



Accessibility Design Review – DA Review

Project Title: Proposed SEPP Seniors Living – Self Contained Dwellings
27 Bellevue Avenue, Avalon

Job Number: 9135

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Prepared For: Shed Design

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Draft	1.0	24 June 2020	For Review & Comment
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Amended Final	1.3	05 October 2021	For documentation

ACCESSIBILITY DESIGN REVIEW

PROJECT: Proposed SEPP Seniors Living – Self Contained Dwellings

LOCATION: 27 Bellevue Ave, Avalon

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed SEPP Seniors Living residential development at 27 Bellevue Ave, Avalon.

1.1 Project Information & Classification

The proposed development consists of 3x self-contained dwellings and two carparking areas located at the subject site.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject tenancy (to be confirmed by the BCA Consultant / PCA) –

Building Part	Building Classification	Use
Lower Parking level	Class 2	Residential Parking
Lower Ground - First Floor	Class 2	Residential + Parking (GF)

1.2 Purpose of the Report

Shed Architects engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project architectural documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2019 (BCA)
- The Disability (Access to Premises - Buildings) Standards 2010;
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Schedule 3 - Standards concerning accessibility and usability for hostels and self-contained dwellings;

This Accessibility Design Review is based on –

- Architectural design documentation prepared by Shed Architects, Project No. 1901, as follows:

Dwg#	Title	Date – Issue
1901 – DA100	LOWER PARKING LEVEL PLAN	20.09.2021 - D
1901 – DA110	LOWER GROUND FLOOR PLAN	20.09.2021 - D
1901 – DA120	GROUND FLOOR PLAN	20.09.2021 - D
1901 – DA130	FIRST FLOOR PLAN	20.09.2021 - D

- The Building Code of Australia 2019 (BCA) prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019, prepared by the Australian Building Codes Board.

- The Disability (Access to Premises – Building) Standards 2010.
- Australian Standards AS 1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS/NZS 2890.6-2009 – Off-street parking for people with disabilities.
- Australian Standards AS/NZS 1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
- Australian Standards AS4299-1995 - Adaptable housing.
- Australian Standards AS 2890.1-1993 Parking facilities, Part 1: Off street parking.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 - Schedule 3

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2019 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;
- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

1.5 The Disability (Access to Premises – Building) Standards 2010

The Disability (Access to Premises - Buildings) Standards 2010 provides the prescriptive requirements set out regarding the upgrade of an existing building where works are being undertaken.

The Premises Standards apply to:

- a new building
- a new part of an existing building
- the *affected part* of an existing building.

The new parts of a building and any subsequent affected part are outlined as per the below extracts of The Disability (Access to Premises - Buildings) Standards 2010 –

New Part:

A part of a building is a **New Part** of the building if it is an extension to the building or a modified part of the building about which:

- *An application for approval for the building work is submitted, on or after 1 May 2011, to the competent authority in the state or territory where the building is located; or*
- *All of the following apply:*
 - i. *The building work is carried out for or on behalf of the Crown;*
 - ii. *The building work commences on or after 1 May 2011;*
 - iii. *No application for approval for the building work is submitted, before 1 May 2011, to the competent authority in the state or Territory where the building is located.*

Affected Part:

- *the principal pedestrian entrance of an existing building that contains a new part and*
- *any part of an existing building that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

Furthermore, Part 4 of The Disability (Access to Premises - Buildings) Standards 2010 sets out applicable exceptions and concessions. In this instance the following lessee concession is provided –

Lessees:

If the lessee of a *new part* of a building submits an application for approval for the building work, the following people do not have to ensure that the *affected part* of the building complies with these Standards:

- The building Certifier;
- The building developer;
- The building manager.

2.0 ACCESSIBILITY DESIGN REVIEW

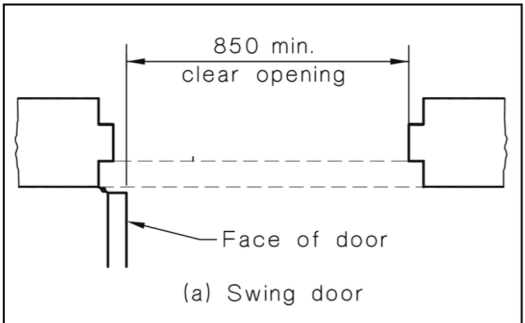
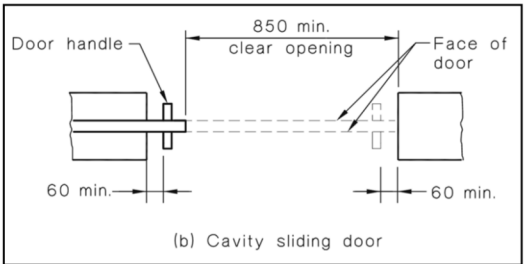
The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Performance Solution (PSR) –</u>	A Performance Solution Report is being pursued to justify the compliance departures
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes
Interpretation Note(s) –	
<ul style="list-style-type: none">Readily moveable furniture has been treated as indicative only unless otherwise noted within the report as it is not considered to form part of the building as addressed by the BCA.	

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p>Class 2 –</p> <ul style="list-style-type: none"> From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <p>Class 7a –</p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is generally proposed throughout the required portions of the building(s) as prescribed by Cl. D3.1 of the BCA.</p> <p>Doorways:</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear (to the active leaf) and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p>  <p>Ensure the prescribed doorway latch-side & hinge-side clearances are provided to the active leaf of all common area doorways used by the occupants in accordance with AS1428.1-2009. This must be achieved from the inside edge of the opening.</p>  <p>Ensure hardware circulation space of 60mm either side is provided to sliding doorways in the open/closed position. This generally requires an active leaf cavity/clearance of 1000mm.</p> <p>Design Detail:</p>	CoC

	<p>Ensure minimum 30% luminance contrast between doorways and surrounding surfaces is provided.</p> <p>Verification of 30% luminance contrast between doorways and surrounding surfaces should be provided prior to CC sign off. This can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p> <p><u>Access between areas:</u></p> <p>Access is required to and within all areas normally used by the occupants. This will include bin rooms or garbage chutes.</p> <p><u>Design Detail:</u></p> <p>Ensure <u>level</u> transitions or compliant ramps and landings are provided between internal and external areas.</p> <p><u>Paths of travel:</u></p> <p>All pathways require a minimum of a 1000mm clear pathway.</p> <p><u>Design Detail:</u></p> <p>Verification of slip resistant surface finishes on all accessways should be provided prior to CC sign off. It is recommended to refer to HB-198 and test in accordance with AS4586-2013.</p> <p>Refer to Section 3 of this report for unit internal configuration requirements.</p> <p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	
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Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and 	<p>1x accessway appears to be provided from the allotment boundary on the corner of Wickham Ln and Sanders Ln.</p> <p>An accessway is provided between all 3 units and the onsite parking. Refer to section D3.3 for associated comments.</p>	CoC

<ul style="list-style-type: none"> from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	<p>Compliance is otherwise readily achievable with specification to be provided at detailed design stage.</p>	
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Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>Ensure all walkways (regardless of gradient) and ramps are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Compliance is otherwise readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	CoC
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>Ensure <u>all</u> non-fire-isolated stairways are provided with the associated accessible features such as handrails and TGSIs in accordance with AS1428.1 & AS1428.4.</p> <p>Compliance is otherwise readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	CoC
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	N/A – no fire-isolated stairways are proposed	N/A

<p>Accessways must have—</p> <ul style="list-style-type: none"> • passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available • turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	<p>Compliance is readily achievable with design development and/or specification to BCA & AS1428.1-2009 at the Detailed Design Stage.</p>	<p>CoC</p>
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Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> • An area where access would be inappropriate because of the particular purpose for which the area is used. • An area that would pose a health or safety risk for people with a disability. • Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case-by-case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> • Storage rooms • Plant rooms • Caretaker only areas • Switch rooms 	<p>Info</p>

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>The BCA does not prescribe the provision of accessible carparking spaces for Class 2 buildings.</p>	<p>Accessible parking is not required for Class 2 residential buildings.</p> <p>Refer to the SEPP Seniors Living Schedule 3 requirements outlined in Part 3.0 of this report for details.</p>	<p>Info</p>

Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows –</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; 	<p>DD</p>

<ul style="list-style-type: none"> • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
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Cl. D3.7: Hearing augmentation

N/A – No areas requiring the provision of a hearing augmentation system have been indicated.

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1:2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p><u>Design Detail:</u></p> <p>TGSIs need only be a depth of 300mm - 400mm in locations where the next hazard/building element is ≤ 3000mm away. TGSIs shall be 600mm - 800mm deep when the hazard is ≥ 3000mm away.</p> <p><u>Design Detail:</u></p> <p>TGSIs are required at every stairway/ ramp landing where either 1 or both handrails are not continuous. Either provide continuous handrails or TGSIs at all landings with a discontinuous handrail.</p> <p><u>Design Detail –</u></p> <p>Confirm where any overhead obstruction is provided below 2m as these areas are required to be treated with either a barrier or TGSIs.</p> <p><u>Design Detail –</u></p> <p>Ensure all integrated TGSIs (tiles) have a minimum 30% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail –</u></p> <p>Ensure all individual discrete TGSIs have a minimum 45% luminance contrast to the ground surface they are fixed to.</p> <p><u>Design Detail –</u></p>	CoC

	<p>Ensure all individual discrete composite TGSIs have a minimum 60% luminance contrast to the ground surface they are fixed to.</p> <p>LC can be estimated by obtaining the luminance reflectance value (LRV) of the paint colour or product from the manufacturer, laboratory testing or on site testing prior to completion.</p>	
<p>Discrete indicator Composite discrete indicator</p>		

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

N/A – Not a Class 9b building.

Cl. D3.10: Swimming pools

N/A – No common area swimming pool is proposed.

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway, a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable.	CoC

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> • be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Table E3.6b; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>Passenger lifts are installed in Apartments 1 and 2 of the development, commentary on these lifts is provided in Section 3.0 of this report.</p> <p>1x passenger lift and 1x platform lift are proposed to allow access through the property from the corner of Sanders and Wickham Lane.</p> <p>The proposed passenger & platform lift shall have the following features:</p> <ul style="list-style-type: none"> • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,100mm x 1,400mm (as the lift vertical travel is less than 12m), • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>A design compliance certificate is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> • Ensure lift landing controls are provided no less than 500mm from an internal corner (platform lift door openings may dictate where the call button(s) can be located). 	CoC

BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

N/A - No common area sanitary facilities are proposed.

3.0 SEPP SENIOR 2004 REQUIREMENTS

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The following is a summary and check list of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, specifically assessing the development against the requirements of Chapter 3, Part 2 and Schedule 3

Chapter 3, Part 2 – Site-related requirements - Clause 26 Location and access to facilities		
Provisions	Comment	Status
<p>“(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:</p> <p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.”</p>	<p>The development relies upon the provisions of clause 26(2) (a) regarding access to an appropriate range of services and shops within walking distance (400m).</p> <p>There are also several bus stops provided within 400m of the proposed development for access to services etc... in other areas if preferred by residents.</p> <p>The design team has proposed some alterations to the council footpath near the site along Sanders Ln to ensure the average gradient of the pathway to Old Barrenjoey Rd is 1:14 or better.</p>	CoC
<p>(2) Access complies with this clause if:</p> <p>“(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</p>	<p>Refer to Shed Architects Clause 26 Compliance Report for more detailed information.</p> <p>Safe passage is proposed via the existing council footpaths and crossings.</p> <p><i>(4) For the purposes of subclause (2):</i></p> <p>a) <i>a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, ...</i></p> <p>The standard wheelchair footprint for the 90th percentile of users is identified in AS1428.1-2009 as 1300mm x 800mm.</p> <p>The minimum floor size for a platform or</p>	

<p>(b) in the case of a proposed development on land in a local government area that is within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development during daylight hours at least once each day between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p>	<p>passenger lift is prescribed by the BCA as 1400mm x 1100mm to suite the aforementioned.</p> <p>It is our understanding that most but not all electric wheelchairs & motorised carts are also based on fitting these dimensions.</p>	
<p>“(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.”</p>		

38 Accessibility The proposed development should: <ul style="list-style-type: none"> (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. 	Compliance is readily achievable. Alterations to Sander Ln are proposed to ensure compliance.	CoC
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Schedule 3 - Standards concerning accessibility and use-ability for hostels and self-contained dwellings.

Part 1 Standards applying to hostels and self-contained dwellings

1 Application of standards in this Part

The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.

N.B. Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

Provisions	Comment	Status
2 Siting standards (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10: <ul style="list-style-type: none"> (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50%	Compliance is readily achievable	CoC

<p>of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) 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>3 Security Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.</p>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	DD
<p>4 Letterboxes Letterboxes: (a) must be situated on a hard-standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	DD
<p>5 Private car accommodation If car parking (not being car parking for employees) is provided: (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>	<p>Compliance is readily achievable.</p> <p>This clause refers to AS 2890, <i>Parking facilities</i>, Part 1: <i>Off street parking</i>. The minimum clear width of car parking spaces is required to be 3.2m. The minimum length of carparking spaces is to be 5.4m.</p> <p>Additionally, at least 5% (or at least one space if there are fewer than 20 spaces) of the total number of carparking spaces is to be increasable to 3.8m wide.</p> <p>Part 7, Division 4 (h) of the SEPP states that a consent authority must not refuse consent to a development application</p>	CoC

	<p>made pursuant to the chapter if 0.5 car spaces for each bedroom is provided.</p> <p>The three apartments each contain 3 bedrooms totalling 9 bedrooms for the proposal, requiring at total of 4.5 carparking spaces.</p> <p>6 carparking spaces are provided.</p>	
<p>6 Accessible entry</p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Compliance is readily achievable.</p> <p>Details to be provided at detailed design stage.</p> <ul style="list-style-type: none"> • An 850mm clear opening with appropriate latch side clearance. • Lighting complying with AS1680.2 and achieving a minimum 150 lux. • Call buttons at entrances shall be located between 900-1100mm from the floor and not less than 500mm from internal corners. • D shaped lever latch set located between 900-1100mm from the floor. 	CoC
<p>7 Interior: general</p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>Compliance is readily achievable.</p>	CoC
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of a self-contained dwelling—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p>	<p>Compliance is readily achievable.</p> <p>Location of GPOs etc to be determined at detailed design stage.</p>	CoC

<p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>		
<p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	<p>CoC</p>
<p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>Compliance is readily achievable.</p> <p>The applicable bathrooms in unit 1 & 2 are visitable and can achieve the required circulation space (2300mm x 1900mm) should it be required in the future.</p>	<p>CoC</p>
<p>11 Surface finishes</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>

Balconies and external paved areas must have slip-resistant surfaces. Note. Advise regarding finishes may be obtained from AS 1428.1.	Slip resistivity to be nominated at detailed design stage.	
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Compliance is readily achievable. Door hardware to be nominated at detailed design stage.	CoC
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Compliance is readily achievable. Location of GPOs to be nominated at detailed design stage.	CoC
14 Application of standards in this Part The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		
15 Living room and dining room (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Compliance is readily achievable. Location of telephone and illumination level to be nominated at detailed design stage.	CoC
16 Kitchen A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and	Compliance is readily achievable. Configuration of kitchen to be determined at detailed design stage. <u>Design Detail:</u> Cooktops in all three apartments do not have a minimum 800mm adjacent work surface. The ovens shown in all three apartments are not located adjacent to an 800mm work surface.	CoC

<p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>		
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	Compliance is readily achievable.	CoC
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i>.</p>	Compliance is readily achievable	N/A
<p>19 Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>Please confirm the location of the laundry in all 3 apartments.</p> <p>A clear space of 1300mm must be achievable in front of the appliances.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage</p>	DD
<p>20 Storage for linen</p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage	CoC
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Compliance is readily achievable.	CoC

4.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Part E3.6 and Part F2.4 'deemed-to-satisfy' (DtS) provisions of the Building Code of Australia 2019 (BCA).

A review has also been provided to identify the compliance statuses of the design with SEPP (Housing for Seniors or People with a Disability) 2004, Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

Following this review and the adaptation of the recommendations proposed, ABE Consulting are able to confirm that at the Development Application Phase of design, the development can readily achieve compliance with SEPP (Housing for Seniors or People with a Disability) 2004, Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

5.0 REVIEW PROVIDED BY

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