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report

Statement of Compliance Access For People With A Disability

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Report

Report Type: BCA Access Provisions & Adaptable Housing Statement of Compliance
Development: Residential Development at 70 John Whiteway Drive Gosford

Introduction

This report has been prepared to accompany an application to amend the original approval and has been based on the following drawings prepared by Benson McCormack Architects:

A 0101	Basement Plan
A 0104	Ground Floor Plan
A 0107	Level 1 Floor Plan
A 0110	Level 2 Floor Plan
A 0113	Level 3 Floor Plan
A 0116	Level 4 Floor Plan

The report is not to be used for any other purpose than its original intention.

Assessment

Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA as they relate to a Class 2 building
- The Council's DCP relating to Adaptable Housing.
- AS 1428.1 for the common areas
- AS 4299 for the adaptable units

Assessment

The proposal is to increase the residential apartments from 66 to 72 with a revised unit mix. The building remains a residential development comprising basement carparking and 5 levels of residential apartments. Under the BCA, the building is classified as:

Residential portion – Class 2
Carpark – Class 7a

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

D3 Access & Egress	
Requirement	Class 2 To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor To and within not less than 1 of each type of common use facility
Compliance Comment	Yes Access is available to the communal open space on level 04
Requirement	Required external access must be provided from (i) The main pedestrian entry points at the allotment boundary (ii) from any other accessible building connected by a pedestrian link (iii) accessible carparking space
Compliance Comment	Yes There are 3 entry lobbies accessed directly from the street on levels 1,2 & 3. A lift provides access to the carpark and other levels
Requirement	In a building required to be accessible an entry must be: (i) Through the principal entry (ii) Not less than 50% of all pedestrian entries (iii) In a building >500sqm a non accessible entry must be <50m from an accessible entrance (iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances
Compliance Comment	Yes
Requirement	Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are >3 doors
Compliance Comment	N/A
Requirement	Where a doorway has multiple door leafs, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm
Compliance Comment	Yes Verify at CC
Requirement	In areas required to be accessible: (i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1 (ii) Ramps, landings and nosings shall have the slip resistance stated in Clause D2.14 (iii) Passing bays must be provided at max 20m intervals (iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage (v) Carpet pile height shall comply with Clause D3.3 g & h
Compliance Comment	Yes Verify at CC

Requirement	It is not necessary to provide access to a. An area which would be inappropriate because of its particular use b. An area that would pose a health or safety risk for people with a disability c. a path of travel to a space exempted in (a) or (b).
Compliance Comment	Yes Verify at CC
Requirement	Every building required to be accessible shall provide Braille and tactile signage to identify: • sanitary facilities, • a space with hearing augmentation, • where an entry is not accessible the location of the nearest accessible facility. • a required exit door • where a bank of toilets does not contain an accessible toilet, the location of the nearest accessible toilet
Compliance Comment	Yes Verify at CC
Requirement	For sanitary facilities signage must: • identify the handling • identify on the door, if a facility is ambulant accessible • identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located
Compliance Comment	N/A No common use toilets
Requirement	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
Compliance Comment	Yes Verify at CC
Requirement	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
Compliance Comment	Yes Verify at CC
Requirement	Where access is reqd to a swimming pool it must be: i. A fixed or moveable ramp ii. A zero depth entry and an aquatic wheelchair iii. A platform lift and an aquatic wheelchair iv. A sling style lift All in accordance with Spec D3.10.
Compliance Comment	N/A
Requirement	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
Compliance Comment	Yes Verify at CC. May apply to building entry doors

Requirement	On an accessway: - A series of connected ramps must not have a combined vertical rise of > 3.6m - A landing for a step ramp must not overlap a landing for another ramp or step ramp
Compliance Comment	Yes Verify at CC
Requirement	In areas required to be accessible, the following are to be considered: - Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1 - Doors shall provide a clear opening of 850mm - Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1 - Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 - Fire isolated stairs to have contrasting nosing strips to AS 1428.1
Compliance Comment	Yes Verify at CC

F2 Sanitary Facilities

Requirement	Class 2 Where sanitary compartments are provided in common areas, not less than 1, Where showers are provided in common areas, not less than 1,
Compliance Comment	N/A

E3.6 Lifts

Requirement	In an accessible building every lift must comply with Table E3.6a & b
Compliance Comment	Yes Verify at CC Min Lift car size 1400 x 1600
Requirement	Where the lift travels more than 12m above the floor providing access to the road or open space then at least 1 lift must be a stretcher lift
Compliance Comment	Yes Verify at CC

Adaptable Housing

The Council has advised that 15% of the total units are to be adaptable units, thus, 11 adaptable units are required by the Council's DCP. The proposed adaptable units are :

Ground : A003 / B001 / B004 / C001 / C004

Level 01: C105 / C107

Level 02: C205

Level 03: C305

Level 04: B401 / B402

They are a mix of 1 & 2 bedroom units. At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

AS 4299 Adaptable Housing Class C

The Site	Requirement	An accessible path of travel from the street, letterboxes, car park and to common facilities is provided
	Compliance Comment	Yes
Carparking	Requirement	A carspace 6m x 3.8m is provided
	Compliance Comment	Yes Double carspace provides 4.8m width
Unit Entry	Requirement	The entry is accessible, covered, level, has a low threshold, permits wheelchair manouverability and has an 850 clear door with lever handles
	Compliance Comment	Yes Verify at CC
Interior - General	Requirement	Access to bathroom, kitchen, laundry, living areas and outside areas is provided.
	Compliance Comment	Yes Verify at CC
	Requirement	Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1
	Compliance Comment	Yes Verify at CC
Living/ Dining Rms	Requirement	Provision for circulation space of min 2250 dia, a telephone point adjacent to GPO and lighting which can achieve min 300 lux
	Compliance Comment	Yes Verify at CC
Kitchen	Requirement	Floor surface to be non slip with 1550 clear between benches and circulation space at door to comply with AS1428.1. workbenches can be setout to provide requirements of AS 4299 including tap type and location, GPO locations.
	Compliance Comment	Yes Verify at CC
Main Bedroom	Requirement	Can accommodate a queen size bed, wardrobe and circulation to AS 1428.2
	Compliance Comment	Yes Verify at CC

Bathroom	Requirement	Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.
	Compliance Comment	Yes Main bathroom assessed. Verify at CC
Toilet	Requirement	An accessible toilet or an enlarged toilet with an area 1200x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.
	Compliance Comment	Yes Verify at CC
Laundry	Requirement	Circulation at doors to comply with AS 1428.1 is provided with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available with a double GPO and an accessible path of travel to clothes line if provided. The floor is slip resistant.
	Compliance Comment	Yes Cupboard style
Door Hardware	Requirement	Lever door handles are provided, located 900-1100mm above floor
	Compliance Comment	Yes

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 and AS 4299 Adaptable Housing.



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