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	-	Original for DA	26-09-2018
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report

Statement of Compliance Access for People with a Disability

Catholic Healthcare
Lewisham

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: Catholic Healthcare Lewisham

Introduction:

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

DA 100 F	Basement 2 Plan	DA 710 F	Building Accessibility Study 1
DA 101 F	Basement 1 Plan	DA 711 F	Building Accessibility Study 2
DA 102 F	Ground Floor Plan	DA 720 F	Apartment Accessibility Study 1
DA 103 F	Level 1 Plan	DA 721 F	Apartment Accessibility Study 2
DA 104 F	Level 2 Plan	DA 730 F	Access Route to Waste Store & Anne Walsh & Novitiate
DA 105 F	Level 3 Plan		
DA 106 F	Level 4 Plan		
DA 107 F	Level 5 Plan		
DA 108 F	Level 6 Plan		
DA 109 F	Level 7 Plan		
DA 110 F	Level 8 Plan		

Limitations and Copyright information:

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

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

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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We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

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
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of an aged care development with a RACF and ILUs with basement carparking

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)

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

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

BCA Part 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>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Ground Level & Level 5. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 7a To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the ground and basement level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	Class 9c From pedestrian entrance to 1 level with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level. SOU requirements Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. <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>	Total number of SOUs in the development = 118 Total number of required Accessible SOUs= 6 Total number of provided Accessible SOUs= 6 Details to be verified at CC stage of works.
<i>Requirement</i>	Class 10b Swimming pool associated with Class 1b, 2, 3, 5, 6, 7, 8 or 9 (except for a pool for the exclusive use of a SOU) with perimeter more than 40M.
<i>Compliance</i>	Complies.
<i>Comments</i>	Perimeter of the proposed swimming pool is 32m Details to be verified at CC stage of works.

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	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.
<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 resident use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
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	N/A
Comments	
Requirement	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
Compliance	N/A
Comments	The parking for the SEPP Seniors units is assessed later in this report.

Requirement	Class 5, 7, 8 or 9c
	- 1 space per 100 carparking spaces
Compliance	Complies.
Comments	Total number of spaces provided = 38 Total number of Accessible car parking spaces required= 1 Total number of Accessible car parking spaces provided= 2 Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.
Requirement	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
Compliance	Capable of compliance.
Comments	
Requirement	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.
Compliance	Capable of compliance.
Comments	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
Requirement	BCA Part D3.8 Tactile indicators (TGSIs)
	TGSIs are required when approaching; <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) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance	Capable of compliance.
Comments	In the proposal, TGSIs are required in the following locations: <ul style="list-style-type: none"> • At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard • At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard Details to be verified at CC stage of works.

Requirement	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.
Compliance	For information only.
Comments	Under the provisions of this Clause, TGSIs are not required to be provided in this development. Details to be verified at CC stage of works.
BCA Part D3.9	
Wheelchair seating spaces in Class 9b assembly buildings	
Requirement	Wheelchair seating spaces to be as below; Up to 150 3 spaces

	BCA Part D3.12 Glazing on Accessways
<i>Requirement</i>	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 and in all commercial use areas. 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 toilets 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 1.9M 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>	Complies.
<i>Comments</i>	The following Ambulant facilities have been provided 3 Male Ambulant use toilets + 3 Female Ambulant use toilets
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.

<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>	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.
<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>	N/A
<i>Comments</i>	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.

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

<i>Requirement</i>	<ul style="list-style-type: none"> • In general, APS covers new building work to existing buildings, such as an extension or upgrade • APS only apply to that part of the building that is the subject of the building approval application and the 'affected part' • Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application • The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work • When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel • Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.
<p>Application of Access to Premises Standards to existing buildings Lessees Concession from Affected part upgrades</p>	
<i>Requirement</i>	<ul style="list-style-type: none"> • Where a building is occupied by a number of lessees, i.e., by 2 or more lessees, and • an application for approval of building work is made by one of the lessees for work on the area of the building that they lease, there is no requirement to upgrade the affected part • The concession will not apply if the building is leased to only one person or entity or if the application for building approval is made by the owner of the building.
<i>Compliance</i>	N/A
<i>Comments</i>	
<p>Application of Access to Premises Standards to existing buildings Lift Concession</p>	
<i>Requirement</i>	<ul style="list-style-type: none"> • Where an existing lift travels more than 12M and has a lift floor of not less than 1100mmx1400mm, i.e., if it complies with access requirements imposed by the BCA prior to the commencement of APS it does not have to meet the usual Access Code requirements of floor size 1400mmx1600mm • Other access features on a lift undergoing upgrade required by BCA Table E3.6 (b), such as requirements for accessible lift controls and provision of audible information must be provided
<i>Compliance</i>	N/A
<i>Comments</i>	

	Application of Access to Premises Standards to existing buildings Toilet Concession
<i>Requirement</i>	<ul style="list-style-type: none"> Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009 Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work
<i>Compliance</i>	N/A
<i>Comments</i>	

SEPP Housing for Seniors and People with Disability 2004

Compliance assessment with Schedule 3 of SEPP Housing for Seniors or People with a Disability

<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. Refer to Drg DA102F 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 is to be provided in front of the letterbox. Refer to Drg DA102F 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> <p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p> <p>The parking is based on AS 2890.2004 as this was the Standard in place when the SEPP was enacted. This is a consistent interpretation and makes sense of the SEPP requirements. This interpretation has been accepted in LEC.</p> <p>Refer to Drg DA 100F, DA101F & DA710F</p>
	Compliance Comment	
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>Refer to Drgs DA102F, DA711F, DA720F & DA721F</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>Refer to Drgs DA720F & DA721F. Applies to rooms required to be accessible only</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 located</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>Refer to Drgs DA720F & DA721F</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> <p>Capable of compliance</p>
	Compliance Comment	<p>Refer to Drgs DA720F & DA721F. Most items subject to detail design. 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>Refer to Drgs DA720F & DA721F</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>

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

Living room and Dining room	Requirement	Living room must have <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. Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.
	Compliance Comment	Capable of compliance Refer to Drgs DA720F & DA721F Details to be verified at CC stage of works.
Kitchen	Requirement	1550mm must be provided between benches as per Clause 4.5.2 of AS4299 Circulation spaces must be provided at the door (if provided) as per AS1428.1 Following fittings must be provided as per Clause 4.5 of AS 4299: <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. "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 GPO outlets must be provided as follows: <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.
	Compliance Comment	Capable of compliance Refer to Drgs DA720F & DA721F Details to be verified at CC stage of works.
Access	Requirement	Access to kitchen, main bedroom, bathroom / toilet In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level
	Compliance Comment	N/A
Lifts in multi-storey buildings	Requirement	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
	Compliance Comment	Capable of compliance To be verified at CC stage

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 Refer to Drgs DA720F & DA721F Details to be verified at CC stage of works. Paths of travel indicated on the following drgs: <ul style="list-style-type: none"> - Ann Walsh Bldg & Novitiate Building refer DA100F - Ann Walsh Bldg & Novitiate Building refer DA101F - Building 3 Grd & Novitiate Building refer DA102F - Building 3 L1-3, refer DA103F - Building 3 L4, refer DA106F - Buildings 1,2 & 3, L5 refer DA107F - Buildings 1& 2, L6-8 refer DA108F
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 Refer to Drgs DA720F & DA721F 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 Refer to Drgs DA730F Details to be verified at CC stage of works.

SEPP Seniors Clause 26 – Access To Facilities

Clause 26 of SEPP Seniors Living requires:

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division-there is a public transport service available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
- (iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)

(3) For the purposes of subclause (2) (b) , the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:

- (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

(4) For the purposes of subclause (2):

- (a) a **"suitable access pathway"** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
- (b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

(5) In this clause:

"bank service provider" means any bank, credit union or building society or any post office that provides banking services.

The site is served by bus route 413 which provide access to The City and Campsie centres which provide a range of facilities. The bus stops are located directly outside the site and on an accessible path. Although the road is busy, there is a safe crossing at the site to provide access across the street. Refer to the following pictures.



The Site

The Bus Stops



Safe Crossing

Bus stops

Site

Statement of Compliance

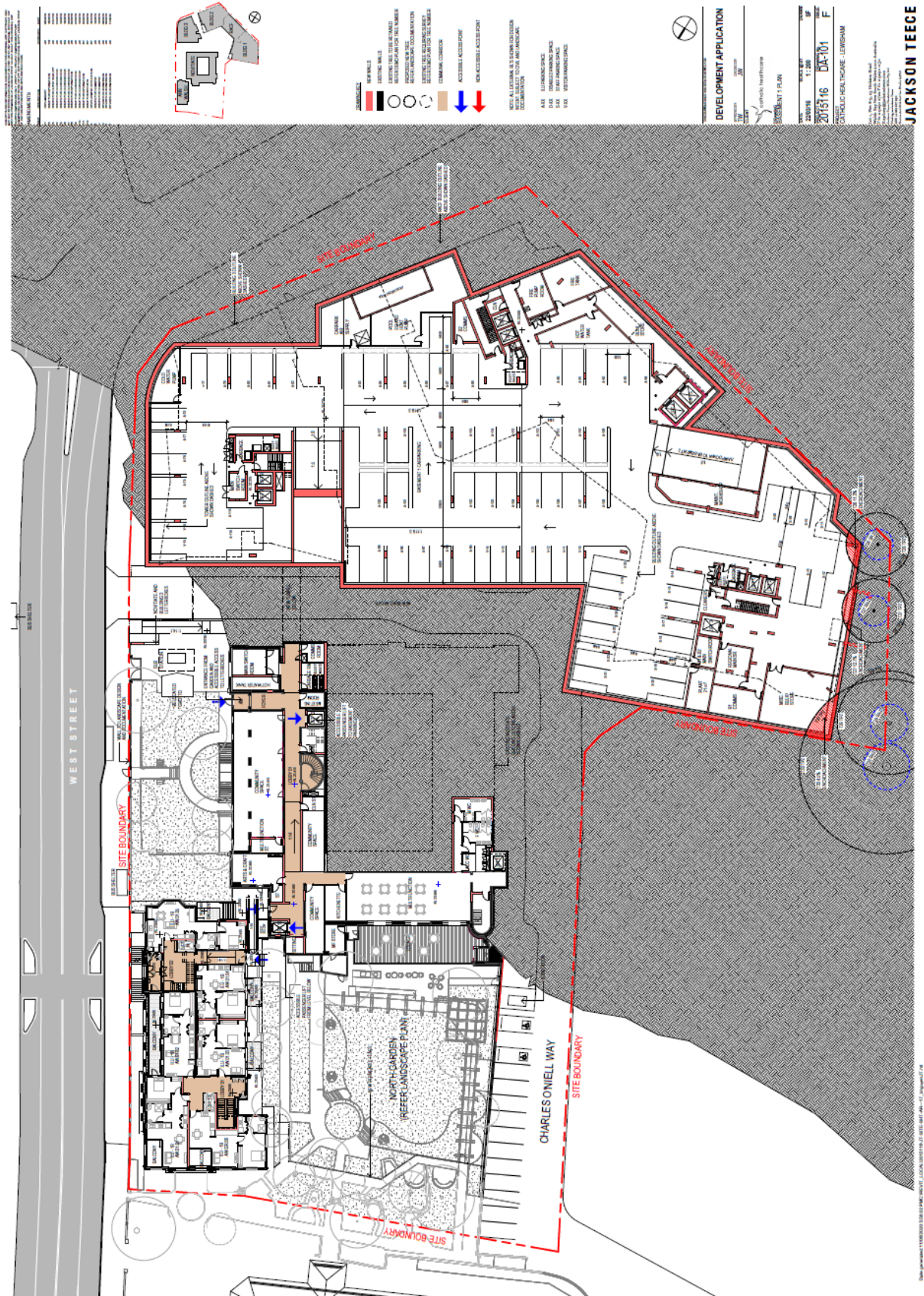
On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA, the Access to Premises Standard and SEPP Seniors Living Clause, 26 41 and Schedule 3.

H. Moutrie

Howard Moutrie

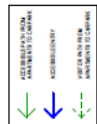
ACAA Accredited Access Consultant No 177

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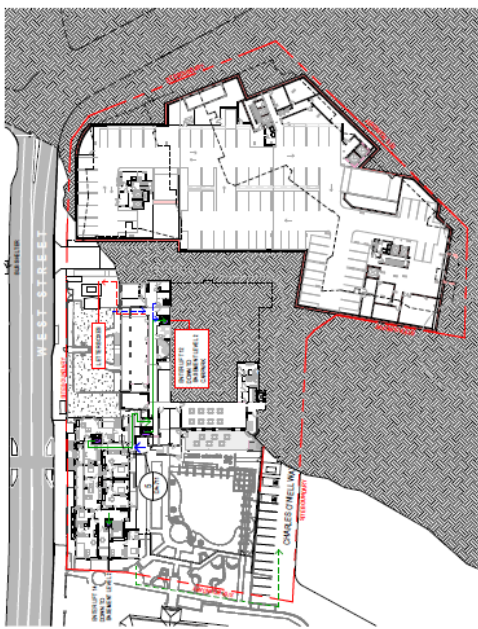




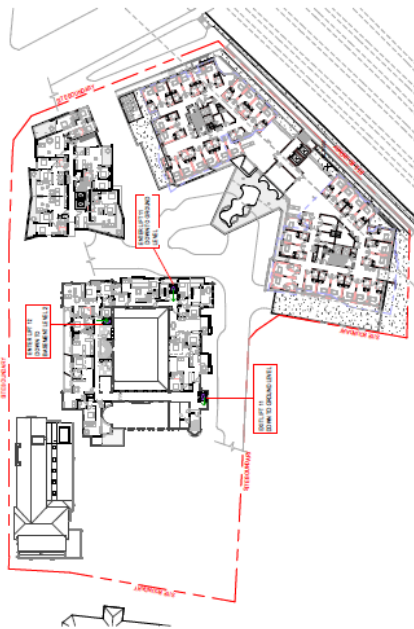
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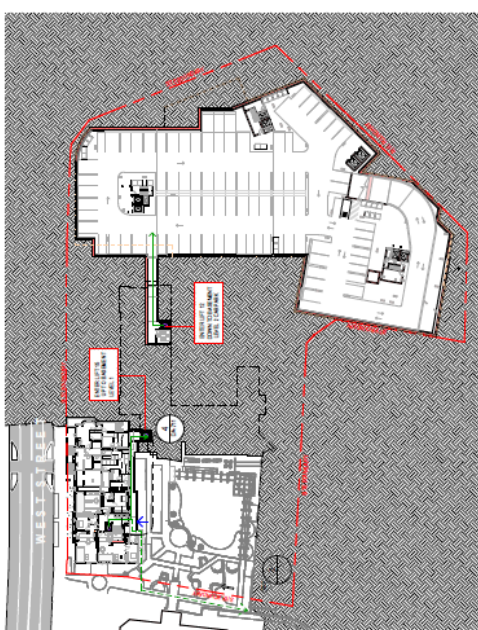
JACKSON TEECE



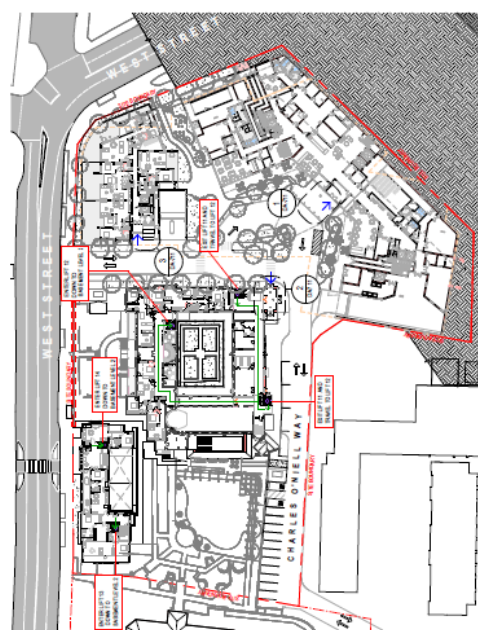
2. SACERDENT LEVEL 1 - PATH OF TRAVEL FROM ANN WALSH AND NOVATE BUILDING TO OUR PARK AND PATH TO LETTER BOXES
SCALE 1:450



4 LEVEL 1 - PATH OF TRAVEL FROM NOVITATE BUILDING TO CAR PARK
(SCALE 1:500)



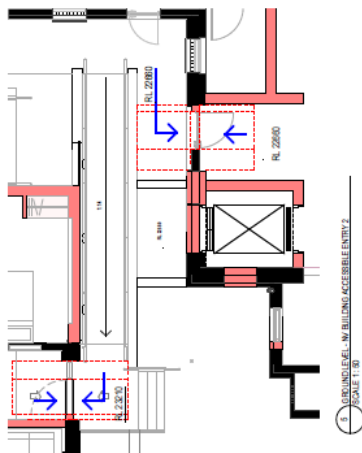
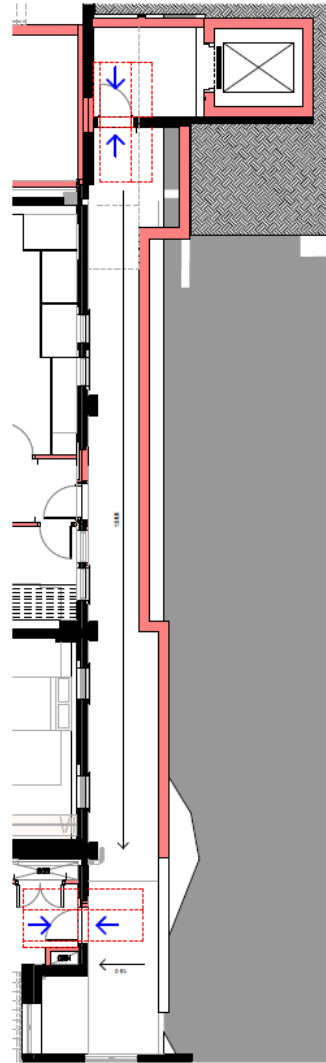
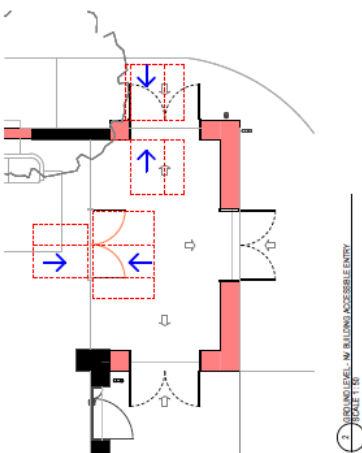
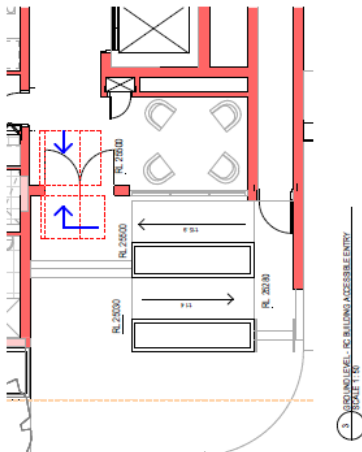
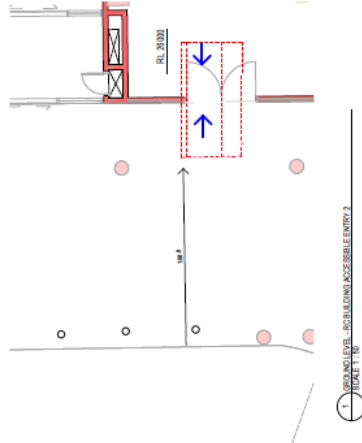
1 BASEMENT LEVEL 2-PATH OF TRAVEL FROM ANN WILSH AND NOVITATE BUILDING TO OUR PARK
SCALE 1"=50'



3 GROUND LEVEL - PATH OF TRAVEL FROM ANN WALSH AND MCINTYRE BUILDING TO CAR PARK
(SCALE 1:500)

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PROJECT: 216299
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 SCALE: 1:50



DEVELOPMENT APPLICATION
 PROJECT: 216299
 DRAWING: 216299-01
 DATE: 20/05/2016
 SCALE: 1:50
 PROJECT: 216299
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 DRAWING: 216299-01
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 SCALE: 1:50

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 E michael@absaccess.com.au



Statement of experience

Howard Moutrie



Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor (No 007)

Howard has been or is a member of the following:

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

Howard Moutrie is an architect with over 30 years of experience and is an experienced practicing access consultant with over 15 years experience. Howard has contributed for over 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 has acted as an expert witness in the Land & Environment Court.

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.

Michael Moutrie



Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Cert III in Fitness
- OH&S Induction Training Certificate
- Completed the Livable Housing Assessors Course
- Completed the Changing Places Assessor Course

Michael is a member of Camden Council's Access Committee

Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres. He has also reviewed the accessibility of popular tourist areas around the world.

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