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Michael Moutrie	-	Original for DA	31-10-2017
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Howard Moutrie	B	Revised design	25-01-2019



report

Statement of Compliance Access for People with a Disability

Proposed Aged Care Facility Bullecourt Ave Milperra

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: Bullecourt Ave Milperra

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Bickerton Masters Architecture:

RL 101	Building A & B Basement Plan
RL 102	Building A & B Ground Floor Plan
RL 103	Building A & B Upper Floor Plan
RL 104	Building A & B Roof Plan
RL 201	Building C Plan
RL 202	Building C Roof Plan
RL 301	Typical Apartments Sheet 1
RL 302	Typical Apartments Sheet 2
RC 01	Site Plan RACF
RC 02	Basement Plan RACF
RC 03	Ground Floor Plan RACF
RC 04	L1 Plan RACF

Limitations and Copyright information:

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

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

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

Assessment:

Assessment Criteria DA

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

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- SEPP Housing for Seniors or People with a Disability

Assessment

The development comprises of 3 apartment buildings and a residential aged care facility, all with basement parking.

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)
- Class 9c (aged care building)

The Site – SEPP Seniors Living Clause 26 Compliance

The site is surrounded by residential to the south and west and industrial properties to the east. A golf course is located to the north of the site. Bullecourt Ave is relatively flat with a gentle rise to the east.

As can be seen from the image below, the site is within 400m of bus stops which provide service to local facilities in Bankstown and other local centres including Liverpool, Burwood and Strathfield. A path is not currently available directly in front of the site, however, it is proposed to provide a crossing across Bullecourt Avenue and extend the footpath west from the ACS site to each required bus stop. The bus stops to the west, which are closest to the site, are within 80m and allow travel in either direction with bus services every 30minutes. The further stop, near Ashford Ave, is within 300m. When the new footpath is constructed, the path gradient will be approximately 1:40 with kerb ramps at 1:8 provided to allow crossing the road. These all meet the criteria of the SEPP.

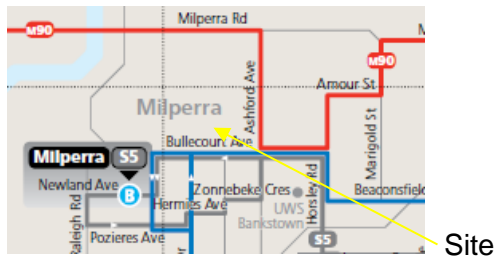


Bus stop on the south side of Bullecourt
Recently upgraded



Bus stop on the north side of Bullecourt

The main stops identified above are served by routes 922 and S5, with the stop to the east also served by M90 all as indicated below. As can be seen from the preceding photographs, a new bus stop has been provided on the south side of Bullecourt Ave, which includes a seat. The bus stop south side opposite the eastern alignment of the site has also been upgraded. The bus stop on the north side has yet to be upgraded to meet the DSAPT with the provision of hardstanding and tactiles, however, as the other stops have already been recently upgraded it is assumed this will be upgraded soon.



I am of the opinion that the requirements of Clause 26 of the SEPP have been satisfied.

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

BCA Assessment

BCA Part D3 Access for People with a Disability

BCA D3.1 Requirements for Access for people with a disability

SOU refers to Sole Occupancy Unit

<i>Requirement</i>	Class 2 <ul style="list-style-type: none"> From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift.</p> <p>Access has been provided to communal open space on ground level of all Buildings</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	Class 7a <p>To and within any level containing accessible carparking spaces.</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided to the accessible car parking spaces by means of a lift.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	Class 9c <p>From pedestrian entrance to 1 level with SOUs, till the entry of doors of those SOUs.</p> <p>To and within 1 of each type of room or space in common use.</p> <p>Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level.</p> <p>SOU requirements</p> <p>Not more than 2 SOUs adjacent to each other.</p> <p>SOUs to represent a range of available rooms.</p> <ul style="list-style-type: none"> 1 to 10 SOUs - 1 accessible SOU 11 to 40 SOUs - 2 accessible SOUs 41 to 60 SOUs - 3 accessible SOUs 61 to 80 SOUs - 4 accessible SOUs 81 to 100 SOUs - 5 accessible SOUs 101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100) 201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200) More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of SOUs in the development = 107</p> <p>Total number of required Accessible SOUs= 6</p> <p>Total number of provided Accessible SOUs= 6</p> <p>Details to be verified at CC stage of works.</p>

Requirement	<p><u>In areas required to be accessible, the following is to be provided:</u></p> <ul style="list-style-type: none"> • Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 • Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 • The separation of doors in airlocks shall comply with AS 1428.1 • Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 • In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
Compliance	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
Requirement	<p>BCA Part D3.2 Access to buildings</p> <p>Accessway is required from;</p> <ul style="list-style-type: none"> • Main pedestrian entry at the site boundary for new buildings • Main pedestrian entry door for existing buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
Compliance	Complies.
Comments	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.</p> <p>Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.</p>
Requirement	<p>Accessway is required through:</p> <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
Compliance	Capable of compliance.
Comments	Each main entry has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	<p>Where Accessible pedestrian entry has multiple doorways</p> <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).</p>
Compliance	Capable of compliance.
Comments	<p>Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>

	BCA Part D3.3 Parts of buildings required to be accessible
<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Walkway to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the common areas of the apartments and resident use areas of the RACF. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	BCA Part D3.4 Exemption Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns. Where exclusive staff only use areas have been nominated in an aged care facility, then the staff only use amenities can be excluded from providing access based on the provisions in this clause.
Requirement	BCA Part D3.5 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	NA
Comments	
Requirement	Class 2 There are no carparking requirements for a Class 2 under the BCA.
Compliance	N/A
Comments	Parking for the apartments is assessed under the SEPP Seniors Living section of this report.

<i>Requirement</i>	Class 5, 7, 8 or 9c
	- 1 space per 100 carparking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of spaces provided = 33</p> <p>Total number of Accessible car parking spaces required=1</p> <p>Total number of Accessible car parking spaces provided=3</p> <p>Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.</p>
<i>Requirement</i>	BCA Part D3.6 Signage
	Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	BCA Part D3.7 Hearing Augmentation
	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
<i>Requirement</i>	BCA Part D3.8 Tactile indicators (TGSIs)
	<p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>In the proposal, TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • External stairs and ramps in the apartments <p>TGSIs may be excluded under an alternative solution</p> <p>Details to be verified at CC stage of works.</p>

<i>Requirement</i>	Concession from providing TGSIs in certain buildings In a Class 3 (accommodation for aged), Class 9a (health care), Class 9c (aged care), TGSIs are not required at stairway and ramps, if handrails are provided with a dome button on the top of the handrail, 150+/-10mm from the end of the handrail and of size 4-5mm in height, 10-12mm in diameter.
<i>Compliance</i>	Applies.
<i>Comments</i>	Under the provisions of this Clause, TGSIs are not required to be provided in this development in the RACF. Details to be verified at CC stage of works.
<i>Requirement</i>	BCA Part D3.11 Limitations on Ramps <ul style="list-style-type: none"> • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
<i>Compliance</i>	Complies
<i>Comments</i>	The series of connecting ramps do not exceed a vertical height of 3.6M Details to be verified at CC stage of works.
<i>Requirement</i>	BCA Part D3.12 Glazing on Accessways Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> It can be entered without crossing an area reserved for 1 sex only Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	The width and length requirements depend on selected fixtures. Minimum size of an accessible toilet is required to be 1.95M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	N/A.
<i>Comments</i>	No sanitary facilities in addition to the accessible toilet have been provided in the development.
<i>Requirement</i>	BCA F2.4(a) Accessible unisex sanitary compartments Class 2 At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	Provided in the communal facilities in Block A. To be verified at CC stage of works.
<i>Requirement</i>	Class 3 / Class 9c aged care 1 within every accessible SOU provided with sanitary compartments. At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works. May be provided under a performance based solution. NOTE: Toilets should be provided with alternate handlings
<i>Requirement</i>	BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009 Class 2 At least 1 when showers are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.

<i>Requirement</i>	Class 3 / Class 9c aged care 1 within every accessible SOU provided with showers and At least 1 for every 10 showers provided in common areas.
<i>Compliance</i>	Complies
<i>Comments</i>	Applies to accessible room ensuites No common use shower facilities have been proposed in the development.

BCA Part E Lift Installations

<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Details to be verified at CC stage of works.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

SEPP 65 – Part 4Q1

The access requirements of SEPP 65 are not applicable to this project and are replaced by Schedule 3 of SEPP Seniors Living.

SEPP Housing for Seniors and People with Disability 2004

All the residential units in Buildings A, B & C comply with Schedule 3 of SEPP Housing for Seniors or People with a Disability as detailed in the table below.

<i>Application</i>	<i>Requirement</i>	Development is Seniors housing that consists of hostels or self-contained dwellings
	<i>Compliance Comment</i>	Complies. The development consists of self- contained dwellings.
<i>Siting</i>	<i>Requirement</i>	Wheelchair Access To a site with gradient of < 1:10: <ul style="list-style-type: none">- ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road. Wheelchair Access To a site with gradient of > 1:10: <ul style="list-style-type: none">- The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and- Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents. Common areas Access must be provided as per AS1428.1 to and within all common areas / facilities within the development.
	<i>Compliance Comment</i>	Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.
<i>Security</i>	<i>Requirement</i>	Pathway lighting to be : <ul style="list-style-type: none">- Glare free for pedestrians and dwellings and- Must provide at least 20 lux at ground level.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Letterboxes</i>	<i>Requirement</i>	Letterboxes must be: <ul style="list-style-type: none">- Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1,- Lockable and- 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.
	<i>Compliance Comment</i>	Capable of compliance If the letterboxes are operable / lockable from the front (facing the street), then the hard standing area to be provided in front of the letterbox. Details to be verified at CC stage of works.

Private car accommodation	Requirement	<p>Car parking spaces (not being car parking for employees) must be:</p> <ul style="list-style-type: none"> - AS2890.1 compliant i.e. 3.2M x 5.4M (3.8M width if in an enclosed garage) and - Provided with 2.5M internal height clearance and 2.3M height clearance at garage door. <p>5% of car parking spaces or min 1 (if < than 20 spaces) must be able to be increased to 3.8M width.</p> <p>Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>
	Compliance Comment	<p>Complies</p> <p>>5% provided at 3.8m plus fully accessible aprking.</p> <p>Details to be verified at CC stage of works.</p>
Accessible entry	Requirement	<p>Every entry to the dwelling must comply with</p> <p>Clause 4.3.1 and 4.3.2 of AS4299 i.e. :</p> <ul style="list-style-type: none"> - Slope at entry to be <1:40, - 1550mm diameter landing with low threshold and smooth transition for wheelchair, - 850mm clear door opening with circulation spaces and - Door hardware as per AS1428.1.
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Interior: general	Requirement	<p>Internal doorways must have:</p> <ul style="list-style-type: none"> - 850mm a minimum clear opening space, - Internal corridors must have a minimum 1M width and - Door circulation spaces to AS 1428.1.
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Main Bedroom		<p>At least 1 Bedroom within each dwelling must have,</p> <p>Wardrobe and bed sized as follows:</p> <ul style="list-style-type: none"> - In the case of a dwelling in a hostel—a single-size bed, and - In the case of a self-contained dwelling—a queen-size bed. <p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> - 1,200mm wide at the foot of the bed, and - 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction. <p>Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be</p> <p>Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p>Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.</p> <p>Bedroom must have wiring to allow a potential illumination level of at least 300 lux.</p>
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>

Bathroom	Requirement	<p>At least one bathroom must be on ground / main floor and circulation space for sanitary facilities must be provided in accordance with AS 1428.1</p> <p>Bathroom must have shower as per AS1428.1 including shower circulation spaces. Shower to be:</p> <ul style="list-style-type: none"> - Without a hob - Waterproofed to AS 3740 - Floor falls to waste - Walls reinforced to accommodate grabrails / folding seat in the future - Taps to be lever or capstan with single outlet - Taps to be easily reached from shower entry <p>The following can be accommodated either immediately or in the future,</p> <ul style="list-style-type: none"> - A grab rail - Portable shower head - Folding seat <p>Bathroom must have wall cabinet that is sufficiently illuminated</p> <p>Bathroom must have a double general power outlet beside the mirror</p>
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Toilet	Requirement	<p>A visitable toilet must be provided as per of AS 4299 on ground floor including:</p> <ul style="list-style-type: none"> - Space of 900mm x 1250mm required in front of the WC pan - Slip resistant floor and - Capability of accommodating grabrails as per AS1428.1
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Surface finishes	Requirement	<p>Balconies and external paved areas must have slip-resistant surfaces.</p>
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Door hardware	Requirement	<p>Door handles and hardware for all doors must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> - Single hand operation, lever style, - Operation located between 900-1000mm above FFL and <p>All external doors to be keyed alike</p>
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Ancillary items	Requirement	<p>Switches and power points must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred and - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>

Additional requirements for any seniors housing consisting of self-contained dwellings are listed below

<i>Living room and Dining room</i>	<i>Requirement</i>	<p>Living room must have</p> <ul style="list-style-type: none"> - Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter - Telephone adjacent to a general power outlet. <p>Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>
	<i>Compliance Comment</i>	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
<i>Kitchen</i>	<i>Requirement</i>	<p>1550mm must be provided between benches as per Clause 4.5.2 of AS4299</p> <p>Circulation spaces must be provided at the door (if provided) as per AS1428.1</p> <p>Following fittings must be provided as per Clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> - 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL, - Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink, - Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and - Wall oven located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge. <p>"D" pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards</p> <p>GPO outlets must be provided as follows:</p> <ul style="list-style-type: none"> - At least one double general power outlet within 300 millimeters of the front of a work surface, and - At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.
	<i>Compliance Comment</i>	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
<i>Access</i>	<i>Requirement</i>	<p>Access to kitchen, main bedroom, bathroom / 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>
	<i>Compliance Comment</i>	N/A
<i>Lifts in multi-storey buildings</i>	<i>Requirement</i>	<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 BCA</p>
	<i>Compliance Comment</i>	Complies

Laundry	Requirement	Laundry must have: <ul style="list-style-type: none"> - Circulation space at door as per AS1428.1, - Provision for the installation of an automatic washing machine and a clothes dryer, - A clear space in front of appliances of at least 1,300mm, - A slip-resistant floor surface and An accessible path to clothes line (if provided).
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Storage	Requirement	A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.
Garbage	Requirement	A garbage storage area must be provided in an accessible location.
	Compliance Comment	Capable of compliance Details to be verified at CC stage of works.

Statement of Compliance

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



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Name: **Howard Moutrie**

Qualifications: B. Arch (Hons)
Registered Architect ARB Reg. No 4550 Registered 1988
OHS Induction Training
OHS – Monitoring a Safe Workplace
QA Assessor/Auditor
Registered Assessor of Livable Housing Australia (License no 10054)

Memberships: ACAA Accredited Access Consultant Reg. No. 177
Past & Current RAIA A+ Member Level 1
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel
Sutherland Council Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA NSW Network of Access Consultants Management Committee

Experience: Howard Moutrie is an architect with over 30 years of experience and an accredited Access Consultant with the Association of Consultants in Access Australia (ACAA). Howard has worked both in Australia and internationally.

Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.



Howard specializes in access consultancy services within the built environment. Services include design advice, access auditing of buildings, reports for building and development approval, alternative solutions, expert witness and luminance contrast testing.



Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including:

- ACAA National Conference
- ACAA State Network Seminars
- RAIA Network Seminars
- Building Designers Association Seminars
- Sutherland Council Assessment Staff



Farah Madon, is an experienced practicing access consultant and a Sub-Consultant of Accessible Building Solutions.

Farah is a:

- Registered Architect (ARB Reg. No 6940) with 17 years of experience
- ACAA Accredited Access Consultant (Reg. No. 281)
- Registered Assessor of Livable Housing Australia (License no 10032)

Farah has attained Certificate IV in Property (Access Consulting) in Units PRDAC401A/403A/503A and OHS Construction Induction Training Certificate



Farah also participates on the following committees:

- Penrith City Council's Access Committee Member
- National Management Committee member of ACAA
- Management Committee member of ACAA NSW Network of Access Consultants
- Member of the RAIA's National Access Work Group