



ACCESS REPORT

Proposed Seniors Residential Building
51-57 Masons Parade, Point Fredrick NSW



Date
16th September 2021

Prepared for
Grindley Construction

Reference No.
20108-DA

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of *Grindley Construction* for the purpose of completing an assessment of the Development Application architectural drawings associated with the proposed Brisbane Water Legacy Village deployment comprising of 54 apartments over 6 levels, carparking and on-ground carparking, legacy hall / community facility and BWL administration office to be located at 51 Masons Parade, Point Fredrick NSW.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Building Code of Australia (BCA) 2019 (Amendment 1) – Part D3, Clauses F2.4, F2.9 and E3.6.
- AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- Disability (Access to Premises — Buildings) Standards 2010.
- Disability (Access to Premises — Buildings) Amendment Standards 2020.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Schedule 3 only.

1.3 Documentation Relied Upon

Architectural plans prepared by Integrated Design Group; listed as follows:

Drawing No.	Revision	Date	Title
0100	R	10/09/21	Site Plan
1100	S	10/09/21	Ground Floor Plan
1101	T	10/09/21	First Floor Plan
1102	S	10/09/21	Second Floor Plan
1103	S	10/09/21	Third Floor Plan
1104	S	10/09/21	Fourth Floor Plan
1105	S	10/09/21	Fifth Floor Plan
1106	Q	10/09/21	Sixth Floor Plan
1107	B	10/09/21	Roof Plan

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).
- Assessment to SDA / SEPP 65 / local or state DCP.
- 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 Building Classification Assessment

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

BCA Building Classification(s)*:	Class 2	Residential + communal areas
	Class 5	Office
	Class 7a	Carpark
	Class 10a	Pergola / BBQ area

Note 1 - BCA Consultant / Certifier shall have the final say in determining building classifications.

1.6 Relevant Legislation

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 1st of May 2011, the DDA adopted the Disability (Access to Premises – Buildings) Amendment Standards 2020 (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.

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.

2.0 TECHNICAL ASSESSMENT

2.1 General

This section incorporates the access related provisions contained in the BCA (Parts D3, Cl. F2.4, Cl. F2.9 & Cl. E3.6) and as reciprocated in the Premises Standards.

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 –

Complies	Indicates that design compliance has been achieved.
Capable of Compliance	Specific details not provided; however, compliance is readily achievable.
Does not comply	Indicates that compliance has not been achieved.
Not applicable	Not applicable or directly relevant.
For Info	For information purposes only.

2.2 Part D3: Access for People with a Disability

Clause D3.1: General building access requirements

Buildings and parts of buildings must be accessible (unless exempt by Clause D3.4) as required by Table D3.1 and as summarised below:

Class 2

Access is required from the building pedestrian entry (required to be accessible) to at least 1 floor containing Sole-Occupancy Units (SOU), to the entrance doorway of each SOU on that level and to/within any area for use in common by the residents.

Where a passenger lift is installed, access is required to the entrance doorway of each SOU, and to/within spaces for use in common by the residents; located on levels served by the lift.

Class 5

To and within all other areas normally used by the occupants.

Class 7a

To and within any level containing accessible carparking.

Class 10a

To and within an accessible sanitary facility, change room facility or shelter located in an accessible area intended for use by the public.

Compliance Status

Capable of Compliance

Access is capable of compliance to and throughout the parts of the building required to be accessible subject to a review of the finer design details and assessment of the following:

1. Any raised stage within the communal area shall be provided with lift or permanent ramp access.
2. The pathway gradients / crossfalls between the building and outdoor BBQ / Pergola area to be reviewed at CC stage.
3. Recommend wheelchair access to the outdoor active space.
4. The CC plans to indicate the door type for the following communal accessible toilet on the GF and ensure latch side clearance complies.



Clause D3.2: 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 500m², 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	
Capable of Compliance	<ol style="list-style-type: none"> 1. It is understood from the architect that the northern 1:20 path adjacent to the gas meter is not for pedestrian access but egress only. Hence, the gate shall not have any hardware or operable parts to permit access otherwise it will be treated as a point of access and must either remove the stair and provide a ramp or seek a performance solution to permit the stair. 2. The main & only point of entry for pedestrians at the allotment boundary is suitably detailed for compliance subject to addressing the issue at Clause D3.11. 3. The accessway between all on-grade accessible car spaces and the building appears to be max 1:40. Detailed review needed at CC stage. <p>The finer design details shall be reviewed at CC stage.</p>

Clause D3.3: 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 D3.3(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 200m².

Compliance Status	
Capable of Compliance	<ul style="list-style-type: none"> ▪ The non-fire-isolated-stairs are suitably configured to comply with Cl. 11 and 12 of AS 1428.1-2009. ▪ The ramps are suitably configured to comply with Cl. 10 and 12 of AS 1428.1-2009. ▪ Passing and turning spaces are suitably provided throughout the residential levels. <p>The finer design details for the stairs and ramps to be provided and reviewed at CC stage.</p>

Clause D3.4: 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	
For Info	<p>In accordance with Cl. D3.4, it is our opinion that due to the nature and tasks undertaken in the following areas or rooms, access should be exempt. However, it is also the responsibility of the building operator & certifier to confirm the</p>

Compliance Status	
	<p>inappropriateness of access to the following areas / rooms and for the project certifier to acknowledge:</p> <ul style="list-style-type: none"> ▪ Plant area. ▪ Furniture storerooms ▪ Garbage / maintenance shed. ▪ Bar.

Clause D3.5: Accessible carparking

Accessible carparking spaces complying with AS 2890.6-2009 must be provided in accordance with Table D3.5 in a Class 7a building required to be accessible &/or a carparking area on the same allotment as a building required to be accessible.

Compliance Status	
<p>Capable of Compliance</p>	<p>If any commercial carparking spaces are proposed (none noted on the referenced plans), at least 1x accessible <u>commercial</u> carspace is needed per AS 2890.6-2009. Details to be provided.</p>

Clause D3.6: Signage

In a building required to be accessible:

- a. Braille and tactile signage complying with BCA Spec D3.6 must:
 - 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.
 - identify each door required by BCA Clause E4.5 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 F2.9, directional signage complying with Spec D3.6 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	
<p>Capable of Compliance</p>	<p>Signage to be provided in accordance with subclause (a), (b), (c) and (d). Although signage detail not provided at this stage, compliance is readily achievable during CC stage / construction.</p> <p>Signage shall comply with BCA Spec D3.6 & AS 1428.1-2009.</p>

Clause D3.7: Hearing augmentation

A hearing augmentation system must be provided where an inbuilt amplification system (other than one used only for emergency warning) is installed:

- a. In a room in a Class 9b building; or
- b. Meeting room, conference room, auditorium, or room for judicatory purposes; or
- c. At any ticket office, teller booth, reception area or the like, where the public is screened from the service provider.

If hearing augmentation system is an induction loop, it must cover no less than 80% of the floor area of the room or space served by the inbuilt amplification system.

If hearing augmentation system is a system requiring the use of receivers, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt application system, and the number of receivers provided must be per Clause D3.5(b)(ii).

Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

Compliance Status	
Capable of Compliance	Any proposed built in amplification systems within the communal room or office boardroom will trigger the need to provide hearing augmentation as per this clause. Details of the AV systems proposed required at CC stage.

Clause D3.8: 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 D3.4, if there is no kerb or kerb ramp at that point, except for areas exempted by Clause D3.4).

Compliance Status	
Capable of Compliance	Tactiles to be provided to all non-fire isolated stairs, pedestrian ramps and building entries adjacent to the vehicular way. Although TGSi detail not been provided on plan, compliance is readily achievable during CC stage / construction. Details to be reviewed at CC stage.

Clause D3.9: Wheelchair seating spaces in Class 9b assembly buildings

Compliance Status	
Not applicable	No Class 9b with fixed seating is proposed.

Clause D3.10: Swimming pools

Compliance Status	
Not applicable	No communal swimming pools proposed.

Clause D3.11: Ramps

On an accessway:

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

Compliance Status	
Does not comply	<p>The main entry accessway at the allotment boundary incorporates a step ramp (1:10) with an overlapping landing with the 1:14 ramp. thereby, causing a compliance departure to occur with this clause.</p> <p>A performance solution shall be prepared at CC stage to address the above compliance variation.</p>

Clause D3.12: 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	
Capable of Compliance	<p>All full height glazed walls, doors and sidelights in retail, commercial and resident communal areas shall be marked as per Cl. 6.6 of AS 1428.1-2009.</p> <p>Although detail has not been provided on plan, compliance is readily achievable during CC stage / construction.</p> <p>Details to be reviewed at CC stage.</p>

2.3 Part E3: Lift Installations

Clause E3.6: Passenger lifts

In an accessible building, every passenger lift must:

- a. be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- b. have accessible features in accordance with Table E3.6b & AS 1735.12-1999; and
- c. not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Compliance Status

Capable of Compliance

The **passenger lifts** shall either be electric or electrohydraulic and shall incorporate the following features –

- Handrail complying with the mandatory handrail provisions of AS 1735.12,
 - Internal lift car floor dimensions must be:
 - If the lift travels less than 12m: 1,100mm (wide) x 1,400mm (deep); or
 - If the lift travels more than 12m: 1,400mm (wide) x 1,600 (deep).
- Note 1 – BCA may have additional lift size requirements.
- Minimum clear door opening complying with AS 1735.12
 - Passenger protection system complying with AS 1735.12,
 - Lift landing doors at the upper landing,
 - Lift car and landing control buttons complying with AS 1735.12,
 - Lighting in accordance with AS 1735.12,
 - 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.

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

A design compliance certificate must be obtained from the lift designer / supplier to confirm compliance with the above requirements and AS 1735.12-1999.

2.4 Part F2: Sanitary & Other Facilities

Clause F2.4: Accessible sanitary facilities

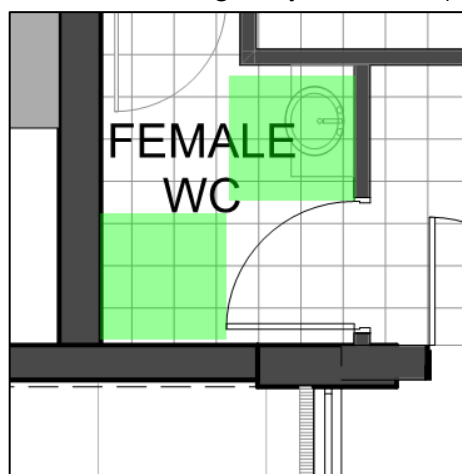
In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided in accessible parts of the building as required by Table F2.4(a).
 - Accessible unisex showers must be provided in accordance with Table F2.4(b).
 - At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1-2009 must be provided for use by males and females.
 - An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary products.
 - Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1-2009.
 - An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.
 - Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
 - Where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations.
- An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3(f) to be provided with a passenger lift or ramp.

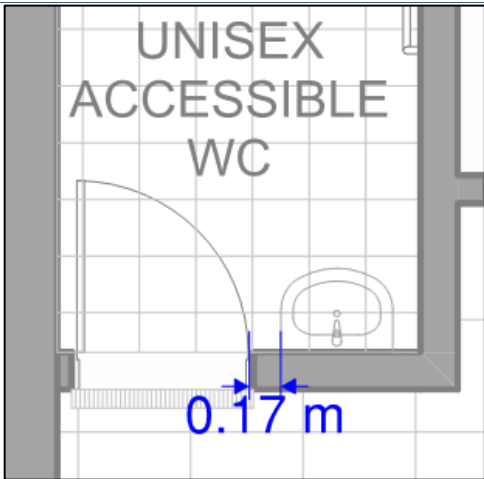
Compliance Status

Does not comply

1. Both the male and female ambulant cubicles within the GF communal area measure more than 920mm in width. Minor design adjustment required to ensure width is 900-920mm.
2. The main door to the female toilet facility within the GF communal area requires a clear 900mm by 900mm circulation space either in front of the door swing or to the side. Minor design adjustment required.



3. All communal accessible toilets in this development are noted to be left-handed transfers. Please revise design to provide an equal number of right-hand / left-hand transfers.
4. The accessible WC on the 1st floor requires a 300mm clearance between the extremities of the WB and door swing whilst ensuring the centre of the WB is not less than 425mm from the side wall. Design adjustment required.

Compliance Status	
	 <p>Design adjustment for the above issues is readily capable at CC stage with nil to minimal impact on the DA.</p>
Capable of Compliance	Please provide 1:50 design details for all the communal ambulant and accessible sanitary facilities for detailed review at CC stage. Compliance is readily achievable based on the proposed size of the facilities.

Clause F2.9: Accessible adult change facilities

Compliance Status	
Not applicable	This clause does not apply to this development.

4.0 TECHNICAL ASSESSMENT & COMMENTARY - SEPP (HSPWD)

The below table provides an assessment for determining compliance with the SEPP (Housing for seniors or People with a Disability) 2004 – Schedule 3.

Note/s -

1. All requirements on the table below must be designed and built from the onset unless the clause specifically states that it can be done at a future time.
2. We have assumed in our assessment that the applicant for the development application will NOT be a social housing provider.

REQUIREMENTS	COMPLIANCE STATUS
PART 1 – STANDARDS APPLYING TO HOSTELS AND SELF-CONTAINED DWELLINGS	
1. APPLICATION	
The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Noted – The development incorporates self-contained dwellings.
2. SITTING STANDARDS	
If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.	All dwellings are to be accessible.
If the whole of the site does not have a gradient of less than 1:10:	N/A – See above.
(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and	
(b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.	
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.	Refer to assessment under Section 2.0 of this report for access to and within the common areas.
3. SECURITY	
Pathway lighting:	
(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and	This is to be documented on the CC plans at CC stage. Compliance is readily achievable.
(b) must provide at least 20 lux at ground level.	
4. LETTERBOXES	
Letterboxes:	
(a) must be situated on a hard-standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and	The proposed location of the letterboxes adjacent to the entry is suitable for compliance.
(b) must be lockable, and	The CC plans shall document letterboxes are the lockable type.

REQUIREMENTS	COMPLIANCE STATUS
(c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.	
5. PRIVATE CAR ACCOMMODATION	
<p>If car parking (not being car parking for employees) is provided:</p> <p>(a) all car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890* as follows:</p> <ul style="list-style-type: none"> - 3.2m wide carspaces; - 2.5m clear head height above the car spaces; - 2.2m clear head height at the carpark entry and throughout the carpark. <p>(b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p> <p>Note (*) – A reference to AS 2890 above is a reference to AS 2890.1-1993.</p>	<p>The carparking spaces are noted to be 3.2m wide which is suitable for compliance with AS 2890.1-1993.</p> <p>We note 2x accessible carspaces have been detailed to 2890.6-2009. This is a suitable means of achieving compliance with subclause (b).</p> <p>All car spaces shall achieve a 2.5m clear head height. In particular, the enclosed garage shall also achieve 2.2m clearance at the carpark entry & throughout the aisles and incorporate the measures under subclause (c).</p> <p>Compliance is readily achievable at the CC design phase.</p>
6. ACCESSIBLE ENTRY	
<p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Majority of dwelling entries are suitably detailed; however, some dwellings have entries with slightly reduced latch side clearances (due to kitchen bench encroachment).</p> <p>Design adjustments needed at CC stage.</p> <p>Compliance is readily achievable at the CC design phase.</p>
7. INTERIOR: GENERAL	
<p>Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p>	<p>This is to be documented on the CC plans at CC stage. Compliance is readily achievable.</p>
<p>Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p>	<p>All dwellings noted to have internal corridors of at least 1m wide.</p>
<p>Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>We note a number of dwellings throughout either have a main bedroom, secondary bedroom, laundry room or balcony with non-compliant door circulation.</p> <p>Architect to review all dwellings at CC stage to ensure all secondary bedrooms,</p>

REQUIREMENTS	COMPLIANCE STATUS
	<p>balconies and laundries have compliant door circulation from both sides of the doorway.</p> <p>Design adjustment shall be required at CC stage to demonstrate compliance.</p>
8. BEDROOM	
<p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size (see <i>dimensions below</i>) bed, and <p>(b) a clear area for the bed of at least:</p> <ul style="list-style-type: none"> (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and <p>(c) 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, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p> <p><i>N.B. – Queen size bed dimensions:</i></p> <ul style="list-style-type: none"> ▪ Width 1.53m ▪ Length 2.03m 	<p>At least one accessible bedroom is detailed in each dwelling that is capable of compliance.</p> <p>All other required features in this clause shall be documented on the CC plans.</p>
9. BATHROOM	
<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <ul style="list-style-type: none"> (i) a grab rail, (ii) portable shower head, (iii) folding seat, 	<p>At least one accessible bathrooms is detailed in each dwelling that is capable of compliance. However, we note in some main bathrooms the pan is located either adjacent to a window or a sliding door. Architect to review design at CC stage and ensure the window or sliding door will not cause an issue for future grabrail installation (per AS 1428.1) noting wall reinforcement for grabrails is required from the onset.</p> <p>All required features in this clause shall be documented on the CC plans.</p>

REQUIREMENTS	COMPLIANCE STATUS
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror.	
Subclause (c) above does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility	Noted.
10. TOILET	
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	<p>Each dwelling has at least one visitable toilet capable of compliance however a number of units (i.e. Unit 1.04 as one example) incorporates a sliding door inside the grabrail zone. Plan to be amended at CC to comply.</p> <p>All other required features to be documented on the CC plans.</p> <p>Compliance is readily achievable at the CC design phase.</p>
11. SURFACE FINISHES	
Balconies and external paved areas must have slip-resistant surfaces.	This is to be documented on the CC plans at CC stage. Compliance is readily achievable.
12. DOOR HARDWARE	
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	This is to be documented on the CC plans at CC stage. Compliance is readily achievable.
13. ANCILLARY ITEMS	
Switches and power points must be provided in accordance with AS 4299.	This is to be documented on the CC plans at CC stage. Compliance is readily achievable.
PART 2 – ADDITIONAL STANDARDS FOR SELF-CONTAINED DWELLINGS	
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 self-contained dwellings.	Noted.
15. LIVING ROOM AND DINING ROOM	
<p>A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) telephone adjacent to a general power outlet.</p>	<p>Living / dining room suitably detailed to comply.</p> <p>All other required features to be documented into the detailed design documentation.</p> <p>Compliance is readily achievable at the CC design phase.</p>

REQUIREMENTS	COMPLIANCE STATUS
A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	This is to be documented on the CC plans at CC stage. Compliance is readily achievable.
16. KITCHEN	
<p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets: <ul style="list-style-type: none"> (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (f) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. 	<p>Kitchens in various dwellings do not achieve 1550mm clearance between opposing benches / appliances.</p> <p>All kitchens to be reviewed and adjusted at CC stage to comply.</p> <p>All other required features to be documented into the CC plans for a detail review of the kitchen design.</p> <p>Compliance is readily achievable at the CC design phase.</p>
17. ACCESS TO KITCHEN, MAIN BEDROOM, BATHROOM AND TOILET	
In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	N/A
18. LIFTS IN MULTI-STOREY BUILDINGS	
In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the Building Code of Australia.	<p>Lift access detailed to all levels.</p> <p>Refer to Section 2.0 at Cl. E3.6 of this report for lift requirements.</p> <p>Compliance is readily achievable at the CC design phase.</p>
19. LAUNDRY	
<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and 	<p>Laundry in some units do not have compliant door circulation. All laundries to be reviewed and adjusted at CC stage,</p> <p>All other required features to be documented into the CC design.</p> <p>Compliance is readily achievable at the CC design phase.</p>

REQUIREMENTS	COMPLIANCE STATUS
(d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothesline provided in relation to the dwelling.	
20. STORAGE FOR LINEN	
A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	Linen cupboard shown at every dwelling. Compliance is readily achievable at the CC design phase.
21. GARBAGE	
A garbage storage area must be provided in an accessible location.	Garbage room to be detailed at CC stage connected to an accessible path of travel.

5.0 CONCLUSION

This report identifies the compliance status of the Development Application architectural design with the following –

- a. Building Code of Australia (BCA) 2019 (Amendment 1) – Part D3, Clauses F2.4, F2.9 and E3.6.
- b. AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009.
- c. Disability (Access to Premises — Buildings) Standards 2010.
- d. Disability (Access to Premises — Buildings) Amendment Standards 2020.
- e. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Schedule 3 only.

The outcome of this report highlights that the fundamental aspects of the design are capable of compliance with the Performance Requirements subject to the required design adjustments & Performance Solutions needed where indicated throughout the report.

The finer design details must be assessed at CC stage.