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# report

## **Statement of Compliance Access for People with a Disability**

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# Report

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**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** CASS Yagoona

## Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Calderflower Architects :

A 001	Site Plan
A 102	Ground Floor Plan
A 103	First Floor Plan

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the 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.

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A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## Assessment:

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. In this report “complies” means that, based on the drawings reviewed, the design is capable of compliance provided that dimensions, fittings and finishes are completed to the relevant standard.

Compliance is required with the following:

- The Access provisions of the BCA 2022
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- SEPP Housing 2021 Chapter 3 Part 5
- Council’s DCP relating to Access for People with a Disability

### Assessment

The building work comprises of the change of use of a Class 9a building to aged care hostel, offices and communal rooms

Under the BCA the building is classified as follows,

- *Class 3 (residential boarding house, hostel, accommodation or similar)*
- *Class 5 (offices)*
- *Class 7a (car park)*
- *Class 9b (assembly building)*

Where the building is existing, the new work and the affected part must comply with the BCA. The affected part will be assessed in detail at the CC stage.

The following tables assess compliance with the relevant parts of the BCA and Standards  
BCA Assessment

BCA Part D4 Access for People with a Disability  
**BCA D4D2 Requirements for Access for people with a disability**  
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	<b>Class 3</b> From pedestrian entrance to 1 floor with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, to the entry door of all SOUs on that level served by the ramp or lift and to and within all common use areas on that level. <b>SOU requirements</b> Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. <ul style="list-style-type: none"> <li>• 1 to 10 SOUs - 1 accessible SOU</li> <li>• 11 to 40 SOUs - 2 accessible SOUs</li> <li>• 41 to 60 SOUs - 3 accessible SOUs</li> <li>• 61 to 80 SOUs - 4 accessible SOUs</li> <li>• 81 to 100 SOUs - 5 accessible SOUs</li> <li>• 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100)</li> <li>• 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200)</li> <li>• More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of SOUs in the development = 18 Total number of required Accessible SOUs= 2 Total number of provided Accessible SOUs= 2. This may be subject to a performance solution at CC stage Access has been provided to common use rooms  Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres</b> To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 7a</b> To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the ground level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 9b- Assembly building not being a schools and early childhood centres</b> To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.

Requirement	<p><b><u>In areas required to be accessible, the following is to be provided:</u></b></p> <ul style="list-style-type: none"> <li>• <i>Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</i></li> <li>• <i>Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</i></li> <li>• <i>The separation of doors in airlocks shall comply with AS 1428.1</i></li> <li>• <i>Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</i></li> <li>• <i>In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</i></li> </ul>
Compliance	Capable of compliance.
Comments	Doors as part of the affected part may need to be upgraded for hardware, contrast etc. All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
Requirement	<p><b>BCA Part D4D3 Access to buildings</b></p> <p><b>Accessway is required from;</b></p> <ul style="list-style-type: none"> <li>• <i>Main pedestrian entry at the site boundary for new buildings</i></li> <li>• <i>Main pedestrian entry door for existing buildings</i></li> <li>• <i>Any other accessible building connected by a pedestrian link</i></li> <li>• <i>Accessible car parking spaces</i></li> </ul>
Compliance	Complies.
Comments	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.</p> <p>Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.</p>
Requirement	<p><b>Accessway is required through:</b></p> <ul style="list-style-type: none"> <li>• <i>Main entry and</i></li> <li>• <i>Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</i></li> </ul>
Compliance	Capable of compliance.
Comments	The development has only 1 main entry which has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	<p>Where <b>Accessible pedestrian entry</b> has multiple doorways</p> <ul style="list-style-type: none"> <li>• <i>At least 1 to be accessible if 3 provided</i></li> <li>• <i>At least 50% to be accessible, if more than 3 provided</i></li> </ul> <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).</p>
Compliance	Capable of compliance.
Comments	<p>Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>

<b>BCA Part D4D4 Parts of buildings required to be accessible</b>	
<i>Requirement</i>	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been identified in the development.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.  Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	Performance Solution. Stairs will need a performance solution at CC stage depending
<i>Comments</i>	on what upgrades are possible  Where non-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.
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	<b>Passing spaces requirement</b> It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in 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. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement	<b>Small building concession</b> In a Class 5, 6, 7b or 8 building containing not more than 3 storeys, a lift / ramp is not required to provide access to levels other than the entrance level if the floor area of the levels other than the entrance level is not more than 200m².
Compliance	N/A
Comments	
Requirement	<b>Carpet specifications</b> 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	Only applies to carpets provided in the common use areas and commercial use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
	<b>BCA Part D4D5 Exemptions</b>
Requirement	<b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.  Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.
	<b>BCA Part D4D6 Accessible Carparking</b>
Requirement	<b>Parking Service</b> Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	<b>In situations where not more than 5 carparking spaces have been provided</b> The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	N/A
Comments	





Requirement	<p><b>BCA Part D4D9 Tactile indicators (TGSIs)</b></p> <p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building</li> <li>- Escalators / passenger conveyor / moving walk</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p> <p>TGSIs are not required in areas not required to be accessible</p>
Compliance	Capable of compliance.
Comments	<p>In the proposal, TGSIs are required in the following locations, except where excluded under the following section:</p> <ul style="list-style-type: none"> <li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> <li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li> <li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li> <li>• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> </ul> <p>Details to be verified at CC stage of works.</p>
Requirement	<p><b>Concession from providing TGSIs in certain buildings</b></p> <p>In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.</p>
Compliance	For information only.
Comments	<p>Under the provisions of this Clause, TGSIs are not required to be provided in this development except at the entry where it is adjacent to a vehicle accessway.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	<p><b>BCA Part D4D12 Limitations on Ramps</b></p> <ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
Compliance	N/A
Comments	No ramps have been provided in the development.

	<b>BCA Part D4D13 Glazing on Accessways</b>
Requirement	<b>Glazing requirements-</b> 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 as per requirements of AS1428.1
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.
	BCA Part F Accessible Sanitary Facilities
	<b>BCA F4D5 Accessible sanitary facilities</b>
Requirement	<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>• <i>It can be entered without crossing an area reserved for 1 sex only</i></li> <li>• <i>Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</i></li> <li>• <i>Even distribution of LH and RH facilities</i></li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
	N
Requirement	Accessible unisex toilets are to be designed in accordance with AS1428.1
Compliance	Capable of compliance
Comments	The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	Complies
Comments	Separate Male & Female Ambulant facilities have been provided
Requirement	<b>Ambulant use toilets are to be designed in accordance with AS1428.1.</b>
Compliance	Complies with the width and length requirements
Comments	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.

Requirement	<b>BCA F4D6 Accessible unisex sanitary compartments</b>
	<b>Class 3 / Class 9c aged care</b> 1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
	Complies.
Comments	To be verified at CC stage of works.
Requirement	<b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b> 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
	Complies.
	To be verified at CC stage of works.
Requirement	<b>BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2009</b>
	<b>Class 3 / Class 9c aged care</b> 1 within every accessible SOU provided with showers and At least 1 for every 10 showers provided in common areas.
	Complies
Comments	Accessible shower provided in accessible room ensuite. No common use shower facilities have been proposed in the development.

Requirement	<b>BCA F4D12 Accessible Adult Change Facilities</b>
	<b>Class 9b</b> An accessible adult change facility is required where <ul style="list-style-type: none"> <li><i>The building is a sports venue or the like with a design occupancy of not less than 35,000 spectators</i></li> <li><i>The building contains a swimming pool with a perimeter of not less than 70m and that is required by Table D3.1 to be accessible</i></li> <li><i>The building is a museum, gallery, theatre or the like with a design occupancy of not less than 1,500 patrons</i></li> <li><i>The building is in a passenger use area of an airport terminal within an airport that accepts flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002</i></li> </ul>
	N/A
Comments	No accessible adult change facilities are required in the development.

## BCA E3D7 Lift Types & Limitations

Job No 225005 Page 12 of 19

### Application of Access to Premises Standards (APS) to existing buildings Affected part upgrades

Requirement	<ul style="list-style-type: none"> <li><i>In general, APS covers new building work to existing buildings, such as an extension or upgrade</i></li> <li><i>APS only apply to that part of the building that is the subject of the building approval application and the 'affected part'</i></li> <li><i>Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application</i></li> <li><i>The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work</i></li> <li><i>When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel</i></li> <li><i>Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step</i></li> </ul>
Compliance	Capable of compliance
Comments	Details to be verified at CC stage of works.
<h3>Application of Access to Premises Standards to existing buildings Lift Concession</h3>	
Requirement	<ul style="list-style-type: none"> <li><i>Where an existing lift travels more than 12M and has a lift floor of not less than 1100mmx1400mm, i.e., if it complies with access requirements imposed by the BCA prior to the commencement of APS it does not have to meet the usual Access Code requirements of floor size 1400mmx1600mm</i></li> <li><i>Other access features on a lift undergoing upgrade required by BCA Table E3.6 (b), such as requirements for accessible lift controls and provision of audible information must be provided</i></li> </ul>
Compliance	Capable of compliance
Comments	Details to be verified at CC stage of works.
<h3>Application of Access to Premises Standards to existing buildings Toilet Concession</h3>	
Requirement	<ul style="list-style-type: none"> <li><i>Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1-2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1-2009</i></li> <li><i>Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work</i></li> </ul>
Compliance	Complies.
Comments	

### Accessible SOU requirements

2 Accessible SOUs have been provided.

At DA stage there is insufficient information to certify compliance with AS1428.1, however, in accordance with the table below, the units can comply with the spatial requirements of AS1428.1

#### **Accessible SOU requirements as per AS 1428.1**

Doors	Requirement	<b>All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1</b>
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
Bathroom	Requirement	<b>At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1</b>
	Compliance	Capable of Compliance. Common bathrooms are used rather than ensuites
	Comment	Details to be verified at CC stage of works.
Laundry	Requirement	<b>Where internal laundry provided, provide for a space of 1550mm space in front of laundry appliances. Consideration to be given to accessibility of taps, fixtures and GPO points.</b>
	Compliance	N/A
	Comment	Details to be verified at CC stage of works.
Bedroom	Requirement	<b>At least 1 bedroom to have circulation space of 1540mm x 2070mm near base or side of the bed and at least 1M on the other sides.</b>
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
Living/ Dining rooms	Requirement	<b>Adequate circulation space is to be available after the placement of furniture.</b>
	Compliance	N/A
	Comment	Details to be verified at CC stage of works.
Circulation spaces	Requirement	<b>Adequate circulation space is to be available at doorways where passageways have been provided.</b>
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
Kitchen	Requirement	<b>Where internal kitchenette provided, accessibility of taps, fixtures and GPO points will be required. Consideration to be given to provision of an 850mm section without base cabinetry to allow for access to benchtop.</b>
	Compliance	N/A
	Comment	Details to be verified at CC stage of works.
Balconies and outdoor areas	Requirement	<b>Where access is available from the unit to the outdoor areas such as balconies, an accessible threshold is required, with door tracks if any to be flush with the internal floor level.</b>
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.
Flooring	Requirement	<b>All flooring is required to be step free and slip resistant</b>
	Compliance	Capable of Compliance
	Comment	Details to be verified at CC stage of works.

## SEPP Housing 2021 Chapter 3 Part 5

Compliance assessment with Schedule 4 of SEPP Housing 2021

<i>Application</i>	<i>Requirement</i>	<b>Development is Seniors housing that consists of hostels or self-contained dwellings</b>
	<i>Compliance Comment</i>	Complies. The development consists of self- contained dwellings.
<i>Siting</i>	<i>Requirement</i>	<b>Wheelchair Access</b> To a site with gradient of < 1:10: <ul style="list-style-type: none"> <li>- ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road.</li> </ul> <b>Wheelchair Access</b> To a site with gradient of > 1:10: <ul style="list-style-type: none"> <li>- The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</li> <li>- Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents.</li> </ul> <b>Common areas</b> Access must be provided as per AS1428.1 to and within common areas / facilities within the development.
	<i>Compliance Comment</i>	Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.
<i>Letterboxes</i>	<i>Requirement</i>	<b>Letterboxes</b> must be: <ul style="list-style-type: none"> <li>- Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1,</li> <li>- Lockable on the hardstand side and</li> <li>- located in a prominent position, where multiple letterboxes are provided together</li> <li>- must be located so that &gt;20% are between 600mm and 1200mm above finished ground level</li> </ul>
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.



Private car accommodation	Requirement	<p><b>Car parking spaces</b> (not being car parking for employees) must be:</p> <ul style="list-style-type: none"> <li>• <b>For spaces associated with a single Class1 dwelling</b> <ul style="list-style-type: none"> <li>- At least 3.2m wide and 2.5m high</li> <li>- Floor to be &lt; 1:40 in any direction</li> <li>- Capable of being widened to 3.8m without structural modifications</li> <li>- Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</li> </ul> </li> <li>• <b>For spaces (less than 8) grouped in a common area</b> <ul style="list-style-type: none"> <li>- At least 1 space AS2890.6 compliant plus 50% of the spaces are to be AS2890.6 <u>or</u> 3.2m wide.</li> <li>- Floor gradient to be &lt;1:40 in any direction</li> </ul> </li> <li>• <b>For spaces (more than 8) grouped in a common area</b> <ul style="list-style-type: none"> <li>- At least 15% of the spaces are to be AS2890.6 compliant plus 50% of the spaces are to be AS2890.6 <u>or</u> 3.2m wide.</li> <li>- Floor to be &lt; 1:40 in any direction</li> <li>- The access point to grouped parking must be secured by a power operated door, gate or other barrier</li> </ul> </li> <li>• <b>Visitor parking spaces</b> <ul style="list-style-type: none"> <li>- At least 5% of the visitor parking spaces are to be AS2890.6 compliant</li> </ul> </li> </ul>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works. Note: The international symbol for access is not required on parking spaces other than the visitor parking</p>
Accessible entry	Requirement	<p><b>The main entry to the dwelling must:</b></p> <ul style="list-style-type: none"> <li>- Provide a clear opening of 850mm and the door circulation requirements of AS 1428.1</li> </ul>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works. Note: this does not apply to entry doors to be used by employee only</p>
Interior: general	Requirement	<p><b>Internal doorways</b> must have:</p> <ul style="list-style-type: none"> <li>- 850mm a minimum clear opening space,</li> <li>- AS 1428.1 compliant door circulation space to at least one kitchen, laundry, bathroom, toilet, bedroom, living area and main external POS</li> </ul> <p><b>Internal corridors</b> must have a minimum 1M width</p>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works.</p>
Bedroom		<p>At least 1 Bedroom within each dwelling must have, <b>Wardrobe and bed sized as follows:</b></p> <ul style="list-style-type: none"> <li>- In the case of a dwelling in a hostel—a single-size bed, and</li> <li>- In the case of a self-contained dwelling—a queen-size bed.</li> </ul> <p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> <li>- 1,200mm wide at the foot of the bed, and</li> <li>- 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.</li> </ul> <p>Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p>



<i>Bathroom</i>	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
	<i>Requirement</i>	<p><b>At least one bathroom</b> must be provided on the entry floor or on a floor served by an internal private lift. The bathroom must have:</p> <ul style="list-style-type: none"> <li>- Floor with a slip resistance of P3</li> <li>- A basin with tapware capable of complying with AS1428.1</li> <li>- A hobless/step free shower with the circulation space required by AS1428.1 including mixer location</li> <li>- The shower shall be located in a corner with provision in the walls for the fixing of grabrails &amp; shower seat in accordance with AS1428.1</li> <li>- A wall cabinet with shelving illuminated to 300lux min</li> <li>- A double GPO located in accordance with AS1428.1</li> </ul>
<i>Toilet</i>	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
	<i>Requirement</i>	<p>At least one <b>toilet</b> must be provided on the entry floor or on a floor served by an internal private lift. The toilet room must:</p> <ul style="list-style-type: none"> <li>- The pan located in the corner with the centreline located in accordance with AS 1428.1 from the side wall</li> <li>- Have a clear circulation space in front of the pan of 900mm wide and 1200mm long. The only allowable encroachments into this space are the toilet paper holder and any grabrails.</li> <li>- The toilet circulation space required by AS1428.1 must be achievable by removing any installed shower screen</li> <li>- Provision in the walls around the toilet for the fixing of future grabrails and/or backrest in accordance with AS1428.1.</li> <li>- Floor with slip resistance of P3.</li> </ul>
<i>Surface finishes</i>	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
	<i>Requirement</i>	Balconies and external paved areas must have slip-resistant surfaces.
<i>Door hardware</i>	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
	<i>Requirement</i>	<p>Door handles and hardware for all doors must be provided in accordance with AS 1428.1</p> <ul style="list-style-type: none"> <li>- Single hand operation, lever style,</li> <li>- Operation located between 900-100mm above FFL</li> </ul>
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.

Switches and power points	Requirement	Switches and power points must be provided in accordance with AS1428.1 or capable of complying thorough future adaption <ul style="list-style-type: none"> <li>- Switches located between 900-1000mm and in line with door handles,</li> <li>- Rocker action / toggle / push pad switches with 35mm width are preferred</li> <li>- GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.</li> <li>- This requirement does not apply to remote controls or power points serving appliances which are not regularly moved or turned off.</li> </ul>
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Private Passenger Lifts	Requirement	A <b>Private Lift</b> within a dwellings must: <ul style="list-style-type: none"> <li>- Have a floor spec of at least 1100mm wide and 1400mm long</li> <li>- Have a landing at each floor of 1540 x 2070</li> <li>- Have controls complying with AS1735.12:2020</li> <li>- Must not be a stairway platform lift</li> </ul>
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

### Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA, the Access to Premises Standard and Housing SEPP.



**Michael Moutrie**

ACAA Accredited Access Consultant No 581

## Statement of experience

### Michael Moutrie Director, Accessible Building Solutions



#### Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor ( No 021)
- Completed SDA Assessor training
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Michael started working in Access in 2015 and became a director of Accessible Building Solutions in 2018. Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres.

#### Michael is experienced in the following areas:

- Building audits
- Access Reports for DA & CC
- Livable Housing assessment
- Changing Places assessment
- Expert witness in the Land & Environment Court of NSW

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.

### Howard Moutrie Consultant



#### Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor ( No 007)

#### Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)  
Sutherland Council Design Review Panel & Access Committee  
City of Sydney Access Panel 2010  
Building Professionals Board Access Advisory Panel  
ACAA Management Committee

Howard Moutrie is an experienced access consultant with over 15 years' experience. Howard has contributed for over 10 years on the Standards Australia Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.