

Development Application **ACCESS REPORT**

Reference Number: 23368

Client:

OSHR at Vaucluse Holdings Pty Ltd
c/o Blare Management Pty Ltd

Site Address:

669 – 683 Old South Head Road,
Vaucluse NSW.



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Executive Summary and Design Compliance Statement

This Access Compliance Report is to accompany a DA application for the development proposed at **669 – 683 Old South Head Road, Vaucluse NSW**.

The development is within Waverley Council LGA and proposes a **New Building** for the purpose of Housing for seniors and people with a disability in accordance with the State Environmental Planning Policy Housing 2004.

The development proposes the following:

Residential units	31
Total Accessible parking spaces	16

The development has building classification as detailed below:

- Class 2 (building containing more than 2 SOUs i.e., sole-occupancy units)
- Class 5 (office building for professional or commercial use)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)
- Class 9b (assembly building, school)
- Class 10b (swimming pool)

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
- AS1735-1999 Lift types included in the BCA including Part 12: Facilities for persons with disabilities
- Schedule 4 of State Environmental Planning Policy (Housing) 2021, Part 5 Housing for seniors and people with a disability (excluding parking which has been provided as per previous approval)

The assessment of the proposed development has been undertaken to the extent necessary to issue DA consent under the Environmental Planning and Assessment Act. 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 (Construction 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 essential criteria of AS4299-Adaptable Housing and Schedule 4 of State Environmental Planning Policy (Housing) 2021, Part 5 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

Vista Access Architects Pty. Ltd.

Relevant Dates:

Fee proposal, number FP-230941 dated **1-12-2023**. Fee proposal was accepted by Client on **1-12-2023**

Assessed Drawings:

The following drawings by BatesSmart Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
DA01.003	A	15-12-2023	Site Plan
DA03.001	A	15-12-2023	Basement 02
DA03.002	A	15-12-2023	Basement 01
DA03.003	A	15-12-2023	Ground Lower Plan
DA03.004	A	15-12-2023	Ground Upper Plan
DA03.005	A	15-12-2023	Level 01
DA03.006	A	15-12-2023	Level 02
DA03.007	A	15-12-2023	Level 03
DA13.001	A	15-12-2023	Apartment types – 2B
DA13.002	A	15-12-2023	Apartment types – 2B
DA13.003	A	15-12-2023	Apartment types – 2B
DA13.004	A	15-12-2023	Apartment types – 2B
DA13.005	A	15-12-2023	Apartment types – 2B
DA13.006	A	15-12-2023	Apartment types – 2B
DA13.007	A	15-12-2023	Apartment types – 3B
DA13.008	A	15-12-2023	Apartment types – Penthouse
DA13.009	A	15-12-2023	Apartment types – Penthouse

Document Issue:

Issue	Date	Details
Draft	4-12-2023	Issued for Architect's review
A	14-12-2023	Issued for DA
B	15-12-2023	Issued for DA

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.

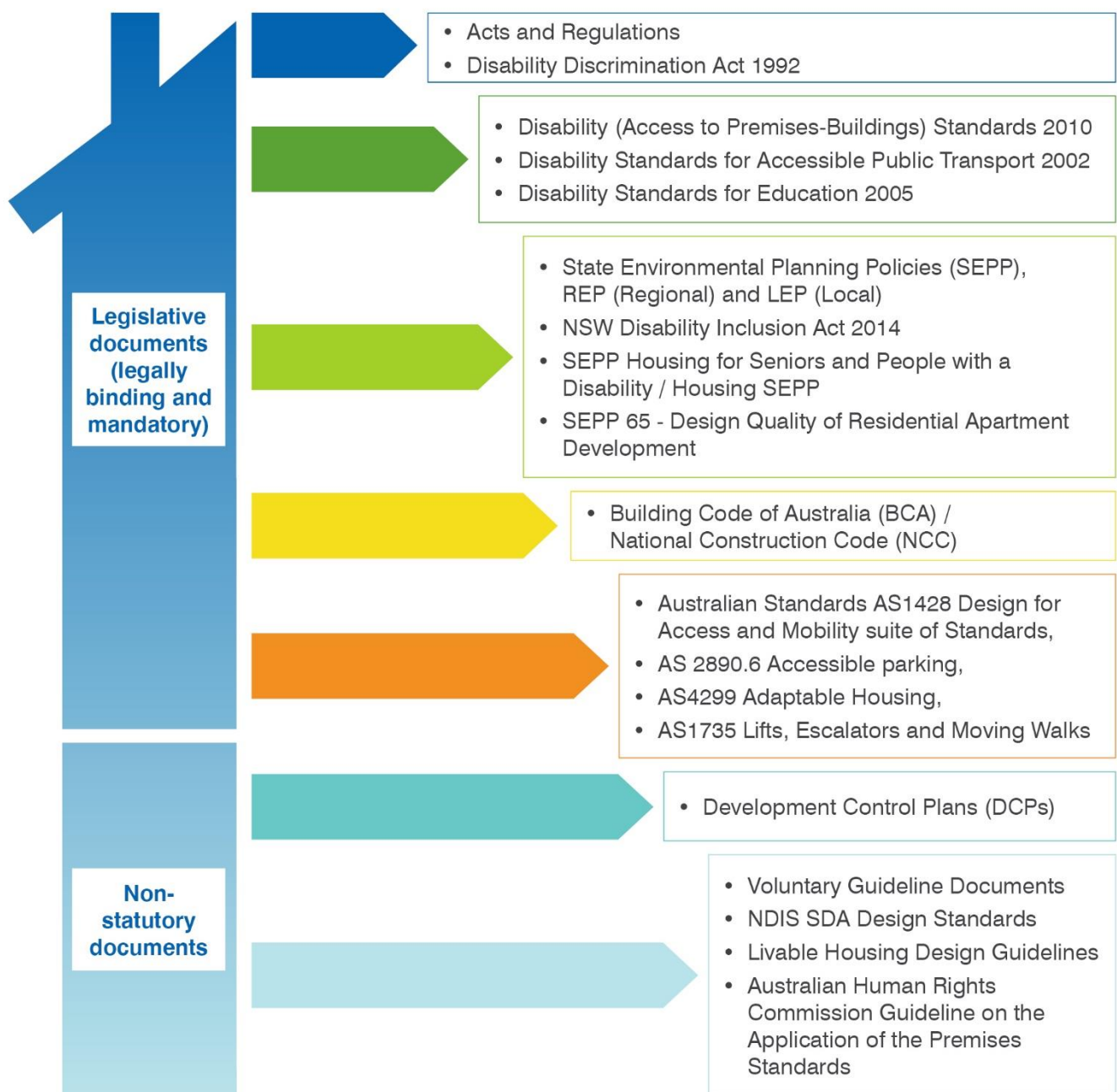
Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

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

Hierarchy of Access-related Legislation and Standards



The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

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

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
- Access has been provided to at least 1 of each common use areas
- Where common use areas are on a floor that is accessible by means of a ramp or lift (Lower Ground floor level in this case), access has been provided to the same.
- Access has been provided to common use garbage storage area on each level.
- When bin storage is within a room, door circulation space is required to the room clear of any bins or encroachments.
- Access is provided to common use letterbox area with min 1540x2070mm flat circulation space in front of the letterboxes.
- As a minimum 1550mm clear space is required in front of any common use kitchen / laundry benchtops / BBQ areas, where provided in the development
- 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

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)
- Provide long lever tap to sink with and handle and water source being within 300mm from the front edge of the benchtop.
- Provide 1 (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Details to be verified at CC stage of works.

Requirement

Class 5 / 6 - Commercial/ Retail.

- To and within all areas that are normally used by the occupants.

Compliance

Capable of compliance

Comments

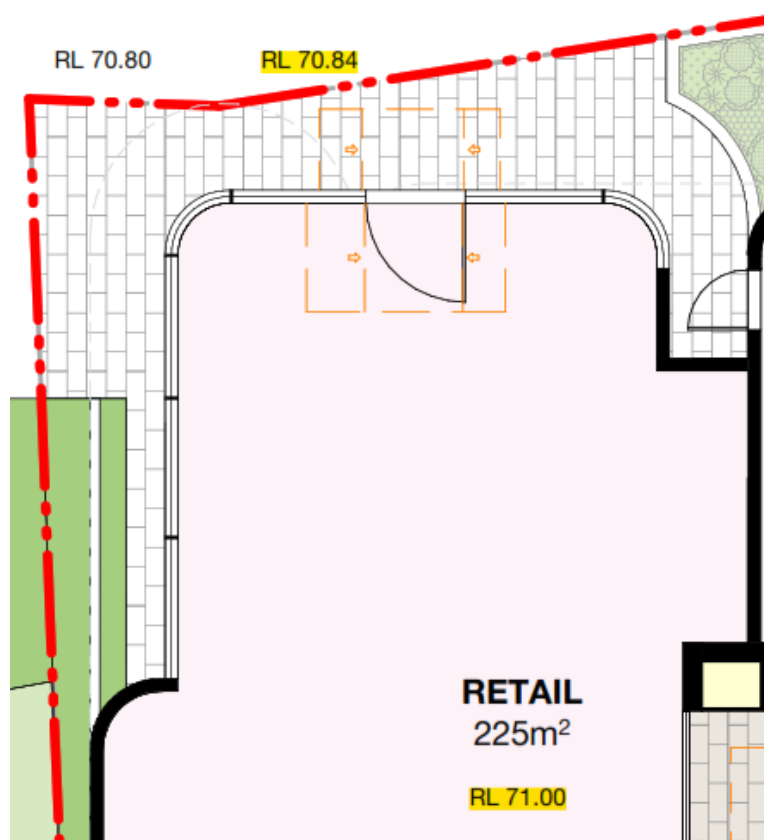
- Access has been provided to and within all areas required to be accessible.
- Access has been provided to common use garbage storage room.
- All common use accessway widths are to be a minimum of 1M clear measured from skirting to skirting (increases to comply with door circulation spaces where doorways provided) with vertical clearance of at least 2M

Advisory note for any common use kitchen or BBQ areas (where provided)

- It is recommended 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)
- Provide long lever tap to sink with and handle and water source being within 300mm from the front edge of the benchtop.
- Provide 1 (30x30mm switch size) double GPO fully within 300mm from the front edge of the benchtop.

Advisory note for Reception tables (where provided)

- It is recommended that a lower section for a width of 900mm could be provided to be able to be used by a person in a wheelchair. Height of the FFL (finished floor level) to the top of the table to be 850+/-20mm and height of clearance beneath the unit from the FFL to be 820+/-20mm



Note: A 160mm level difference is seen on plans. This will need to be resolved at the CC stage by adjustment of RLs or provision of a step ramp clear of the door circulation spaces.

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

Comments

- Access has been provided to all levels 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.

Requirement

Class 9b - Assembly building **not being a schools and early childhood centres**.

- To wheelchair seating spaces (if applicable have been assessed further on in the report).
- To all areas except tiers that do not contain wheelchair seating spaces.

Compliance

Complies

Comments

- Access has been provided to and within all areas required to be accessible.
 - 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
 - Wheelchair seating requirements have been discussed in detail further on in the report.
- Details to be verified at CC stage of works.

Requirement

Class 10b - Swimming pool

- Swimming pool with perimeter more than 40M associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 that is required to be accessible, but not swimming pools for exclusive use of occupants of Class 1b or a SOU in Class 2 or 3 building.

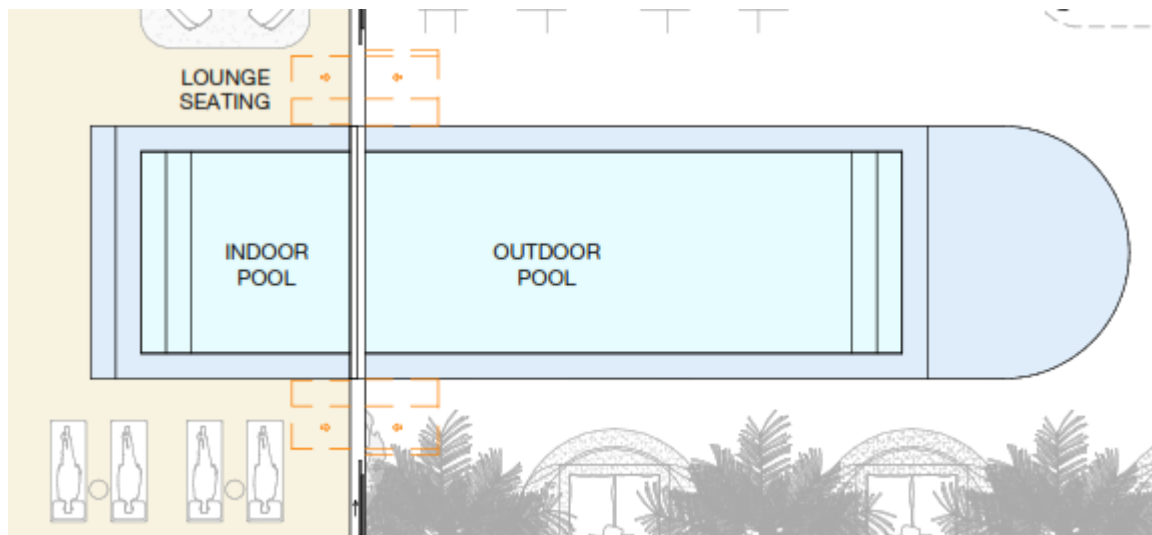
Compliance

Capable of compliance

Comments

Note: The swimming pool in this development has been classified as a Class 10b. If the classification is not Class 10b other requirements may apply. The BCA consultant to notify the Access Consultant if this is the case.

Perimeter of Indoor Pool is 20M
Perimeter of Outdoor Pool is 40M
Total is 60M



Note: Access is required to be provided by means of sling lift to access both the indoor and outdoor pool subject to design and concurrence from the PCA at the CC stage of works.

Detailed requirements of the access to swimming pools have been discussed in detail further on in the report. 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

Capable of compliance

Comments

Residential component:

- Access by means of accessible pathways have been provided from the main pedestrian entry at the site boundary. RLs indicate that 1:20 grade can be accommodated but this is not indicated on the plans and therefore compliance will need to be checked at CC stage of works.
- Access has been provided from accessible car parking spaces by means of lifts.

Commercial / Retail component:

- Access by means of 1:10 grade ramp is required to be provided from the main pedestrian entry at the site boundary. This is to be detailed at CC stage of works.
- 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:

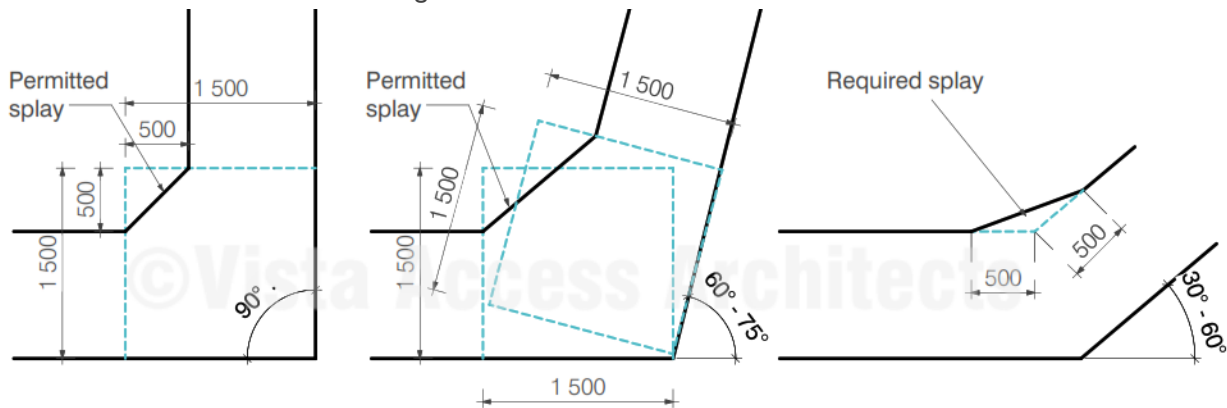
- Accessible path of travel to have a gradient no steeper than 1 in 20 and a cross fall no steeper than 1:40 (1:33 for bitumen).
- For 1:20 grade walkways, 1200mm flat landings are required every 15M.
- The floor surface abutting the sides of the walkway to be provided with a firm and level surface (of 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.
- Curved walkways to be min 1500mm width with crossfall towards the centre of curvature.
- 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

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)

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

Capable of compliance

Comments

All pedestrian entries have been designed to be accessible.

Requirement

All common use doorways and doorways to the 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

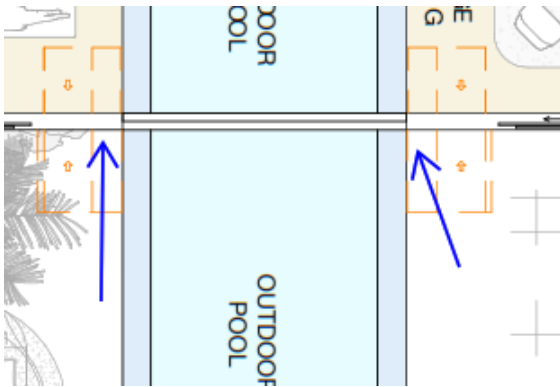
- All common use doorways in the development within accessible path of travel (other than doorways non-accessible sanitary facilities) to have a clear opening of at least 850mm with appropriate door circulation spaces in accordance with AS1428.1. In case of multiple leaf doorways, at least 1 operable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

Compliance

Capable of compliance

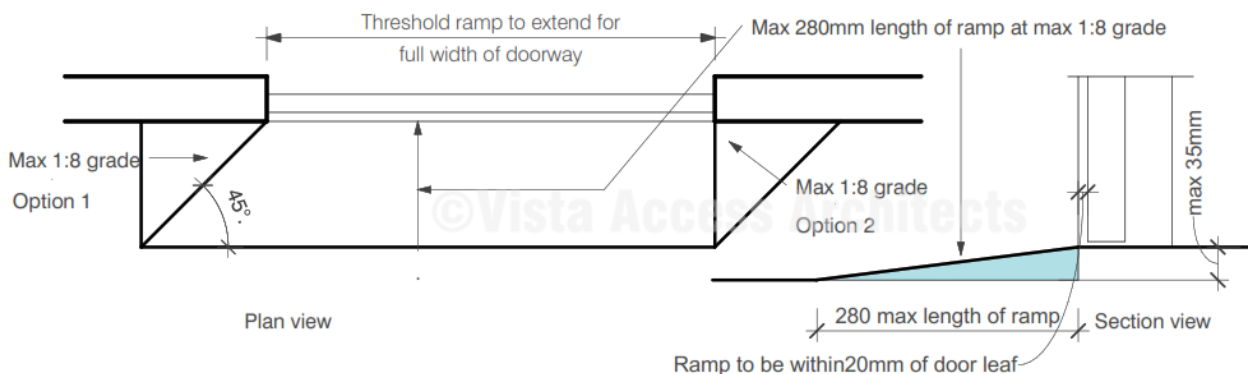
Comments

While compliance is possible the plans do not show door circulation templates to the common use doorways and therefore adjustments will need to be made at CC stage of works. An example shown below

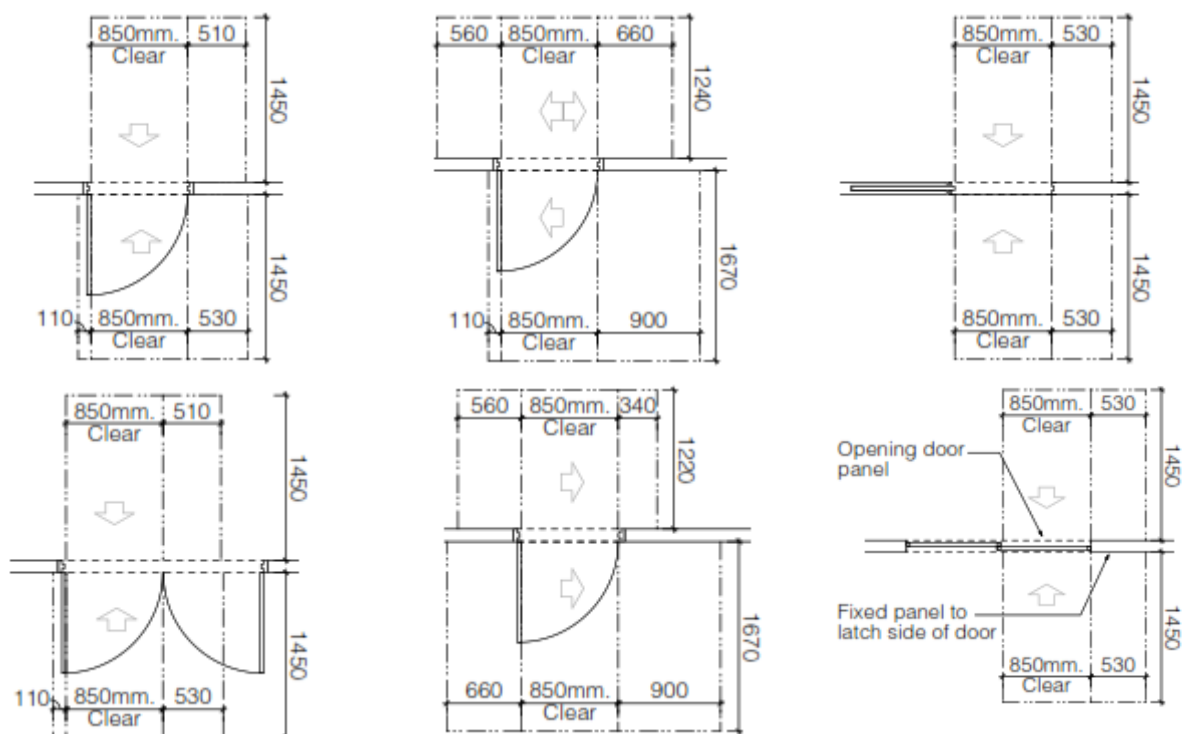


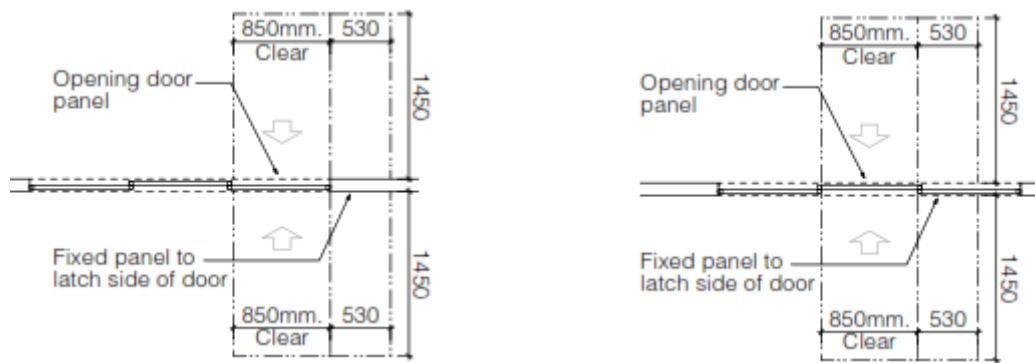
Adequate latch side space not provided to above common use doorway.

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]





[Image description: Diagram showing requirements for door circulation spaces and door threshold requirements as per AS1428.1 for clear opening of 850mm]

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, including (but not limited to):

- Maximum gradient of 1:14 with 1.2M flat landings at top, bottom and at maximum 9M of ramp and appropriate turning spaces as required by AS1428.1.
- 1M clear width to be provided between handrails / kerb / kerbrails. (curved ramps to be min 1.5M width between handrails / kerb / kerbrails with crossfall towards the centre of curvature) and located at height between 865mm-1000mm above FFL (finished floor level).
- AS1428 compliant handrails and kerbs to be provided on both sides with appropriate extensions

Compliance

Capable of compliance

Comments

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

Requirement

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

Compliance

Capable of compliance

Comments

Design and details to be verified at CC stage of works.

Requirement

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

Compliance

N/A

Comments

No kerb ramps have been identified in the development.

Requirement

Every **Stairway** in common use areas (excluding fire-isolated stairway) is to be compliant with:

- AS1428.1 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips).
- 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.
- Either provide handrail extensions or offset first riser going up at mid landings

Compliance

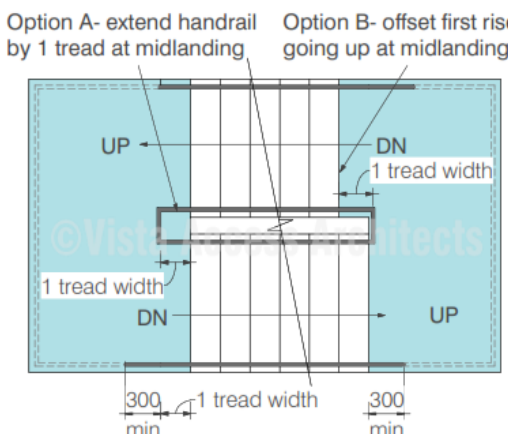
Capable of compliance

Comments

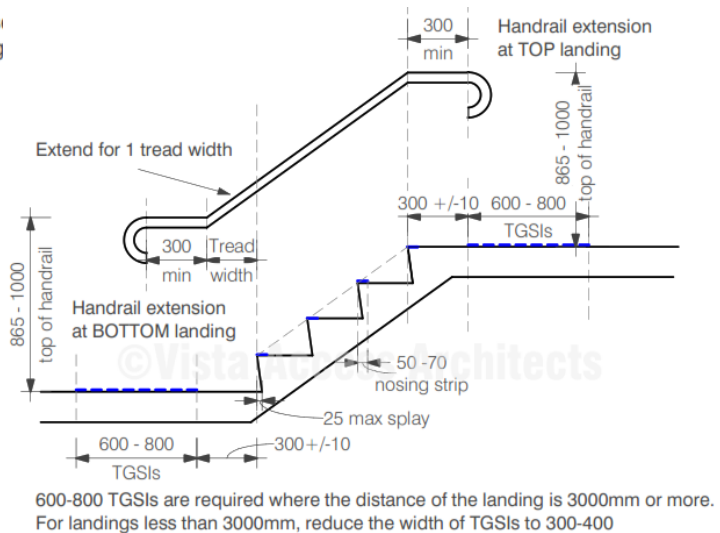
No, non-fire-isolated stairways have been identified in the development

Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1. Verify with the BCA consultant if this is the case.

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 in the following aspects:

- Handrails to be provided only on one side of the staircase with 1M clear width and located between 865-1000mm above FFL. Handrail extensions are not required however since the handrails cannot have any vertical sections and is required to be at a consistent height throughout the stairway, it may be essential to 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 both sides of the stairway are required if the total width of the stairway is 2M or more.

Compliance

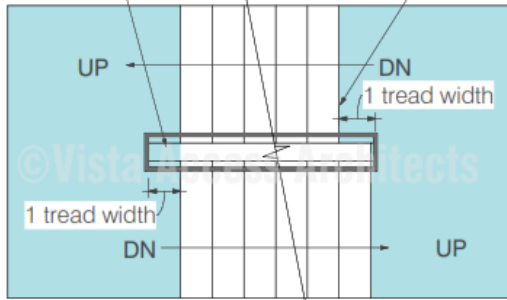
Complies with spatial requirements

Comments

Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works

Handrails to both sides are not required, however the internal handrail is to be continuous and to comply with all requirements of non-fire-isolated stairways.

Option A- extend handrail by 1 tread at midlanding Option B- offset first riser going up at midlanding



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

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

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

Application	Surface conditions	
	Dry	Wet
Ramp 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
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

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 Complies with spatial requirements

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.

Advisory note

Where furniture layouts have been decided in developments, ensure that 1M clear space is available around all furniture and that a turning space of 1540mmx2070mm (in the direction of travel) is provided in areas where travel is no longer possible and a person in a wheelchair would be required to make a 180° turn

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

Capable of compliance

Comments

Applies only if carpets are provided in the common use areas
Details to be verified at CC stage of works.

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

Capable of compliance

Comments

The Development is Schedule 4 of State Environmental Planning Policy (Housing) 2021, Part 5 Housing for seniors and people with a disability.

As such the SEPP sets parking ratios which are addressed in the report under the SEPP specific section.

Requirement

Class 5

- 1 Accessible car parking space per 100 carparking spaces

Class 6

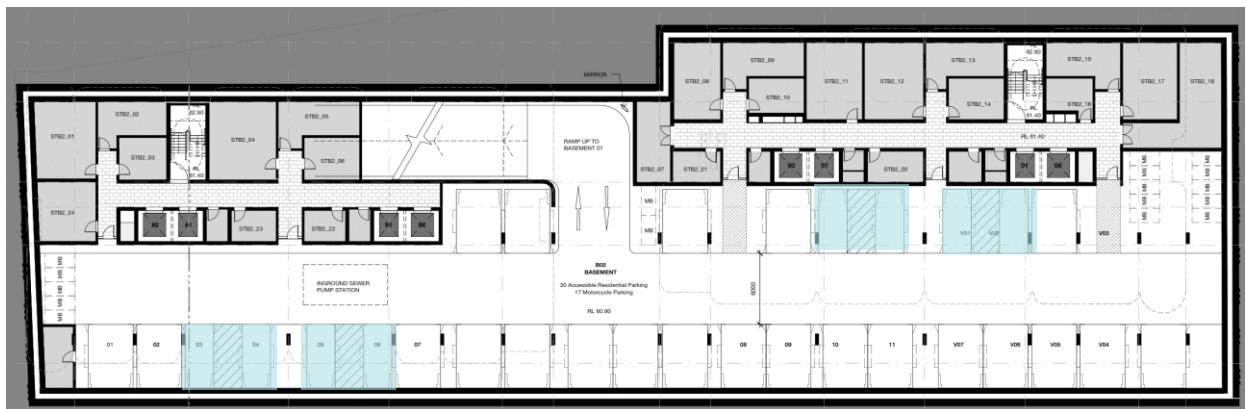
- 1 Accessible car parking space per 50 carparking spaces (up to 1000 spaces) and additional 1 Accessible car parking space per additional 100 spaces provided

Compliance

Capable of compliance

Comments

If a car parking space is allocated for Retail use, then one accessible parking space for visitor is also required.



[Image description: Plan of Basement 01 above shows the provision of Accessible parking spaces]



[Image description: Plan of Basement 02 above shows the provision of Accessible parking spaces]

AS2890.6-2009 requirements for Accessible car parking space

Requirement

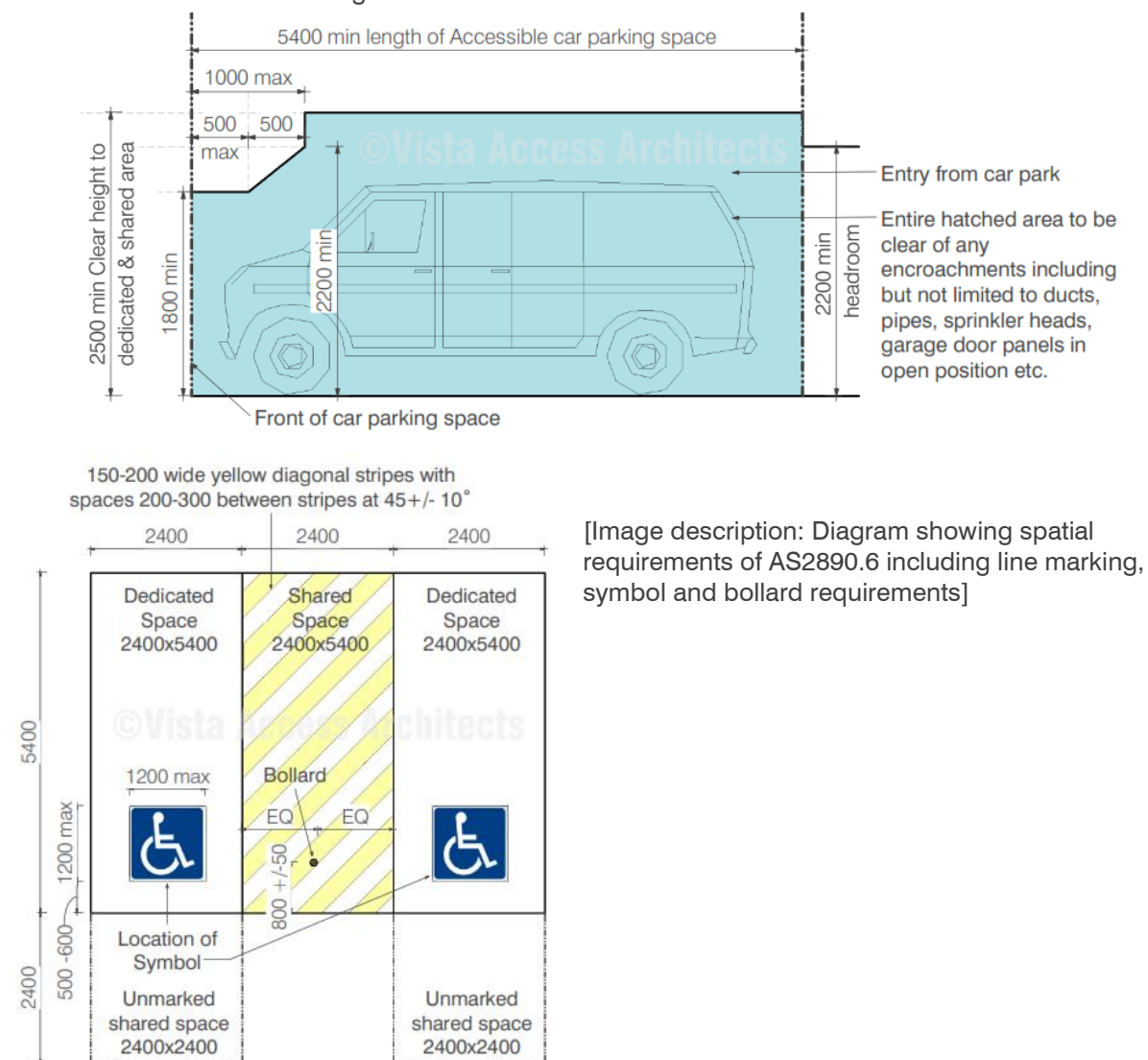
- Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level
- Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors.
- Central Bollard in shared space at 800+/-50mm from entry point.
- Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where 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 marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
- The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.

Compliance

Complies with spatial requirements

Comments

Details to be verified at CC stage of works.



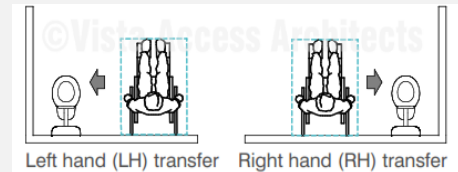
BCA 2022 Part D4D7 Signage

Requirement

Braille and Tactile signage are required to identify Accessible Sanitary facilities



[Image description: Diagram to help choose the correct signage based on LH/RH transfer]



International sign of access is required to signage to all accessible sanitary facilities (excluding SOUs within Class 1b or Class 3) and signage is required to identify if facility is for LH (left hand transfer) or RH (right hand transfer)

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

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.

Compliance

N/A

Comments

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities

Compliance

Capable of compliance

Comments

Details to be verified at the CC stage of works

Requirement

Braille and Tactile signage are required to identify Ambulant Sanitary facilities



Place sign on ambulant toilet cubicle door.

[Image description: Image of Signage]

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.

Note: BCA requires female and male ambulant facilities. However, in this case, it is our opinion that a unisex ambulant facility provision is appropriate. Note that PCA may request a performance solution for provision of a unisex ambulant facility at CC stage of works.

Requirement

Braille and Tactile signage are required immediately outside an airlock or doorway that leads to separate male, female and accessible toilets.



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



Braille and Tactile signage is required to identify Hearing Augmentation

International sign of deafness is required to signage to identify a space with hearing augmentation, also identify the type of hearing augmentation, area covered and location of receivers if used.

[Image description: Image of Signage, Swap all caps text with Capital case]

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

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

Directional signage incorporating the international symbol of access as per AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

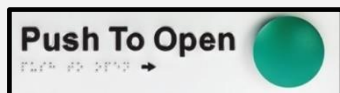
Compliance

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
Braille and tactile signage to identify the latch operation device.

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

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

Capable of compliance

Comments

If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.

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 including Luminance contrast and slip resistance requirements for all TGSIs. TGSIs to extend for full width i.e., handrail to handrail.

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 D4D10 Wheelchair seating in Class 9b assembly buildings

Requirement

Wheelchair seating spaces to be as below;

Up to 150	3 spaces	1 single + 1 group of 2
151-800	3 spaces + 1/50 over 150	1 single + 1 group of 2, ≥5 in a group
801-10000	16 spaces + 1/100 over 800	< 2 single + < 2 groups of 2, ≥5 in a group
>10000	108 spaces + 1/200 over 10000	< 5 single + < 5 groups of 2, ≥10 in a group

When <300 seats, wheelchair spaces are not to be in the front row

When >300 seats, 75%, wheelchair spaces are not to be in the front row

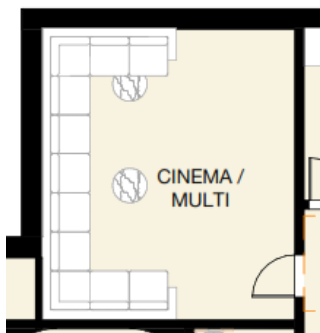
Locations to represent the range of seating options available

Compliance

N/A

Comments

We have assumed that the seating provided is not fixed seating



BCA 2022 Part D4D11 Class 10b - Swimming pools

Requirement

Access to a **pool with a perimeter >40M** to be by one of the following means;

- Fixed or movable ramp and an aquatic wheelchair
- Zero depth entry with 1:14 grade and an aquatic wheelchair
- Platform swimming pool lift and an aquatic wheelchair
- A sling style pool lift

Compliance

Capable of compliance

Comments

Perimeter of Indoor Pool is 20M. Perimeter of Outdoor Pool is 40M
Total is 60M

Therefore, access is required to be provided by means of sling lift to access both the indoor and outdoor pool subject to design and concurrence from the PCA at the CC stage of works.

Details to be verified at CC stage of works.

Requirement

Access to a **pool with a perimeter >70M** cannot choose to use a sling style pool lift as the sole means of entry.

Compliance

N/A

Comments

N/A

The perimeter of the swimming pool is less than 70M.

Requirement

Latching devices on gates and doors of the swimming pool safety barrier are not required to comply with AS1428.1.

Compliance

For information only

Comments

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

Complies

Comments

Compliance is met

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

Capable of compliance

Comments

4 x accessible toilets have been provided in the development.

Note: At CC stage the Accessible toilet near the BBQ area to be converted to LH transfer for an even LH /RH mix

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

Capable of compliance

Comments

4 x accessible toilets have been provided in the development. within common use Class 2 component.

The following common use sanitary facilities have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet on Ground Lower Level (near wine room)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unisex accessible toilet on Ground Lower Level (near pool)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unisex accessible toilet on Ground Lower Level (near outdoor BBQ area)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Note: At CC stage this toilet to be redesigned as LH transfer				
Unisex accessible toilet on Ground Upper Level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Complies

Comments

The following common use sanitary facilities have been identified in the development

Location	Unisex Accessible facilities			
	LH	LH + Shower	RH	RH + Shower
Unisex accessible toilet on Ground Lower Level (near pool)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

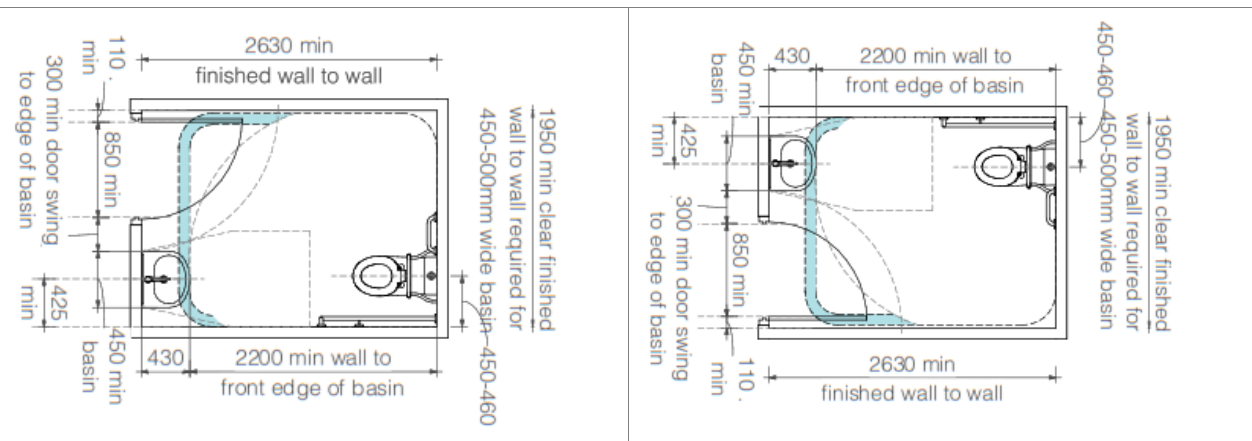
Requirement

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

Compliance

Capable of compliance

Comments



Requirement

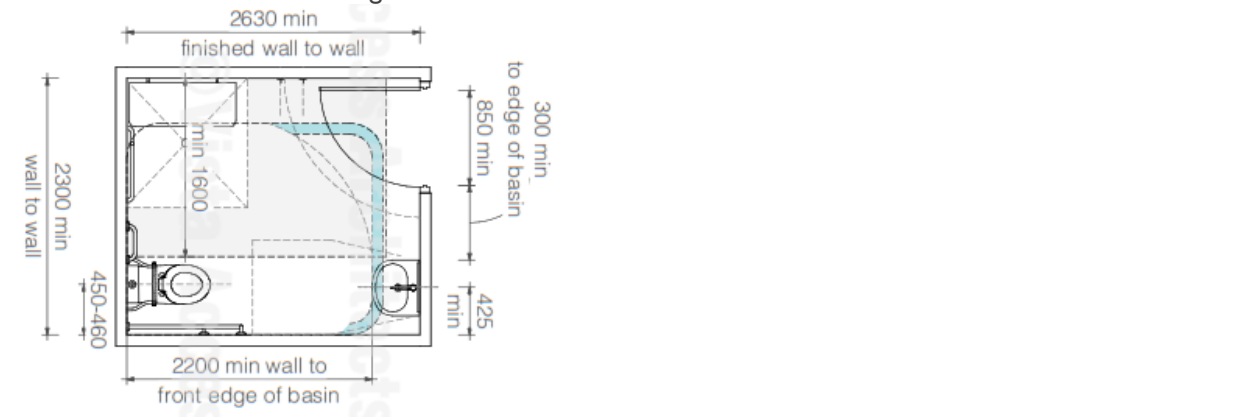
Showers for Accessible use are to be designed in accordance with AS1428.1

Compliance

Capable of compliance

Comments

Details to be verified at CC stage of works.



Requirement

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

Compliance

Capable of compliance (subject to a performance solution at CC stage of works)

Comments

The following ambulant toilets have been provided

Location	Ambulant toilets		
	Male ambulant	Female ambulant	Unisex Ambulant
On Lower Ground Level near gym Note: Redesign will be required so that grabrail can be accommodated as required by AS1428.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On Lower Ground Level near cinema	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On Lower Ground Level near BBQ area Note: Redesign will be required so that grabrail can be accommodated as required by AS1428.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: BCA requires female and male ambulant facilities. However, in this case, it is our opinion that a unisex ambulant facility provision is appropriate. Note that this will require a performance solution for provision of a unisex ambulant facility.

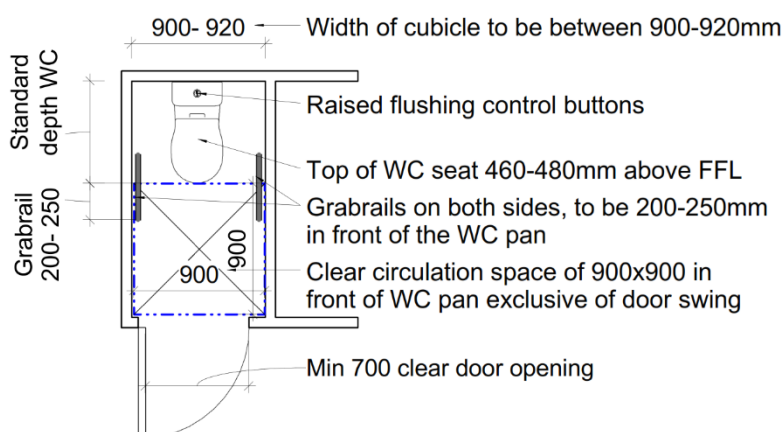
Requirement

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

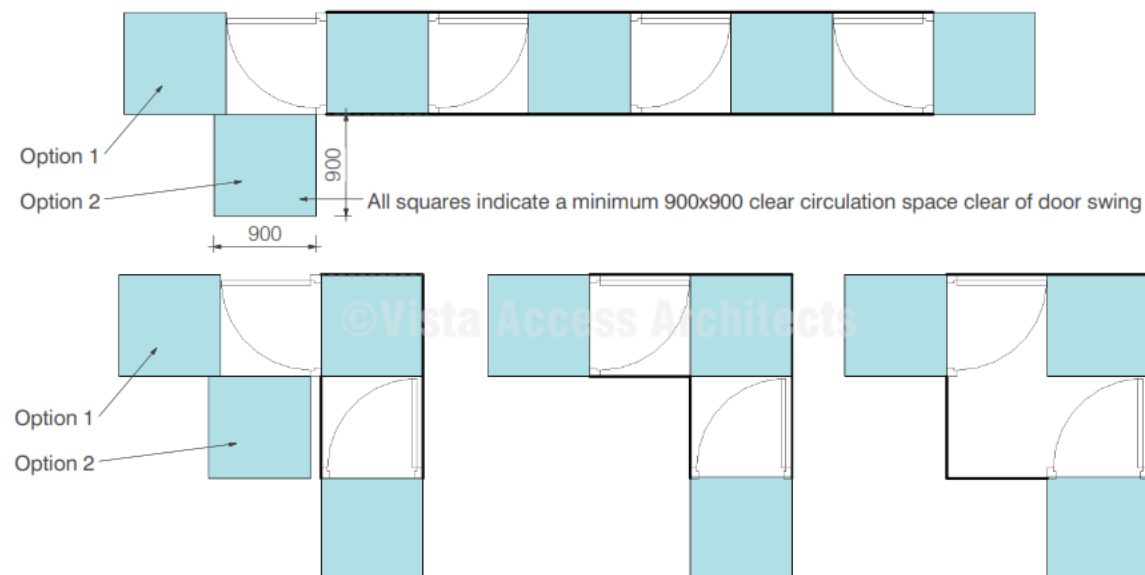
Compliance

Capable of compliance

Comments



[Image description: Diagram showing requirements for circulation spaces for fixtures in an Ambulant toilet as per AS1428.1]



[Image description: Diagram showing requirements for circulation spaces for airlocks leading to Ambulant toilet as per AS1428.1]

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

Not identified in the development.

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**

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

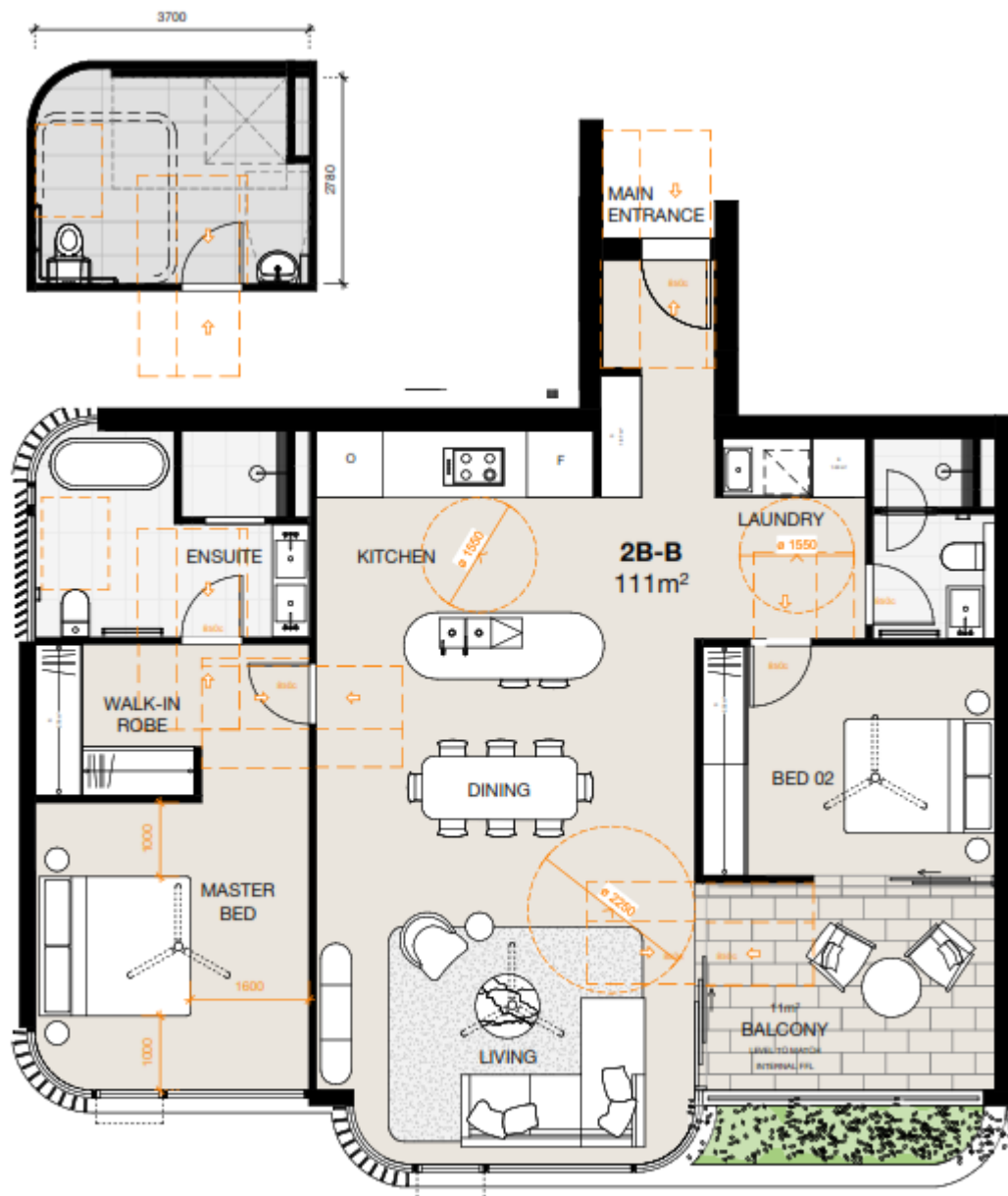
A certificate of compliance from the lift supplier, stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations will be required at the CC stage of works

SEPP Housing 2021 - Compliance assessment with Schedule 4 of SEPP



Common comments for all unit types, that need to be implemented in design at CC stage of works

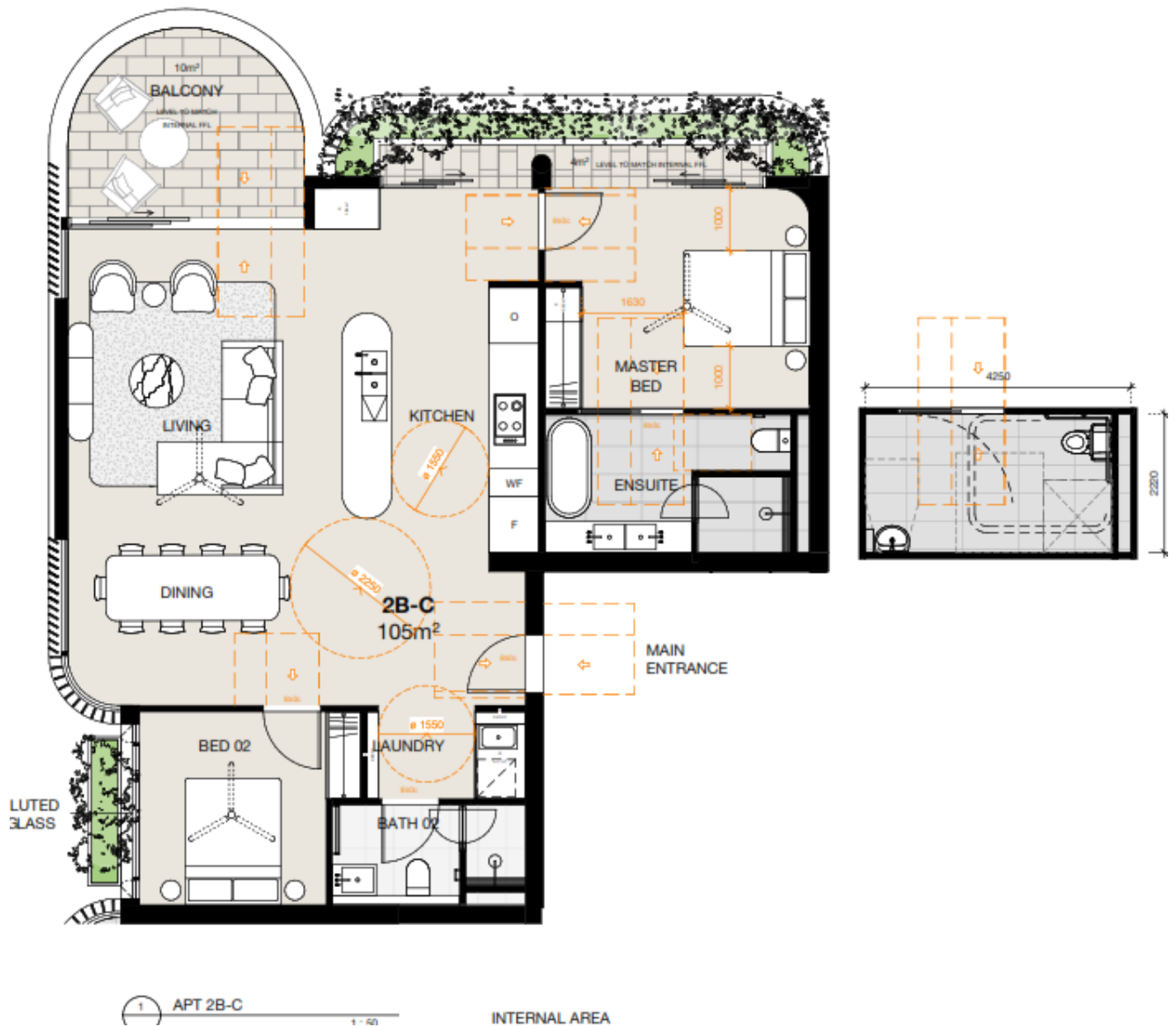
- All internal walls within the ensuite to be shower screen type panels.
- Door to Balcony from living to be designed such that a min 530mm latch side is provided to the operable door handle.

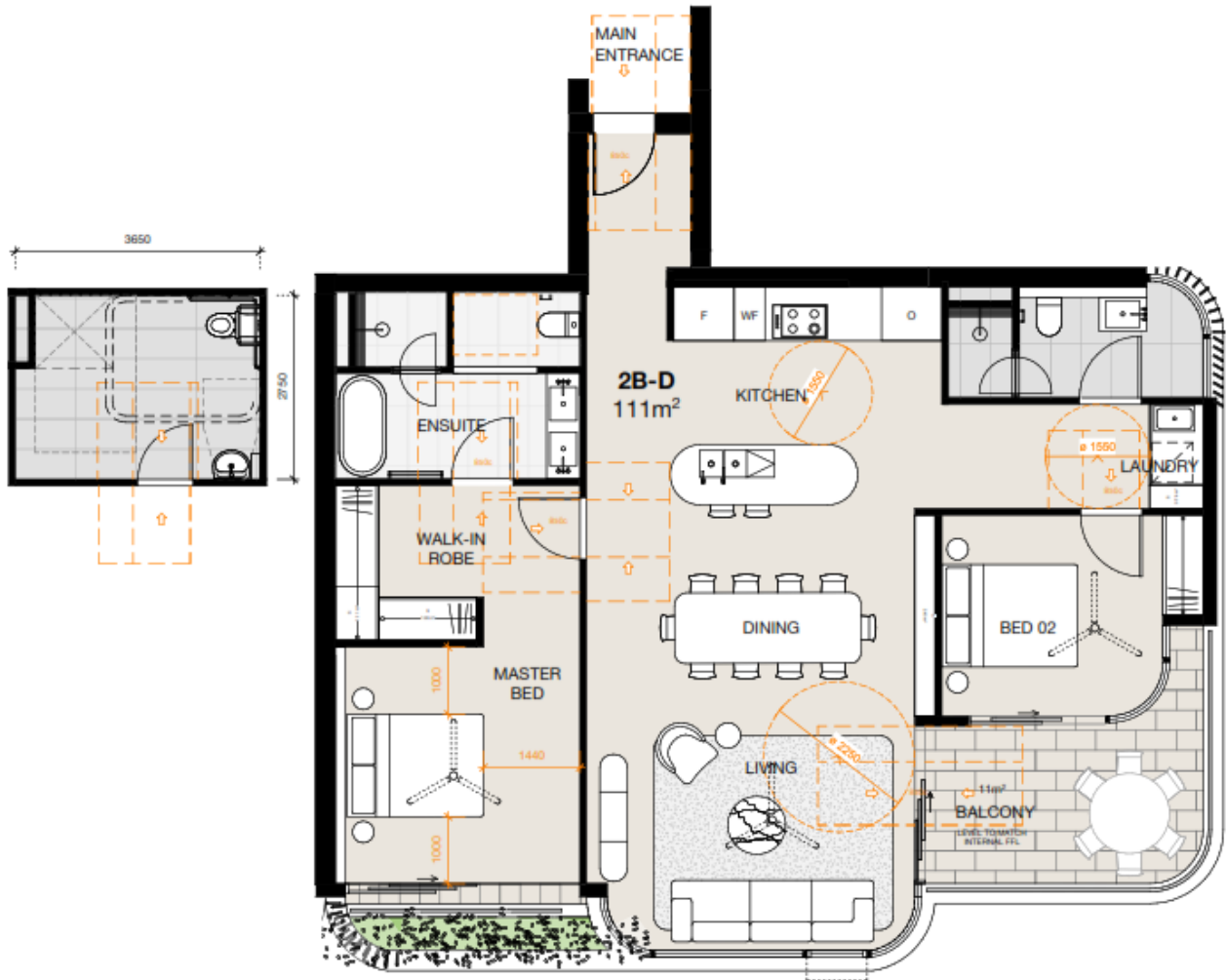


APT 2B-B

1:50

INTERNAL AREA
111m²

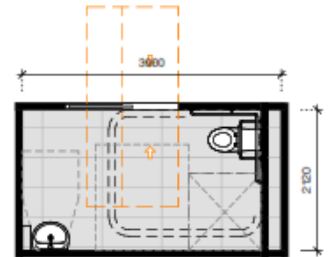
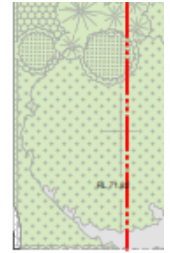
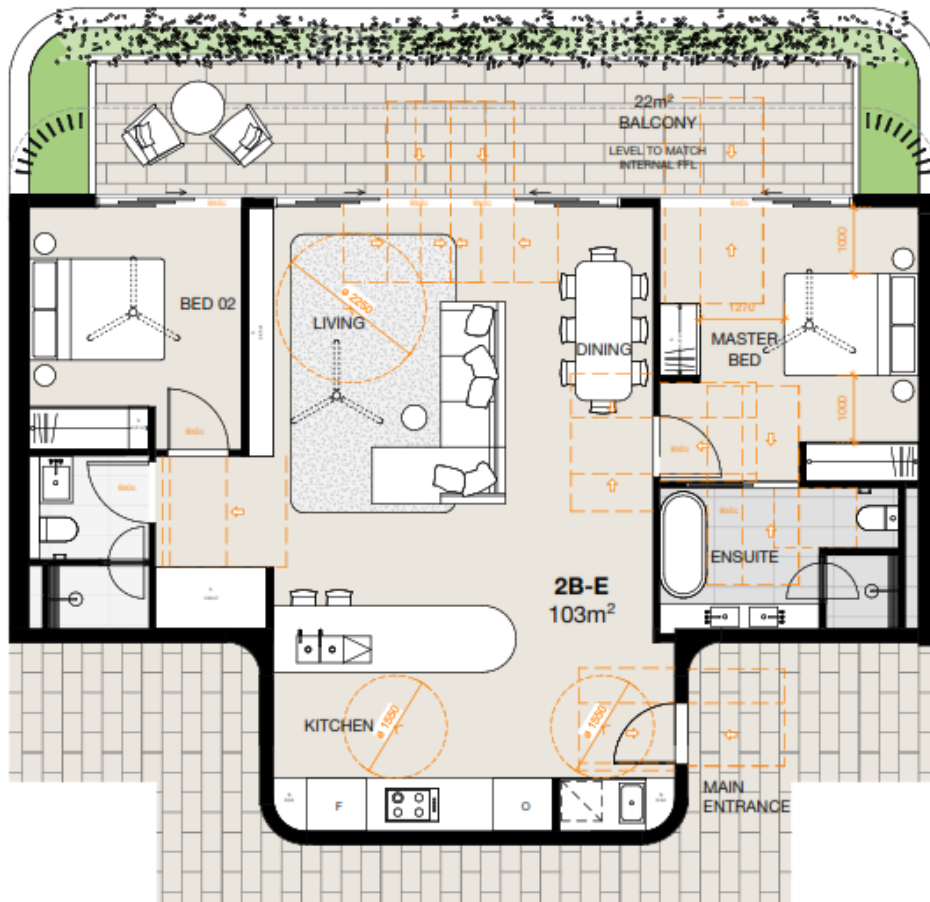




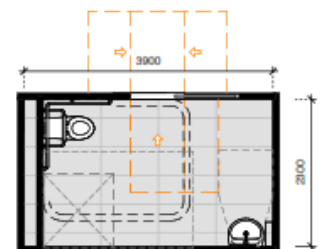
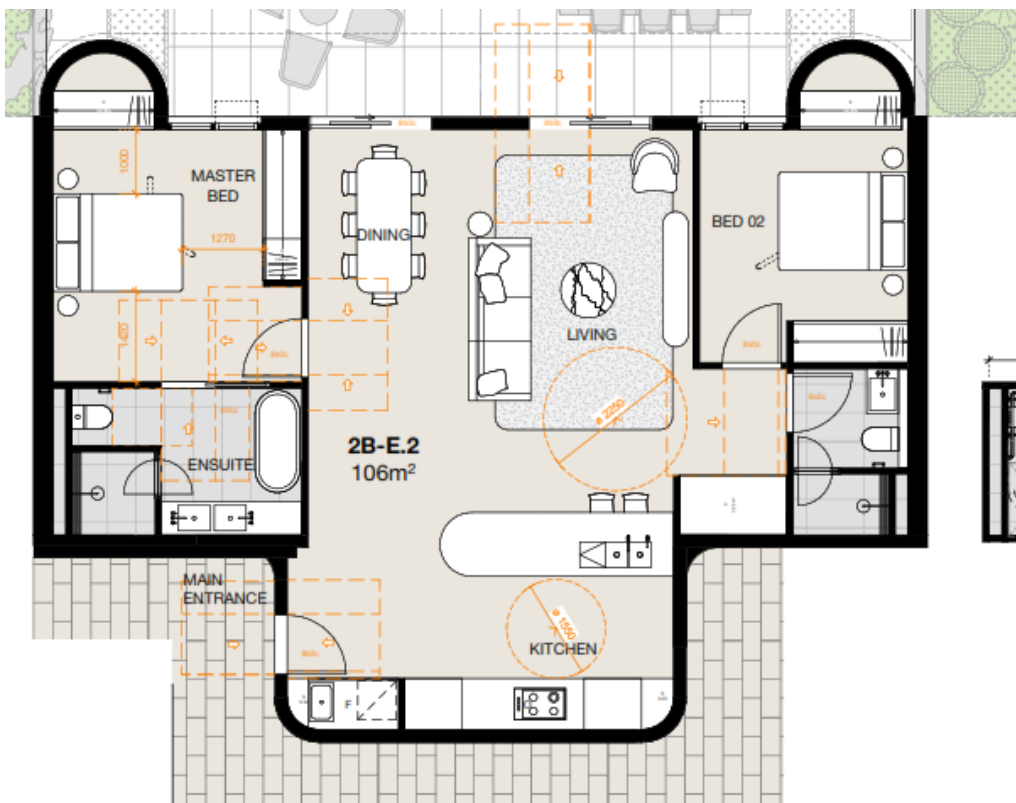
APT 2B-D

1:50

INTERNAL AREA
111m²

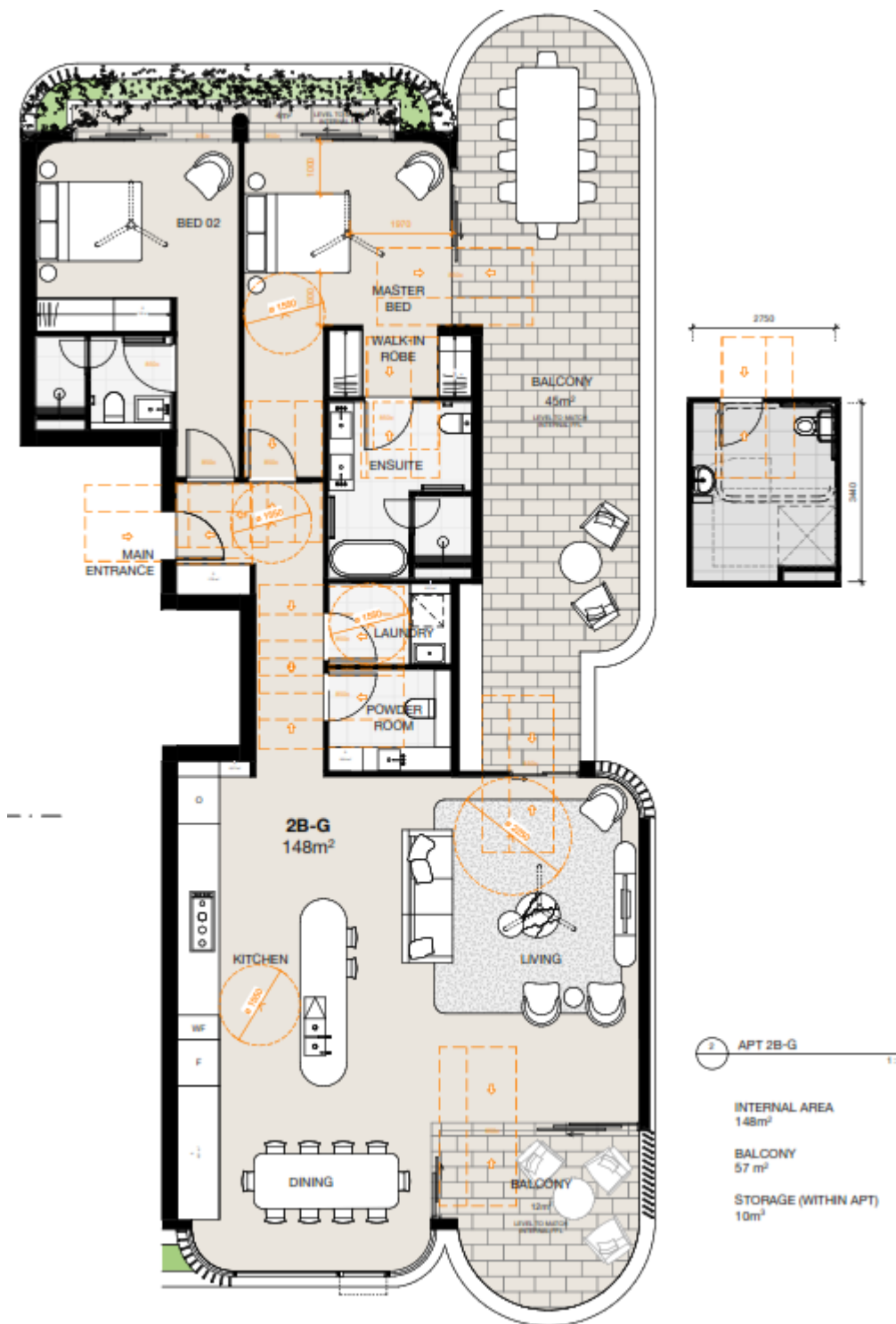


2 APT 2B-E
1:50 INTERNAL AREA

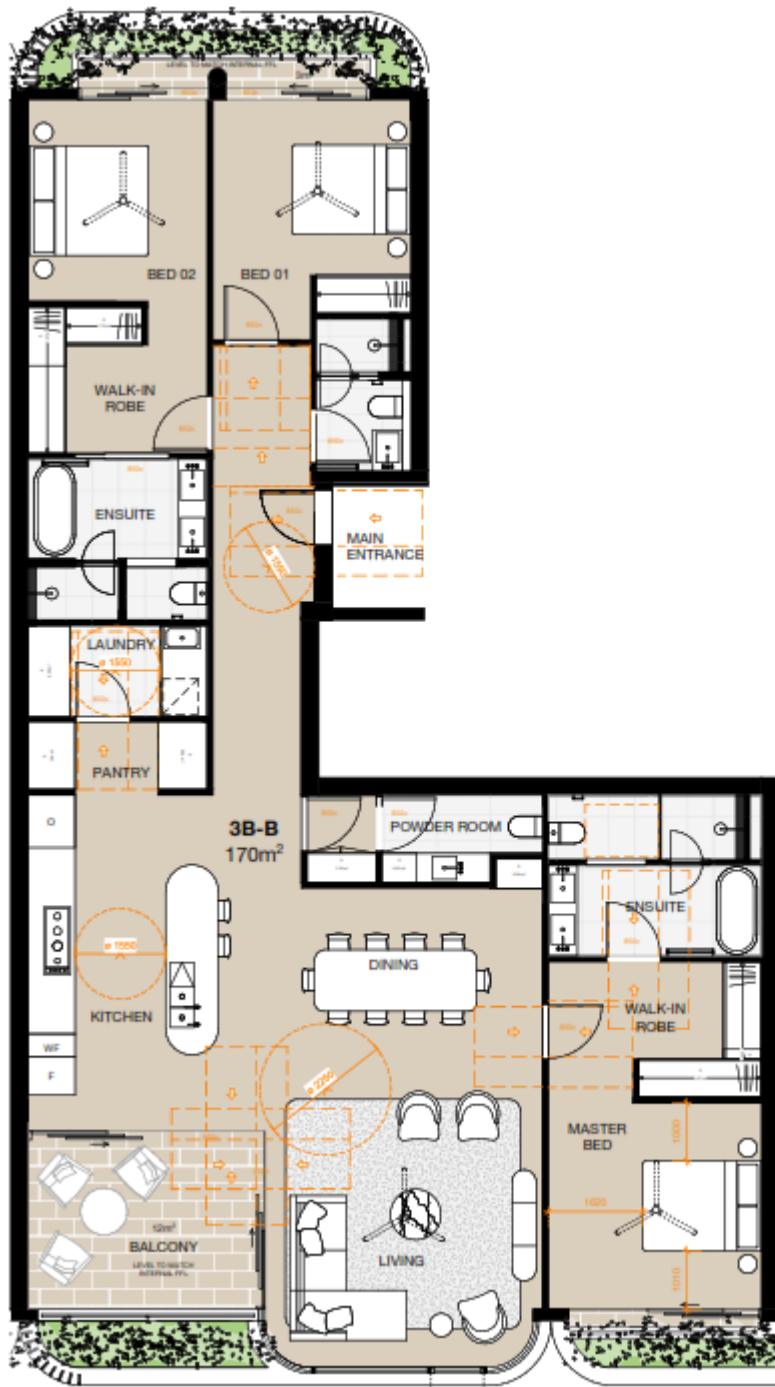


1 APT 2B-E.2
INTERNAL AREA









INTERNAL AREA
170m²

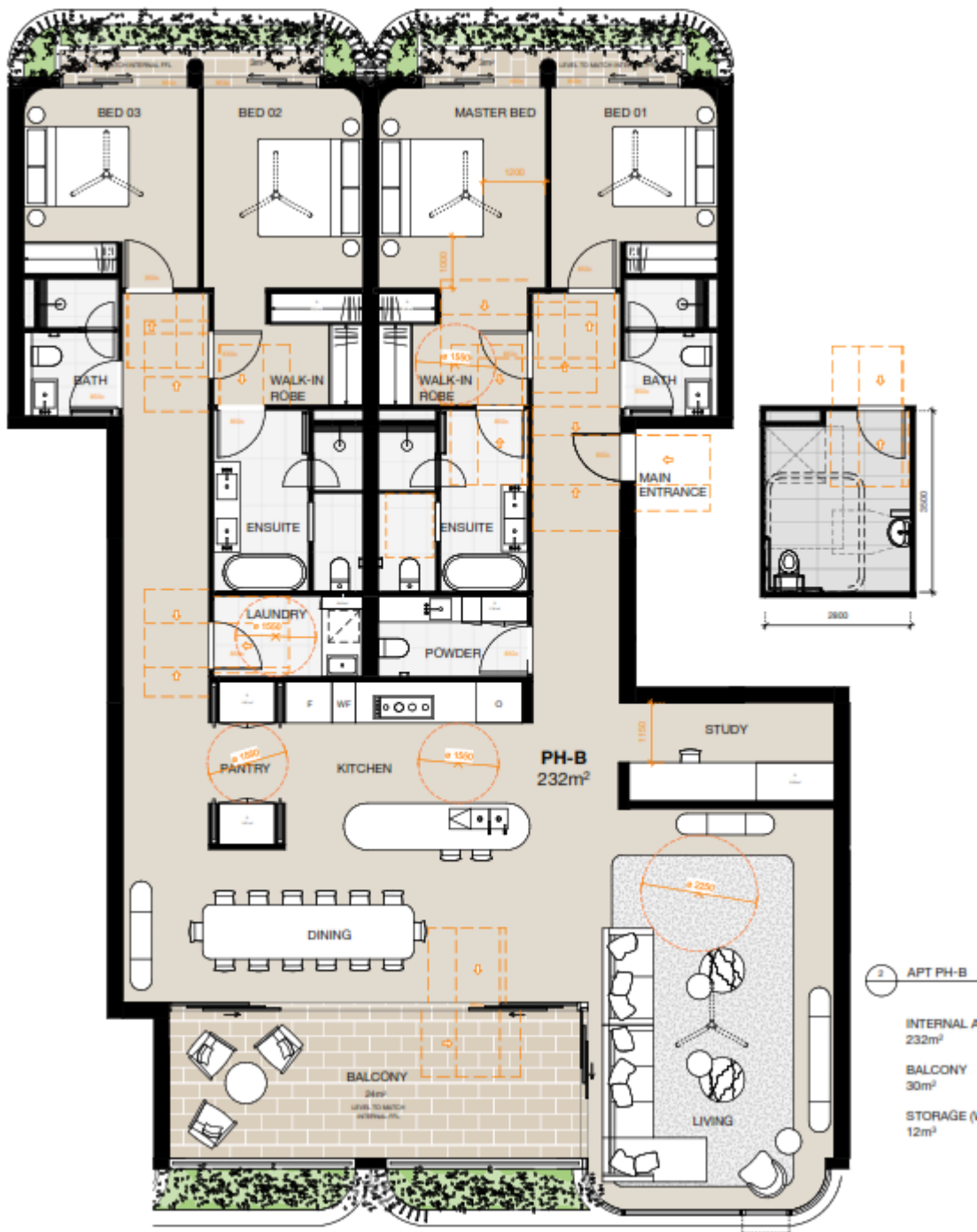
BALCONY
15m²

STORAGE (WITHIN APT)
15m³











AS SHOWN AT VALIDITY DATE

VALIDITY DATE: 10/10/2023

Clause	Requirements	Compliance / Comments
1. Application	Development is Seniors housing that consists of hostels or independent living units	Complies The development consists of 31 dwellings.
2. Siting	<p>Wheelchair Access If the whole of the site has a gradient of less than 1:10</p> <ul style="list-style-type: none"> 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>Wheelchair Access If the whole of the site does not have a gradient of less than 1:10:</p> <ol style="list-style-type: none"> 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 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>Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.</p>	<p>Capable of compliance 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>N/A The gradient of the site is less than 1:10</p> <p>Capable of compliance Access has been provided to the common areas such as common use garbage bin areas and letter boxes. Details to be verified at the CC stage</p>
3. Security	<p>Pathway lighting to be:</p> <ol style="list-style-type: none"> must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and must provide at least 20 lux at ground level. 	<p>Capable of compliance Details to be verified at the CC stage</p>
4. Letterboxes	<p>Letterboxes:</p> <ol style="list-style-type: none"> 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 i.e. 1540 x 2070mm), and must be lockable (lockable side facing the hard-standing area), and must be located together in a central location adjacent to the street entry or, in the case of independent living units must be located together in one or more central locations adjacent to the street entry. 	<p>Capable of compliance A common use letterbox area has been provided on the accessible entry pathway to the main 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
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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 at least 1 parking space for every 5 dwellings.

N/A

Development is not provided for Social Housing.

SEPP Housing 2021-Division 7, Clause108(2) (k)

At least 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider

N/A

Note The car parking spaces have been provided as per previously approved scheme.

5. Private car accommodation

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

- (a) SEPP Housing 2021- car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6

N/A

Note The car parking spaces have been provided as per previously approved scheme

Note: Head height to be 2.5M and clear 2.2M at entry (under garage doors if garage doors are provided) as per AS2890

- (b) SEPP Housing 2021- 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8M

Complies

- (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.

N/A

No private garages have been identified.

6. Accessible entry

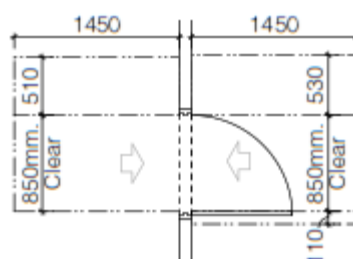
Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

Capable of compliance

Details to be verified at the CC stage

Clauses 4.3.1 and 4.3.2 of AS4299 require the following:

- 850mm clear door opening with circulation spaces as per AS1428.1
- Entry door to have a porch or some other protection from the weather



Clause	Requirements	Compliance / Comments
	<ul style="list-style-type: none"> Landing outside the main entry door to have a maximum fall of 1:40 	Capable of compliance
	<ul style="list-style-type: none"> Doorway to have a door threshold that complies with AS1428.1 	Capable of compliance Details to be verified at the CC stage

7. Interior: general

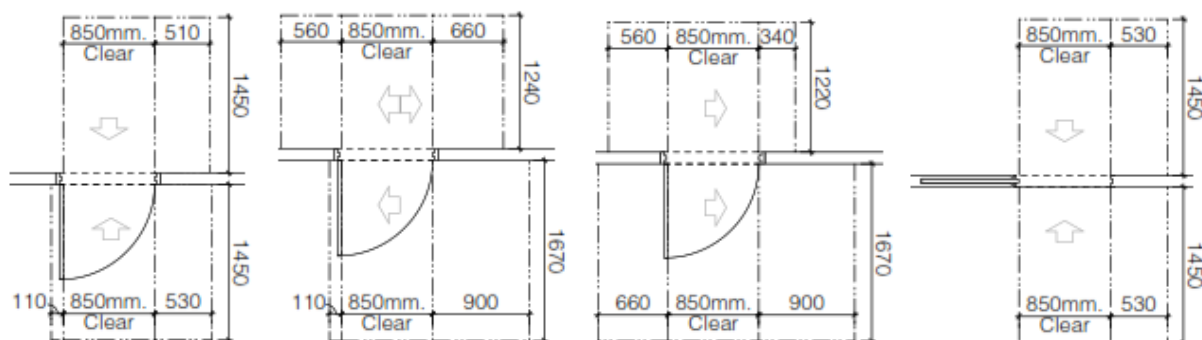
Internal doorways must have:

Capable of compliance
Details to be verified at the CC stage

- Internal doorways must have a minimum clear opening (850mm) that complies with AS 1428.1.
- Internal corridors (where there are no doorways) must have a minimum unobstructed width of 1,000mm
- Circulation space at approaches to internal doorways must comply with AS 1428.1.

Note: It is industry practice to permit the internal door circulation spaces for secondary bedrooms (inside the bedroom) to have an encroachment by easily removable robes as these secondary bedrooms do not have a minimum size requirements specified in the SEPP which makes use by a person that requires use of a wheelchair impossible. However, this is subject to the PCA consent.

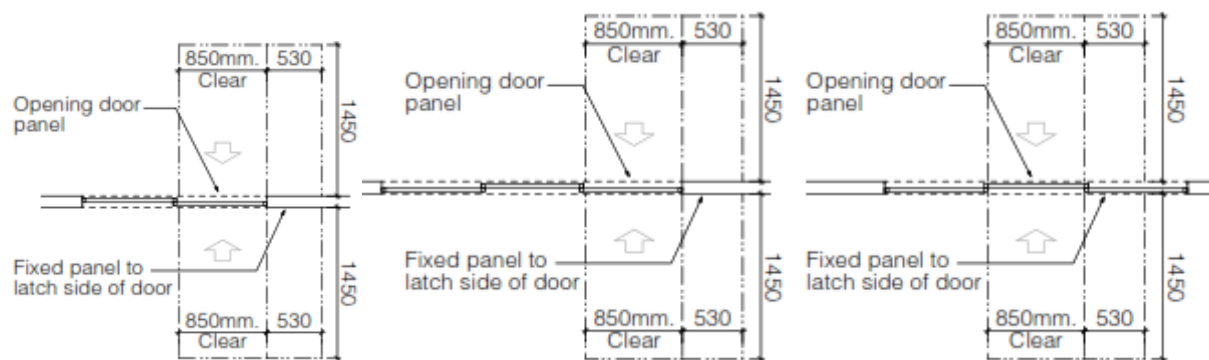
Note: All sliding doors leading to the private open spaces to have recessed floor tracks to allow for smooth transition from inside the dwelling and a maximum drop of 35mm to the outside with use of an AS1428.1 compliant doorway threshold ramp (1:8 grade and within 20mm of the door leaf). Sliding doors to also provide for 850mm clear door opening and 530mm latch side spaces.



Clause

Requirements

Compliance / Comments



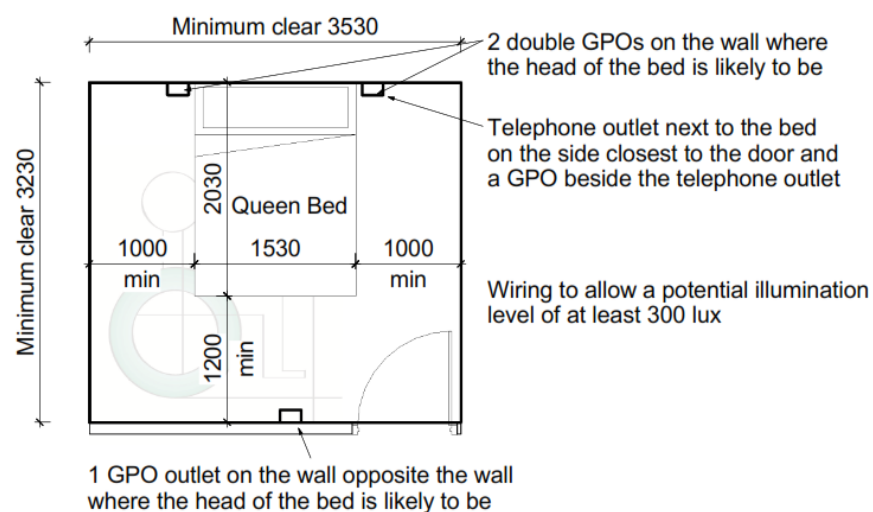
[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

8. Bedroom

- a) an area sufficient to accommodate a wardrobe and a bed sized as follows—
 - i. in the case of a dwelling in a hostel—a single-size bed,
 - ii. in the case of an **independent living unit**—a queen-size bed, and
- b) a clear area for the bed of at least—
 - i. 1,200 millimetres wide at the foot of the bed, and
 - ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and

Complies with spatial requirements
Details to be verified at the CC stage

Complies with spatial requirements
Details to be verified at the CC stage



[Image description: Above diagram is only to be referenced for location of GPOs, outlets and space around bed. Door circulation space clear of bed may apply]

- c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
- d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and

Capable of compliance
Details to be verified at the CC stage

Capable of compliance
Details to be verified at the CC stage

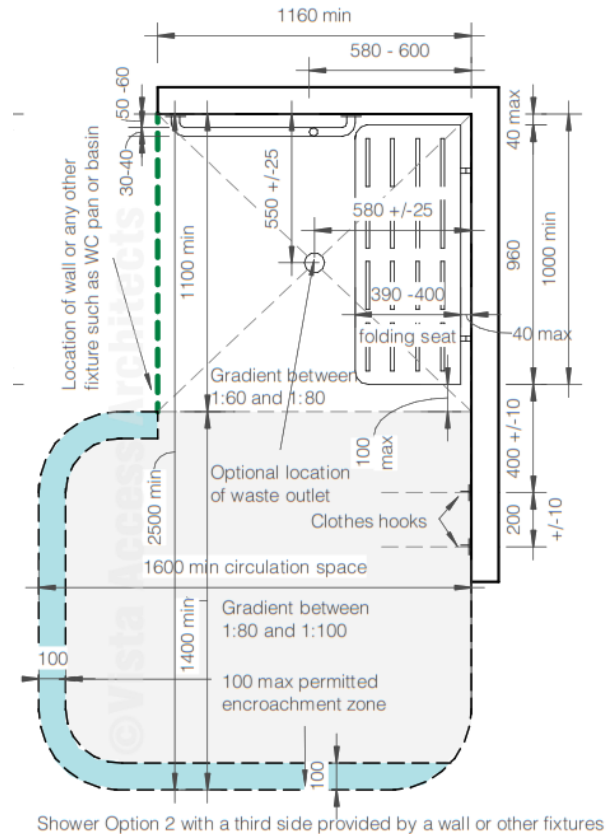
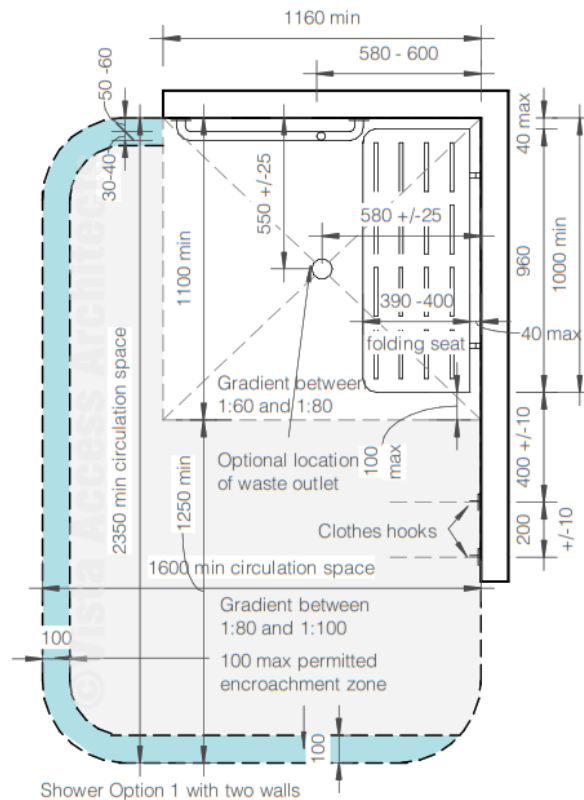
Capable of compliance
Details to be verified at the CC stage

Clause	Requirements	Compliance / Comments
	f) wiring to allow a potential illumination level of at least 300 lux.	Capable of compliance Details to be verified at the CC stage
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> <ul style="list-style-type: none"> a) a slip-resistant floor surface b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1 c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, iii. folding seat, <p>Note: Shower screen can be provided if they can easily be removed to facilitate future accessibility.</p> <p>Note: Walls to have reinforcements to allow for grabrails at post adaptation.</p> <p>Advisory Note: It is recommended that fixtures in the bathrooms such as towel rails be load bearing.</p> <ul style="list-style-type: none"> 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. 	<p>Complies with spatial requirements Details to be verified at the CC stage</p> <p>Complies with spatial requirements Details to be verified at the CC stage</p> <p>Capable of compliance Details to be verified at the CC stage</p> <p>Capable of compliance Details to be verified at the CC stage</p>

Clause

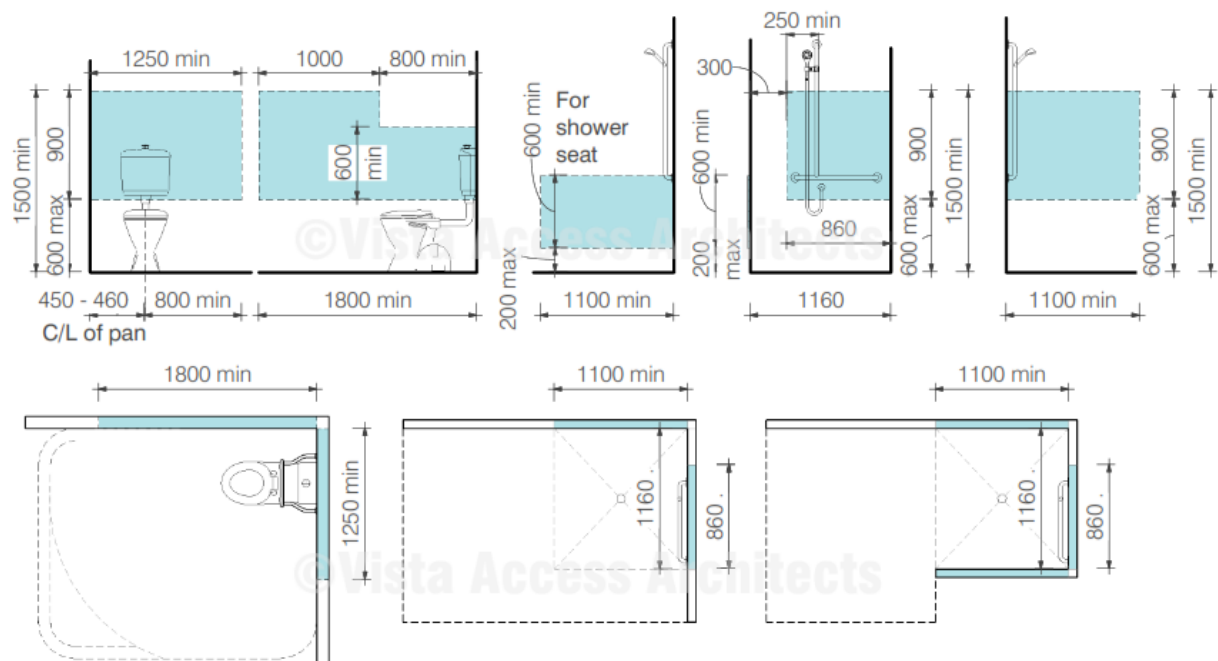
Requirements

Compliance / Comments



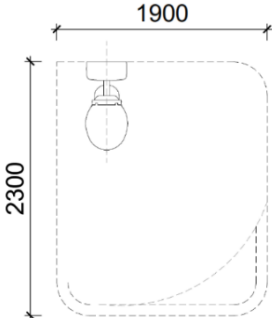
[Image description: Diagram showing accessible shower requirements of AS1428.1]

Note: Grabrail, Shower head and Shower seat can be provided in the future.



[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.

Clause	Requirements	Compliance / Comments
10. Toilet	<p>A visitable toilet must be provided as per of AS 4299 on ground floor including:</p> <ul style="list-style-type: none"> Space of 900mm x 1250mm required in front of the WC pan (clear of the shower screen if one is provided) <p>Note: It is our opinion that the space can have the door swing encroaching as long as it is within a bathroom, due to the additional space available in the bathroom</p> <p>Note: Where door is provided next to the WC pan, ensure that door circulation spaces are provided clear of an Accessible toilet pan size.</p> <p>Note: An Accessible toilet pan (800+/- 10mm depth) is not required at the very beginning, but it is required to be located in the correct location as per AS1428.1, i.e. center line to be 450 to 460mm from finished side wall. The circulation space of 1900mm x 2300mm to be achievable at post adaptation.</p>  <p>Note: Walls to have reinforcements to allow for grabrails at post adaptation.</p> <p>Note: Flooring to be slip resistant.</p>	<p>Complies with spatial requirements for a visitable toilet</p> <p>Details to be verified at the CC stage</p>

11. Surface finishes	<p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note: Advise regarding finishes may be obtained from AS 1428.1.</p>	<p>Capable of compliance</p> <p>Details to be verified at the CC stage</p>
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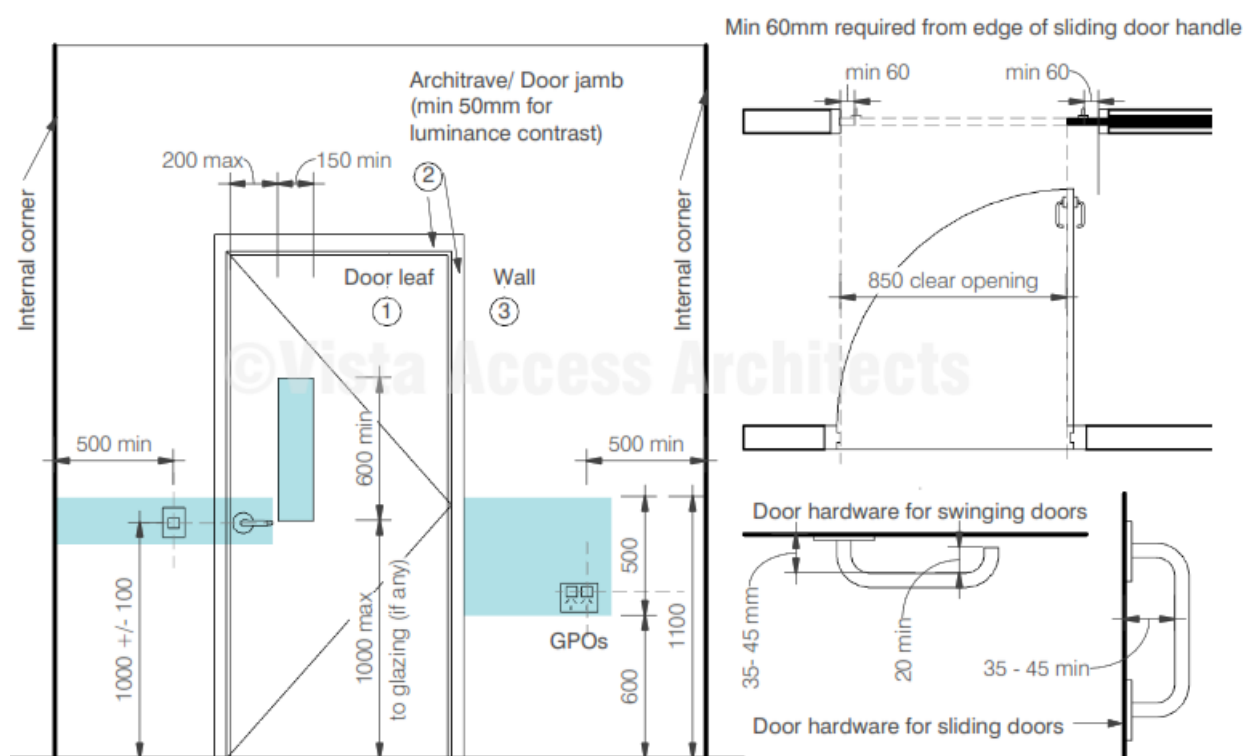
Note: AS1428.1 has no fixed requirements noted for slip resistance. [BCA 2022, Table D3D15](#) has the following Slip –resistance requirements when tested in accordance with AS4586 :

Application	Surface conditions	
	Dry	Wet
Ramp 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
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

Guidance can also be taken from **HB 197/ HB198** An introductory guide to the slip resistance of pedestrian surface materials which provides guidelines for the selection of slip-resistant pedestrian surfaces.

Clause	Requirements	Compliance / Comments
12. Door hardware	<p>Door handles and hardware for all doors must be provided in accordance with AS 4299</p> <p>Note: AS4299 Clause 4.3.4 has the below requirements for door hardware.</p> <ul style="list-style-type: none"> Door lever handles and hardware shall not be less than 900mm nor more than 1100mm above FFL and in accordance with AS1428.1 All lockable external doors to be keyed alike <p>AS1428.1 requires, lever and D shape door hardware as shown below.</p>	<p>Capable of compliance</p> <p>Details to be verified at the CC stage</p>

13. Ancillary items	<p>Switches and power points must be provided in accordance with AS 4299</p> <p>AS4299 Clause 4.11 has the below requirements:</p> <ul style="list-style-type: none"> Switches located between 900-1100mm and in line with door handles, Rocker action / toggle / push pad switches with 35mm width are preferred (therefore not mandatory) GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners. 	<p>Capable of compliance</p> <p>Details to be verified at the CC stage</p>
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[Image description: Diagram showing requirements for door hardware and location of door hardware, switches and GPOs as per AS1428.1]



Clause	Requirements	Compliance / Comments
	<p>the top of below-bench cupboards and towards the bottom of overhead cupboard</p> <p>GPO outlets must be provided as follows:</p> <ul style="list-style-type: none"> At least one double general power outlet within 300mm of the front of a work surface, and At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. Note that it is industry practice not to provide the GPO for refrigerator in an accessible provision due to the release of frost-free fridges post release of the SEPP. However, this is subject to the PCA consent. 	<p>Capable of compliance Details to be verified at the CC stage</p>
17. Access to kitchen, main bedroom, bathroom/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 independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with 2022 Building Code of Australia, Volume 1, E3D7 and E3D8	<p>Complies Lift has been provided</p>
19. Laundry	<p>Laundry must have:</p> <ul style="list-style-type: none"> (a) Circulation space at door as per AS1428.1, (b) Provision for the installation of an automatic washing machine and a clothes dryer, (c) A clear space in front of appliances of at least 1,300mm, (d) A slip-resistant floor surface and (e) An accessible path to clothesline (if provided). <p>Note: If laundry is provided in a combined bathroom facility, ensure that the 1300mm is provided clear of any fixtures such as shower screens.</p>	<p>Complies with spatial requirements Details to be verified at the CC stage</p>
20. Storage	<p>A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving</p> <p>Note: The 600mm is measured internal shelf size. Therefore, allow for construction tolerances.</p>	<p>Capable of compliance Details to be verified at the CC stage</p>
21. Garbage	A garbage storage area must be provided in an accessible location.	<p>Capable of compliance Details to be verified at the CC stage</p>

Statement of Experience

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



Farah Madon - Director

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 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:

- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Vice President of Association of Consultants in Access Australia (ACAA)
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Enabling Architecture Committee (NEAC)
- Management Committee member of NSW Network of Access Consultants
- Director of Livable Housing Australia (LHA)
- 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 - Winner
- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award Winner





Vanessa Griffin

ACAA Accredited Access Consultant
 NDIS Accredited SDA Assessor
 Livable Housing Assessor
 Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



Jenny Desai

ACAA Accredited Access Consultant
 NDIS Accredited SDA Assessor
 Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - 695

Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting



Trin Woo

ACAA Affiliate Access Consultant

- Affiliate Member of the Association of Consultants in Access Australia (ACAA) - 776

Trin's Educational Profile and Qualifications include:

- Architect registered with the NSW Architect's Registration Board - Registration 11059
- Master of Urban and Regional Planning at the University of Sydney (in progress)