

Part 5 Application

ACCESS REPORT

Reference Number: 23174

Client: DKT Studio

Site Address: 16-18 Stapleton Parade, St Marys, NSW



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Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a Part 5 Application for the development proposed at **16-18 Stapleton Parade, St Marys, NSW**

The development is within Penrith Council LGA and proposes a **New Building**. The development is proposed under Schedule 4 of State Environmental Planning Policy (Housing) 2021, Housing for seniors and people with a disability.

The development proposes the following:

	Total
Residential units	18
Total Accessible parking spaces	4

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)
- Class 7a (car park)

This report is based on the relevant components of:

- Building Code of Australia (BCA) 2022, Volume 1- Performance requirements of D1P1, D1P2, D1P8, D1P9, E3P4, F4P1 and Parts D4, E3 and F4 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2021 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS4299-1995 Adaptable Housing
- AS1735 Lift types included in the BCA including Part 12: Facilities for persons with disabilities
- Schedule 4 of State Environmental Planning Policy (Housing) 2021, Housing for seniors and people with a disability

The assessment of the proposed development has been undertaken to the extent necessary to issue Part 5 application consent. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Crown Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010, and the Disability Access relevant sections of Building Code of Australia and the referenced criteria of AS4299-Adaptable Housing, and Schedule 4 of State Environmental Planning Policy (Housing) 2021, Housing for seniors and people with a disability.

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

Assessed by



Vanessa Griffin

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 500
Qualified- Certificate IV in Access Consulting
LHA Assessor Licence number 20035

Peer reviewed by



Farah Madon

Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 281
Qualified- Diploma in Access Consulting
LHA Assessor Licence number 10032

Relevant Dates:

Fee proposal, number FP-230277 dated **14-04-2023**. Fee proposal was accepted by Client on **29-05-2023**

Assessed Drawings:

The following drawings by DKT Studio Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A03	A	26-09-2024	Site plan
A04	A	26-09-2024	Lower Ground floor plan
A05	A	26-09-2024	Upper Ground floor plan
A06	A	26-09-2024	First floor plan
A07	A	26-09-2024	Roof plan
A11	A	26-09-2024	Access plan- Lower Ground circulation plan
A12	A	26-09-2024	Access plan- Upper Ground circulation plan
A13	A	26-09-2024	Access plan- First floor circulation plan & bathroom types A, B, C plans

Document Issue:

Issue	Date	Details
Draft 1	13-06-2024	Issued for Architect's review
Issue A	12-07-2024	Final issue for DA – by JD
Issue B	29-07-2024	Final issue for DA – by JD
Issue C	06-10-2024	Final issue for DA – by FM
Issue C	22-10-2024	Final issue for DA – by FM

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this report.

This assessment is based on the provided drawings and not based on constructed works; hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1, AS2890.6 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on classification/use of the building. If the class of the building changes to any other building class, this access report will have to be updated accordingly.

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.

Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this specific project. Copy-pasting diagrams from this report to Architectural plans will constitute copyright infringement.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement regarding LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification, or allocation of a particular Quality mark to us as several items in LHA are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586/ HB197/ HB198 and any other applicable regulation and Australian Standard

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

Development consists of new building and therefore compliance is required to full development

BCA 2022 Part D4 Access for People with a Disability D4D2 General building Access requirements

SOU refers to a Sole Occupancy Unit

Requirement

Class 2 - building containing more than 2 SOUs i.e. sole-occupancy units
For residential use components, access is required:

- From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level.
- To and within 1 of each type of room or space in common use.
- Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.

Compliance

Complies with spatial requirements

Comments

- Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs on all floor levels by means of accessible pathways and lifts
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Ground floor level in this case), access has been provided to the same.
- Access has been provided to at least 1 of each common use areas. Where common use areas have a common use kitchen / laundry / BBQ area there to achieve minimum accessibility provide:
 - A minimum clear depth of 1540mm (for minimum length of 2070mm) forward of any common use kitchen / laundry / BBQ benchtop
 - a long lever tap, to any provided sink with part of the lever arm being within 300mm from the front edge of the benchtop
 - a (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.
- Access has been provided to common use garbage storage area
- When bin storage is within a room or enclosure, door circulation spaces and 1540x2070mm circulation space is required to the room clear of any bins or encroachments.
- Access is required to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

Additional advisory note for any common use kitchen/laundry or BBQ areas (where provided)

- It is suggested that kitchen / BBQ areas could be made partially accessible by providing a workspace of 900mm width next to the sink/cooktop/BBQ as vacant space (without cabinetry under the bench top)

Details to be verified at CC stage of works.

Requirement

Class 7a - Covered car park.

- To and within any level containing accessible carparking spaces.

Compliance

Complies with spatial requirements

Comments

- Access has been provided to basement level containing Accessible carparking spaces.
 - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
- Details to be verified at CC stage of works.

BCA 2022 Part D4D3 Access to buildings

Requirement

Accessway is required from:

- Main pedestrian entry at the site boundary for new buildings.
- Any other accessible building connected by a pedestrian link.
- Accessible car parking spaces.

Compliance

Complies

Comments

- Level Access has been provided from the main pedestrian entry at the site boundary.
- Access has been provided from accessible car parking spaces by means of lifts.

Details to be verified at CC stage of works.

Requirement

Common use External Walkway / Pedestrian access requirements as per AS1428:

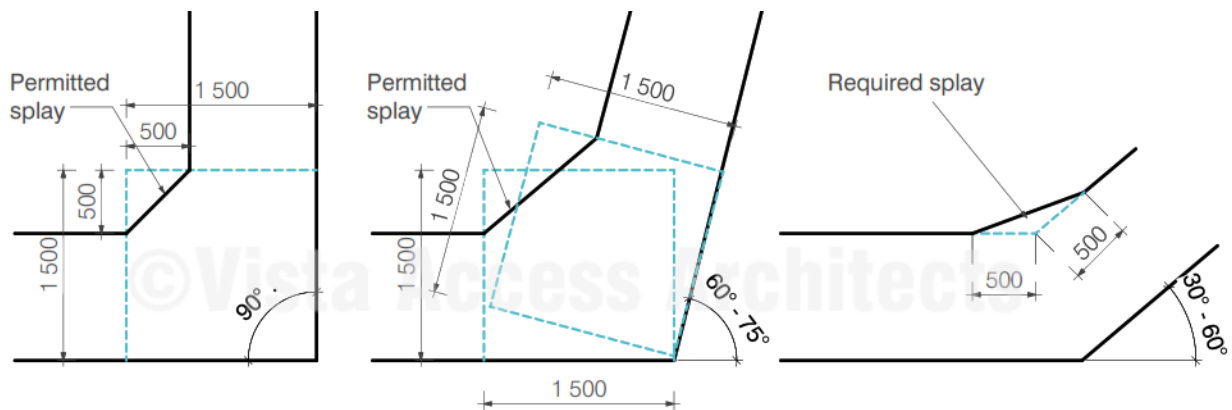
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of a different material) at the same level and grade of the walkway and extend horizontally for a minimum of 600mm unless one of the following is provided: kerb, kerb-rail and handrail or wall of minimum 450mm height.
- At 60 to 90-degree bends in pathways provide a 1500mmx1500mm space with maximum 500mm splay permitted at internal corner.

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works.



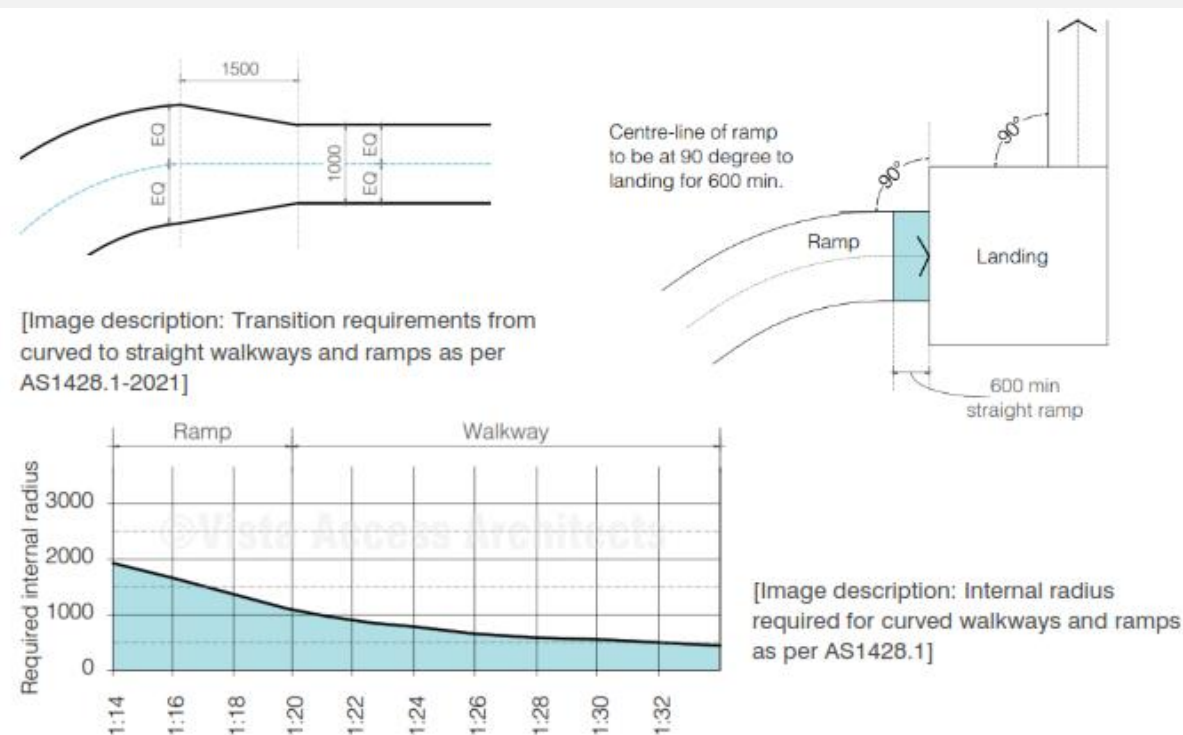
[Image description: Spatial requirements of walkways with bends as per AS1428.1]

Requirement

Requirements for Curved walkways, ramps, and landings

Curved ramps and walkways (with a maximum inside radius of 5M) and landings shall comply with the following:

- The gradient of curved ramps and walkways shall comply with AS1428.1 as shown below
- Landings shall comply with AS1428.1
- The length of a curved ramp shall be measured horizontally along its centreline.
- Curved ramps and walkways shall have a clear width of not less than 1500 mm.
- Any crossfall shall be towards the centre of curvature.
- Curved walkways and ramps shall begin and terminate with 1500 mm long straight landings which shall intersect with each other along the centre-line. Any required change in width shall be accommodated within the length of the landing.



Compliance

Complies with spatial requirements

Comments

Details to be verified at the CC stage of works.

Requirement

Common use floor or ground surfaces

- Use slip-resistant surfaces
- The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability.
- Abutment of surfaces is to have a smooth transition.
- Construction tolerances to be +/- 3mm vertical or +/-5mm, provided the edges have a bevelled or rounded edge (See diagrams below)
- Where timber decking and boardwalks are provided it is recommended that AS1428.1-2021 requirements be followed.

Grates if used in the accessible path of travel are required to comply with the following:

- Circular openings maximum of 13 mm in diameter
- Slotted openings maximum of 13 mm wide and be oriented so that the long dimension is transverse to the dominant direction of travel
- Where slotted openings are less than 8 mm, the length of the slots may continue across the width of paths of travel

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works.

Requirement

Accessway is required through:

- Principal pedestrian entry; and
- Not less than 50% of all pedestrian entrances; and
- In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.

Compliance

Complies

Comments

All pedestrian entries have been designed to be accessible.

Requirement

All common use doorways and doorways to and within SEPP units to comply with AS1428.1

Where accessible pedestrian entry has Multiple doorways:

- At least 1 to be accessible if 3 provided
- At least 50% to be accessible, if more than 3 provided
- Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)

Doorway requirements

- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.
- Ambulant toilet cubicle door to have a clear door opening of 700mm.

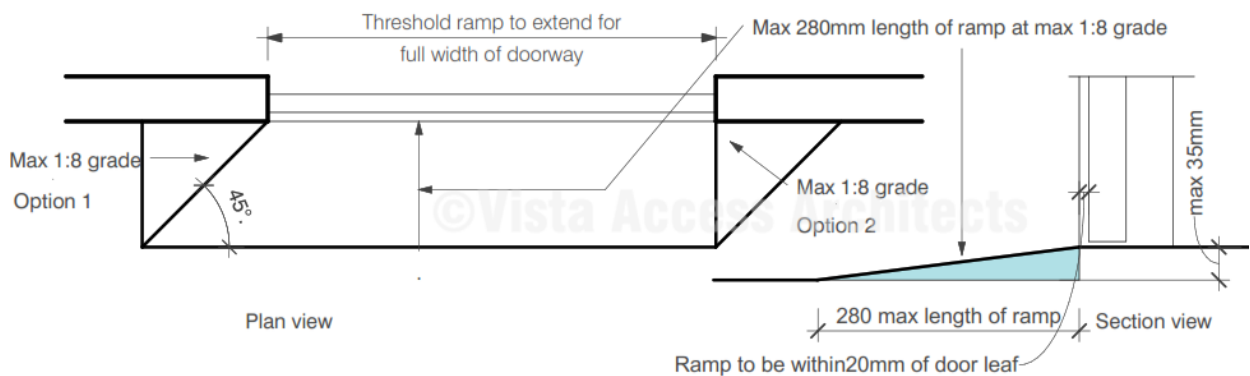
- Space required for door circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space).
- Door thresholds are to be level, or they can incorporate a doorway threshold ramp with a maximum grade of 1:8, for maximum rise of 35mm and a maximum length of 280mm and located within 20mm of the door leaf, with edges to be tapered or splayed at a minimum of 45° where it does not abut a wall.
- Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building.
- Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
- Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1
- Luminance contrast requirements to doorways and other glazed areas to comply with AS1428.1
- Distance from the door surface to the adjacent wall must not be more than 300mm in depth
- Apart from main entry door and doors to any accessible toilets, the door handle height requirements can be varied if required for Childcare centres, swimming pool barriers or similar situations where the location of the opening and locking controls is prescribed by the relevant statutory authority.

Compliance

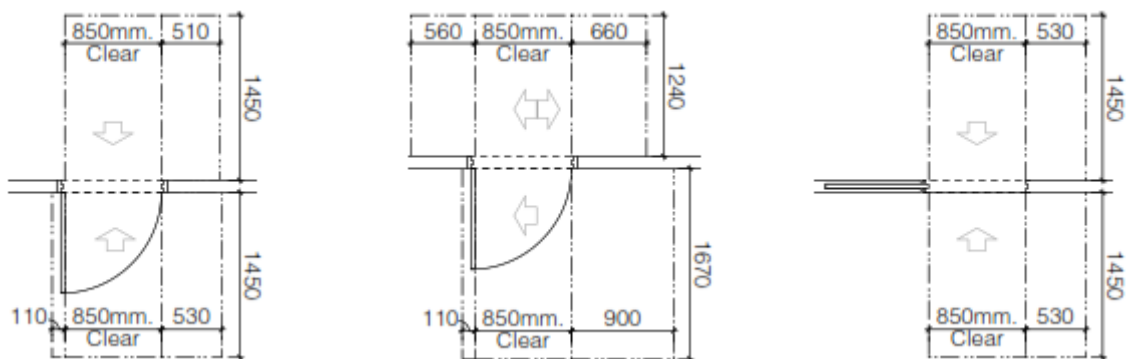
Complies with spatial requirements

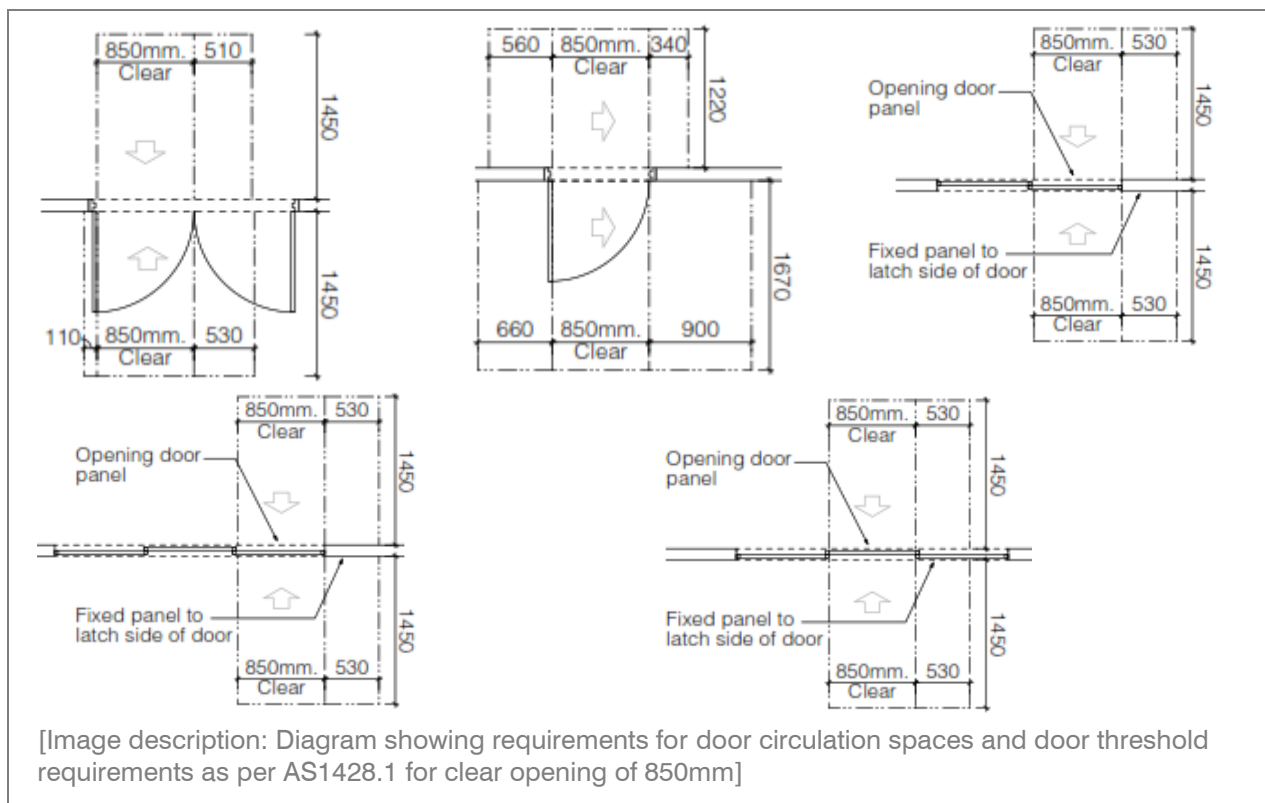
Comments

Details to be verified at the CC stage of works.



[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1]





BCA 2022 Part D4D4 Parts of buildings required to be accessible

Requirement

- Every common use **Ramp** with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with AS1428.1

Compliance

N/A

Comments

This type of ramp has not been identified in the development.

Requirement

- Step ramp** if provided in common use areas is to be compliant with AS1428.1 and NCC/BCA

Compliance

N/A

Comments

This type of ramp has not been identified in the development.

Requirement

- Kerb ramp** if provided in common use areas is to be compliant with AS1428.1

Compliance

N/A

Comments

This type of ramp has not been identified in the development.

Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with AS1428.1 including;

- Handrails to be provided on both sides with 1M clearance between them and located at consistent height, between 865mm-1000mm above FFL, with no vertical sections.
- Either provide handrail extensions or offset first riser going up at mid landings
- Opaque risers required with nosing to have a sharp intersection or rounded or chamfered to 5mm.
- Handrails to extend a minimum of 300mm horizontally past the nosing on the top riser. At the bottom of the stairs the handrail is to extend at least one tread depth parallel to the line of the nosing, plus a minimum of 300mm horizontally from the last riser.

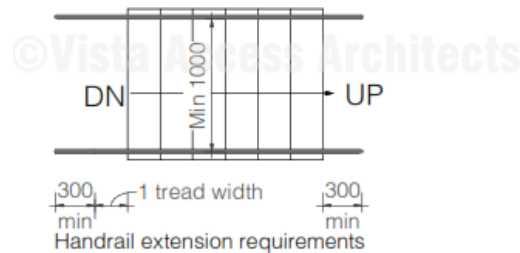
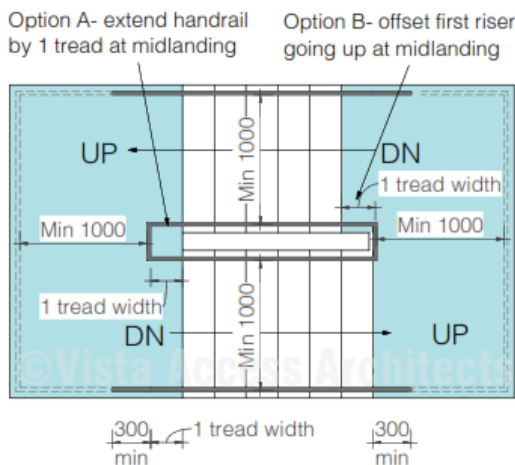
Compliance

Complies with spatial requirements

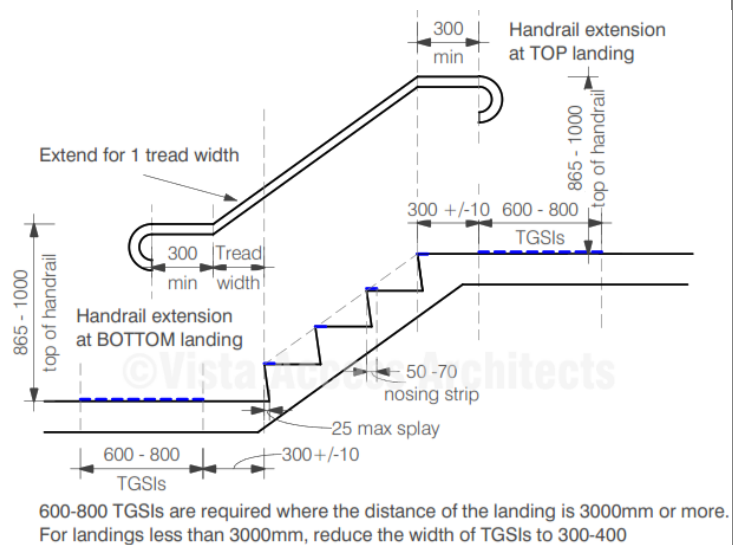
Comments

Where this type of stairway is provided, the details of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.

Note : For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.



[Image description: Diagram showing the requirements of a non-fire-isolated stairway as per AS1428.1]



Requirement

- Every **Fire-isolated Stairway** is to be compliant with AS1428.1 as required

Compliance

N/A

Comments

This type of stairway has not been identified in the development.

Requirement

Handrail requirements at mid landings

Option A- Handrails to extend a minimum of 300mm horizontally past the nosing

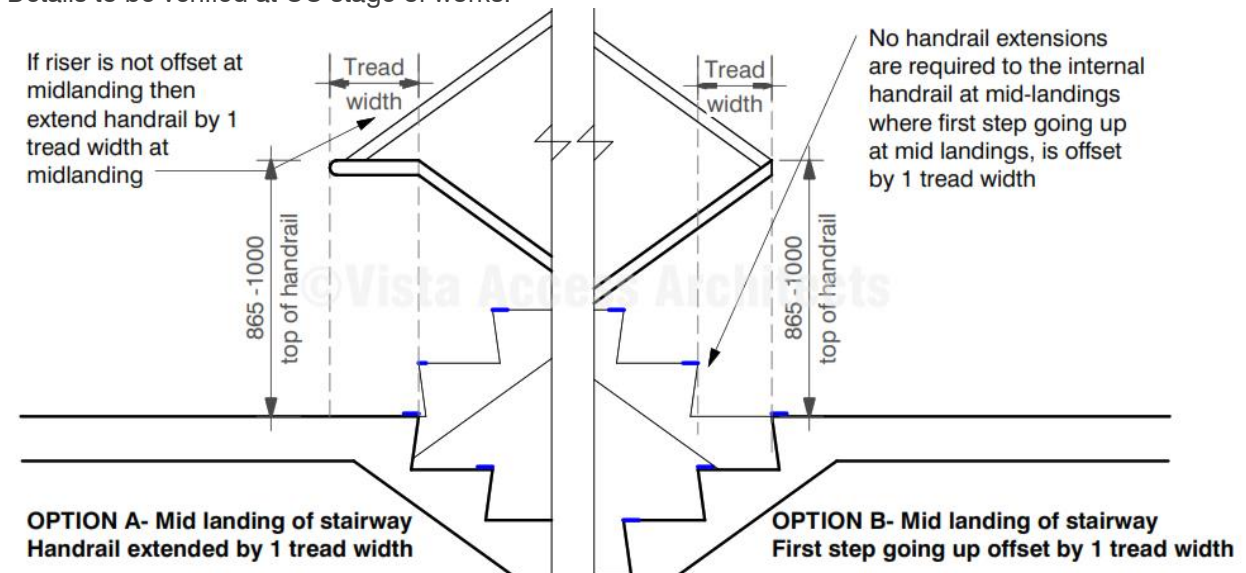
Option B- Handrail to extend at least one tread depth parallel to the landing before turning

Compliance

Complies with spatial requirements

Comments

Details to be verified at CC stage of works.



[Image description: Diagram shows the requirements for handrails at mid landings of both fire-isolated and non-fire-isolated stairways]

Requirement

Nosing for common use fire-isolated and non-fire-isolated stairways require the following:

- Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing.
- Multiple strips making up the 50mm-75mm depth is NOT permitted.
- This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads.
- Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm
- Where the nosing extends down more than 10mm, there the inlaid coloured strip is to provide a minimum 30% luminance contrast to the tread and exposed turndown.

Compliance

Capable of compliance

Comments

Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.

Requirement

Slip resistance to comply with BCA 2022, Table D3D15 and AS2890.6 when tested in accordance with AS4586.

BCA 2022 Table D3D15 Slip –resistance requirements when tested in accordance with AS4586:

Application (common use areas)	Surface conditions	
	Dry	Wet
Ramp (and accessways to accessible parking spaces) steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Accessways to accessible parking spaces not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface for ramps and stairways	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4
Accessible parking spaces and shared areas	P3 or R10	P4 or R11

HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces

Compliance

Capable of compliance

Comments

For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586 at CC stage of works.

Requirement

Every **Passenger lift** is to comply with the requirements of **BCA 2022, E3D7**.

Compliance

Capable of compliance

Comments

This has been assessed further in the report in the Lifts section. Refer to Lifts section.

Requirement

Passing spaces requirement

It is a requirement to provide passing spaces in common use accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.

Compliance

N/A

Comments

There are no accessways over 20M lengths in the development where a direct line of sight is not available

Requirement

Turning spaces requirement

It is a requirement to provide turning spaces in common use accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).

Compliance

Capable of compliance

Comments

- Adequate turning spaces have been provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway.
- A space of 1540mmx2070mm is also required / provided in front of all passenger lift doors.

Details to be verified at CC stage of works.

Requirement

Carpet specifications

Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.

Compliance

N/A

Comments

Use of carpets have not been identified in the common use areas

BCA 2022 Part D4D5 Exemption

Requirement

Access is not required to be provided in the following areas:

- Where access would be inappropriate because of the use of the area
- Where area would pose a health and safety risk
- Any path which exclusively provides access to an exempted area

Compliance

For information only

Comments

Areas such as lift machine rooms, fire services room, commercial kitchens, areas in childcare centres such as nappy change room or cot rooms etc or exclusive staff use areas in storage facilities. in the development are exempted from providing access under this clause due to WHS concerns.

Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.

BCA 2022 Part D4D6 Accessible Carparking

Requirement

Class 2

There are no Accessible carparking requirements for a Class 2 under the BCA.

If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.

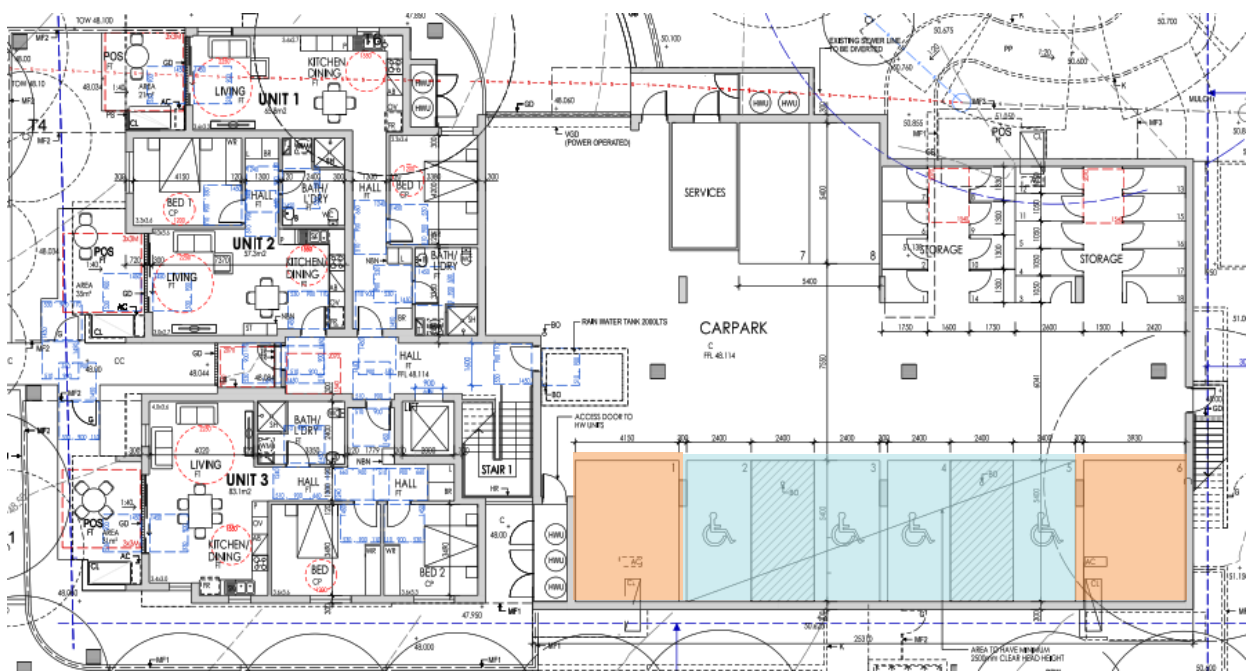
Compliance

Complies with spatial requirements

Comments

The development is proposed in accordance with Schedule 4 of State Environmental Planning Policy (Housing) 2021, Housing for seniors and people with a disability. The SEPP sets its own requirements for carparking.

4 Accessible parking spaces and 2 x 3.8M wide parking spaces are provided in the development.



[Image description: Plan of carparking above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

Angle Parking AS 2890.6-2009

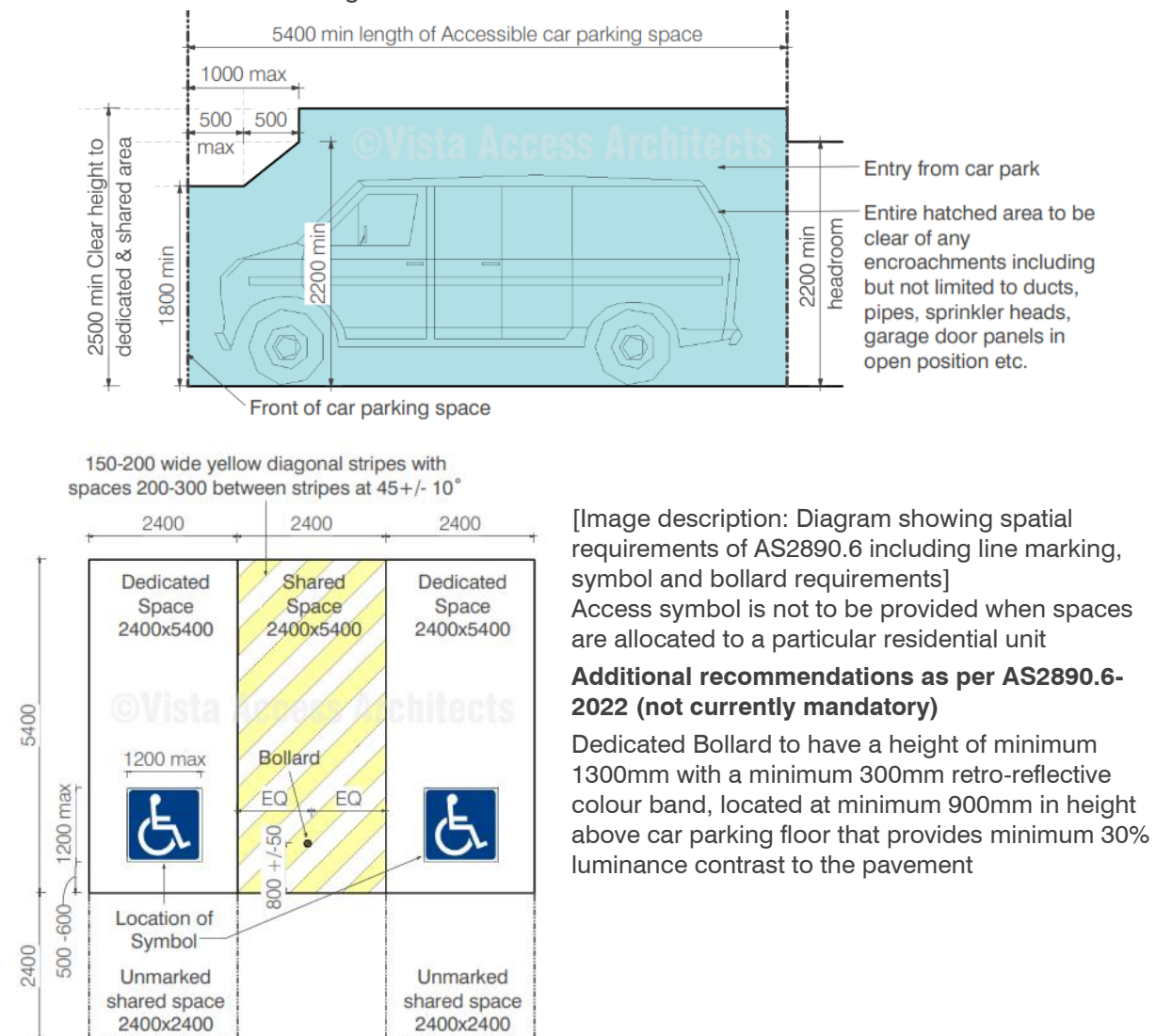
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking is not to be provided where the space is allocated to an Adaptable unit).
- Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces.
- Non-trafficked area of the shared space to have yellow marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- Accessible parking spaces, shared areas and the pavement marking shall have slip resistance of P3/R10 in dry and P4/R11 in wet conditions.

Compliance

Complies with spatial requirements

Comments

Details to be verified at CC stage of works.



BCA 2022 Part D4D7 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development.

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities

Compliance N/A

Comments

No ambulant sanitary facilities have been identified in the development.

Requirement

Braille and Tactile signage is required to identify Hearing Augmentation

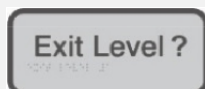
Compliance N/A

Comments

Hearing augmentation is not provided since there is no inbuilt amplification system identified in the development.

Requirement

Braille and Tactile signage is required to identify a Fire exit door required by [BCA2022, E4D2](#) by stating the 'Exit' and 'Level', followed by either the floor level number or floor level descriptor or a combination of both of the above and located on the side that faces a person seeking egress



[Image description: Image of Signage The “?” shown in image is to be replaced with the floor level where the door is located]

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

Requirement

Signage is required to a non-accessible pedestrian entrance

Compliance N/A

Comments

All pedestrian entrances have been designed to be accessible.

Requirement

Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.

Compliance N/A

Comments

N/A

Requirement

Signage is required to a single hand pushing action device (example manual control button to an automated doorway) where the latch operation device is not located on the door leaf itself

Compliance Capable of compliance (if any automated doors have been provided)

Comments

No automated doors have been identified on the plans.

Requirement

Directional signage complying with [BCA 2022 Specification 15](#) must be provided at the location of each—

- i. bank of sanitary facilities; and
- ii. 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 N/A

Comments

N/A

Requirement

All signage is required to be as per [BCA 2022 Specification 15 Braille and Tactile Signs](#)

This includes location of signage, specifications in regard to braille and tactile characters, luminance contrast and lighting.

Compliance Capable of compliance

Comments

Signage selections generally take place at CC stage of works. Selection and location of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

BCA 2022 Part D4D8 Hearing Augmentation

Requirement

Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.

Compliance N/A

Comments

No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.

BCA 2022 Part D4D9 Tactile ground surface indicators (TGSIs)

Requirement

TGSIs are required when approaching:

- Stairways other than fire-isolated stairways.
- Escalators / passenger conveyor / moving walk.
- Ramp (other than fire-isolated ramps, kerb ramps, step ramps or swimming pool ramps).
- Under an overhead obstruction of <2M if no barrier is provided.
- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location).

Compliance is required with AS1428.4.1. TGSIs to extend for full width i.e., handrail to handrail.

Luminance contrast requirements of TGSIs are to be as listed below:



Integrated TGSIs require min of 30% luminance contrast to mounting surface.



Discrete TGSIs require min of 45% luminance contrast to mounting surface.



Discrete TGSIs with 2 colours require the raised surface to have a min of 60% luminance contrast to mounting surface.

Builder is required to obtain certification document from TGSi manufacturer or installer confirming that TGSIs have been tested and found compliant by a NATA certified lab for appropriate slip resistance.

Compliance Capable of compliance

Comments

TGSi selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.

BCA 2022 Part D4D12 Limitations on Ramps

Requirement

On an accessway:

- A series of connected ramps must not have a combined vertical rise of more than 3.6M;
- And a landing for a step ramp must not overlap a landing for another step ramp or ramp.

Compliance N/A

Comments

No ramps have been identified in the development

BCA 2022 Part D4D13 Glazing on Accessways

Requirement

Glazing requirements:

- 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 are required to have a glazing strip
- The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.

Compliance Capable of compliance

Comments

Glazing strips are required to be provided to full height glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways

Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and details are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities

BCA 2022 Part F4D5 Accessible Sanitary facilities

Requirement

Accessible unisex toilet is to be provided in accessible part of building such that;

- It can be entered without crossing an area reserved for 1 sex only
- Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations
- Even distribution of LH and RH facilities
- An accessible facility is not required on a level with no lift / ramp access.

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

BCA 2022 Part F4D6 Accessible unisex sanitary compartments

Requirement

Class 2

At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

BCA 2022 Part F4D7 Requirements for Accessible unisex showers

Requirement

Class 2

At least 1 unisex Accessible shower when showers are provided in common areas.

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

Requirement

Accessible unisex toilet is to be designed in accordance with AS1428.1

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

Requirement

Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

Requirement

Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

Requirement

Ambulant use toilets are to be designed in accordance with AS1428.1

Compliance N/A

Comments

No common use sanitary facilities have been identified in the development

BCA Part E Lift Installations

BCA 2022 Part E3D3 Stretcher facility in lifts

Requirement

A **Stretcher lift** is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.

Compliance For information only

Comments

Contact BCA consultant in regard to applicable requirements.

BCA 2022 Part E3D7 Passenger lift and their limitations

Requirement

In an accessible building, **Every Passenger Lift** (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with **BCA 2022, E3D7, E3D8 and E3D10**

Compliance Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

Limitations on use of types of passenger lifts

Requirement

Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift

Compliance N/A

Comments

N/A

BCA 2022 Part E3D8 Accessible features required for passenger lifts

Requirement

Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12:

- 600mm minimum handrail not more than 500mm from control panel
- Top of handrail between 850-950mm above FFL
- Diameter of handrails to be between 30-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc

Lift floor dimensions (excluding stairway platform lift)

- Lifts traveling **12M** or under, floor size, **1100mm wide x 1400mm deep**
- Lifts travelling **more than 12M**, floor size **1400mm wide x 1600mm deep**
- If lift doors are on adjacent sides of the lift on different floor levels, then the lift floor size is required to be 1400x1600 or 1500x1500 to allow for a wheelchair to make a 90 degree turn in the lift.

Minimum **Door opening size** complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).

All lifts with a power operated door are required to have a **Passenger protection system** complying with AS1735.12.

Lift landing doors to be provided at upper landing (excluding stairway platform lift).

Lift car and landing control buttons complying with AS1735.12

Some of the requirements listed below. Refer to AS1735.12 for further details.

For internal control panel:

- If width or depth of car is less than 1400mm, 2 control panels to be provided, one to the left and one to the right of the person entering the car
- Tactile symbol and Braille equivalent to be provided
- Buttons to be located between 900-1100mm above FFL
- All buttons to be 300mm from corner (near entry) and 400mm of all other corners

For external control panel:

To be located between 900-1100mm above FFL and not less than 500mm from internal corners unless otherwise permitted by AS1735.12

Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.

To all lifts serving more than 2 levels

- Automatic audible information to identify level when car stops
 - Audible and visual indication at landing to indicate arrival of lift car
- Audible information and indication to be provided between 20-80 dB(A) at a maximum frequency of 1500Hz

Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.

Compliance

Capable of compliance

Comments

A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

State Environmental Planning Policy (Housing) 2021, Part 5 Housing for seniors and people with a disability

SEPP Housing 2021 - Compliance assessment with Schedule 4 of SEPP

When application is made by, or by a person jointly with, a social housing provider; 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 of-

SEPP Housing 2021 - 85 Development standards for hostels and independent living units Schedule 4, sections 2, 5–13 and 15–21.

Definition - Social housing provider means the following—

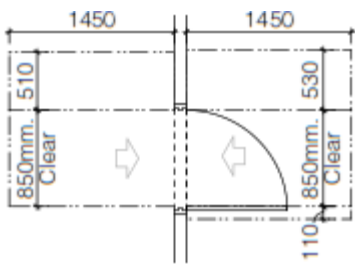
- (a) the Secretary of the Department of Communities and Justice,
- (b) the Land and Housing Corporation,
- (c) a registered community housing provider,
- (d) the Aboriginal Housing Office,
- (e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,
- (f) a local government authority that provides affordable housing,
- (g) a not-for-profit organisation that is a direct provider of rental housing to tenants.

Standards concerning accessibility and usability for independent living units

Clause	Requirements	Compliance / Comments
1. Application	Development is Seniors housing that consists of hostels or independent living units	Complies The development consists of 18 Independent Living Units. As per the SEPP only to ground floor units need to meet the requirements as the development is for a Social Housing Provider. As such only the ground floor units (Units 1 to 11 inclusive) are required to comply with the requirements of the SEPP as a secondary pedestrian access point is provided.
1A Definitions	<p>In this schedule—</p> <p><i>circulation space</i> has the same meaning as in AS 1428.1</p> <p><i>continuous accessible path of travel</i> has the same meaning as in AS 1428.1</p> <p><i>general power outlet</i> means a general power outlet that complies with AS 1428.1</p> <p>AS 4586—2013 means the Australian Standard entitled AS 4586—2013, Slip resistance classification of new pedestrian surface materials, published on 28 June 2013.</p>	

Clause	Requirements	Compliance / Comments
	<p>Note: The below versions of the Australian Standards apply for SEPP Housing 2021 compliance AS1428.1-2021 AS 2890.6-2009</p>	
2. Siting Standards	<p>(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 AS1428.1) to an adjoining public road.</p>	<p>Complies Access has been provided to all the ground floor units by accessible path of travel from an adjoining public road. Details to be verified at the CC stage</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 (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note: For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this 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.</p>	<p>N/A The gradient of the site is less than 1:10</p>
	<p>(3) Common areas 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.</p>	<p>Complies Access has been provided to the common areas such as common use garbage bin areas and letter boxes.</p>
3. Letterboxes	<p>(1) Letterboxes:</p> <p>(a) must be located on a hard standing area (1540x2070 required as per AS1428.1 for turning space circulation), 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>(2) If a structure contains multiple letterboxes, the structure must be in a prominent location.</p> <p>(3) 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>Complies A common use letterbox area has been provided to both the accessible entry pathways to the building. A hard-paved area of 1540x2070mm is provided to access the lock side of the letterboxes. Details to be verified at the CC stage</p>

Clause	Requirements	Compliance / Comments
Numerical requirements of Car parking spaces are determined by the below Clauses		
	SEPP Housing 2021-Division 7, Clause108(2) (j) For a development application made by, or made by a person jointly with, a social housing provider or Landcom—at least 1 parking space for every 5 dwellings,	Complies 18 apartments are required. Therefore minimum 4 compliant parking spaces are required. Details to be verified at the CC stage
	SEPP Housing 2021-Division 7, Clause108(2)(k) if paragraph (j) does not apply—at least 0.5 parking spaces for each bedroom.	N/A
4. Car parking	(1) 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— (a) be at least 3.2m wide, and (b) be at least 2.5m high, and (c) have a level surface with a maximum gradient of 1:40 in any direction, and (d) be capable of being widened to 3.8m without requiring structural modifications to a building.	N/A
	(2) 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— (a) for a parking space not in a group—the parking space must comply with AS/NZS 2890.6, (b) for a group of 2–7 parking spaces— (i) at least 1 of the parking spaces must comply with AS/NZS 2890.6, and (ii) 50% of the parking spaces must— (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction, (c) for a group of 8 or more parking spaces— (i) at least 15% of the parking spaces must comply with AS/NZS 2890.6, and (ii) at least 50% of the parking spaces must— (A) comply with AS/NZS 2890.6, or (B) be at least 3.2m wide and have a level surface with a maximum gradient of 1:40 in any direction. (3) To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or	Complies Details to be verified at the CC stage 8 parking spaces are provided in the development (only 4 required as a minimum). 4 spaces are provided as AS2890.6 compliant and 2 x3.8M wide spaces are provided which complies with the requirements.
	(4) At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6.	N/A No visitor parking has been identified on the plans.

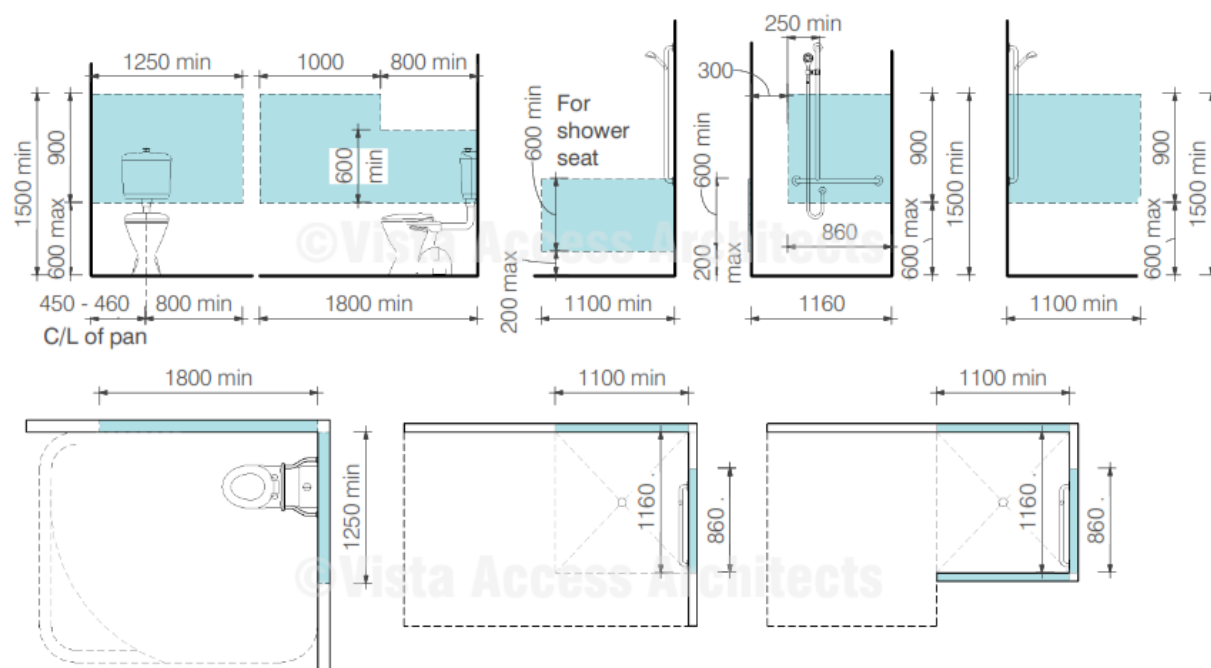
Clause	Requirements	Compliance / Comments
	(5) A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access.	For information only
	(6) If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device.	Complies Details to be verified at the CC stage
	(7) A parking space, other than a parking space under subsection (6), must be— (a) secured by a power-operated door, or (b) capable of accommodating the installation of a power-operated door, including by having— (i) access to a power point, and (ii) an area for motor or control rods for a power-operated door.	N/A No private garages are proposed in the development.
	(8) 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.	For information only
	(9) 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.	For information only
5. Accessible entry	<p>(1) The main entrance to a dwelling must have— (a) a clear opening that complies with AS 1428.1, and (b) a circulation space in front of the door and behind the door that complies with AS1428.1.</p> <p>(2) This section does not apply to an entry for employees.</p>	Complies Details to be verified at the CC stage
	 <p>[Image description: Door circulation requirements as per AS1428.1]</p>	
6. Interior	<p>(1) An internal doorway must have an unobstructed opening that complies with AS1428.1.</p> <p>(2) An internal corridor must have an unobstructed width of at least 1,000mm.</p> <p>(3) The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1— (a) a kitchen,</p>	Complies Details to be verified at the CC stage

Clause	Requirements	Compliance / Comments
8. Bathroom	(1) At least one bathroom 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.	Complies Details to be verified at the CC stage
	(2) The bathroom must have the following— (a) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,	Complies Details to be verified at the CC stage
	(b) a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines,	Complies Details to be verified at the CC stage
	(c) a shower that— (i) is accessible without a shower-hob or step, and (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 (iii) is in the corner of a room, and (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,	Complies Details to be verified at the CC stage
	(d) a wall cabinet with shelving illuminated by an illumination level of at least 300 lux,	
	(e) a double general power outlet in an accessible location, in accordance with AS1428.1.	
	(3) Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph.	

Clause

Requirements

Compliance / Comments



[Image description: Diagram showing min 12mm thick wall reinforcement requirements for the Adaptable unit for WC and Shower, in post adaptive position]

Note: Above diagrams for wall reinforcements can be used for reference for accommodating grabrails in the future.

9. Toilet

- (1) 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.

Complies
Details to be verified at the CC stage

- (2) The toilet must have the following—

Complies
Details to be verified at the CC stage

- (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.

Clause	Requirements	Compliance / Comments
	(3) A removable shower screen may be located in the circulation space specified in subsection (2)(c).	
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.	Capable of compliance Details to be verified at the CC stage
11. Door hardware	(1) Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. (2) To avoid doubt, subsection (1) does not apply to cabinetry.	Complies Details to be verified at the CC stage
12. Switches and powerpoints	(1) Switches and power points must— (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. (2) Subsection (1) does not apply to— (a) remote controls, or (b) power points likely to serve appliances that are not regularly moved or turned off.	Complies Details to be verified at the CC stage
13. Private passenger lifts	(1) This section applies to a private passenger lift that is required by this schedule to be accessible only from inside a particular dwelling. (2) The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (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 (c) have controls that comply with— (i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or (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. (3) The width of the door opening of the private passenger lift must be at least 900mm. (4) The private passenger lift must not be a stairway platform lift.	N/A

Clause	Requirements	Compliance / Comments
Part 2 Additional standards for independent living units		
14 Application of standards in this Part	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.	
15. Bedroom	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.	Complies Details to be verified at the CC stage
16. Living room	(1) 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.	Complies Details to be verified at the CC stage
	(2) The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (a) a telecommunications or data outlet adjacent to a general power outlet.	Complies Details to be verified at the CC stage
17. Main area of private open space	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.	Complies Details to be verified at the CC stage
18. Kitchen	(1) 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.	Complies Details to be verified at the CC stage
	(2) 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.	Complies Details to be verified at the CC stage
	(3) Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without— (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement.	Complies Details to be verified at the CC stage
	(4) 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,	Complies Details to be verified at the CC stage

Clause	Requirements	Compliance / Comments
	(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,	Capable of compliance Details to be verified at the CC stage
	(b) a cooktop next to the work surface,	Complies Details to be verified at the CC stage
	(c) an isolating switch for the cooktop,	Capable of compliance Details to be verified at the CC stage
	(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,	Capable of compliance Details to be verified at the CC stage
	(d) at least one double general power outlet located within 300mm of the front of a work surface.	Capable of compliance Details to be verified at the CC stage
	(5) 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.	Capable of compliance Details to be verified at the CC stage
	(6) An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.	Capable of compliance Details to be verified at the CC stage
	(7) A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.	Complies Details to be verified at the CC stage
	(8) 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.	Complies Details to be verified at the CC stage
	(9) Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface.	Complies Details to be verified at the CC stage
17. Laundry	(1) A laundry 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.	Complies Details to be verified at the CC stage
	(2) The laundry must have the following— (a) a circulation space that complies with AS 1428.1 at the approach to any external doors,	Capable of compliance Details to be verified at the CC stage

Clause	Requirements	Compliance / Comments
	<p>(b) an appropriate space for an automatic washing machine and a clothes dryer,</p> <p>(c) a clear space in front of each appliance of at least 1,550mm,</p> <p>(d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013,</p> <p>(e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling.</p>	
	(3) The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door.	For information only
	<p>(4) For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations—</p> <p>(a) for below-bench cupboards—towards the top,</p> <p>(b) for overhead cupboards—towards the bottom,</p> <p>(c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level.</p>	N/A
	(5) In this section—laundry includes laundry facilities in a cupboard.	For information only
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.	Complies Details to be verified at the CC stage
21 Lift access in multi-storey buildings	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.	Complies Details to be verified at the CC stage
21. Garbage and recycling	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.	Complies with spatial requirements Details to be verified at the CC stage

Bus stop assessment for SEPP Housing (previously known as for Seniors and People with Disability)



Pathway to Bus stop assessment

Pathways to Bus stop nominated by town planner/ Client

Requirement

Clause 93 Location and access to facilities and services—independent living units (as per Housing SEPP/ Old SEPP Seniors Clause 28)

Bus stop to be at a distance of not more than 400 M from the site of the proposed development and the distance is accessible by means of a suitable access pathway.

Compliance **Complies**

Comments

The distance to the bus stops from the subject site is less than 400M (approx. 290M based on pathway nominated by the provided survey, shown in red dotted line in the above image)

Requirement

Clause 104 Accessibility (as per Housing SEPP/ Old SEPP Seniors Clause 38)

Seniors housing should:

- (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and
- (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors

Compliance **Complies**

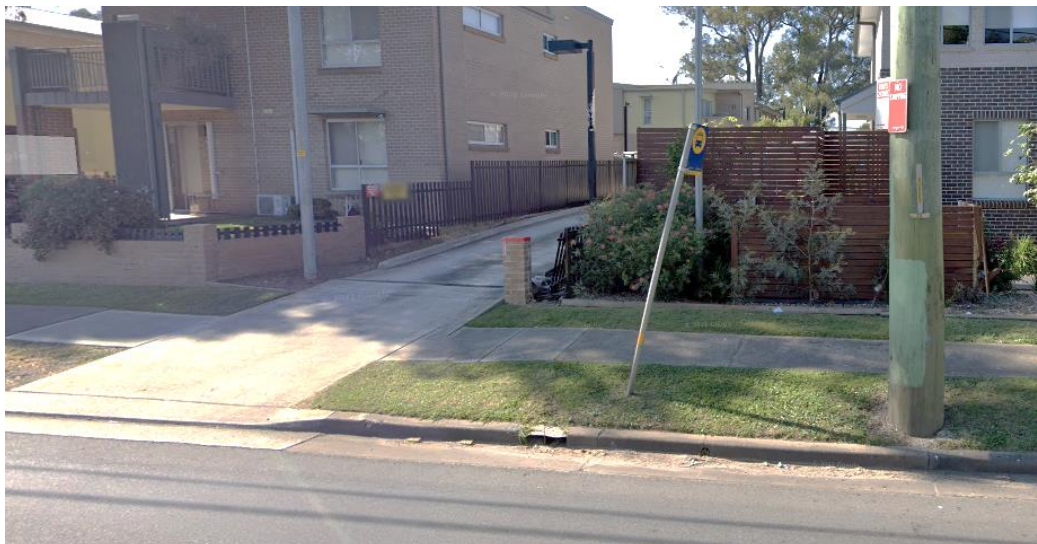
Comments

Pedestrian links from the subject site to the nominated bus stops have been provided via kerb ramps at dedicated established crossings. Note that the nomination of the bus stops is by others.

The survey provided indicates that the grades are all suitable. The access is by means of a pathway between homes and the grades are suitable.

Best Practice Recommendation: We would recommend that the blue barriers used to restrict potential traffic movement be removed or realigned so that wheelchair can manoeuvre more easily. We would also recommend a flat landing space of minimum 1540x2070 be provided for the nominate bus stop as none exists at this point

Please refer to photos attached in Appendix for details.



Nominated bus stop showing no flat landing area for bus stop component.

Requirement

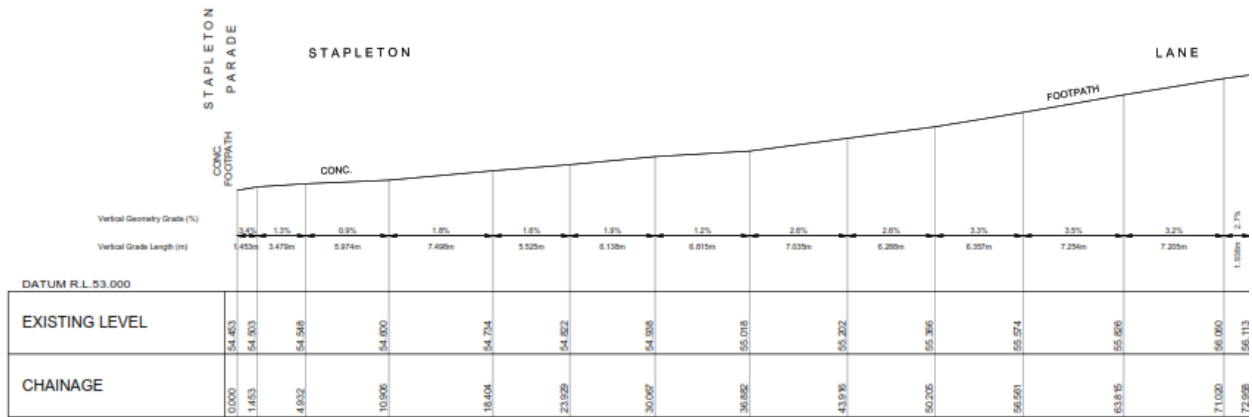
Clause 93 Location and access to facilities and services—independent living units (as per Housing SEPP/ Old SEPP Seniors Clause 28)

- (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.

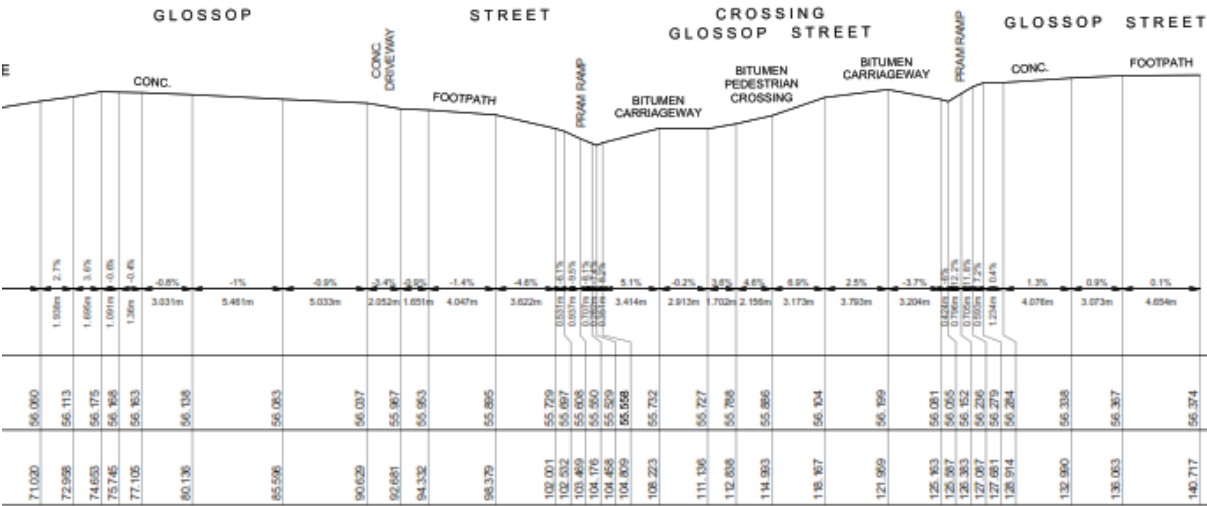
Compliance **Complies**

Comments

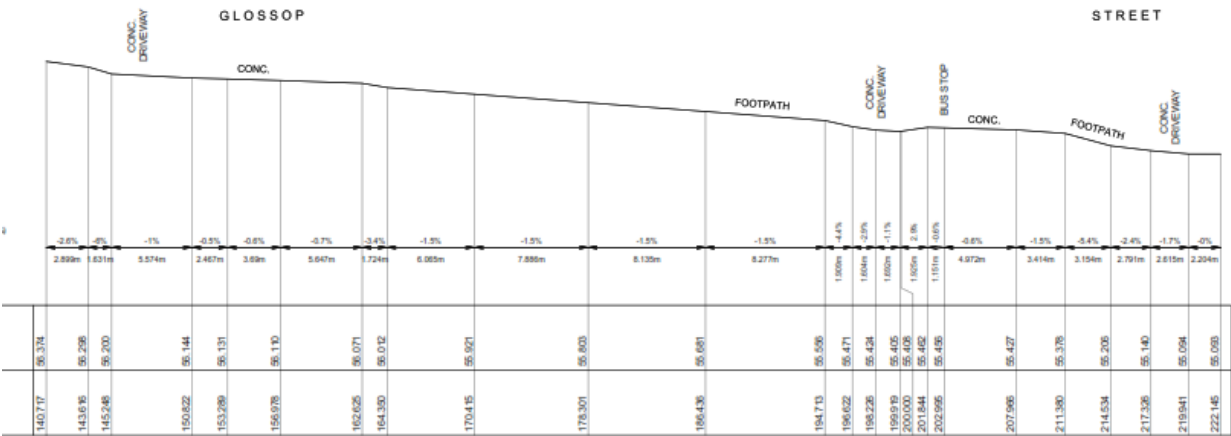
A detailed longitudinal grade survey has been provided that indicate grades of the pathways being within the range as required by the SEPP

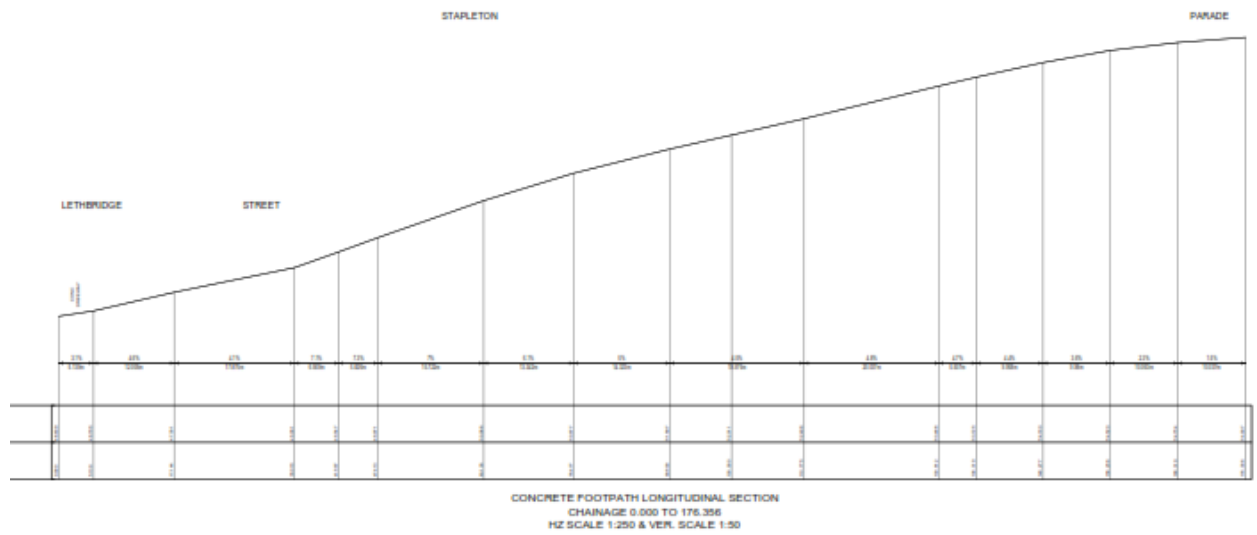


FOOTPATH LONGITUDINAL
CHAINAGE 0.000 TO
HZ SCALE 1:200 VER S



LONGITUDINAL SECTION
71.020 TO 140.717
VER SCALE 1:40



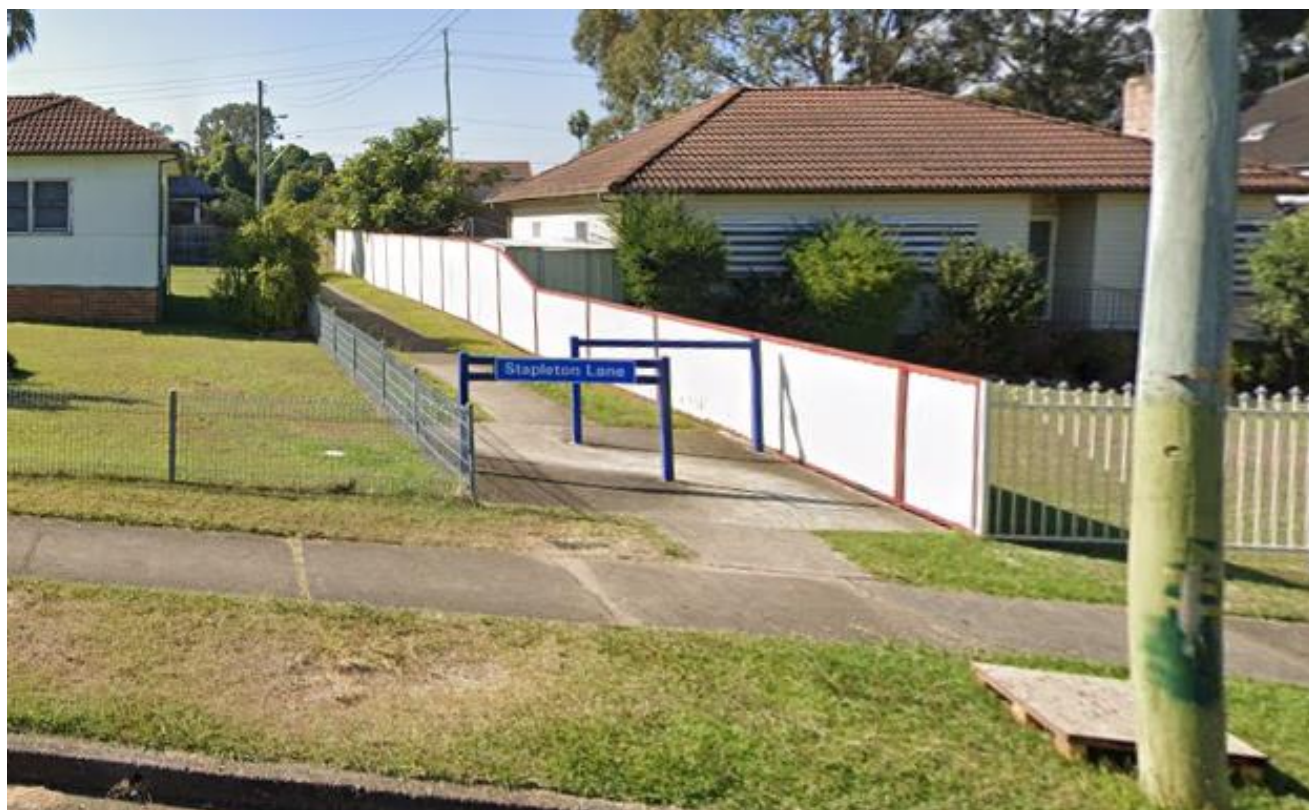


All grades are within acceptable range as specified in the SEPP.

Appendix - Photos



Barriers (in blue above) to be removed or adjusted for easier wheelchair access



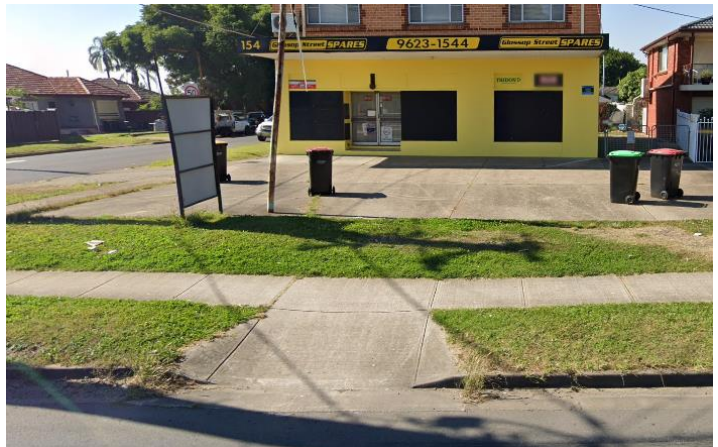
Barriers (in blue above) to be removed or adjusted for easier wheelchair access



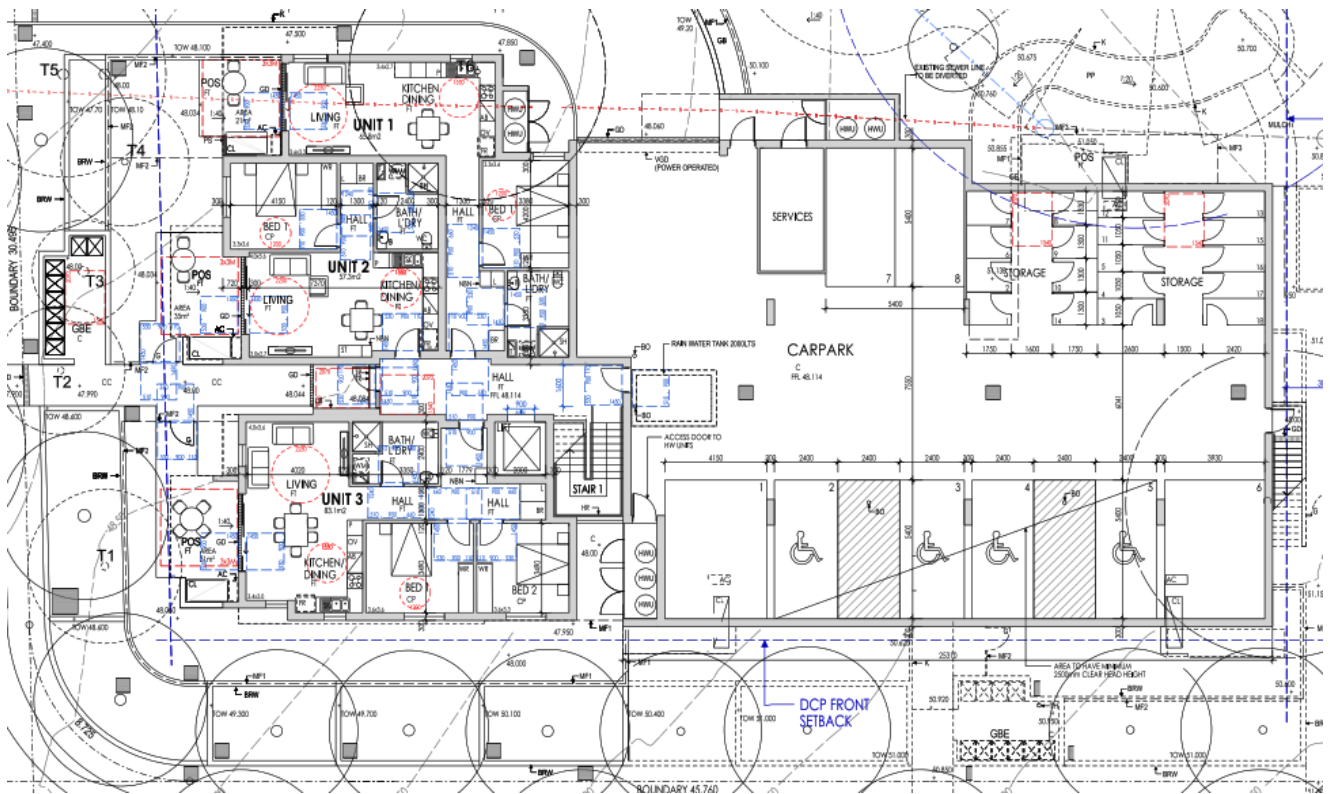
Established pedestrian crossing provides access across Glossop Street



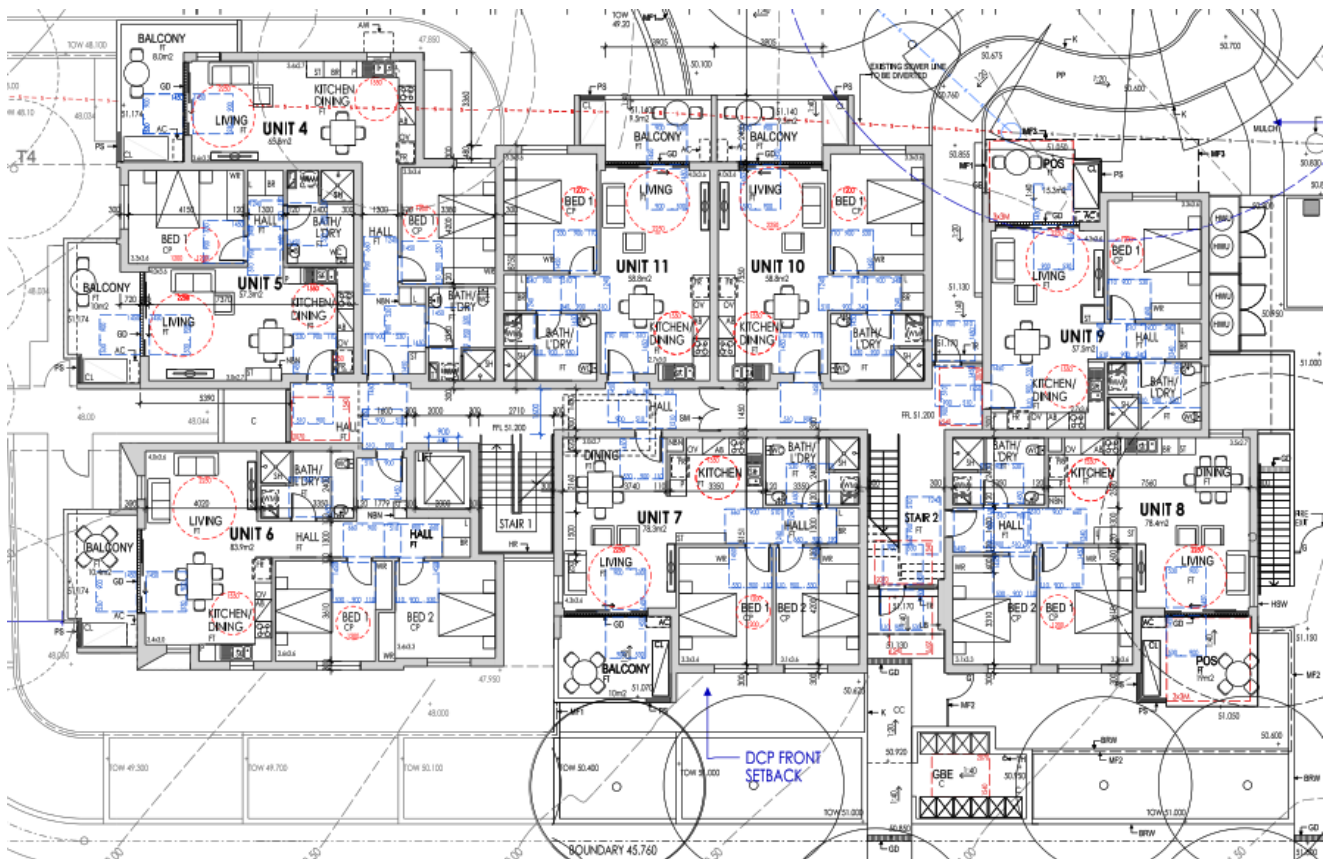
Established pedestrian crossing provides access across Glossop Street



Established kerb ramps pedestrian crossing provides access across Glossop Street

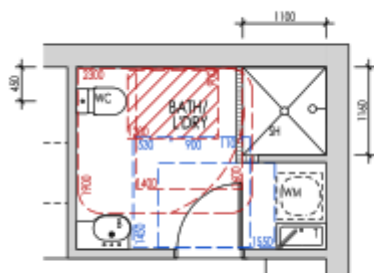
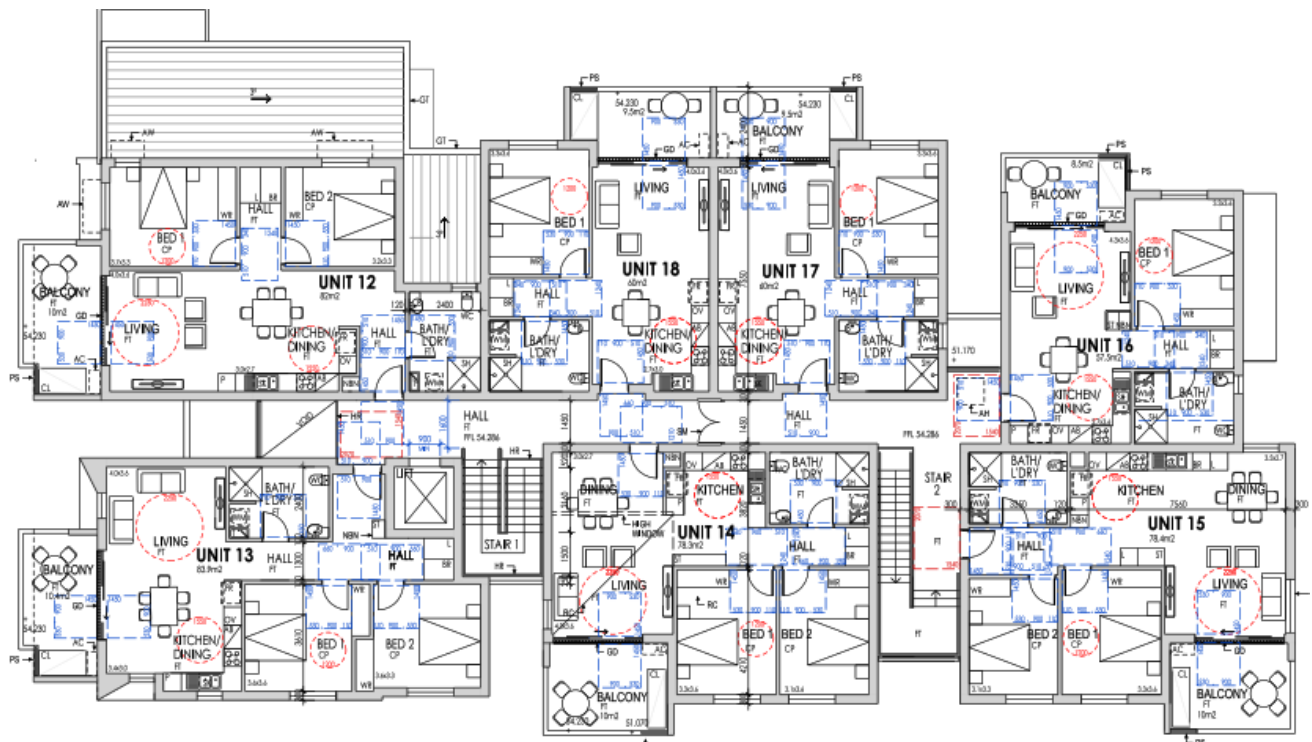


Proposed lower ground floor plan



Proposed upper ground floor plan

Proposed first floor plan



2 BATHROOM TYPE A CIRCULATION PLAN

SCALE 1:90



3 BATHROOM TYPE B CIRCULATION PLAN

SCALE 1:90

Typical bathroom/laundry circulation plans

Statement of Experience

Vista Access Architects specialises in disability access consultancy services including, Disability Access and inclusion requirements, Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

- **ACA Accredited Access Consultant**
- **NDIS Accredited SDA Assessor**
- **Livable Housing Assessor**
- **Changing Places Assessor**

- Accredited and Fellow member of the Access Consultants Association (ACA) - 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- President of Access Consultants Association (previously known as ACAA)
- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah include:

- 2023 Mulgoa Local Woman of the Year
- 2022 ACAA Fellow Award
- 2021 Australian Access Awards - Winner for the Educational App of the Year - SDA Tools
- 2021 Excellence in Inclusion - Altitude Awards
- 2019 Penrith Citizen of the Year
- 2019 ACAA Access Inclusion Award





Vanessa Griffin

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor
- Changing Places Assessor

- Accredited member of ACA (previously ACAA) - 500
- NDIS Accredited SDA Assessor SDA00009
- Registered LHA Assessor - 20035
- Registered Assessor of Changing Places Australia - CP010



Jenny Desai

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 572
- NDIS Accredited SDA Assessor SDA00043
- Registered LHA Assessor - 20242
- Master's degree in Design M.Des



Art Phonsawat

- ACA Accredited Access Consultant
- NDIS Accredited SDA Assessor
- Livable Housing Assessor

- Accredited member of ACA (previously ACAA) - 695
- NDIS Accredited SDA Assessor
- Registered LHA Assessor



Trin Woo

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 776
- Bachelor's degree in Architecture B.Arch



Swapna Menon

- ACA Affiliate Access Consultant

- Affiliate Member of the ACA (previously ACAA) - 798
- Bachelor's degree in Architecture B.Arch



Rodney Shepherd

- ACA Affiliate Access Consultant

- Affiliate Member of ACA (previously ACAA) - 751
- Master's Degree in Building Surveying (Distinction)

