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Disability Access Report



Proposed Seniors Living Development
The Bower
MEDOWIE NSW

For:
McCloy Group
c/- Avid Project Management

Our ref:
LP_17104-Rev



Executive Summary



Development application documentation for The Bower Seniors Living Development, Medowie, has been reviewed against the requirements of The Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

We consider that the drawings presented for assessment generally comply with The Building Code of Australia 2016 and the intent of the Disability Discrimination Act 1992, subject to the recommendations made in this report being implemented during the construction process.

The following table summarises compliance issues.

Item No.	Description	Compliance Status
SEPP Siting Requirements		
3.1	Location & Access to Facilities	Compliant
3.2	Accessibility	Compliant
SEPP Schedule 3		
4.1	Siting Standards	Compliant
4.2	Security	To be addressed in detailed design.
4.3	Letterboxes	Compliant
4.4	Private Car Accommodation	Compliant
4.5	Accessible Entry	Compliant
4.6	Interior	Compliant
4.7	Main Bedroom	Compliant
4.8	Bathroom	Compliant
4.9	Toilet	Compliant
4.10	Surface Finishes	To be addressed in detailed design.
4.11	Door Hardware	To be addressed in detailed design.
4.12	Ancillary Items	To be addressed in detailed design.
4.13	Living and Dining Room	Compliant
4.14	Kitchen	Compliant
4.15	Access to kitchen, main bedroom & bathroom	Compliant
4.16	Lifts in multi-storey buildings	Not applicable
4.17	Laundry	Compliant
4.18	Storage	Compliant
4.19	Garbage	Compliant
Community Centre, Pool Building & Ancillary Buildings		
5.1	Street Boundary to Entrance	Compliant
5.2	Carparking to Entrance	Compliant
5.3	Link between Buildings	Compliant
5.4	Pathways	Capable of compliance
5.5	Accessible Carparking	Compliant
5.6	Entrances	Compliant



Item No.	Description	Compliance Status
5.7	Extent of access	Compliant
5.8	Service Counters	Recommendation only
5.9	Hearing Augmentation	To be addressed in detailed design
5.10	Circulation Areas	Compliant
5.11	Doorways	Capable of compliance
5.12	Exempt Areas	Compliant
5.13	Floor Finishes	To be addressed in detailed design
5.14	Carpet	To be addressed in detailed design
5.15	Controls	To be addressed in detailed design
5.16	Signage	To be addressed in detailed design
5.17	Swimming Pools	To be addressed in detailed design
5.18	Thresholds	To be addressed in detailed design
5.19	Accessible Sanitary Facilities	Compliant
5.20	Accessible Toilets	Capable of compliance
5.21	Accessible Showers	Capable of compliance
5.22	Ambulant Toilet Cubicles	Capable of compliance

Construction is to be in accordance with the recommendations made in this access report to ensure compliance. Where construction differs from the drawings, further assessment will be required to ascertain compliance.

This report is limited to items within drawings listed in this report only. Future alterations and additions to the building will render the recommendations in this report null and void as we cannot guarantee continued compliance where changes to the building fabric are made. A high level of maintenance is recommended to ensure continued compliance with access legislation.

All dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered in the preparation of the construction certificate documentation to account for wall linings and the like.

Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA.

The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry. This may differ from that of other consultants. We aim to provide practical, performance-based advice based on project specifics that will maximize access for persons with a disability to the built environment.

Lindsay Perry is a qualified Access Advisor, being an accredited member of The Association of Consultants in Access, Australia – membership number 136. Lindsay Perry carries public liability insurance, professional indemnity insurance and income protection.



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Revision Summary

Date	Description	Revision
15 August 2018	Disability Access Report (Revised)	1



1. Introduction

This Access Report considers The Bower Seniors Living Development, Medowie, against the requirements of the Building Code of Australia 2016 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

The project provides one-hundred-and-six (106) dwellings comprising nine (9) house types and five (5) duplex types around a newly formed roadway network. Ancillary facilities are provided including a community centre, men's shed, pool, bowling green. Facilities on the site are connected by a pedestrian pathway network.

Documentation prepared by SDA has been reviewed as listed within Appendix 1.

It is estimated that one in five people in Australia have a long-term disability (Australian Bureau of Statistics – 2003). This includes physical disability, intellectual disability, and sensory impairments such as vision and hearing. It does not include those with a short-term (temporary) disability or the continuing aging population.

Lindsay Perry Access have adopted a best practice, performance-based approach to access. Assessment is based on project specifics and takes into account various factors such as site topography, heritage and existing site conditions.

2. Legislation

The requirements of BCA 2016 have been adopted in the preparation of this access report. Access assessment has been made against Access Legislation including:

- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The Building Code of Australia 2016 (BCA) Section D3 – Access for People with Disabilities
- The Building Code of Australia 2016 (BCA) Section D2 (in part) – thresholds and slip resistant
- The Building Code of Australia 2016 (BCA) Section E3.6 – Lifts
- Australian Standards AS1428.1(2009) Amendment 1, AS1428.2(1992), AS1428.4(2009) – Design for Access and Mobility
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- State Environmental Planning Policy – Housing for Seniors and Persons with a Disability 2004 (SEPP), Current Amendment – 1 January 2013.

The accessibility of the proposed development has been considered in regard to the relevant access legislation. A summary of the requirements of relevant legislation follows.

- The **DDA** requires independent, equitable, dignified access to all parts of the building for all building users regardless of disability. The DDA makes it unlawful to discriminate against a person on the grounds of disability. The DDA is a complaint-based law and is administered by the Human Rights and Equal Opportunities Commission



- The **DDA Premises Standards** include an **Access Code** written in the same style as the Building Code of Australia. That is, the Access Code has a number of Performance Requirements that are expressed in broad terms and references to a number of technical Deemed-to-Satisfy Provisions. The Deemed-to-Satisfy provisions refer in many cases to technical details in Australian Standards such as AS1428.1, the primary Australian Standard relating to building access for people with a disability.
- **BCA 2016** for Class 1b buildings that are private dwellings, has no specific accessibility requirements – the requirements of the SEPP are required.
- The **BCA 2016** for Class 9b (Community Centre) buildings requires access for people with disabilities to and within all areas usually used by the occupants and to wheelchair seating spaces provided in accordance with D3.9. Access need not be provided to every tier / platform within an auditorium.
- **SEPP Housing for Seniors and People with a Disability** encourages the provision of housing for seniors and persons with a disability. It accommodates the requirements of AS1428, AS4299 and AS2890.1.
- **AS1428 – Design for Access and Mobility** requires the inclusion of a continuous accessible path of travel from the street footpaths and carparking areas to the entry and facilities within the building. It also includes requirements for doorways, stairs, toilets, etc.

Part 1 (2009) of this standard contains access requirements that are mandatory for the provision of access for persons with a disability and is referred by the BCA. Amendment 1 of this document was released in 2010.

Part 2 (1992) provides enhanced and best practice requirements. While AS1428.2 is not mandatory, the inclusion of its requirements such as accessible reception counters reduce the risk of a complaint made under the DDA. AS1428.2 is referenced by the Human Rights and Equal Opportunities Commission Advisory Notes for Access to Premises that accompanies the DDA.

Requirements for tactile indicators are included in Part 4.1 (2009) of this standard.

Part 5 (2010) provides requirements for Communication for people who are deaf or hearing impaired but is not referenced by the BCA.

- **AS4299 – Adaptable Housing** provides housing for different community groups with different needs. It involves a move away from special accommodation for persons with a disability, avoiding social dislocation and is referenced by the SEPP.
- **AS2890.6** applies to the carparking areas generally.

3. SEPP – Siting Requirements

The proposed development has been designed to reflect the requirements of the SEPP and the Australian Standards nominated in this document including AS1428 and AS4299. This development contains self-contained dwellings. Therefore, the requirements of SEPP Clause 26: Location and Access to Facilities, Clause 38: Accessibility are relevant.



3.1 SEPP Clause 26

Location & Access to Facilities

A SEPP development must offer access to services such as shops, banks, retail services, commercial services, recreational facilities, community facilities and doctors. These facilities are to be located within 400m of the site via a pathway that provides an accessible path of travel.

For development outside the Sydney Statistical Division, these services can be located at a distance greater than 400m from the site if there is a transport service available. The transport service is required to take residents to a place that is located at a distance of not more than 400m from the relevant facilities or services and is to be available to and from the proposed development during daylight hours at least once each day from Monday to Friday.

Within the SEPP, an accessible path of travel is defined as a sealed pathway that has an average gradient of 1:14. Other allowable gradients include 1:12 for a length of up to 15m, 1:10 for a length of up to 5m and 1:8 for a length of up to 1.5m.

Compliance Summary:

Compliant

We have been advised that the applicant intends to provide an on-site bus service that complies with clause 26(2)(c). This includes a service available for residents to travel both to and from the proposed development to facilities and services during daylight hours at least once each day from Monday to Friday, inclusive. A bus bay is provided at the main entrance to the development.

3.2 SEPP Clause 38 – Accessibility

A SEPP development should have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities. A development should provide attractive, yet safe, environments for pedestrian and motorists with convenient access and parking for residents and visitors.

Compliance Summary:

Compliant

Carparking is provided for residents attached to the dwellings with visitor carparking provided throughout the site.

4 SEPP – Schedule 3 Standards Concerning Accessibility & Usability for Self-Contained Dwellings

The dwellings within the proposed development have been considered against SEPP-Housing for Seniors and People with Disabilities (SEPP) and the Australian Standards nominated in this document including AS1428 and AS4299.

Part 1: Self-contained dwellings - standards concerning access and usability (Clauses 1 – 21) is applicable in this instance.



A “self-contained dwelling” is defined as a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

There are one-hundred-and-ten (110) dwellings on the site. They are provided as two bedrooms plus study and three-bedroom arrangements. A combination of detached dwellings and duplexes are provided. There are seven (7) dwelling types provided across the development.

4.1 SEPP Schedule 3, Clause 2 – Siting Standards

This Clause contains 3 parts regarding siting standards as follows.

- (1) wheelchair access
- (2) applies to sites where the whole site does not have a gradient of less than 1:10.
- (3) common areas

Of these parts, Clauses (1) and (3) are applicable to this development.

Siting standards for this development are as follows:

(1) Wheelchair Access

Where the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous path of travel within the meaning of AS1428 to an adjoining public road.

(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.

Compliance Summary:

Compliant

All of the dwellings on the site are accessible to persons with a disability given the overall gradients shown on the site plan – maximum gradient noted is 1:40. Each dwelling has direct access to the internal roadways. An accessible pedestrian footpath network is provided throughout the site.

4.2 SEPP Clause 3 – Security

Pathway lighting is to be designed and located to avoid glare for pedestrians and adjacent dwellings. Lighting to be minimum 20 lux at ground level.

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

The requirement for pathway lighting should be implemented during preparation of the construction certificate documentation.



4.3 SEPP Clause 4 – Letterboxes

Letterboxes are required to be lockable, in a central location and be accessible to persons using a wheelchair via an accessible path of travel.

Compliance Summary:

Compliant

Bin and letterbox enclosures are provided in four (4) locations across the site in accessible locations.

Recommendations:

Letterboxes should be provided within the accessible height range of 900-1100mm above ground level to assist persons using a wheelchair / scooter.

4.4 SEPP Clause 5 – Private Car Accommodation

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

Carparking spaces must comply with the requirements for parking for persons with a disability set out in AS2890 and,

5% of the total number of car parking spaces must be designed to enable the width of the spaces to be increased to 3.8m and,

Any garage must have a power operated door.

Note:

SEPP was released when AS2890.1 (2004) was applicable. Within AS2890.1 (2004), it is stated that for carparking for people with disabilities, AS2890.1(1993) Clause 2.4.5 should be adopted (AS2890.6 Carparking or People with Disabilities was pending publication). Further, SEPP Clause 3: Interpretation specifically states AS 2890 Part 1 as the applicable standard.

This, and the requirement for the capability of 5% of carparking to be increased to 3800mm wide, suggests that carparking for residents should have a minimum width of 3200mm (per AS2890.1(1993) Clause 2.4.5, rather than the 4800mm required by AS2890.6.

For enclosed spaces such as garages, the minimum width is required to be 3800mm for compliance with AS2890.1(1993 & 2004) which requires an additional 300mm for each enclosing wall to ensure wheelchair access.

Compliance Summary:

Compliant

Single garages are 3800mm wide.

4.5 SEPP Clause 6 – Accessible Entry

Every entrance to each residence, whether it be the front entry or not, must comply with Clauses 4.3.1 and 4.3.2 of AS4299. Clauses 4.3.1 and 4.3.2 of AS4299 require the entry door to comply with AS1428.2 – the minimum clear opening width of the doorway is to be 850mm and allow for wheelchair maneuverability (provide minimum 1550mm long area in front of the doorway).



Door hardware is to comply with AS1428. In this regard, entry door hardware is to be in the accessible height range of 900-1100mm above finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

Compliant circulation areas achieved.

Recommendations:

Door leaf sizes of 920mm should be used which will achieve clear width of 850mm
The requirement for door hardware should be implemented during construction.

4.6 SEPP Clause 7 – Interior

Widths of internal corridors and circulation at internal doorways must comply with AS1428.1.

Compliance Summary:

Compliant circulation areas are achieved.

Recommendations:

Door leaf sizes of 920mm should be used which will achieve clear width of 850mm.

4.7 SEPP Clause 8 – Main Bedroom

At least one bedroom is required to have adequate space for a wardrobe and a queen size bed with minimum 1200mm wide circulation at the foot of the bed, 1000mm between the bed and wall / wardrobe or any other obstruction. There are also requirements for locations of GPOs and telephone outlets and illumination levels.

Compliance Summary:

Compliant

The main bedroom within each dwelling type offers adequate circulation areas.

Recommendations:

Additional requirements listed above to be implemented during construction.

4.8 SEPP Clause 9 – Bathroom

At least one bathroom must be located on the entry level and have an area that complies with AS1428, slip resistant floor, shower minimum 1100x1160mm with future provision for accessible features, washbasin capable of adaption to comply with AS4299 and a wall cabinet with illumination levels as described.

Compliance Summary:

Compliant

Ensuites to Bedroom 1 within each of the dwelling types are conducive to the requirements of an accessible bathroom, meeting the requirements of the SEPP.

We note that the SEPP allows for future adaption of bathroom areas that reflect the individual needs of the residents.



4.9 SEPP Clause 10 – Toilet

A self contained residence is required to have a toilet on the ground (or main) floor that complies with the requirements for sanitary facilities of AS4299. That is, a visitable toilet.

Compliance Summary:

Compliant

The toilet within the ensuite of each dwelling type meets the requirements of AS4299.

4.10 SEPP Clause 11 – Surface Finishes

Balconies and external paved areas must have slip resistant surfaces

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

The requirement for surface finishes should be implemented during preparation of the construction certificate documentation.

4.11 SEPP Clause 12 – Door Hardware

Door handles and hardware for all doors must be provided in accordance with AS4299.

Door hardware is to be operable with one hand and in the height range of 900-1100mm above the floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

The requirement for door hardware should be implemented during preparation of the construction certificate documentation.

4.12 SEPP Clause 13 – Ancillary Items

Switches such as light switches must be located within the accessible height range of 900-1100mm above the floor level as required by AS4299.

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

The requirement for ancillary items should be implemented during preparation of the construction certificate documentation.



4.13 SEPP Clause 15 – Living and Dining Room

Living areas within each residence are required to have circulation areas in accordance with AS4299, Clause 4.7. In this regard, an area with 2250mm diameter is required, clear of furniture.

A telephone outlet adjacent to a general power outlet and illumination level of 300 lux is also a requirement for living areas.

Compliance Summary:

Compliant

The open plan arrangement of living / dining areas within each of the dwelling types provides sufficient area to satisfy SEPP requirements for circulation spaces within living and dining rooms.

Recommendations:

The requirement for telephone outlet, general purpose outlet and lux levels should be implemented during construction.

4.14 SEPP Clause 16 – Kitchen

A kitchen in a self contained dwelling must have:

Circulation space in accordance with AS4299, Clause 4.5.2

A width at door approaches complying with Clause 7 of this schedule

Fittings and fittings in accordance with the relevant sub clauses of AS4299, Clause 4.5.

Compliance Summary:

Compliant

Kitchens within each dwelling type have adequate width to accommodate 1550 mm clear between surfaces.

Recommendations:

Additional requirements for kitchens as listed above, should be implemented during construction.

4.15 SEPP Clause 17 – Access to kitchen, main bedroom, bathroom and toilet

In multi-storey residences, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.

Compliance Summary:

Compliant

Each dwelling type achieves compliance with this clause being over a single level.

4.16 SEPP Clause 18 – Lifts in multi-storey developments

In a multi storey building containing self-contained dwellings, lift access must be provided to dwellings above the ground level by way of a lift complying with Clause E3.6 of the BCA.

Not applicable to this development.



4.17 SEPP Clause 19 – Laundry

A self-contained dwelling must have a laundry that has:

- A width at door approaches that complies with Clause 7 of this schedule.
- Provision for the installation of an automatic washing machine and a clothes dryer.
- A clear space in front of appliances of at least 1300mm
- Slip resistant floor
- An accessible path of travel to any clothes line.

Compliance Summary:

Compliant

Laundries are provided with adequate circulation areas.

Recommendations:

Requirements such as floor finish and access to clothes lines to be implemented during construction.

4.18 SEPP Clause 20 – Storage

A self-contained dwelling must be provided with a linen cupboard in accordance with AS4299, Clause 4,1,1,5. It should be at least 600mm wide that have adjustable shelving.

Compliance Summary:

Compliant

Recommendations:

The requirement for adjustable shelving is to be implemented during construction.

4.19 SEPP Clause 21 – Garbage

A garbage storage area must be provided in an accessible location.

Compliance Summary:

Compliant

Bin and letterbox enclosures are provided in four (4) locations across the site in accessible locations.

5 Community Centre, Pool & Ancillary Buildings

Ancillary buildings include the Men's Shed which is in close proximity to the Community Centre and Pool Building. The approach to these buildings needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability.

An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.



In this instance, the approach to the buildings has been considered from the internal roadway to the entrances being primarily used by residents. We note that there is an accessible path of travel available from the main pedestrian entrance to the site.

5.1 Approach from Street Boundary at Pedestrian Entry

The BCA requires that a continuous accessible path of travel be provided from the allotment boundary at the main points of pedestrian entry to the main entrance.

Compliance Summary:

Compliant

The footpath network extends from all dwellings to the community centre, pool building and men's shed. Additionally, a drop-off area is provided in front of the entrance doors.

5.2 Approach from Accessible Carparking

The BCA requires that a continuous accessible path of travel be provided from the accessible carparking areas to the main entrance.

Compliance Summary:

Compliant

Carparking is provided in close proximity to the Community Centre and an accessible ramp is provided for access to the building entrance.

5.3 Approach between Buildings

The BCA requires that a continuous accessible path of travel be provided between associated accessible buildings.

Compliance Summary:

Capable of compliance

The footpath network extends from all dwellings to the community centre, pool building and men's shed.

5.4 Pathways Generally

An accessible path of travel is required throughout the site to meet SEPP requirements. The accessible path of travel refers to a pathway which is grade restricted and provides wheelchair access as per the requirements of AS1428.

Compliance Summary:

Capable of compliance – levels indicated on site plan are conducive to the provision of an accessible path of travel.

Recommendations:

For compliance with AS1428.1, the following access requirements apply and should be implemented during preparation of the construction certificate documentation. We confirm that the pedestrian areas appear to be conducive to the provision of access for persons with a disability.

- a. The minimum unobstructed width of all pathways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.



- b. All pathways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, or 5mm for bevelling edges).
- c. The maximum allowable crossfall of pathways is to be 1:40.
- d. The ground abutting the sides of the pathways should follow the grade of the pathway and extend horizontally for 600mm. We note that this is not required where there is a kerb or handrail provided to the side of the pathway.
- e. Pathways to have passing bays complying with AS1428.1 at maximum 20m intervals where a direct line of site is not available. They are required within 2m of the end of the pathway where it is not possible to continue travelling along the pathway.

A passing space shall have a minimum width of 1800 for a minimum length of 2000mm. Refer to AS1428.1, Clause 6.4.

5.5 Carparking

Carparking is provided in close proximity to the Community Centre for staff and visitors. Two accessible carparking spaces are indicated in this location. Overall configuration is in keeping with accessibility requirements.

Compliance Summary:

Compliant configuration.

Recommendations:

Access requirements for the accessible carparking are as follows and should be addressed during preparation of the construction certificate documentation.

- a. Provide an accessible carparking space in association with the Community Centre.
- b. Accessible carparking to be a minimum of 2400mm wide with a shared area to one side of the space 2400mm wide. Circulation space can be shared between adjacent accessible carparks. For a single space, a total width of 4800mm is required.
- c. Provide a bollard to the shared circulation space as illustrated in AS2890.6, Figure 2.2.
- d. The maximum allowable crossfall of accessible carparking area to be, 1:33 (for outdoor spaces). This crossfall applies both parallel and perpendicular to the angle of parking.
- e. For covered carparking, the clear height of the accessible carparking space to be 2500mm as illustrated in AS2890.6, Figure 2.7.
- f. Designated accessible carparking is to be identified using the International Symbol for Access (ISA) –ground and vertical signage is required. Signage is to comply with AS1428.1.



5.6 Entrances

Automatic sliding doors provide the main entrance to the community centre. The use of this type of door is encouraged as it maximizes access for people with disabilities.

Single swinging doorways are provided for entrance to the pool building and double swinging doors provide entrance to the men's shed.

Compliance Summary:

Compliant

Recommendations:

The following access requirements apply to the entrances and should be addressed during preparation of the construction certificate documentation.

- a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.
- b. Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.

For double doors  the operable leaf must achieve a clear opening width of 850mm to enable single person operation.

- c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.
- d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)
- e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

5.7 Extent of Access Generally – BCA

Accessibility provisions of the BCA have generally been met. Access is provided to and within the community centre, pool building and men's shed.

Compliance Summary:

Compliant

5.8 Accessible Counters (Best-practice recommendation)

Service counters such as reception and bar are provided within the community centre. The provision of an accessible section of counter will benefit people using wheelchairs. Access requirements for service counters are contained in AS1428.2. AS1428.2 provides enhanced requirements for accessibility but is not mandatory. Compliance with this clause will offer protection from a complaint made under the DDA but is not required by the BCA.



Access requirements for the accessible reception counter, if provided, are as follows.

- a. Accessible counters to comply with AS1428.2, Clause 24.1. Height of the counter is to be between 750mm(± 20) and 850mm (± 20) above the finished floor level and have foot and knee clearance under the counter as outlines in Figure 25. The minimum width of the accessible counter and clearance below is 900mm.

This is not a mandatory requirement of the BCA and will not affect compliance.

5.9 Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

Compliance Summary:

To be addressed in detailed design stages.

5.10 Circulation Areas

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Compliance Summary:

Compliant

5.11 Doorways Generally

AS1428 has requirements for doorways within the accessible path of travel to enable independent access for people using a wheelchair.

Compliance Summary:

Capable of compliance

The following doorways have inadequate circulation areas for compliance:

Door to accessible toilet requires the corridor width to be widened for compliance with AS1428.1 (2009), Figure 31(a). A minimum 1220mm is required based on an 850mm clear opening.

We assume that sliding doorways to the gym and pool are automatic sliding doors.

Recommendations:

Access requirements for doorways within the accessible path of travel are as follows.



- a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.
For double doors, the operable leaf must achieve this clear opening width.
- b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.
- c. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.
- d. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5).
- e. Doorways to have operational forces per AS1428.1 (2009), Clause 13.5.2. A maximum allowable force of 20N is required to operate the door.

5.12 Exempt Areas

BCA Clause D3.4 does not require access for people with disabilities to areas that would be inappropriate due to the particular use of the area or would pose a health and safety risk. This includes the path of travel to these areas.

5.13 Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed in detailed design stages.

5.14 Carpet

AS1428.1 has access requirements for carpet. Where **new** carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

Compliance Summary:

To be addressed in detailed design stages.

5.15 Controls

New controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

Compliance Summary:

To be addressed in detailed design stages.



5.16 Signage

Signage to identify sanitary facilities, hearing augmentation and required exits are to be provided in accordance with BCA Clause D3.6. This includes provision of the International Symbol for Access or International Symbol for Deafness as appropriate. Signage to comply with AS1428.1 (2009), Clause 8.

Compliance Summary:

To be addressed in detailed design stages.

Recommendations:

Signage to include information in Braille and tactile signage formats as outlined within BCA Specification D3.6.

- a. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.
- b. Signage identifying rooms with accessible features or facilities nominated in Clause D3.6 to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door. This is to allow use of the Braille without obstructing pedestrian traffic through the doorway.
- c. For signage identifying an exit, "exit" and the level must be stated on the sign. It must be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

5.17 Access to Swimming Pool

The BCA requires access for persons with a disability to swimming pools with a total perimeter greater than 40m that are associated with as Class 1b, 2, 3, 5, 6, 7, 8, or 9 building that this required to be accessible (Table D3.1).

For pools required to be accessible by this clause, not less than one accessible entry / exit must be provided by means of a fixed or moveable ramp and an aquatic wheelchair; or a zero depth entry at a maximum gradient of 1:14; or a platform swimming pool lift; or a swing style swimming pool lift.

For pools with a perimeter greater than 70m, the use of a swing stile swimming pool lift is not permitted.

Compliance Summary:

To be addressed in detailed design stages.

The pool has a perimeter of approximately 48m. Therefore, an accessible entrance will be required.

5.18 Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

Compliance Summary:

Capable of compliance



5.19 Sanitary Facilities Generally

The BCA / Access Code for Buildings (Clause F2.4) require the provision of sanitary facilities catering for persons with a disability as follows:

- A unisex accessible toilet at each level. Where more than one bank of toilets is provided at any level, at least 50% of those banks will have an accessible toilet facility.
- A unisex accessible shower is required where showers are required by F2.3. In this regard, BCA only requires showers within hospitals, early childhood centres, theatres and sporting venues. Showers are not *required* within commercial or retail premises. If *required by Clause F2.3*, where one or more showers are provided, 1 accessible shower for every 10 or part thereof must be provided.

To minimize the risk of a complaint made under the DDA, we recommend that where showers are provided for general use, an accessible shower should be provided.

- At each bank of toilets where there is one or more toilets in addition to an unisex accessible sanitary compartment at the bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females

Compliance Summary:

Community Centre – compliant provision of facilities (unisex accessible toilet).

Pool / Gym Provision – compliant provision of facilities (unisex accessible toilet / shower).

Men's Shed – compliant provision of facilities (unisex accessible toilet).

5.20 Unisex Accessible Toilets

Unisex accessible toilet facilities are provided within the Community Centre, Pool Building and Men's shed. Overall room dimensions and arrangement of fixtures within each facility is conducive to compliance with AS1428.1.

Compliance Summary:

Capable of compliance

Recommendations:

Access requirements for the accessible toilet facilities are as follows and should be implemented during preparation of the construction certificate documentation. For compliance with AS1428.1(2009), the minimum room dimensions of the accessible toilet are to be 1900x2300mm plus additional area for the handbasin. These are **CLEAR** dimensions. Provision for wall linings needs to be considered.

- a. Accessible toilet facilities to be unisex facilities for compliance with the BCA.
- b. Unisex accessible facilities to comply with AS1428.1(2009), Clause 15 including set-out of fittings and fixtures, circulation areas and doorways.

Crucial dimensions for the toilet are 450mm from centreline of pan to side wall, 800mm from front of pan to rear wall and a seat height of 470mm.

A minimum clear dimension of 1400mm is required from the toilet pan to any other fixture (see figure 43).



For the basin, a minimum dimension of 425mm is required from the centreline of the basin to the side wall and height of basin to be between 800 and 830mm.

Grabrails to be provided at the side and rear of the toilet in compliance with AS1428.1 at a height of 800mm.

- c. Taps to have lever handles, sensor plates or similar controls. For lever taps, a minimum 50mm clearance to be provided to adjacent surfaces.
- d. Toilet seat shall be of the full round type, be securely fixed in position when in use and have fixings that create lateral stability. They should be load rated to 150kg, have a minimum 30% luminance contrast to the background colour (eg pan, wall or floor) and remain in the upright position when fully raised.
- e. Provide a backrest to accessible toilets to comply with AS1428.1, Clause 15.2.4.
- f. Accessible toilet to be identified using the International Symbol for Access. Pictograms / lettering to have a minimum 30% luminance contrast to the background colour. Signage is to comply with AS1428.1, Clause 8 and include information in tactile and Braille formats (as required by the BCA).
- g. Doorways to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel. Adequate circulation area at the latch side of the doorway is required to allow independent access to the facility – for details refer to AS1428.1, Figure 31.
- h. Door hardware to be located within the accessible height range of 900-1100mm above the finished floor level. The use of lever handles is encouraged to assist persons with a manual disability such as arthritis.
- i. Controls such as light switches within the accessible toilet facilities to be in the accessible height range of 900-1100mm above the finished floor level to comply with AS1428.1(2009), Clause 14. Controls should be located not less than 500mm to a corner.
- j. Where more than one unisex accessible toilet is provided within the building, they should be in a mirrored configuration to allow for both left and right handed use.

5.21 Unisex Accessible Shower Facility

A unisex accessible shower is indicated within the pool building. Overall room dimensions and arrangement of fixtures is conducive to compliance with AS1428.1.

Compliance Summary:

Capable of compliance

Recommendations:

Showers are to comply with AS 1428.1, Clause 15.5 and include accessible features such as grabrails, adjustable height shower rose and fixtures within an accessible height range.



The minimum dimension of an accessible shower to be 1160 x 1000mm. A folding seat, at a height of 470mm is to be provided. All taps to be located within the height range of 900-1100mm above the finished floor level.

Circulation space in front of the shower is to be provided as illustrated in AS1428.1, Figure 47.

5.22 Cubicles for People with an Ambulant Disability

An ambulant cubicle is indicated to male and female toilet areas within the Community Centre and Pool Building offering compliance with BCA requirements.

Compliance Summary:

Capable of compliance

Recommendations:

Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

The following should be implemented during preparation of the construction certificate documentation to ensure compliance.

- a. Ambulant cubicles to offer compliance with AS1428.1, Clause 16.
- b. Width of ambulant cubicles to be 900-920mm.
- c. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.
- d. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.
- e. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.



Appendix 1



Reviewed Documentation

Document Transmittal



Project No. 217-019
Project Name Bowers Mens Shed
Project Address MEDOWIE NSW 2318 AU
SDA Project Lead Daniel Bush
Issue Date Wednesday, 8 August 2018

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ACOR	Greg Couch, Josh Rhodes	1	VB	CO-ORDINATION	PDF/DWG	EMAIL	ELECTRONIC
Evergreen Energy Consultants	Joseph Lorrinan	1	VB	CO-ORDINATION	PDF/DWG	EMAIL	ELECTRONIC

Document List						
Drawing No	Drawing Title	Scale	Size	Issue	Issue Description	
	Ancillary Transmittal		A4 (TR)	02	For Final Co-ordination	
DA 210	Ancillary Buildings	1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination	

Document Transmittal

BCAP BARGE CAPPING

DP DOWNPIPE

Project No.

Project Name

Project Address

SDA Project Capping

Issue Date



047-019

POWER SENIORS LIVING
DOWIE NSW 2318 AU

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Document List

Drawing No	Drawing Title	Scale	Size	Issue	Issue Description
	Community Transmittal	1:1	A4 (TR)	03	For Final Co-ordination
DA 200	Community Building Ground Floor Plan	1:100	A1(L) VERT	03	For Final Co-ordination
DA 201	Community Building Roof Plan	1:100	A1(L) VERT	01	For Final Co-ordination
DA 202	Community Building Elevations & Sections	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1(L) VERT	01	For Final Co-ordination
DA 203	Community Building Elevations & Sections	1:100, 1:100, 1:100, 1:100	A1(L) VERT	01	For Final Co-ordination
DA 204	Community Building Perspectives 01		A1(L) VERT	03	For Final Co-ordination
DA 205	Community Building Perspectives 02		A1(L) VERT	03	For Final Co-ordination
DA 206	Community Building Perspectives 03		A1(L) VERT	03	For Final Co-ordination

Document Transmittal

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Project Address

217-019
BOWER SENIORS LIVING
MEDOWIE NSW 2318 AU



SDA Project Lead
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Drawing No	Drawing Title	Scale	Size	Issue	Issue Description
	ILU (ATTACHED) Transmittal	1:1	A4 (TR)	07	For Final Co-ordination
DA 110	INDEPENDENT LIVING UNIT 1 (C-G)	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 111	INDEPENDENT LIVING UNIT 2 (D-I)	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	03	For Final Co-ordination
DA 112	INDEPENDENT LIVING UNIT 3 (B-F)	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 113	INDEPENDENT LIVING UNIT 4 (B-H)	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	03	For Final Co-ordination
DA 114	INDEPENDENT LIVING UNIT 5 (F-H)	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	03	For Final Co-ordination

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Drawing No	Drawing Title	Scale	Size	Issue	Issue Description
	ILU (DETACHED) Transmittal	1:1	A4 (TR)	06	For Final Co-ordination
DA 100	INDEPENDENT LIVING UNIT A	1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 101	INDEPENDENT LIVING UNIT B	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 102	INDEPENDENT LIVING UNIT D	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 103	INDEPENDENT LIVING UNIT E	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination
DA 104	INDEPENDENT LIVING UNIT G	1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100, 1:100	A1 (L) VERT	02	For Final Co-ordination

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Drawing No	Drawing Title	Scale	Size	Issue	Issue Description
	Masterplan Transmittal	1:1	A4 (TR)	08	For Final Co-ordination
DA 000	Cover Page		A1 (L) VERT	01	For Final Co-ordination
DA 001	Site Analysis Plan	1:1000, 1:1000	A1 (L) VERT	01	For Final Co-ordination
DA 002	Master Plan	1:500, 1:500	A1 (L) VERT	07	For Final Co-ordination
DA 003	Staging Plan	1:500	A1 (L) VERT	02	For Final Co-ordination
DA 300	Street Elevations	1:500, 1:500, 1:500, 1:500	A1 (L) VERT	01	For Final Co-ordination
DA 400	Overall Perspectives 01		A1 (L) VERT	02	For Final Co-ordination
DA 401	Overall Perspectives 02		A1 (L) VERT	02	For Final Co-ordination
DA 500	Shadow Diagrams 01	1:1000, 1:1000, 1:1000, 1:1000	A1 (L) VERT	02	For Final Co-ordination
DA 501	Shadow Diagrams 02	1:1000, 1:1000, 1:1000, 1:1000	A1 (L) VERT	02	For Final Co-ordination
DA 502	Shadow Diagrams 03	1:1000, 1:1000, 1:1000, 1:1000	A1 (L) VERT	02	For Final Co-ordination
DA 510	SEPP Sun Studies 9am	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 511	SEPP Sun Studies 10am	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 512	SEPP Sun Studies 11am	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 513	SEPP Sun Studies 12pm	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 514	SEPP Sun Studies 1pm	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 515	SEPP Sun Studies 2pm	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination
DA 516	SEPP Sun Studies 3pm	1:500, 1:500	A1 (L) VERT	03	For Final Co-ordination