessible path of travel from the letterbox to the relevant dwelling, and</p> <p>(c) must be lockable by a lock that faces a wheelchair accessible path.</p>	<p>The proposed letterbox location demonstrate compliance with the requirements of this clause.</p>	C
<p>If a structure contains multiple letterboxes, the structure must be in a prominent location.</p>	<p>The proposed letterboxes demonstrate compliance with the requirements of this clause.</p>	C
<p>At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished).</p>	<p>Elevation details to be provided of the letterboxes at the next design phase. Compliance is readily achievable.</p>	COC

### 4. PRIVATE CAR ACCOMMODATION

<p>If parking spaces attached to or integrated with a class 1 building under the Building Code of Australia are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must:</p> <p>(a) be at least 3.2m wide, and</p> <p>(b) be at least 2.5m high, and</p> <p>(c) have a level surface with a maximum gradient of 1:40 in any direction, and</p>	<p>The subject development is Class 2; hence the requirements of this clause do not apply.</p>	NA
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REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
(d) be capable of being widened to 3.8m without requiring structural modifications to a building.		
<p>If parking spaces associated with a class 1, 2 or 3 building under the Building Code of Australia are provided in a common area for use by occupants who are seniors or people with a disability, the following applies:</p> <p>(a) for a parking space not in a group—the parking space must comply with AS/NZS 2890.6,</p> <p>(b) for a group of 2–7 parking spaces—</p> <ul style="list-style-type: none"> <li>(i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and</li> <li>(ii) 50% of the parking spaces must— <ul style="list-style-type: none"> <li>(A) comply with AS/NZS 2890.6, or</li> <li>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</li> </ul> </li> </ul> <p>(c) for a group of 8 or more parking spaces—</p> <ul style="list-style-type: none"> <li>(i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and</li> <li>(ii) at least 50% of the parking spaces must: <ul style="list-style-type: none"> <li>(A) comply with AS/NZS 2890.6, or</li> <li>(B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction,</li> </ul> </li> </ul> <p><b>Note 1</b> – In this section, a parking space is in a common area if it is not attached to or integrated with a hostel or independent living unit.</p> <p><b>Note 2</b> – To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in (b)(i) or (ii) or (c)(i) or (ii) in this subclause.</p>	<p>We have received expert advice from Homes NSW Planning and Assessment, which includes the following explicit instruction on the interpretation &amp; application of this clause:</p> <p><i>“Only parking spaces required under clause 108(2)(j) of the Housing SEPP, being 1 space per 5 units, need to meet the requirements outlined in Clause 4 of Schedule 4.</i></p> <p>This development provides 2x carparking spaces designed to comply with AS 2890.6-2009.</p> <p>The accessible parking spaces are suitably sized and graded. The finer design details shall be reviewed at the next design phase.</p>	COC
At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.	<p>We have received expert advice from Homes NSW Planning and Assessment, which includes the following explicit instruction on the interpretation &amp; application of this clause:</p> <p><i>“Regarding your query about accessible parking requirement for our senior housing development, under Part 5 applications (i.e. development without consent) LAHC is required to</i></p>	NA



REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
	<p>provide 1 parking space for every 5 dwellings as per the HSEPP. For this development, 10 dwellings are proposed therefore 2 spaces must be provided. These spaces are required to be designed in accordance with Item 4 of Schedule 4 of the HSEPP.</p> <p>There is no legislative requirement to provide additional parking spaces however it is LAHC's preference is to provide additional parking spaces using accessible area rate i.e. 1 bed – 0.4 spaces; 2 bed – 0.5 spaces and 3 bed – 1 space (hence 3 additional spaces have been provided)</p> <p>Given there is no legislative requirement to provide any additional parking space other than the 2 under the HSEPP, these additional spaces can be standard parking spaces i.e. Schedule 4 of the HSEPP does not apply to these spaces."</p> <p>Compliance with this clause is therefore at the discretion of Homes NSW.</p>	
<p>If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.</p>	<p>We have received advice from Homes NSW Planning and Assessment via email stating as follows:</p> <p><i>"Power operated doors, gates, barriers and the like will not be provided as they pose a maintenance issue."</i></p> <p>Compliance with this clause is therefore at the discretion of Homes NSW.</p>	NA
<p>A parking space, other than a multi parking space under the clause directly above, must be:</p> <ul style="list-style-type: none"> <li>(a) secured by a power-operated door, or</li> <li>(b) capable of accommodating the installation of a power-operated door, including by having— <ul style="list-style-type: none"> <li>(i) access to a power point, and</li> <li>(ii) an area for motor or control rods for a power-operated door.</li> </ul> </li> </ul>	<p>We have received advice from Homes NSW Planning and Assessment via email stating as follows:</p> <p><i>"Power operated doors, gates, barriers and the like will not be provided as they pose a maintenance issue."</i></p> <p>Compliance with this clause is therefore at the discretion of Homes NSW.</p>	NA
<p>A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.</p>	<p>Visitor parking not proposed.</p>	NA

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6.	Noted.	For info
<b>5. ACCESSIBLE ENTRY</b>		
<p>The main entrance to a dwelling must have:</p> <p>(a) a clear opening that complies with AS 1428.1, and</p> <p>(b) a circulation space in front of the door and behind the door that complies with AS 1428.1.</p> <p><b>Note</b> – This section does not apply to an entry for employees only.</p>	The main entry of each dwelling is detailed with circulation space and clear door opening as per this clause.	C
<b>6. INTERIORS</b>		
An internal doorway must have an unobstructed opening that complies with AS 1428.1.	<p>The unobstructed doorway opening of all internal doors appear to comply with AS 1428.1.</p> <p>The finer design details shall be provided at the next design stage.</p>	COC
An internal corridor must have an unobstructed width of at least 1,000 mm.	The unobstructed internal corridor width in every dwelling is not less than 1000mm wide.	C
<p>The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1:</p> <p>(a) a kitchen,</p> <p>(b) a laundry (except to laundry facilities in a cupboard),</p> <p>(c) a bathroom,</p> <p>(d) a toilet,</p> <p>(e) a bedroom,</p> <p>(f) a living area,</p> <p>(g) the main area of private open space.</p>	<p>The doorway circulation space to the areas listed in this clause are capable of compliance with AS 1428.1.</p> <p>The finer design details shall be reviewed at the next design stage.</p>	COC
<b>7. BEDROOM</b>		
<p>At least one bedroom within each dwelling must have the following:</p> <p>(a) A clear area, not including a circulation space, sufficient to accommodate—</p> <p>(i) for a hostel—a wardrobe and a single-size bed, or</p> <p>(ii) for an independent living unit—a wardrobe and a queen-size bed,</p> <p>(b) a clear area around the area for the bed of at least:</p> <p>(i) 1,200 mm at the foot of the bed, and</p> <p>(ii) 1,000 mm on each side of the bed.</p>	<p>The accessible bedroom layout in each dwelling is suitably sized and configured to comply with this clause. The finer design details shall be provided at the next design phase for review.</p>	COC

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
<p>(c) At least 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p><b>N.B. – Queen size bed dimensions:</b></p> <ul style="list-style-type: none"> <li>▪ Width 1.53m</li> <li>▪ Length 2.03m</li> </ul>		

## 8. BATHROOM

<p>At least one bathroom in a dwelling must be located on:</p> <p>(a) The same floor as the entry to the dwelling, or</p> <p>(b) A floor serviced by a private passenger lift accessible only from inside the dwelling.</p>	<p>The accessible bathroom in each dwelling complies with the requirements of this clause.</p>	C
<p>The bathroom must have the following:</p> <p>(a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(b) a washbasin with tapware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tapware continue to use existing hydraulic lines,</p> <p>(c) a shower that:</p> <ul style="list-style-type: none"> <li>(i) is accessible without a shower-hob or step, and</li> <li>(ii) complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and</li> <li>(iii) is in the corner of a room, and</li> <li>(iv) has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and shower seat, in accordance with AS 1428.1,</li> </ul> <p>(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,</p> <p>(e) a double general power outlet in an accessible location, in accordance with AS 1428.1.</p> <p><b>Note</b> – A shower screen that can easily be removed to enable compliance with AS 1428.1 is permissible.</p>	<p>Details to be provided at the next design stage. Compliance is readily achievable.</p>	COC

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
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## 9. TOILET

At least one toilet in a dwelling must be located on: (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The toilet in each dwelling complies with the requirements of this clause.	C
The toilet must have the following: (a) a water closet pan— (i) in the corner of the room, and (ii) with a centreline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1. <b>Note</b> - A removable shower screen may be located in the toilet circulation space.	The toilet in each dwelling is suitably detailed to comply with the requirements of this clause. The finer design details shall be provided at the next design stage. Compliance is readily achievable.	COC

## 10. SURFACES OF BALCONIES AND EXTERNAL PAVED AREAS

Balconies and external paved areas must have surfaces that are slip resistant and comply with: (a) the Building Code of Australia, or (b) the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
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## 11. DOOR HARDWARE

Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. <b>Note</b> – The above does not apply to cabinetry.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
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## 12. SWITCHES AND POWER POINTS

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
<p>Switches and power points must:</p> <p>(a) comply with AS 1428.1, or</p> <p>(b) be capable of complying with AS 1428.1 through future adaptation.</p> <p><b>Note</b> – The above does not apply to remote controls or power points likely to serve appliances that are not regularly moved or turned off.</p>	<p>Details to be provided at the next design stage. Compliance is readily achievable.</p>	<p>COC</p>

### 13. PRIVATE PASSENGER LIFTS

<p>This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling.</p>	<p>Private passenger lifts have not been proposed nor required.</p>	<p>NA</p>
<p>The private passenger lift must:</p> <p>(a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and</p> <p>(b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and</p> <p>(c) have controls that comply with—</p> <p>(i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or</p> <p>(ii) AS 1735.15:2021, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021.</p>	<p>Private passenger lifts have not been proposed nor required.</p>	<p>NA</p>
<p>The width of the door opening of the private passenger lift must be at least 900mm.</p>	<p>Private passenger lifts have not been proposed nor required.</p>	<p>NA</p>
<p>The private passenger lift must not be a stairway platform lift.</p>	<p>Private passenger lifts have not been proposed nor required.</p>	<p>NA</p>

## PART 2 – ADDITIONAL STANDARDS FOR INDEPENDENT LIVING UNITS

### 14. APPLICATION OF STANDARDS IN THIS PART

<p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.</p>	<p>Noted.</p>	<p>For info</p>
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### 15. BEDROOM

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on: (a) the same floor as the entry to the unit, or (b) a floor serviced by a private passenger lift accessible only from inside the unit.	The bedroom in each dwelling complies with the requirements of this clause.	C
<b>16. LIVING ROOM</b>		
A living room in an independent living unit must be located on: (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The living room in each dwelling complies with the requirements of this clause.	C
The living room must have: (a) a circulation space that: (a) is clear of all fixtures, and (b) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet.	The living room in each dwelling complies with the requirements of this clause.  The requirements of subclause (b) shall be provided at the next design stage. Compliance is readily achievable.	COC
<b>17. MAIN AREA OF PRIVATE OPEN SPACE</b>		
The main area of private open space for an independent living unit must be located on: (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The POS in each dwelling complies with the requirements of this clause.	C
<b>18. KITCHEN</b>		
A kitchen in an independent living unit must be located on: (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling.	The kitchen in each dwelling complies with the requirements of this clause.	C
The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance.	All proposed kitchens are open plan / L shape type.	C
Each circulation space specified above must be capable of being increased to a diameter of 1,550mm without: (a) relocating the sink, or	All proposed kitchens are open plan / L shape type.	C

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
(b) moving a load-bearing wall, or (c) breaching another circulation requirement.		
The kitchen must have the following fittings: (a) a bench that includes at least one work surface that is: (i) at least 800mm long, and (ii) clear of obstructions, and (iii) not in the corner of the room, (b) a lever tap set with the lever and water source that is within 300mm of the front of the bench, (c) a cooktop next to the work surface, (d) an isolating switch for the cooktop, (e) an oven that: (i) has operative elements between 450mm and 1,250mm above the finished floor level, and (ii) is next to the work surface, (f) at least one double general power outlet located within 300mm of the front of a work surface.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
The cupboards must: (a) not be entirely located in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
An overhead cupboard in the kitchen must be capable of being fitted with "D" pull cupboard handles towards the bottom of the cupboard.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
A below-bench cupboard in the kitchen must be capable of being fitted with "D" pull cupboard handles towards the top of the cupboard.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
The lever tap set, cooktop, isolating switch, oven and double general power outlet must: (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be.	Details to be provided at the next design stage. Compliance is readily achievable.	COC
Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.	Details to be provided at the next design stage. Compliance is readily achievable.	COC

## 19. LAUNDRY

REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
A laundry in this section includes laundry facilities in a cupboard.	Noted.	For info
A laundry in an independent living unit must be located on: (a) the same floor as the entry to the dwelling, or (b) floor serviced by a private passenger lift accessible only from inside the dwelling.	The laundry in each dwelling complies with the requirements of this clause.	Complies
The laundry must have the following: (a) a circulation space that complies with AS 1428.1 at the approach to any external doors, (b) an appropriate space for an automatic washing machine and a clothes dryer, (c) a clear space in front of each appliance of at least 1,550mm, <b>Note</b> - This space may overlap with a door swing or the circulation space for a door. (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a continuous accessible path of travel to the main area of private open space or any clothesline provided for the dwelling.	The dedicated laundry space in each dwelling appears to be readily capable of compliance with the requirements of this clause. A typical elevation detail shall be provided at the next design stage and confirm floor finish slip-resistance.	COC
For laundry facilities in a cupboard, the cupboard must be capable of being fitted with "D" pull cupboard handles in the following locations: (a) for below-bench cupboards—towards the top, (b) for overhead cupboards—towards the bottom, (c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.	The proposed laundries are not shown to be located inside cupboards.	NA

## 20. LINEN STORAGE

An independent living unit must have a floor-to-ceiling linen storage cupboard that: (a) is at least 600mm wide, and (b) has adjustable shelving.	A minimum 600mm wide linen cupboard has been detailed in every dwelling. The next design stage shall include a typical elevation of the linen cupboard to confirm all linen cupboards are floor to ceiling high and include adjustable shelving. Compliance is readily achievable.	COC
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## 21. LIFT ACCESS IN MULTI-STOREY BUILDING



REQUIREMENT	COMMENTARY	COMPLIANCE STATUS
An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3.	A suitably sized passenger lift has been proposed to provide access to the above ground storey dwellings. A design certificate shall be provided at the next design stage to confirm compliance with BCA Part E3. Compliance is readily achievable.	COC
<b>22. GARBAGE RECYCLING</b>		
A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance.	The location of the bin store is connected to a continuous accessible path of travel back to every dwelling.	C

## 4.0 TECHNICAL ASSESSMENT - SEPP 'Section 93'

We have reviewed the subject development against Section 93 of the SEPP (Housing) 2021 (see below).

We have been advised that Valmar Community Transport will provide an on-demand pick-up and drop-off service for residents of the development, facilitating access to nearby facilities and services. This service will operate daily and be available during daylight hours at least once each weekday.

The transport service is located less than 400 m from the site, it is accessible via a suitably sealed pathway, and the gradients of the pathway comply with subsection 4(c) below.

### 93 Location and access to facilities and services—*independent living units*

- (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 in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City—
    - (i) not be an on-demand booking service for the transport of passengers for a fare, and
    - (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
  - (c) for development on other land—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).
- (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.

**Note** – Assessment of Section 93(5) of the SEPP (Housing) 2021 is to be undertaken by the relevant expert.

## 5.0 CONCLUSION

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This report has evaluated the compliance status of the Development Application architectural design with the following specific requirements:

- a. The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
  - All of Part D4.
  - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
  - Schedule 5 – NSW variations to the BCA.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010 and Amendment Standards 2020.
- d. State Environmental Planning Policy (Housing) 2021 – *version date 13/12/2024* – Section 93(3)&(4) and Schedule 4 only.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the above provisions.

The finer design details shall be reviewed at the next design stage.