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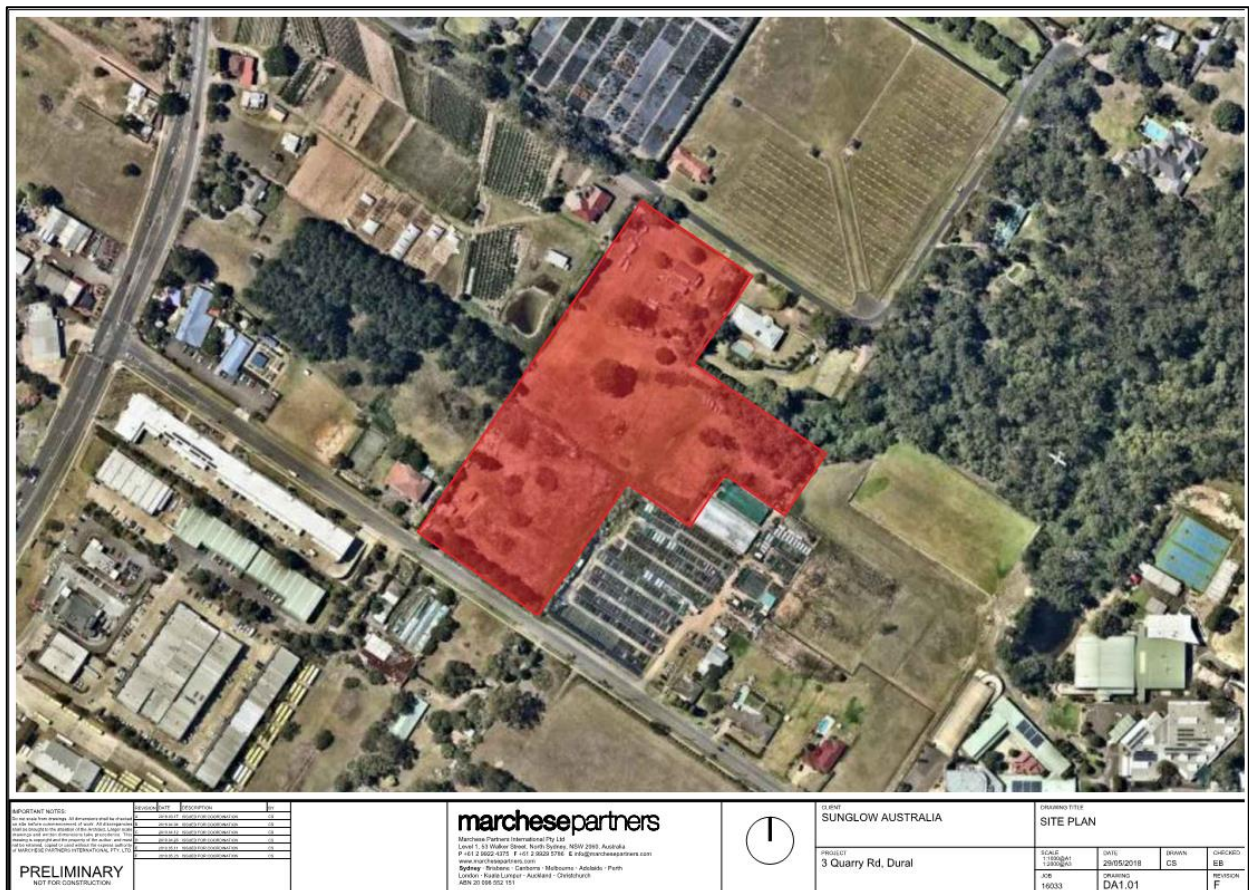
1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 3 Quarry Road, Dural. The overall Masterplan Development includes Buildings A-G with 91 Independent Living Units for Seniors Living and Communal Facilities area for residents. These subject buildings are situated above basement car parking levels.

Direct vehicular access is provided to the main building complex from Quarry Road.

There is a separate residential aged care (RAC) facility which is not subject to this Report.



1.2 Purpose

The purpose of this report is to assess the proposed development against the documents to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards); and
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004; and
- Building Code of Australia 2016 Amendment 1 (BCA2016) – Part D3 and Clauses E3.6 and F2.4;
- Applicable Australian Standards AS1428.1:2009, AS/NZS1428.4.1:2009 and AS/NZS2890.6:2009.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the items outlined in 1.2 above.

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- The structural adequacy or design of the building;
- The inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- The design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:

- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- BCA2016 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- Demolition Standards not referred to by the BCA2016;
- Work Health and Safety Act;
- Construction Safety Act;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- Conditions of Development Consent issued by the Local Consent Authority; and
- This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2016.

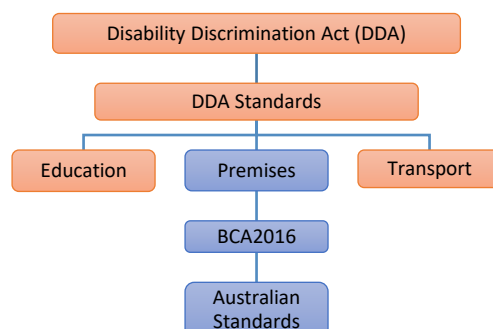
1.4 Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

All organisations have a responsibility, under the DDA, to provide equitable, dignified access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas included within the subject development.

The DDA applies nationally and is complaint based. While the BCA2016 is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2016 and the referenced standards does not guarantee that a complaint will not be lodged.

The graph below indicates the current relationship of the BCA2016 to the DDA.



1.5 Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2016 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The relevant provisions of the Premises Standards will apply to a new part of a building including the Class 6 & 9b parts of the building being the Communal Facilities Area and the Class 7a car park areas with accessible parking. The Premises Standards do not apply to the Class 2 parts being the residential SOUs.

As the Premises Standards generally align with the BCA2016, compliance with BCA2016 will achieve compliance with the Premises Standards.

1.6 Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2 BUILDING DESCRIPTION

For the purposes of the BCA2016 and Access Code for Buildings (Premises Standards – Schedule 1) the development may be described as follows.

2.1 Classification

Under the provisions of Clause A3.2 of BCA2016 and Premises Standards, the building has been classified as follows (To be confirmed by BCA Consultant):

Table 1. Building Classification

Class	Level	Description
2	Levels 197, 199, 203, 206, 209, 212	Residential sole-occupancy units (SOUs)
9b	Part Levels 199, 203 & 206	Communal Facilities Centre used for Café/Restaurant, Gym, Cinema & swimming pool
7a	Part Levels 194, 197, 199, 203	Car Parking

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2016, Premises Standards and SEPP Seniors 2004, the following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Seniors Accommodation	<ul style="list-style-type: none"> Where gradient of site is not steeper than 1:10 then 100% of the dwellings will need access to them. All self-contained dwellings to contain features of Schedule 3 of SEPP 2004.
Communal Facilities Centre	<ul style="list-style-type: none"> To and within all areas normally used by the occupants To wheelchair seating spaces provided in accordance with D3.9 within the Cinema.
Swimming Pool	<ul style="list-style-type: none"> To and within the swimming pool
External shelters or facilities located in accessible areas	To and within the facility if located in an accessible area

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2016 have been considered where applicable in the process of developing the above table.

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

3.1 Introduction

The tables below are a summary of all the individual elements that relate directly to the ability of a person with a disability to access all the portions of the buildings required to be accessible as outlined in Part 2.2 of this report.

Accessibility has been assessed against the relevant portions of the BCA2016, Premises Standards Access Code for Buildings, SEPP Seniors 2004 and the related Australian Standards for each item listed below.

Compliance has been indicated by using the following symbols:

Table 3. Legend of Symbols

Symbol	Description
✓	Compliance is achieved, and no further information is required.
✓	Specific details are not provided, but compliance can be readily achieved.
✗	From the documentation provided, compliance is not achieved.

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

It is proposed to provide an overall development, under SEPP 2004, that provides suitable living arrangements for Seniors. The aims of this Policy is to encourage the type of development proposed and ensure it meets the particular needs of an ageing population.

Part 2 – Site related requirements			
Clause 26 Location and access to facilities			
Clause	Requirements	Discussion	
1	Residents of the proposed development are required to 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.	Access is proposed to be provided to meet the requirements of this SEPP2004. Suitable facilities are available, as required by this Clause, in the nearby Dural Township.	✓
2	Access complies with this clause if: a) in the case of a proposed development on land in a local government area that is not within the Greater Sydney (Greater Capital City Statistical Area)—there is a transport service available to	It is noted some shops/services are located close by on Quarry Rd and Old Northern Rd (Durrall Business Park) but they may not appear to contain all the required grocery, banking and community services required under the SEPP.	✓

Part 2 – Site related requirements			
Clause 26 Location and access to facilities			
Clause	Requirements	Discussion	
	<p>the residents who will occupy the proposed development:</p> <ul style="list-style-type: none"> 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 during daylight hours at least once each day from Monday to Friday (both days inclusive), <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p>	<p>Gradient Access Plan and Detail Surveys show compliant pedestrian access is provided from the subject site via a proposed pedestrian crossing to the existing western footpath on Quarry Road to the local bus stops on both sides of Old Northern Road (outside Business Park) within 400m. At the intersection of Quarry Road and Old Northern Road is a set of traffic lights with pedestrian buttons and compliant kerb ramps o access Bus Stops on both sides of the Old Northern Road.</p> <p>Access to shops accessed via Bus Service will need to have gradients compliant with sub clause 3 below.</p>	
3	<p>The overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <ul style="list-style-type: none"> 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 	<p>Gradient Access Plan and Detail Surveys show compliant pedestrian access is provided from the subject site via a proposed pedestrian crossing to the existing western footpath on Quarry Road to the local bus stops on both sides of Old Northern Road (outside Business Park) within 400m. At the intersection of Quarry Road and Old Northern Road is a set of traffic lights with pedestrian buttons and compliant kerb ramps o access Bus Stops on both sides of the Old Northern Road. Footpath gradients can readily comply with Clause 3.</p>	✓

Part 2 – Site related requirements			
Clause 26 Location and access to facilities			
Clause	Requirements	Discussion	
	<p>maximum length of 5 metres at a time,</p> <p>iii. a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.</p>	Access to shops accessed via Bus Service are noted to generally have gradients compliant with sub clause 3 below.	

The proposed residential dwellings are considered to be self-contained dwellings and therefore must contain the features outlined with Schedule 3 of the SEPP2004. The table below provides assessment against the requirements of this Schedule.

Table 4. SEPP 2004

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
1	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.		
1 Application			
2 Siting	<p>Wheelchair access</p> <p>The whole of the site does not have a gradient of less than 1:10:</p> <p>a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents.</p> <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause.</p> <p>Common areas</p>	<p>Wheel chair access to be maintained from the residential buildings to the local internal landscaping which provides access to the communal facilities in accordance with AS 1428.1.</p> <p>It is considered that the required access to the buildings can be readily achieved and design is included as part of Civil/Landscape Design.</p> <p>The common use facilities are proposed within the central community/facilities buildings will be designed and constructed to service persons with a disability as discussed in Part 3.3 of this Report to comply with BCA & AS1428.1.</p>	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	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.		
3 Security	Pathway lighting: <ol style="list-style-type: none"> must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and must provide at least 20 lux at ground level. 	Required pathway lighting can be readily provided within the development to meet the requirements of this Clause.	✓
4 Letterboxes	Letterboxes: <ol style="list-style-type: none"> must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and must be lockable, and must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry. 	Letter box arrangement can be located and readily provided to meet the requirements of this Clause.	✓
5 Private car parking	<p>If car parking (not being car parking for employees) is provided:</p> <ol style="list-style-type: none"> car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and any garage must have a power-operated door, or there must be a power point 	The minimum width of car spaces, within the basement car parking levels, is to be at least 3.2m as provided. At least 5% of spaces must have designs that permit adaption to 3.8m in width if later required. It is considered acceptable to allow accessible parking spaces which comply with AS/NZS2890.6-2009 to be provided in lieu of 3.8m wide spaces. Eight (8) accessible spaces have been provided which cater for the 5%.	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	and an area for motor or control rods to enable a power-operated door to be installed at a later date.		
6 Accessible entry	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	The entry doors to the residential buildings and each individual dwelling will need to meet the requirements of Clause 13 AS 1428.1. It is considered compliance can be readily achieved to incorporate required spatial requirements.	✓
7 Interior: general	Internal doorways must have a minimum clear opening that complies with AS 1428.1. Internal corridors must have a minimum unobstructed width of 1,000 millimetres. Circulation space at approaches to internal doorways must comply with AS 1428.1.	The internal arrangement will be required to maintain the various clearances and widths outlined within Clause 13 of AS 1428.1. These must be maintained on each side of doorways.	✓
8 Bedroom	At least one bedroom within each dwelling must have: a) an area sufficient to accommodate a wardrobe and a queen sized bed, and b) a clear area for the bed of at least: i. 1,200 millimetres wide at the foot of the bed, and ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and	Master bedrooms: It is considered that the internal arrangement makes suitable provision for the circulatory and facility requirements in accordance with this Clause.	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	f) wiring to allow a potential illumination level of at least 300 lux.		
9 Bathroom	<p>At least one bathroom within a dwelling must have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, iii. folding seat, d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, e) a double general power outlet beside the mirror. 	It is considered that suitable provision is made to accommodate the clearances required for an accessible bathroom. Necessary internal design adjustments can be made during CC design stages.	✓
10 Toilet	A dwelling must have at least one toilet and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	It is considered that suitable provision is made to accommodate the clearances required for a visitable and accessible bathroom. Necessary internal design adjustments can be made during CC design stages.	✓
11 Surface finishes	<p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note. Advice regarding finishes may be obtained from AS 1428.1.</p>	Suitable surfaces can be provided to achieve required slip resistance. Guidance should be sought using the Australian Standards AS 1428.1 & Handbook HB197/198.	✓
12 Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must	Suitable hardware and fittings can be readily provided.	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	be provided in accordance with AS 4299.		
13 Ancillary items	Switches and power points must be provided in accordance with AS 4299.	Suitable hardware and fittings can be readily provided.	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
14 Application	The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.		
15 Living room and dining room	<p>A living room in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> a) a circulation space in accordance with clause 4.7.1 of AS 4299, and b) a telephone adjacent to a general power outlet. <p>A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	Suitable provision is made within the living room design to ensure that a wheelchair circulation space of 2250mm diameter is available, clear of furniture.	✓
16 Kitchen	<p>A kitchen in a self-contained dwelling must have:</p> <ul style="list-style-type: none"> a) a circulation space in accordance with clause 4.5.2 of AS 4299, and b) a circulation space at door approaches that complies with AS 1428.1, and c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: <ul style="list-style-type: none"> i. benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), ii. a tap set (see clause 4.5.6), iii. cooktops (see clause 4.5.7), except that an 	<p>Suitable provision is made within the style of kitchen design to ensure that appropriate arrangement will be achieved. A 1550mm clearance is provided between benches.</p> <p>Detailed kitchen design for fixtures and fittings can be readily achieved at CC design stages.</p>	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
	<p>isolating switch must be included,</p> <p>iv. an oven (see clause 4.5.8), and</p> <p>d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>e) general power outlets:</p> <p>i. at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>ii. one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>		
19 Laundry	<p>A self-contained dwelling must have a laundry that has:</p> <p>a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>d) a slip-resistant floor surface, and</p> <p>e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	<p>Where located within a room, the doorway shall comply with circulatory requirements of AS 1428.1 Clause 13 and 1300mm clearance in front of appliances. Some rooms have double sliding doors which open simultaneous to open up the room for compliance.</p> <p>Where located within a cupboard, provide 1300mm clearance in front of appliances. Where necessary it considered that suitable provision is available to resolve accessibility with internal re arrangement.</p>	✓
20 Storage for linen	<p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	<p>It is considered that suitable provision can be readily provided within the design</p>	✓
21 Garbage	<p>A garbage storage area must be provided in an accessible location.</p>	<p>It is considered that suitable provision can be readily provided within the design – likely within</p>	✓

Schedule 3 – Standards concerning accessibility and useability			
Part 2 Additional standards for self-contained dwellings			
Clause	Requirements	Discussion	
		the car parking levels which are accessed by the communal lifts.	

3.3 Building Code of Australia 2016 & Premises Standards Access Code Assessment Summary

Table 5. BCA2016 Summary

CLAUSE	COMMENT	STATUS
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SECTION D: ACCESS AND EGRESS			
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY			
D3.0	Deemed To Satisfy Provisions	-	Noted
D3.1	General Building Access Requirements	<p>The buildings must be accessible as outlined below, unless their parts carry exemptions under Clause D3.4. Accessible meaning having the features necessary to enable use by persons with a disability.</p> <p>Communal Facilities Centre</p> <p>To and within all areas normally used by the occupants. This will include areas such as the dining and bar areas, library, offices, gym, spa treatment and hairdresser.</p> <p>To wheelchair seating spaces provided in accordance with D3.9, within the Cinema.</p> <p>Class 2 –</p> <p>To and within residential building entries, public corridors and to the entrance doorway of each SOU on all levels served by a lift.</p> <p>Class 10b –</p> <p>To and into the proposed swimming pool as it has a total perimeter of greater than 40m.</p>	✓
D3.2	Access to Buildings	<p>An accessway must be provided to a building required to accessible –</p> <ul style="list-style-type: none"> from the main points of a pedestrian entry at the allotment boundary; and from another accessible building connected by a pedestrian link; and from any required accessible carparking space on the allotment. <p>The main pedestrian access connection to the allotment boundary is from Quarry Road. Access can be readily provided from Quarry Road to Reception in the Facilities Building. Generally, site access between buildings can</p>	✓

SECTION D: ACCESS AND EGRESS		
	<p>be readily achieved via accessible walkways and ramps in accordance with AS 1428.1.</p> <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, <p>except for pedestrian entrances serving only areas exempted by D3.4.</p> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> The Communal Facilities Centre design makes suitable provision for accessible entry at the principal pedestrian point from the proposed pedestrian crossing at the northern end of the site on Quarry Road. Accessway is provided from the principal pedestrian entry at the Communal Facilities to all residential lobbies via walkways, ramps and lifts in the landscape design. Compliance with AS 1428.1-2009 can be readily achieved during detailed design. Refer Landscape Masterplan for accessible pathways design. Accessible lifts service the parking basement levels to all residential lobbies. 	
D3.3	<p>Parts of Buildings to be Accessible</p> <p>The buildings and their parts must be accessible in accordance with the requirements of this Clause and the relevant parts of AS 1428.1-2009.</p> <p>Walkways and ramps must comply with clause 10 of AS 1428.1-2009.</p> <p>Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009.</p> <p>Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009.</p> <p>The accessways must be provided with:</p> <p>Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available.</p> <p>Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway.</p>	✓

SECTION D: ACCESS AND EGRESS		
	<p>An intersection of accessways satisfies the spatial requirements for a passing and turning space.</p> <p>The following assessment is provided:</p> <p>It is considered that the proposed Communal Facilities Centre design makes adequate provision for accessibility to provide access to all areas used by occupants. Compliance with AS 1428.1-2009 can be readily achieved during detailed design. All residents can access the Café (RL203) to use the lift to access the swimming pool facilities and the main dining area above. Internal ramp access is provided to Cinema and other communal facilities.</p> <p>Residential building entries and public corridors has adequate provision for accessible doorways and stairways including public corridors with a minimum 1540mm clear width for wheelchair turning spaces.</p>	
D3.4 Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p> <p>The following areas within this development have been identified as potential excepted areas:</p> <ul style="list-style-type: none"> • Plant and Services Room. • Small Storage and Cleaner's Rooms. • Commercial kitchen 	Noted
D3.5 Accessible Parking	<p>Car parking relating to the self-contained dwellings will be subject to the requirements of the SEPP 2004.</p> <p>Accessible carparking spaces to be in compliance with this Clause, AS/NZS2890.6 and AS1428.1 in the proportion required by this Clause. This will apply to staff, public and/or visitor carparking.</p> <p>Accessible Car parking spaces are generated at a rate of 1 per 50 spaces provided.</p> <p>Generally, accessible carparking spaces compliant with AS/NZS2890.6 will require 2400x5400mm plus an adjacent shared zone of 2400x5400mm. Bollard, demarcation and accessible signage to comply with AS/NZS2890. Vertical clearance to be 2500mm min over the carparking and 2200mm over the accessway, compliant with AS/NZS2890.6.</p>	✓
D3.6 Signage	<p>The Communal Facilities Centre building and residential buildings will need to be provided with the Braille and Tactile Signage outlined by</p>	✓

SECTION D: ACCESS AND EGRESS		
	<p>this Clause. In addition it would be recommended that any general pedestrian wayfinding also provide such features.</p>	
D3.7 Hearing Augmentation	<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed.</p> <p>If a hearing augmentation system is—</p> <ul style="list-style-type: none"> an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system and the number of receivers provided as outlined in this Clause. <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.</p>	✓
D3.8 Tactile Indicators	<p>For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (iii) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, <p>except for areas exempted by D3.4. (b)</p> <p>Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p>	✓

SECTION D: ACCESS AND EGRESS			
D3.9	Wheelchair seating spaces in Class 9b Assembly Buildings	Wheelchair seating spaces are required in the proposed Cinema which can comply with AS 1428.1-2009. Cinema would need to provide at least 3 spaces positioned and spaced in accordance with this Clause.	✓
D3.10	Swimming Pools	At least one accessible water entry/exit from the swimming pool to be provided according to this Clause and Table D3.1 and AS1428.1. This is necessary where pool perimeters exceed more than 40m in length. However it is recommended that access be considered regardless due to the type of predominant user. The accessible entry/exit type is to be one of the options outlined in this Clause.	✓
D3.11	Ramps	On an access way a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must no overlap a landing for another step ramp or ramp. Care will be needed with ongoing design to ensure that the proposed ramp from the Staff Car parking remains in compliance with this Clause.	✓
D3.12	Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	✓
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS			
1.	Scope	Noted	-
2.	Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	✓
3.	Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	✓
4.	Luminance-contrast	All accessible signage to comply with this clause and As1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	✓
5.	Lighting	Braille and tactile signs to be appropriate illuminated, in complaint with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	✓
6.	Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	✓
SPECIFICATION D3.10 – ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS			
1.	Scope	Noted	-

SECTION D: ACCESS AND EGRESS			
2.	Fixed or Movable Ramp	A fixed or movable ramp must have a slip-resistant surface, have a gradient of 1:14 max., handrails complying with AS1428.1, kerbing complying with AS1428.1, extend between 900-1100mm below water level, to have landing on top and bottom of the ramp located between 900-1100mm below water level.	✓
3.	Zero Depth Entry	Zero depth entrance must have slip-resistant surface, have a gradient of 1:14 max., have a continuous single handrail complying with AS1428.1 from top entry point to bottom level area. Level area to be 1500mm long for zero depth entry point width and located at the bottom of the zero depth entry between 900-1100mm below water level.	✓
4.	Platform Swimming Pool Lift	Platform swimming pool lift must be capable to operate within the swimming pool, from the swimming pool surround, on the platform, be located in 1300mm max. water depth, able to width stand up to 160kg and sustaining a static load up to 240kg.	✓
5.	Sling-style Swimming Pool Lift	Sling-style swimming pool lift to comply with this clause and Figure 5.	✓
6.	Aquatic Wheelchair	Aquatic wheelchair to top surface to have 430mm min. height, 480mm min. seat width, footrest provided, mobile armrest on both sides.	✓

SECTION E: SERVICES AND EQUIPMENT			
PART E3 – LIFT INSTALLATIONS			
E3.0	Deemed-to-Satisfy Provisions	Noted	-
E3.6	Passenger Lifts	The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b. Suitable allowance shall be made for appropriate sized lift floors.	✓

SECTION F: HEALTH AND AMENITY			
PART F2 – SANITARY AND OTHER FACILITIES			
F2.0	Deemed-to-Satisfy Provisions	Noted	-
F2.4	Accessible Sanitary Facilities (including Table F2.4)	Accessible sanitary facilities are to be provided within the Communal Facilities and Swimming Pool. The design of facilities will need to comply with the relevant requirements of AS 1428.1-2009.	✓

SECTION F: HEALTH AND AMENITY		
	<p>An accessible unisex facility will need to be provided in the basement for employees under F2.1.</p> <p>The different banks of toilets will need to maintain cubicles suitable for use by persons with an ambulant disability.</p> <p>Design can be readily achieved during CC design phase.</p>	

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report (Annexure A) has been assessed against the applicable provisions relating to Access for Persons with a Disability as outlined in Part 1.2 of this report (including State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004) and it is considered that such documentation complies or is capable of complying with those items of legislation and documents. It is noted further detailed design will provide for further compliance with SEPP Seniors and Building Code of Australia (BCA) at Construction Certificate stage.

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 6. Architectural Plans

Architectural Plans Prepared by Marchese Partners dated 01.03.2019, Job 16033		
Drawing No	Revision	Title
DA0.00	X	COVER SHEET
DA1.01	X	SITE PLAN
DA1.02	X	SURVEY PLAN
DA1.03	X	DEMOLITION PLAN
DA1.04	X	SITE ANALYSIS
DA1.05	X	EVELOPE COMPARISION
DA1.06	X	SETBACKS PLAN
DA1.07	X	ROOF PLAN
DA2.01	X	LEVEL RL 194
DA2.02	X	LEVEL RL 197
DA2.03	X	LEVEL RL 199
DA2.04	X	LEVEL RL 203
DA2.05	X	LEVEL RL 206
DA2.06	X	LEVEL RL 209
DA2.07	X	LEVEL RL 212
DA2.08	X	LEVEL RL 215
DA2.21	X	ZONE 1 LEVEL RL 194
DA2.22	X	ZONE 1 LEVEL RL 197
DA2.23	X	ZONE 1 LEVEL RL 199
DA2.24	X	ZONE 1 LEVEL RL 203
DA2.25	X	ZONE 1 LEVEL RL 206
DA2.26	X	ZONE 1 LEVEL RL 209
DA2.27	X	ZONE 1 LEVEL RL 212
DA2.28	X	ZONE 1 LEVEL RL 215
DA2.29	X	ZONE 2 LEVEL RL 194
DA2.30	X	ZONE 2 LEVEL RL 197
DA2.31	X	ZONE 2 LEVEL RL 199
DA2.32	X	ZONE 2 LEVEL RL 203
DA2.33	X	ZONE 2 LEVEL RL 206
DA2.34	X	ZONE 2 LEVEL RL 209
DA2.37	X	ZONE 3 LEVEL RL 194
DA2.38	X	ZONE 3 LEVEL RL 197

DA2.39	X	ZONE 3 LEVEL RL 199
DA2.40	X	ZONE 3 LEVEL RL 203
DA2.41	X	ZONE 3 LEVEL RL 206
DA2.42	X	ZONE 4 LEVEL RL 197
DA3.01	X	EXTERNAL ELEVATIONS
DA3.02	X	STREET ELEVATIONS
DA3.03	X	INTERNAL ELEVATIONS
DA3.04	X	INTERNAL ELEVATIONS
DA3.05	X	INTERNAL ELEVATIONS
DA3.06	X	INTERNAL ELEVATIONS
DA3.07	X	INTERNAL ELEVATIONS
DA3.08	X	EXTERNAL ELEVATIONS
DA3.09	X	EXTERNAL ELEVATIONS
DA4.01	X	SECTIONS A-B-C
DA4.02	X	SECTIONS D-E
DA4.03	X	SECTIONS G-H-I
DA4.04	X	SECTIONS J-K
DA4.05	X	SECTIONS L

Issued for Site Compatibility Certificate		
Marchese Partners	31.01.17	Gradient Access to Facilities Plan
Higgins Surveyors	17.01.19	Detail Surveys – Sheet 1-10 – Rev C