

TAYLOR DEVELOPMENT GROUP PTY LTD

# ACCESS ASSESSMENT REPORT (SEPP SENIORS)

*Castle Cove Golf Club – 68 Deepwater Rd, Castle Cove  
NSW 2069*

Project Number: 117017

Report Type: Access

Revision: 1.2

Date: 7 December 2023

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## Document Control

Revision	Issue Date	Issue Description	Prepared By:	Verified by:
117017-Access-r1	24 November 2023	Draft Access Assessment Report (SEPP Seniors)	Augustina Lie	Senan Mescall
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117017-Access-r1.2	7 December 2023	Draft Access Assessment Report (SEPP Seniors)	Augustina Lie	Senan Mescall
	7 December 2023	Augustina Lie ACAA Associate Membership No. 576  Senior Access Consultant	Signed:	

## Jensen Hughes Australia

### Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

Our story begins in 1997 with the founding of BCA Logic to fulfill the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

BCA Logic, SGA Fire and BCA Energy joined Jensen Hughes in 2021, a leading global, multi-disciplinary engineering, consulting and technology firm focused on safety, security and resiliency. We continue to be at the forefront of our industry and work thoroughly to preserve our position by ensuring the successful delivery of projects.

Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen & Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

With more than 90 offices and 1500 employees worldwide supporting clients globally across all markets, we utilise our geographic reach to help better serve the needs of our local, regional, and multinational clients. In every market, our teams are deeply entrenched in local communities, which is important to establishing trust and delivering on our promises.

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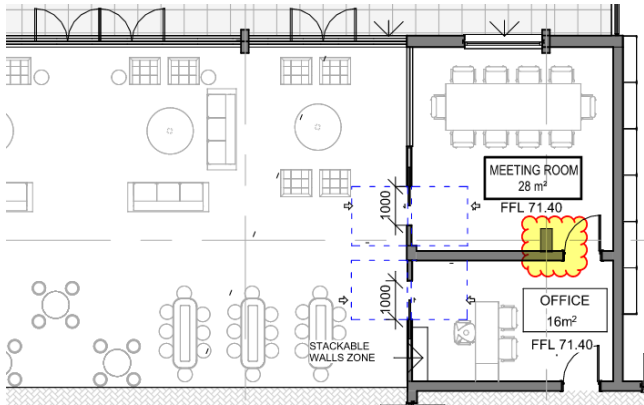
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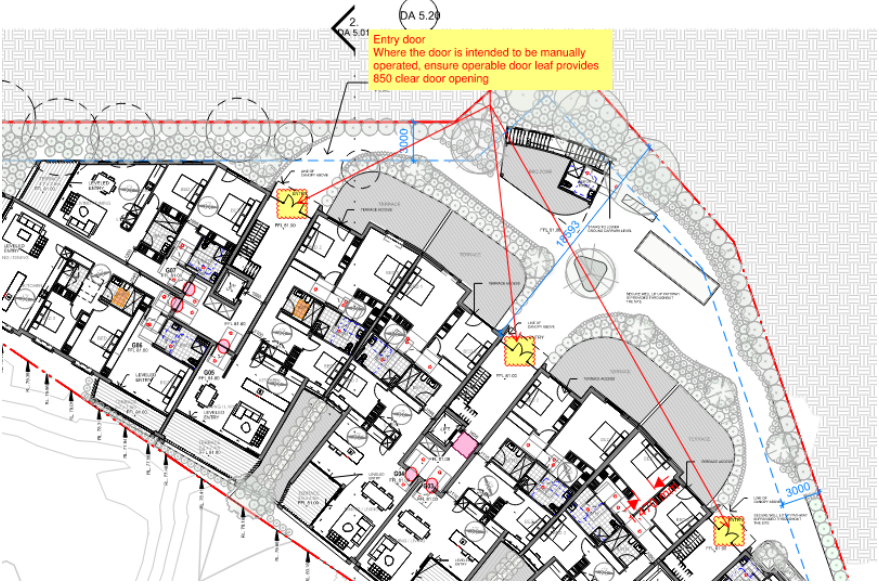
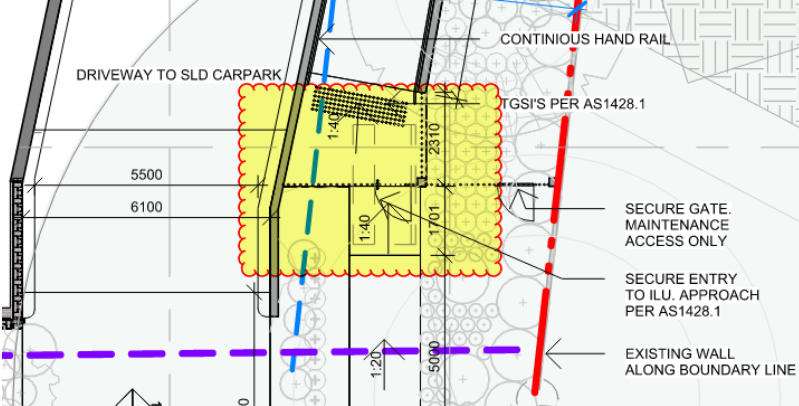
## Executive summary


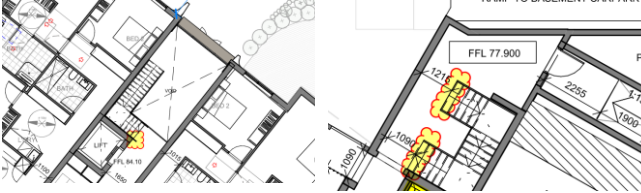
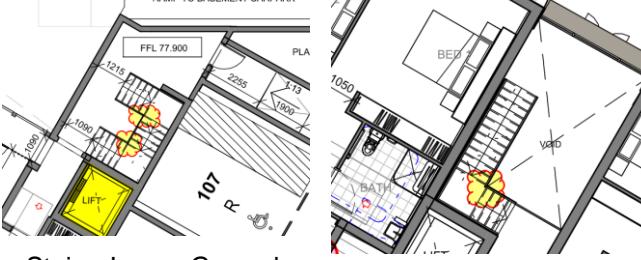
This document provides an assessment of the architectural design drawings for the proposed Castle Cove Golf Club development at Castle Cove Golf Club – 68 Deepwater Rd, Castle Cove NSW 2069, against the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA) 2019, Volume 1.

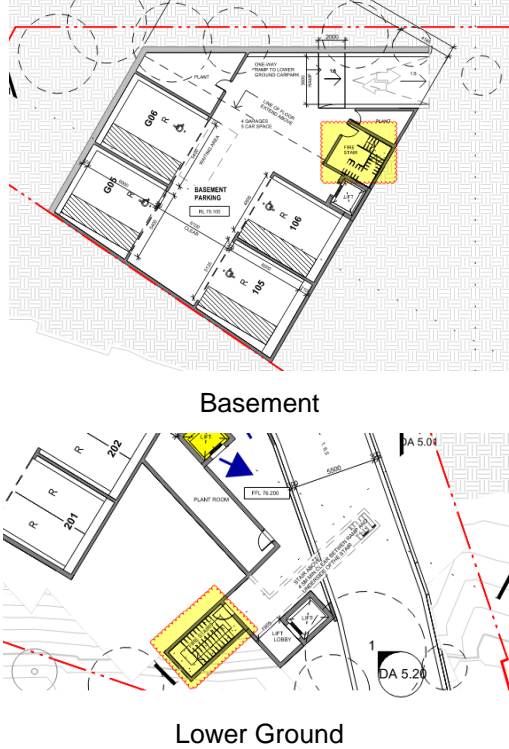

Part 5 'Matters for Further Consideration' of this report outlines the identified BCA compliance issues that require further information or consideration and/or assessment as Performance Solutions.

Any Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant BCA Performance Requirements.

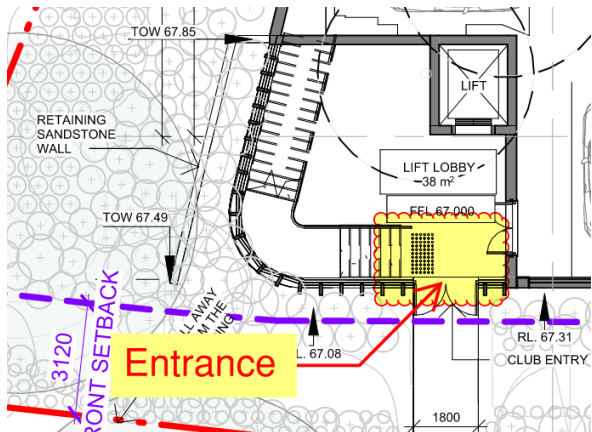
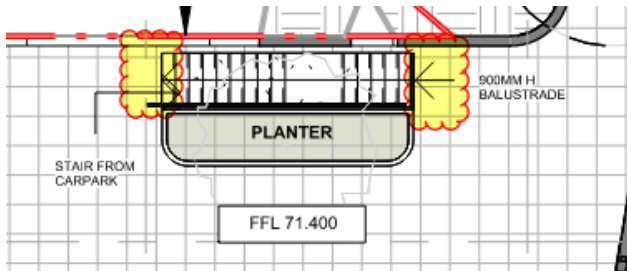
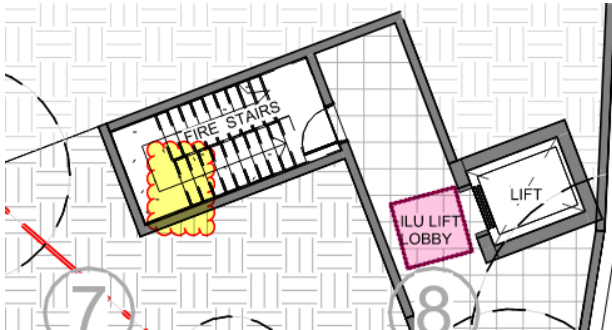
Item	Description	BCA Provision
<b>Performance Solutions Required</b>		
1.	<p><b>Meeting Room</b> – due to the location of a structural column, rationalised door latchside circulation space is provided to the interconnecting door between the Office / Meeting. This doorway is a secondary access door for use by staff only, the main entry door to the Meeting room has been designed with complying door circulation space. Rationalised door latchside circulation space has been identified as a deem-to-satisfy departure subject to the concurrence of the PCA during post-DA coordination.</p> 	D4D2
<b>Building Code of Australia Compliance Matters to be Addressed</b>		
ILU Building – Class 2 - NIL		
Golf Country Club – Class 9b - NIL		
<b>Items to be addressed at DD / CC</b>		
ILU Building – Class 2		
1.	<b>Entry Doors</b>	D4D2

Item	Description	BCA Provision
	<ul style="list-style-type: none"> <li>If the doors are intended to be manually operated, further coordination during post-DA stages will be required to ensure that the operable door leaf provides a minimum clear opening width of 850mm with and an operable force &lt;20N.</li> </ul> 	
2.	<p><b>Entry Gate</b></p> <p>Further coordination to be undertaken at post-DA stages to ensure provision of complying clear opening of 850mm is provided and door hardware is fitted.</p> 	D4D2

Item	Description	BCA Provision
3.	<p><b>Letter Box</b></p> <p>Letterboxes 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)</p> <p>Please annotate on the documents</p> 	Schedule 4 Clause 4
4.	<p>The following stairway is required to be revised to ensure handrails do not protrude into the transverse path:</p> <ul style="list-style-type: none"> <li>Stair handrail in lift lobby – applicable to entire development</li> </ul>  <p style="text-align: center;">Level - 01                      Lower Ground</p>	D4D4
5.	<p><b>Stair Off set for complying handrails.</b></p> <p>Please ensure that the following stairways do not have vertical sections on the handrails.</p>  <p style="text-align: center;">Stair – Lower Ground                      Stair – Level 01</p>	D4D4

Item	Description	BCA Provision
6.	<p><b>Fire Stairs</b></p> <p>The following fire stairs are required to have:</p> <ul style="list-style-type: none"> <li>○ a single continuous handrail</li> <li>○ off set at the bottom of each flight of stair to mitigate vertical handrail sections</li> </ul>  <p style="text-align: center;">Basement</p> <p style="text-align: center;">Lower Ground</p>	D4D4
7.	<p><b>FIS as General Access Stair</b></p> <p>If FISs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features. Please confirm if the following fire stair is intended to be used as a general access stairway in addition to being used as a fire stair.</p> 	D4D4

Item	Description	BCA Provision
8.	All Stairways in the ILU common areas are to be numbered for referencing purposes	Note
9.	<b>TGSIs</b> Detailed stair information to locate the position of TGSIs at the top and bottom of each general circulation stairway in common areas	D4D9
10.	<b>Decals</b> Opaque decals are to be provided to all full height glazing designed without a transom	D4D13
11.	<b>Passenger Lift Fitout</b> <ul style="list-style-type: none"> <li>Fitout must comply with AS1735.12</li> <li>Lift doorway opening clearance to be 900mm.</li> </ul> Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.	E3D1
<b>Golf Country Club – Class 9b</b>		
12.	<b>Door Clear Width</b> All doors along the accessible path of travel shall have a clear opening width of 850mm.  Where double swing doorset are noted to be provided, ensure that the operable leaf has a minimum clear width of 850mm	D4D2
13.	All Stairways in the Golf Country Club building are to be numbered for referencing purposes	Note
14.	<b>Entry Stair</b> Please ensure the entry stair handrail and TGSIs set out do not protrude into the door entryway. The first flight of stairway is to be relocated west on the document.	D4D4

Item	Description	BCA Provision
		
15.	<p><b>Northern carpark stairway</b></p> <p>If this stairway is intended to have a dual role of being both an egress and general access stair. Full compliance AS1428.1-2009 is required to be provided:</p> <ul style="list-style-type: none"> <li>Two handrails with extensions and termination at the top and bottom of the stairway – ensure handrail extensions do not protrude into the transverse path.</li> <li>TGSI's at the top and bottom of the stairway</li> </ul> 	D4D4
16.	<p><b>Fire Stairs</b></p> <p>The following fire stairs are required to have the bottom step of each flight off set to mitigate provision of vertical sections to the handrails at the mid landing.</p> 	D4D4

Item	Description	BCA Provision
17.	<b>TGSIs</b> Detailed stair information to locate the position of TGSIs at the top and bottom of each general circulation stairway	D4D9
18.	<b>Decals</b> Opaque decals are to be provided to all full height glazing designed without a transom	D4D13
19.	<b>Passenger Lift Fitout</b> <ul style="list-style-type: none"><li>Fitout must comply with AS1735.12</li><li>Lift doorway opening clearance to be 900mm.</li></ul> Fitout out of lifts to include: Handrail 600mm (min) length; at height between 850-950mm, Tactile and Braille symbols on control buttons and panels, Automatic auditory information detailing lift stops. Control buttons set back from corner.	E3D1

Section 3.3 to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA.

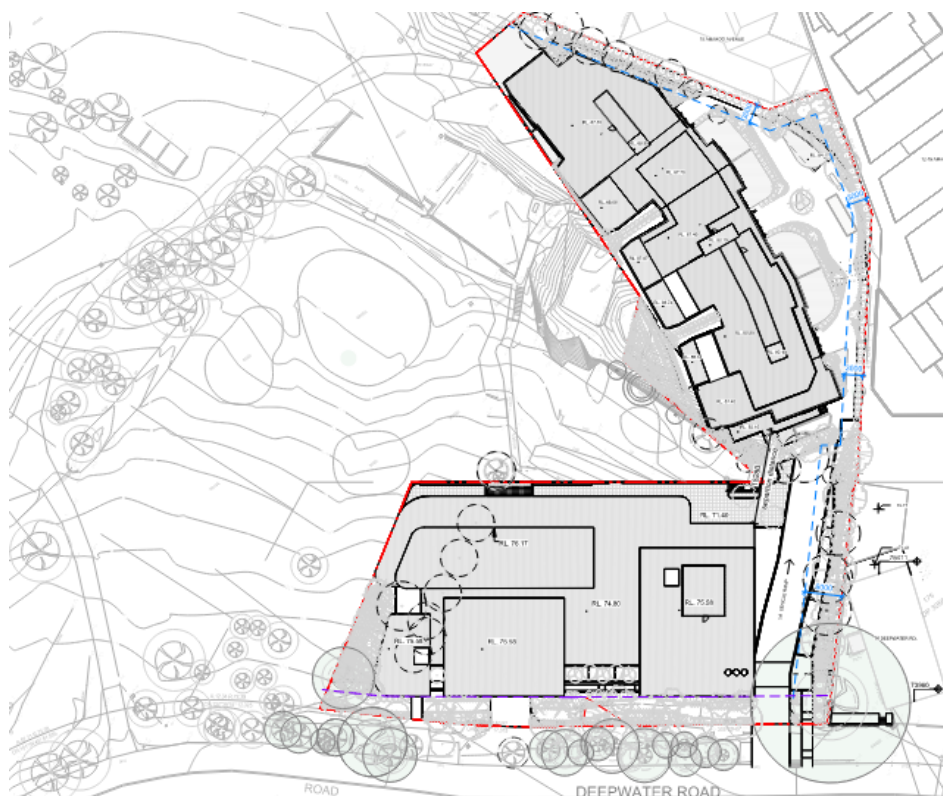
## 1.0 Basis of Assessment

### 1.1 LOCATION

The building development Castle Cove Golf Club, the subject of this report, is located at 68 Deepwater Rd, Castle Cove 2069.

The development includes:

- A proposed Country Club with dining areas, amenities, commercial kitchen facilities storage areas for golf carts and buggies and basement parking with 76 car spaces.
- A proposed independent living unit consisting of 17 apartments over 3 levels being Ground Floor to Level 2, basement parking with 24 parking spaces.
- Separate vehicular access is provided via Deepwater Road respectively to the Golf Club building and the ILU building.



### 1.2 PURPOSE

The purpose of this report is to assess the existing building against the relevant Deemed-to-Satisfy provisions of BCA2016 and the following legislative requirements to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

1. SEPP (Housing for Seniors or People with a Disability) 2004 – SEPP Seniors.
2. Part D3 – Access for People with a Disability.
3. Clause E3.6 – Passenger Lifts.

4. Clause F2.4 – Accessible Sanitary Facilities; and
5. Related Australian Standards as applicable including, but not limited to, AS 1428.1-2009, AS 1428.4.1-2009 & AS/NZS 2890.6-2009.

### 1.3 LIMITATIONS

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:

1. The Disability Discrimination Act (it cannot be guaranteed 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).
2. BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2.
3. Demolition Standards not referred to by the BCA.
4. Work Health and Safety Act.
5. Construction Safety Act.
6. 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.
7. Previous conditions of Development Consent issued by the Local Consent Authority; and
8. 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 BCA2014.

### 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 Disability (Access to Premises – Buildings) Standards 2010 and the BCA2022 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2022 and the referenced standards does not guarantee that a complaint will not be lodged.

## 1.5 DISABILITY ACCESS TO PREMISES STANDARDS (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.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 BCA2022 and reference a range of Australian Standards relating to access and other associated matters.

They do not apply to existing buildings that are not undergoing upgrade; however they introduce the concept of the “Affected Part”. This means that new works need to be connected to the building’s Principal Pedestrian Entrance by an accessible path of travel. This can mean that upgrade to the building may be necessary even where none is proposed.

## 1.6 DESIGN DOCUMENTATION

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

## 1.7 DEFINITIONS

### *Accessible*

Having features to enable use by people with a disability.

### *Accessway*

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

### *Luminance Contrast*

The light reflected from one surface or component, compared to the light reflected from another surface or component.

### *Ramp*

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

### *Tactile Indicators*

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information.

### *Adaptable*

A housing unit which is designed and constructed to meet the performance requirements of Clause 2.2 of AS 4299-1995.

### *Visitable*

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

## 2.0 Key Compliance Considerations

### 2.1 GENERAL

The following is 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 building required to be accessible.

Accessibility has been assessed against the documents outlined in Part 3 of this Report providing a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements.

### 2.2 CLASSIFICATION

The building has been classified as follows:

#### Golf Country Club Building

Table 1: Building Classification

Class	Level	Description
Class 9b	Level 01	Country Club Entire level
Class 7a	Ground Level	Car Parking

#### Independent Living Units

Table 2: Building Classification

Class	Level	Description
Class 2	Part Lower Ground – Level 02	Residential apartments
Class 7a	Basement – Part Lower Ground	Car Parking

## 2.3 AREAS REQUIRED TO BE ACCESSIBLE

The following areas of the building are required to be accessible:

### Country Club Building

Table 3: Country Club Areas to be Accessible.

Level	Area / Room	Description
Ground Level	Parking	Access shall be provided to areas containing an accessible parking spaces.
Level 1	Country Club areas	Access shall be provided to all areas used by the occupants

### Independent Living Units

Table 4: Independent Living Units Areas to be Accessible.

Level	Area / Room	Description
Basement	Carpark	Continuous accessible path of travel to the lift area
Lower Ground	Common corridor, lift lobby, entrance to the car park, carpark area	Continuous accessible path of travel from the accessible car bays to the lift lobby and entry door of the ILU
Ground Level	Building Entrances, Entry lobby, common corridors	Continuous accessible path of travel
Level 1	Lift lobby, common corridors	Continuous accessible path of travel
Level 2	Lift lobby, common corridors	Continuous accessible path of travel

## 2.4 DIMENSIONS AND TOLERANCES

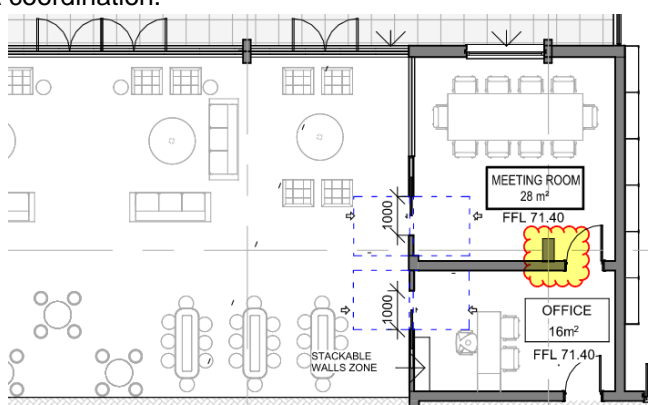
The Premises Standards and BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes' assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

## 2.5 PERFORMANCE BASED DESIGN – PERFORMANCE SOLUTIONS

There are specific areas throughout the development where strict Deemed-to-Satisfy Premises Standards and BCA Compliance will not be achieved by the proposed design and site constraints. These matters will need to be address in a detailed Performance Solution Report to be prepared for this development under separate cover:

Table 5: Performance Solutions

Item	Description of Performance Solution	DTS Provision
1.	<p><b>Meeting Room</b> – due to the location of a structural column, rationalised door latchside circulation space is provided to the interconnecting door between the Office / Meeting. This doorway is a secondary access door for use by staff only, the main entry door to the Meeting room has been designed with complying door circulation space. Rationalised door latchside circulation space has been identified as a deem-to-satisfy departure subject to the concurrence of the PCA during post-DA coordination.</p> 	D4D2

## 2.6 COUNCIL'S DEVELOPMENT CONTROL PLAN REQUIREMENTS (DCP)

Willoughby Development Control Plan DCP provides Council's planning controls on the provision of Seniors Housing under Part B Section 4.2.2 and Part D Section 4.16 of that Plan.

Part	Section	Control	Comments
Part B	4.2.2	<p><b>4.2.2 State Environmental Planning Policy (Housing) 2021</b></p> <p>The Housing SEPP provides design principles and planning controls that set aside any local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards of this policy.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>• The provisions and controls of the Housing SEPP apply to any proposed seniors housing development in the R2 and C4 zones.</li> </ul> <p>The Housing SEPP is at State Environmental Planning Policy (Housing) 2021 - NSW Legislation.</p>	The design of the ILU building meets with the requirements under this section of Willoughby Council DCP. Refer to Section 3.2 of this report
Part D	4.16 Access and Mobility	<p><b>4.16.2 Controls</b></p> <p>a. Details are to be submitted with the development application to demonstrate the development will comply with the Disability (Access to Premises – Building) Standards 2010 under Disability Discrimination Act 1992</p>	The Country Club design is capable of meeting the requirements under this section of Willoughby Council DCP. Refer to Section 3.3 of this report

### 3.0 Access For People with a Disability

#### 3.1 INTRODUCTION

The table below is 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 building required to be accessible as outlined in Part 2.2 of this report.

Access has been assessed against the relevant provisions of SEPP (Housing) 2021 in Part 3.2 below.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards in Part 3.3 below.

Compliance has been indicated by using the following symbols:

*Table 6: Legend of Symbols*


Symbol	Description
<b>COMPLIES</b>	Compliance is achieved, and no further information is required.
<b>CRA</b>	Specific details are not provided, but compliance can be readily achieved and will be assessed at the next stage.
<b>DNC</b>	From the documentation provided, compliance is not achieved.
<b>NA</b>	Not Applicable

#### 3.2 HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY (SEPP HOUSING) 2021

The following standards set out in SEPP (Housing) 2021 apply to any seniors housing development that consist of a hostel, self-contained dwelling or a combination of these, and the design principles of accessibility:

- Division 4 – Site Related requirements
- Division 6 – Design principles
- Schedule 4 – Standards concerning accessibility and usability for hostels and independent living units.


A summary of assessment of the development with the requirement of this policy is as follows:

Division 4 Site Related Requirements 93 - Location and access to facilities and services – independent living units.	Assessment
<p>Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—</p> <p>(a) by a transport service that complies with subsection (2), or</p> <p>(b) on-site.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Existing Bus location provided on Allambie Road and is within walking distance to the development.</li> <li>Taxi pick-up area located adjacent to the entry/exit pedestrian entry of the ILU building on Deepwater Road allowing vehicles to safely park unrestricted at the kerb side.</li> <li>A Sunday bus service is intended to be provided for the residence of the ILU when public service is not in operation.</li> </ul> <p>1</p> 	Complies
<p>2</p> <p>The transport service must—</p> <p>(a) take the residents to a place that has adequate access to facilities and services, and</p> <p>(b) for development on land within the Greater Sydney region—</p> <p>(i) not be an on-demand booking service for the transport of passengers for a fare, and</p>	Complies

	<p>(ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and</p> <p>(c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Existing Bus location provided on Allambie Road and is within walking distance to the development.</li> <li>Taxi pick-up area located adjacent to the entry/exit pedestrian entry of the ILU building on Deepwater Road allowing vehicles to safely park unrestricted at the kerb side.</li> <li>A Sunday bus service is intended to be provided for the residence of the ILU when public service is not in operation.</li> </ul>	
3	<p>For the purposes of subsections (1) and (2), access is adequate if—</p> <p>(a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and</p> <p>(b) the distance is accessible by means of a suitable access pathway, and</p> <p>(c) the gradient along the pathway complies with subsection (4)(c).</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>The existing bus shelter is located circa 250m from the ILU.</li> <li>The access path comprises of pedestrian crossings and concrete pathways along Deepwater Road and Allambie Road</li> <li>Predominantly flat gradients are noted along the walkway to the bus shelter.</li> </ul>	Complies
4	<p>In subsection (3)—</p> <p>(a) a <b>suitable access pathway</b> 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</p> <p>(b) the distance is to be measured by reference to the length of the pathway, and</p> <p>(c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—</p> <p>(i) 1:12 for a maximum length of 15m at a time, or</p> <p>(ii) 1:10 for a maximum length of 5m at a time, or</p> <p>(iii) 1:8 for a maximum length of 1.5m at a time.</p> <p><b>Comments</b></p>	Complies

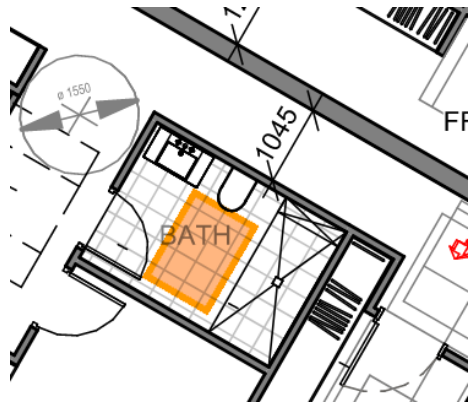
	<ul style="list-style-type: none"> <li>The accessible pathway is a sealed concrete footpath with an average gradient shallower than 1: 74</li> </ul>	
5	<p>In this section—</p> <p><b>facilities and services</b> mean—</p> <p>(a) shops and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.</p> <p><b>provide a booking service</b> has the same meaning as in the <i>Point to Point Transport (Taxis and Hire Vehicles) Act 2016</i>, section 7.</p> <p><b>Note—</b></p> <p>Provide a booking service is defined as carrying on a business taking bookings for taxis or hire vehicles to provide passenger services, whether immediately or at a later time, and communicating the bookings to drivers for passenger services or providers of passenger services.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Taxi pick-up area located adjacent to the entry/exit pedestrian entry of the ILU building on Deepwater Road allowing vehicles to safely park unrestricted at the kerb side.</li> <li>A Sunday bus service is intended to be provided for the residence of the ILU when public service is not in operation.</li> </ul>	Complies
<b>Division 6 Design Principles</b> <b>104 Accessibility</b>		Assessment
a	<p>Senior's housing should -</p> <p>have obvious and safe pedestrian links from the site that provide access to transport services or local facilities</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>The design provides pedestrian links to services such as transport (buses / taxi pick up and drop off)</li> <li>Pedestrian link is also provided to ILU residents to access pedestrian route via the carpark to the Castle Cove Golf Country Club.</li> </ul>	Complies
b	<p>provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>The documents indicate respective vehicular entry points for the Country Club and ILU.</li> </ul>	Complies

	<ul style="list-style-type: none"> <li>A clear delineation between vehicular access and pedestrian route has been noted on the documents to allow safe movement.</li> </ul>	
Schedule 4 Standards concerning accessibility and usability for hostels and independent living units		Assessment
Part 1 Standards applying to hostels and independent living units		
1	<p><b>Application of standards in this Part</b></p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units.</p>	Noted
2	<p><b>Siting standards</b></p> <p>(1) <b>Wheelchair access</b> If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p>(2) If <b>the whole of the site</b> 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—</p> <p>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 subsection. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) <b>Common areas Access</b> 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.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Wheelchair access is noted to be provided across the entire site</li> <li>Pathway gradients are noted to be all shallower than 1:10</li> <li>Due to the existing topography of the site, a series of 1:14 ramps are noted to be provided along the Eastern Boundary off Deepwater Road.</li> <li>The design of the ramp indicates that compliance with Clause 10 of AS1428.1-2021 is capable of being met. Further detailed information to be provided during post-DA coordination.</li> </ul>	CRA
3	<p><b>Security</b></p> <p>Pathway lighting—</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p> <p><b>Comments</b></p>	CRA

	<ul style="list-style-type: none"> <li>Little information has been provided at this stage of the development. It is intended that where pedestrian access is being provided suitable lighting will be afforded.</li> <li>It is anticipated that further information regarding to pathway lighting will be coordinated during post-DA stages.</li> </ul>	
4	<p><b>Letterboxes</b> Letterboxes—</p> <p>(a) 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</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Location of letter boxes has been nominated to be located adjacent to the pedestrian entry gate off Deepwater Road as highlighted in green below.</li> <li>Detailed information to be provided during post-DA coordination.</li> </ul>  <p>The site plan shows a building complex with a red boundary. A green square highlights a location on Deepwater Road, adjacent to the building, indicating the nominated location for letterboxes. The plan also shows various other features like roads, paths, and landscaping.</p>	CRA
5	<p><b>Private car accommodation</b> If car parking (not being car parking for employees) is provided—</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and</p> <p>(b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p>	CRA

	<p>(c) any garage must have a power-operated door, or there must be a 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><b>Comments</b></p> <ul style="list-style-type: none"> <li>There are a total of 24 car spaces for residential use noting the following break up: <ul style="list-style-type: none"> <li>3 car spaces have been designed to enable the width of the car spaces to be increased to 3.8m meeting the 10% requirement under this clause.</li> <li>8 accessible car spaces are noted to be provided.</li> </ul> </li> <li>In this development ILU parking spaces are intended to be provided as secured private garages. Accessible parking bays will meet the requirements of AS4299-1995 in lieu of AS2890.6-2009 meeting the dimensions of 5.4mx3.8m.</li> <li>Detailed information regarding the operation of the garage doors have not been provided at this stage of the development. This level of information shall be available during post-DA coordination.</li> </ul>	
6	<p><b>Accessible entry</b> 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.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>There are three main entrances to the ILU building, each has been designed with a canopy above providing a measure of protection from the weather.</li> <li>Landings at the building entrances are noted to be at grade with the external walkways.</li> <li>ILU entry doors are located internally off a common walkway intended to be level.</li> </ul>	Complies
7	<p><b>Interior: general</b> (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Detailed information regarding clear door opening will be provided in the door schedule to be distributed during post-DA coordination.</li> <li>Internal corridors are noted to be in excess of 1000mm meeting the requirements of this clause.</li> <li>The current documents indicate provision of door circulation space in accordance with Clause 13 of AS1428.1-2009.</li> </ul>	CRA

8	<p><b>Bedroom</b></p> <p>At least one bedroom within each dwelling must have—</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows—</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of an independent living unit—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least—</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(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</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p> <p><b>Comments</b></p> <p>In this development one bedroom in each dwelling have indicated the following:</p> <ul style="list-style-type: none"> <li>• Wardrobe</li> <li>• Queen bed</li> <li>• Complying circulation space at the foot and side of the bed</li> </ul> <p>The following detailed information shall be provided during post-DA coordination and to be coordinated on the electrical documents:</p> <ul style="list-style-type: none"> <li>• x2 double general power outlets on the wall adjacent to bed head</li> <li>• x1 general power outlet on the wall opposite the wall</li> <li>• x1 telephone outlet next to the bed</li> <li>• Lighting level information</li> </ul>	
9	<p><b>Bathroom</b></p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subsection (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>• Limited information has been provided at this stage of the development. The current documents indicate that the bathroom is able to meet the</li> </ul>	CRA

	requirements of Clause 15 of AS1428.1-2021. Detailed bathroom information to be provided during post-DA coordination.	
10	<p><b>Toilet</b> A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>In this development a secondary bathroom is noted to be provided in addition to the accessible bathroom.</li> <li>The design of the secondary bathroom is such that it comprises of a pan, handbasin and shower cubicle. This bathroom is not intended to be modified for future adaptation as inferred under AS4299 and therefore it is not necessary for the pan to be located in the corner. However, given the size of the secondary bathroom, the area at the pan does provide adequate circulation space of 900x1250mm in front of the pan.</li> <li>Entry door circulation space is afforded on approach from the corridor side.</li> </ul> 	Complies
11	<p><b>Surface finishes</b> Balconies and external paved areas must have slip-resistant surfaces. Note— Advise regarding finishes may be obtained from AS 1428.1.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Slip resistance information to be provided during post-DA coordination</li> </ul>	CRA
12	<p><b>Door hardware</b> Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Door hardware information to be provided during post-DA coordination</li> </ul>	CRA
13	<p><b>Ancillary items</b> Switches and power points must be provided in accordance with AS 4299. Part 2 Additional standards for independent living units</p> <p><b>Comments</b></p> <ul style="list-style-type: none"> <li>Switch and power locations to be coordinated at post-DA phases.</li> </ul>	CRA

14	<b>Application of standards in this Part</b> The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of independent living units.	Noted – for information only
15	<b>Living room and dining room</b> (1) A living room in an independent living unit must have— (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.  <b>Comments</b> <ul style="list-style-type: none"> <li>The ILUs in this development have an open plan design for living and dining arrangement.</li> <li>1550mm diameter circulation spaces are noted to be provided on the documents</li> <li>Telephone and lighting illumination to be further coordinated with the electrical engineer at post-DA phases</li> </ul>	CRA
16	<b>Kitchen</b> A kitchen in an independent living unit must have— (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— (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 isolating switch must be included, (iv) an oven (see clause 4.5.8), and (d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and (e) general power outlets— (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.  <b>Comments</b> <ul style="list-style-type: none"> <li>Limited information regarding kitchen details is provided at this stage of the development. The current documents indicate that adequate circulation space is afforded.</li> <li>Detailed kitchen joinery layout noting the location or power outlets to be provided during post-DA coordination.</li> </ul>	CRA
17	<b>Access to kitchen, main bedroom, bathroom and toilet</b> In a multi-storey independent living unit, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	N/A

	<b>Comments</b> <ul style="list-style-type: none"> <li>This section is not applicable. The ILU's in this development are all single level</li> </ul>	
18	<b>Lifts in multi-storey buildings</b> In a multi-storey building containing separate independent living units on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with the <i>Building Code of Australia</i> , Volume 1, E3D7 and E3D8.  <b>Comments</b> <ul style="list-style-type: none"> <li>Detailed assessment for lifts will be carried out in section 3.3 of this report.</li> </ul>	CRA
19	<b>Laundry</b> An independent living unit must have a laundry that has— (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothesline provided in relation to the dwelling.  <b>Comments</b> <ul style="list-style-type: none"> <li>Laundry design in the ILU's is noted to have complying door circulation space and 1300mm circulation space in front of appliances.</li> <li>Accessible path of travel is noted to be provided to terraces.</li> <li>FFE and slip resistant information to be provided at post-DA coordination</li> </ul>	CRA
20	<b>Storage for linen</b> An independent living unit must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.  <b>Comments</b> <ul style="list-style-type: none"> <li>Built-in cupboards are noted to be provided which can be used for linen storage. Joinery details to be provided at post-DA coordination</li> </ul>	CRA
21	<b>Garbage</b> A garbage storage area must be provided in an accessible location.  <b>Comments</b> <p><b>Waste Room (Lower Ground)</b> – a continuous accessible path of travel is required to be provided from the upper levels of the ILU to the Waste Room located at the Lower Ground Level.</p>	CRA

The current documents indicate two waste room locations and residents using the Northern lift will have access to the smaller bin room located adjacent to the pedestrian ramped access, while the residents using the central and southern lift will have access to the larger bin room.

Both Waste rooms are noted to have appropriate door circulation and internal circulation spaces



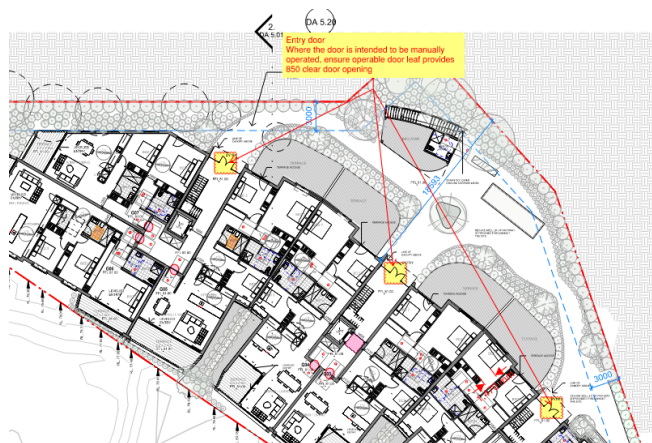
### 3.3 BUILDING CODE OF AUSTRALIA (BCA)

#### 3.3.1 BCA Part D4 – Access for people with a disability

##### 3.3.1.1 Clause D4D2 - General building access requirements

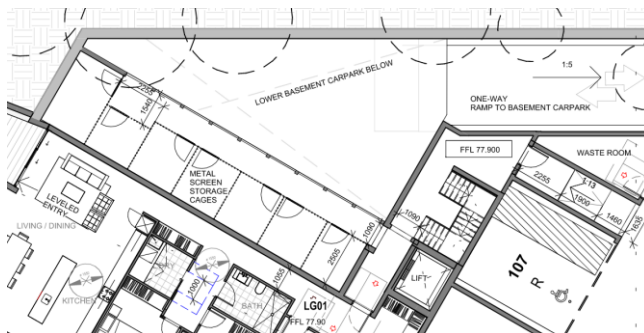
#### Class 2 – ILU

- **Entry Doors** - The documents indicate the provision of double doors at the respective entrance to the ILU building. Little information is provided at this stage of the development. If the doors are intended to be manually operated, further coordination during post-DA stages will be required to ensure that the operable door leaf provide a minimum clear opening width of 850mm with and an operable force <20N.



- **Common Areas**

- **ILU levels** - The current documents indicate that adequate wheelchair turning spaces are provided in the common entry Lobby and lift landing areas for wheelchairs to make respective 90° and 180° turns where necessary.
- **Store Corridor (Lower Ground)** – The current documents indicate the provision of metal screen storage cages located at the western end of the Lower Ground floor adjacent to ILU LG01. Corridor termination space of 1540x2070mm is noted to be provided for wheelchairs to make 180° turn.



- **Waste Room (Lower Ground)** – a continuous accessible path of travel is required to be provided from the upper levels of the ILU to the Waste Room located at the Lower Ground Level.

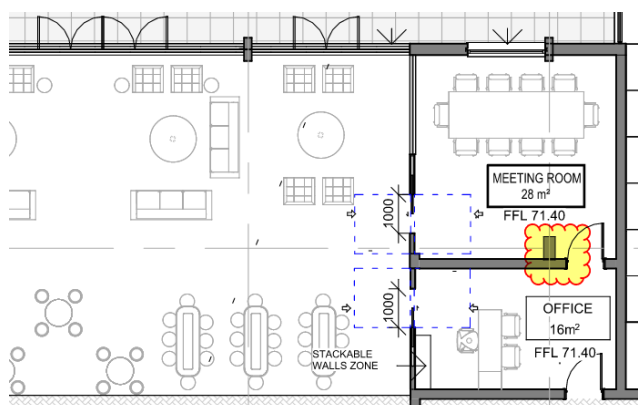
The current documents indicate two waste room locations and residents using the Northern lift will have access to the smaller bin room located adjacent to the pedestrian ramped access, while the residents using the central and southern lift will have access to the larger bin room.

Both Waste rooms are noted to have appropriate door circulation and internal circulation spaces



### Class 9b – Country Club

- **Double door sets** - Limited information have been provided at this stage of the development. Clear opening width of the operable door leaf is required to achieve a minimum clearance of 850mm. Door schedule to be provided during post-DA coordination.
- **Meeting Room** – due to the location of a structural column, rationalised door latchside circulation space is provided to the interconnecting door between the Office / Meeting. This doorway is a secondary access door for use by staff only, the main entry door to the Meeting room has been designed with complying door circulation space. Rationalised door latchside circulation space has been identified as a deem-to-satisfy departure subject to the concurrence of the PCA during post-DA coordination.

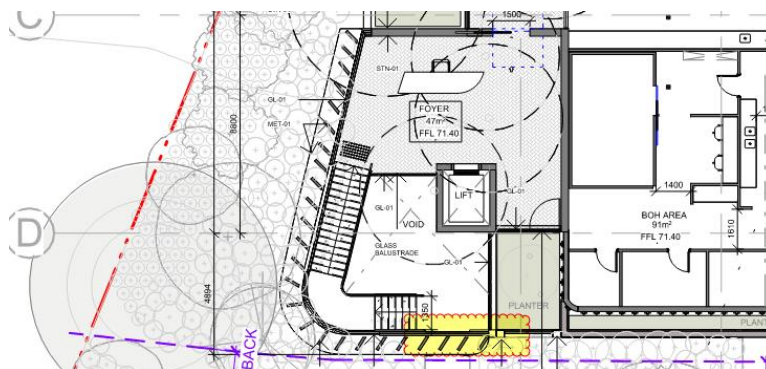


**Assessment:** the proposed development is capable of meeting the requirements under this clause.

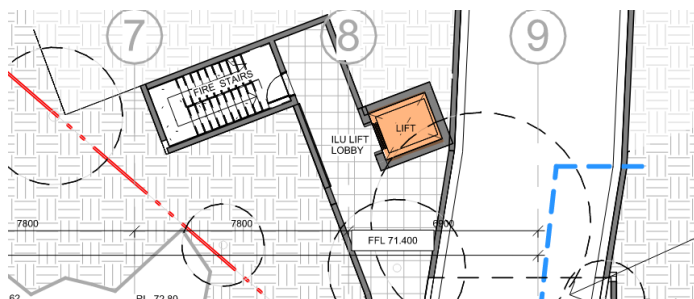


## Class 9b – Country Club

- An accessible path of travel from the property boundary off Deepwater Road has been provided to the Main pedestrian entrance. Level at grade entrance is capable of being achieved, however further coordination will be required during post-DA stages.



- While a pedestrian link access is provided from the Golf Country Club on Level 1 to the ILU, this accessway is specifically intended for ILU resident use only and is not considered to be a public thoroughfare.



- A continuous accessible path of travel is provided at the Car Parking area located on Ground Floor. Accessible Parking spaces are noted to be located adjacent to a passenger lift taking them up to either the Foyer area or the Back of House area.

**Assessment:** the proposed development is capable of meeting the requirements under this clause.

### 3.3.1.3 Clause D4D4 - Parts of buildings to be accessible.

## Class 2 – ILU

- General Access Stairs** - Where located at an internal corridor, stairs shall be set back a minimum of 400mm at the top of the stair and 700mm at the base of the stair (Fig 26(B)) to ensure handrails do not protrude into the transverse path.

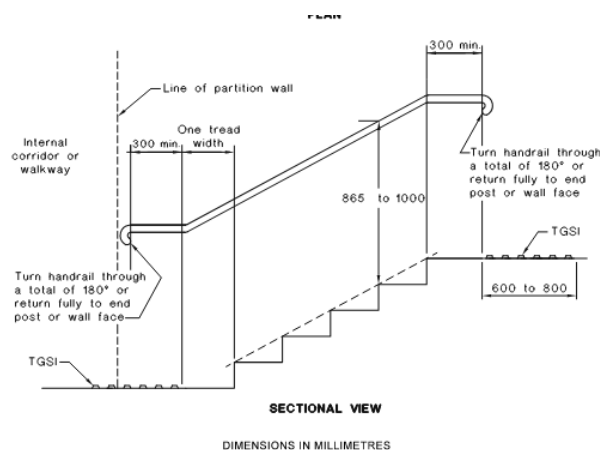
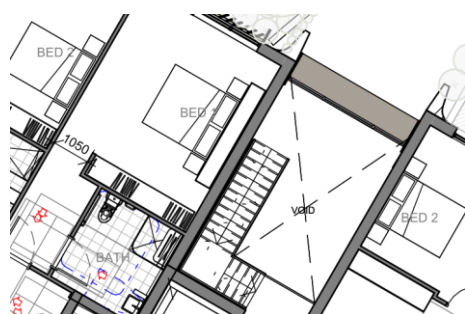


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

- The following stairway is required to be revised to ensure handrails do not protrude into the transverse path:
  - Stair handrail in lift lobby – applicable to entire development

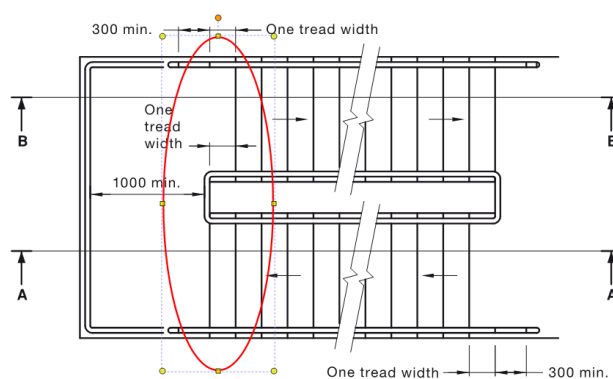


Level - 01

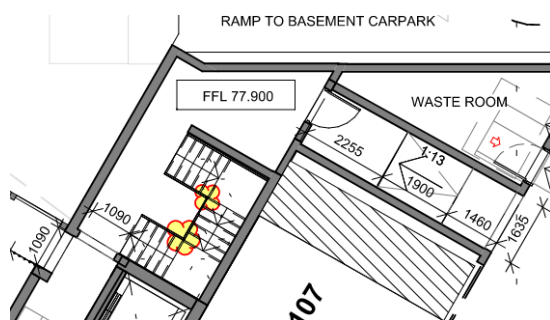


Lower Ground

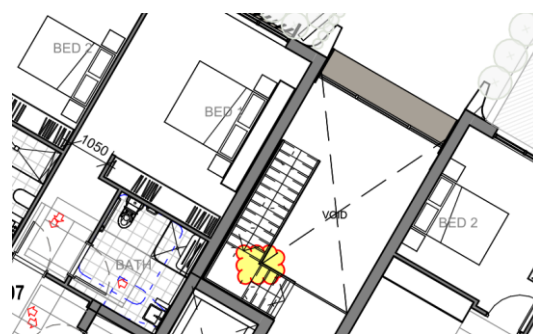
- Stair offset** - Offsetting the stair at the mid landing will allow a continuous single handrail which will not require vertical sections.



Please ensure that the following stairways do not have vertical sections on the handrails.



Stair – Lower Ground

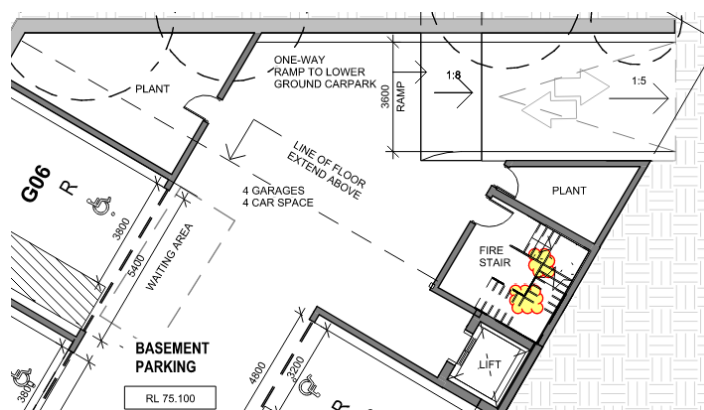


Stair – Level 01

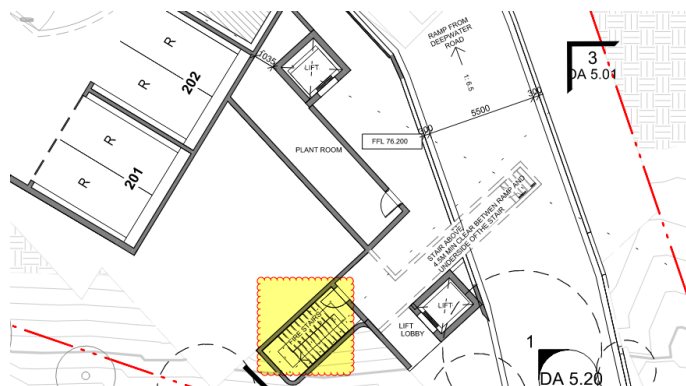
- **Fire Stairs** - design to include a single handrail compliant to Clause 12 of AS1428.1 (circular) and provision of stair nosings as a minimum.

The following fire stairs are required to have:

- a single continuous handrail
- off set at the bottom of each flight of stair to mitigate vertical handrail sections

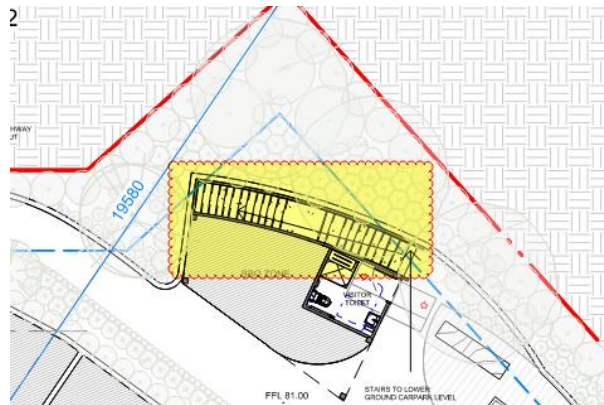


Basement

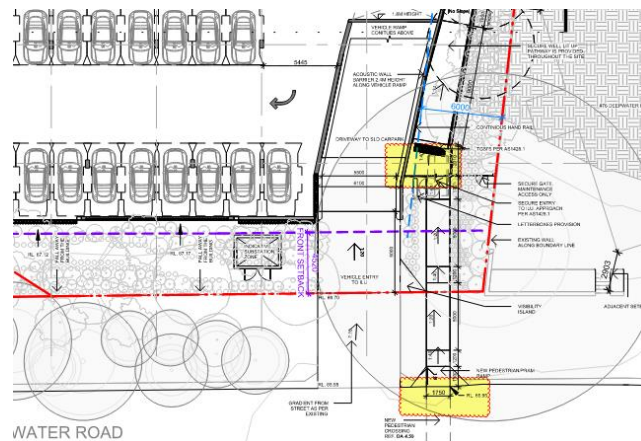


Lower Ground

If FISs are to be encouraged for general circulation use, the stairs should be upgraded to full compliance with AS1428.1-2009 features. Please confirm if the following fire stair is intended to be used as a general access stairway in addition to being used as a fire stair.



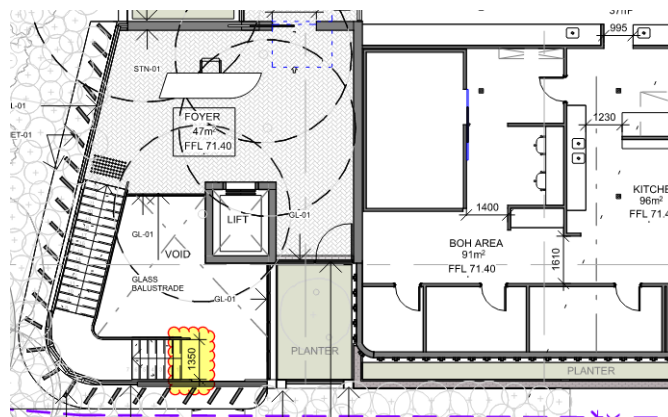
- **Ramps** - All general circulation ramps are to be designed to comply with AS1428.1-2009 i.e., clear width not less than 1m, handrails both sides, TGSIs compliant landing sizes, gradient and kerb rails.
- **Walkways** – The design of walkways are noted to be in accordance with SEPP(Housing) 2021 and AS1428.1-2009. Gradients on walkways are noted to be shallower than 1:20. Where gradient of 1:20 are provided, appropriate landings and passing spaces are noted to be provided.



## Class 9b – Country Club

### Entry Stair

Please ensure the entry stair handrail and TGSi set out do not protrude into the door entryway. The first flight of stairway is to be relocated west on the document. This is intended to be carried out during post DA coordination.

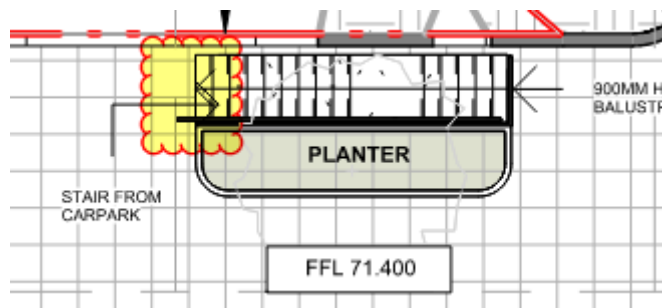


### Northern carpark stairway

If this stairway is intended to have a dual role of being both an egress and general access stair. Full compliance AS1428.1-2009 is required to be provided:

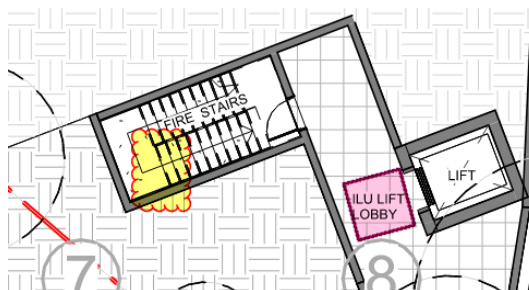
- Two handrails with extensions and termination at the top and bottom of the stairway – ensure handrail extensions do not protrude into the transverse path.
- TGSIs at the top and bottom of the stairway

The level of details noted above shall be carried out during post-DA coordination.



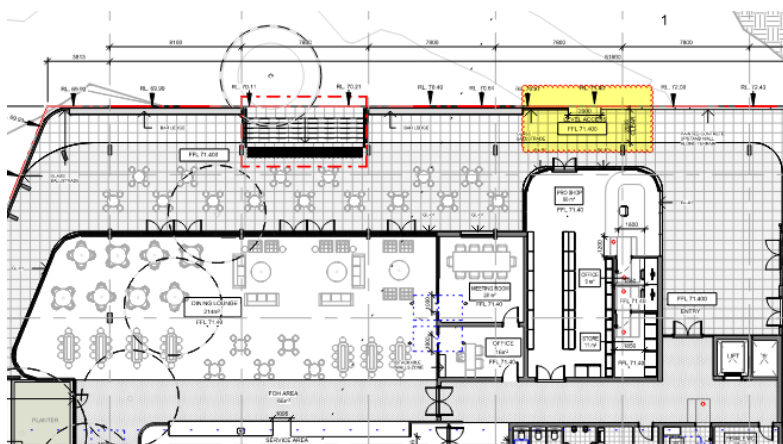
### Fire Stairs

The following fire stairs are required to have the bottom step of each flight off set to mitigate provision of vertical sections to the handrails at the mid landing. This level of detailed information can be carried out during post-DA coordination.



### Walkways

It is noted on the current documents that equitable access is provided off the terrace dining area via a level access located circa 1500mm from the stairway.



**Assessment:** the proposed development is capable of meeting the requirements under this clause.

### 3.3.1.4 Clause D4D5 – Exemptions

The following rooms/areas are considered exempt under this clause subject to concurrence by the project certifier during post-DA coordination stages:

#### Class 2 – ILU

- Plant room – Basement, Lower Ground

#### Class 9b – Country Club

- Ground Floor
  - Plant Room
  - SRV Loading Zone
  - Waste / Plant Room
  - Substation area
- Level 1
  - Commercial Kitchen and BOH Area
  - Storage rooms

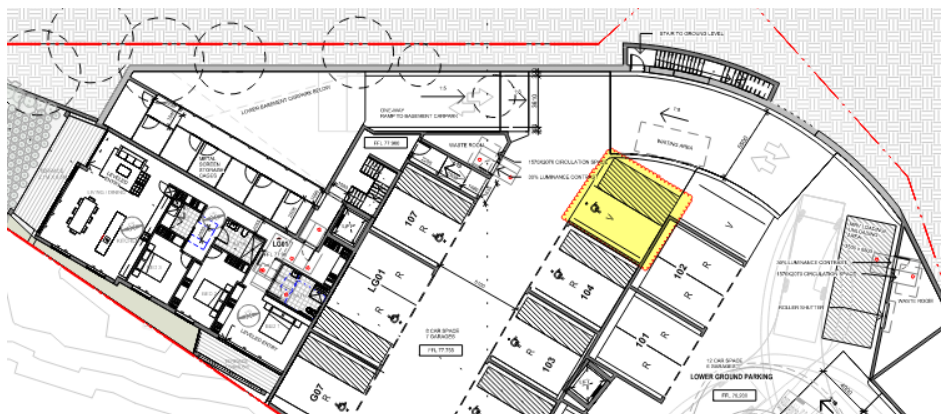
**Assessment:** the proposed development is capable of meeting the requirements under this clause.

### 3.3.1.5 Clause D4D6 - Accessible car parking

#### Class 2 – ILU

Under the BCA there is no mandatory requirements for the provision of accessible parking spaces for Class 2 buildings. Accessible parking spaces for class 2 has been designed to meet the requirements of SEPP(Housing) 2021 – refer to section 3.2 of this report.

Where visitor car spaces are provided located on the Lower Ground Level, the accessible parking layout is capable of meeting the requirements of AS2890.6-2009. Detailed dimensions shall be provided at post-DA coordination stages.

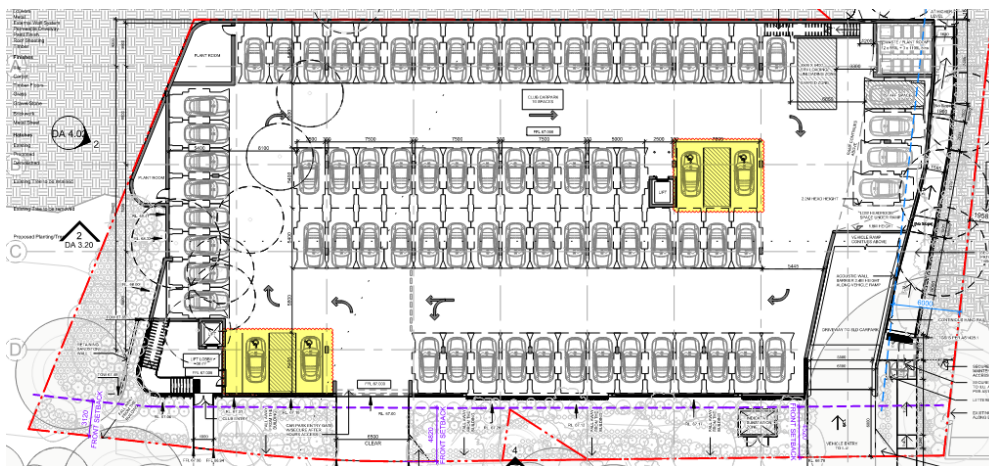


#### Class 9b – Country Club

Under Clause D4D6 of the BCA, for a class 9b building 1 accessible parking spaces is required to be provided for every 1000 parking spaces.

A total of 76 parking spaces are being provided in this proposed development. A minimum of 1 dedicated parking space is required to be provided under this clause.

The development provides 4 dedicated parking spaces capable of meeting the requirement of AS2890.6-2009 and located adjacent to a passenger lift.



**Assessment:** the proposed development is capable of meeting the requirements under this clause.

#### 3.3.1.6 Clause D4D7 – Signage

Class 2 – ILU

- Detailed signage information shall be provided during post-DA coordination and is not required for a DA submission.

Class 9b – Country Club

- Detailed signage information shall be provided during post-DA coordination and is not required for a DA submission.

**Assessment:** the proposed development is capable of meeting the requirements under this clause.

#### 3.3.1.7 Clause D4D8 - Hearing augmentation

Hearing Augmentation is not a mandatory requirement for this development.

**Assessment:** Not Applicable

#### 3.3.1.8 Clause D4D9 - Tactile indicators

Locations of TGSI's and their setout on ramps and stairways to be provided during post-DA coordination and is not required for a DA submission.

**Assessment:** the proposed development is capable of meeting the requirements under this clause.

#### 3.3.1.9 Clause D4D10 - Wheelchair seating spaces in Class 9b assembly buildings

This section is not applicable for this development.

**Assessment:** Not Applicable

### 3.3.1.10 Clause D4D11 - Swimming pools

This section is not applicable for this development.

**Assessment:** Not Applicable

### 3.3.1.11 Clause D4D12 – Ramps

Interconnecting ramps noted to be provided in this proposed development does not have a vertical rise of greater than 3.6m

**Assessment:** the proposed development is capable of meeting the requirements under this clause.

### 3.3.1.12 Clause D4D13 - Glazing on an Accessway

Provision of opaque decals to full height glass to be provided during post DA-coordination for:

- Class 2 – ILU
- Class 9b – Country Club

**Assessment:** the proposed development is capable of meeting the requirements under this clause.

## 3.3.2 Part E3 – Lift Installations

### 3.3.2.1 E3D1: D3D8: Accessible features required for passenger lifts.

#### Lift Size

- Any lift travelling >12m requires a minimum compartment size of 1400mm wide x 2000mm depth (requires 2000mm depth where stretcher use indicated and travelling >12m).
- Any lift travelling <12m requires a minimum compartment size of 1100mm wide x 1400mm depth.

#### Class 2 – ILU

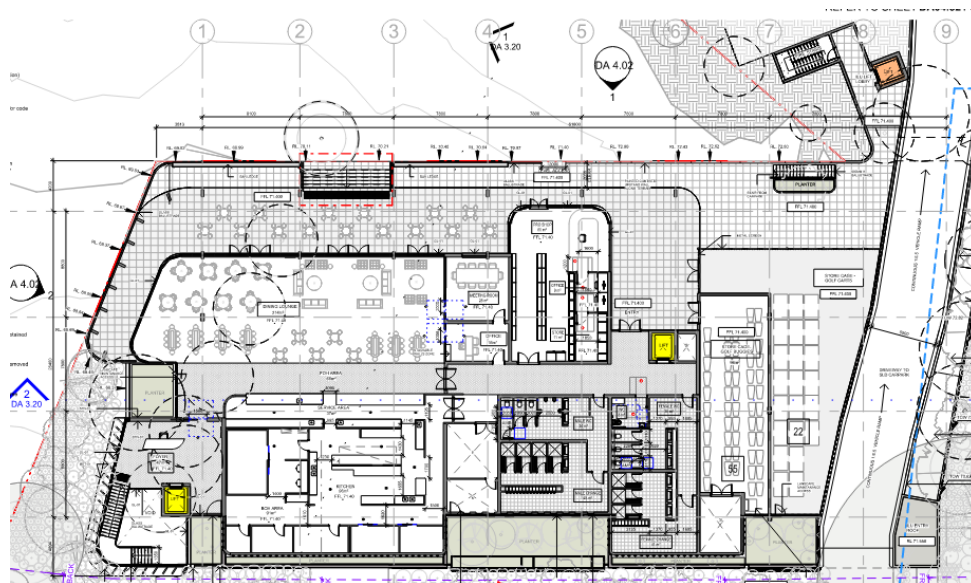
- The vertical distance the lifts are required to travel in the proposed ILU building is under 12m with a lift car size of 1100x1400mm. However, the lifts can also service access to the roof area which makes the vertical travel distance of circa 14m.
- The documents indicate that the lift size is capable of providing an internal lift car size of 1400x2000mm meeting the requirements under this clause.



- Lift car details to be provided during post-DA coordination stages.

#### Class 9b – Country Club

- Two passenger lifts are noted to be provided in Golf Country Club (highlighted in yellow below). The vertical distance the lifts are required to travel is circa 7.7m (including the roof).
- A passenger lift providing direct access from the ILU and the Golf Country Club highlighted in orange below is only required to travel a vertical distance of circa 2.5m. It should be noted that this lift is for the exclusive use of ILU residence only.
- The design of all 3 lift shafts in this proposed development is such that it is capable of providing a lift car with an internal dimension of 1400x2000mm. This size lift can also accommodate a stretcher facility in the event of an emergency.



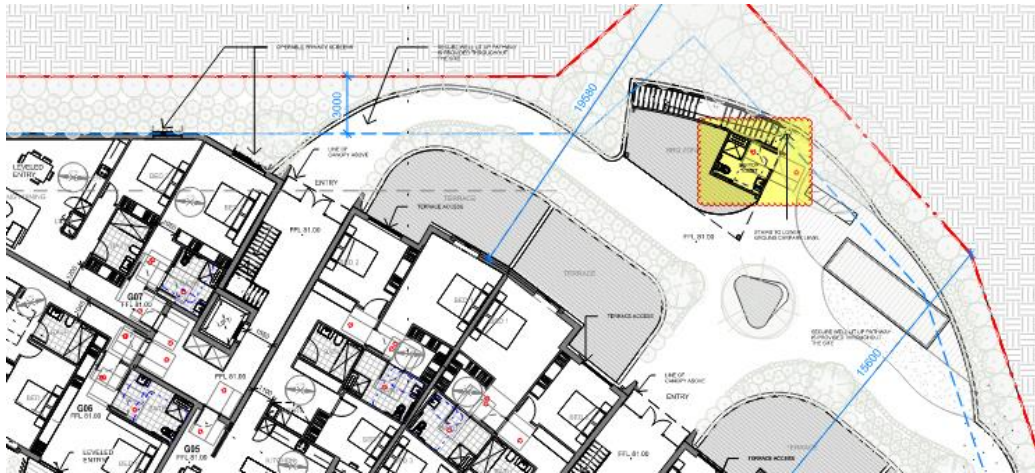
**Assessment:** the proposed development is capable of meeting the requirements under this clause.

### 3.3.3 Part F4 – Sanitary and Other Facilities

#### 3.3.3.1 F4D5: Accessible Sanitary Facilities (including Table F4D5)

##### Class 2 – ILU

- BBQ Pavilion – the outdoor BBQ zone is provided with a single unisex accessible WC and shower. Circulation spaces of pan, handbasin and doorway is noted on the current documents and is capable of meeting the requirements under Clause 15 of AS1428.1-2009.
- Further coordination to be provided during post-DA stages where detailed information will be provided for additional assessment.



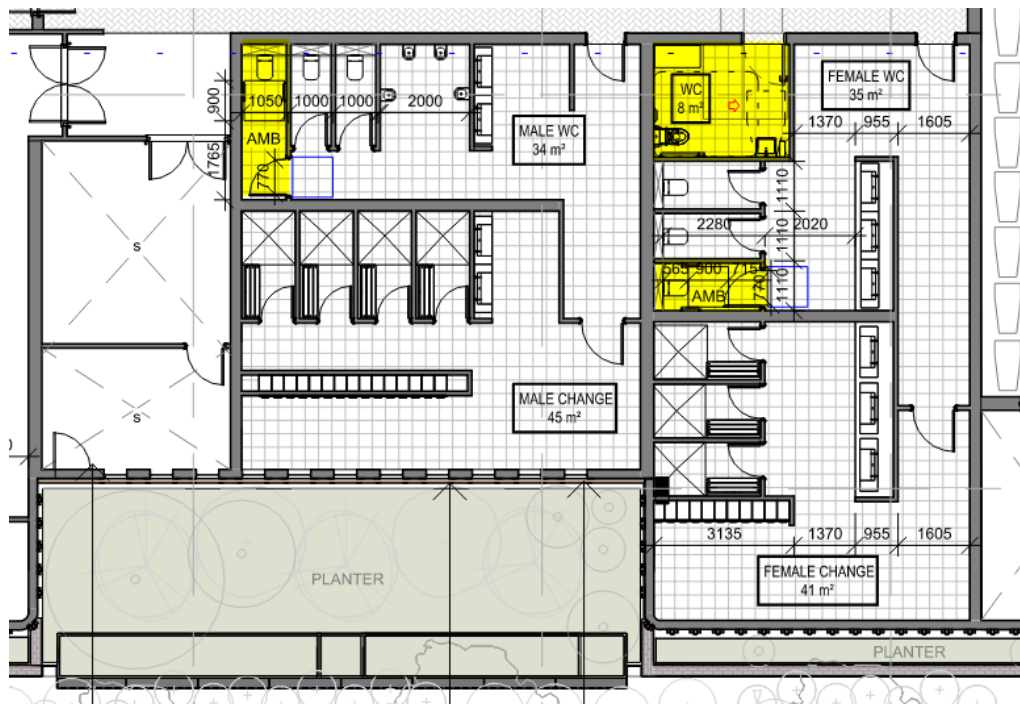
## Class 9b – Country Club

### Accessible WC

- The unisex accessible WC is located adjacent to the male and female facilities.
- The current documents indicate circulation spaces at the doorway, pan and handbasin and is capable of meeting the requirements under Clause 15 of AS1428.1-2009.
- Further coordination to be provided during post-DA stages where detailed information will be provided for additional assessment.

### Ambulant WC

- Where separate Male and Female amenities are provided, an ambulant cubicle is noted to be provided noting the location of the 900x900mm ambulant circulation space. The design of the ambulant cubicle located within the respective Male and Female facilities is capable of meeting the requirements of Clause 16 of AS1428.1-2009.



**Assessment:** the proposed development is capable of meeting the requirements under this clause.

## 4.0 Statement of Compliance

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2022 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3.3 of this Report) with those documents.

The design documentation has also been assessed against the applicable provisions of *SEPP (Housing) 2021, Schedule 4, Standards concerning accessibility and usability for hostels and independent living units* as outlined in Part 3.2 of this report and it is considered that such documentation complies or is capable of meeting the requirements under the SEPP (Housing) 2021 Standards. Further modifications can be made to suite future accessibility requirements where necessary.

### 4.1 DIMENSIONS AND TOLERANCES

The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. Jensen Hughes's assessment of the plans and specifications has been undertaken to ensure the minimal dimensions have been met. It must be noted the minimum dimensions are generally clear internal dimensions between walls including linings and skirting boards, fixtures and any obstructions.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

### 4.2 DESIGN CERTIFICATION

The following BCA matters are to be addressed by specific BCA Design Certificate to be issued by the relevant architectural, services and engineering consultants at the Construction Certificate Stage. This schedule should be forwarded to all consultants to obtain verification that these items have and will be included in the design documentation / specifications (likely to be updated for CC stage):

#### General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways and ramps and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with BCA D3.8 and Sections 1 and 2 of AS/NZS 1428.4.1-2009.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. Walkways with a gradient of 1:20 will comply with Clause 10 of AS1428.1-2009.
4. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
5. Non-fire isolated stairways will comply with Clause 11(f) & (g) of AS1428.1-2009.

6. Handrails will comply with Clause 12 of AS1428.1-2009.
7. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009.
8. Bollards and demarcation will be provided in the shared car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
9. Switches and power points will comply with Clause 14 of AS1428.1-2009.
10. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
11. Braille and tactile signage will comply with BCA2016 Clause D3.6.
12. Signage will need to comply with Clause 8 of AS1428.1-2009.
13. The passenger lifts will comply with BCA2016 Table E3.6b and AS1735.12.
14. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
15. Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
16. Door handles and the like will be in accordance with Clause 13.5 of AS1428.1-2009.

### **SEPP Seniors**

17. The senior housing will consist of hostels or self-contained dwellings.
18. Gradients and wheelchair access across the site will comply with Clause 2 of Schedule 4 Part 1 – SEPP (Living) 2021
19. Lighting in pathways will comply with Clause 3 of Schedule 4 Part 1 – SEPP (Living) 2021
20. Letterboxes will comply with Clause 4 of Schedule 4 Part 1 – SEPP (Living) 2021
21. Carparking spaces will comply with Clause 5 of Schedule 4 Part 1 – SEPP (Living) 2021
22. The accessible entrance to the dwelling will comply with Clause 6 of Schedule 4 Part 1 – SEPP (Living) 2021
23. Internal doorways and corridors will comply with Clause 7 of Schedule 4 Part 1 – SEPP (Living) 2021
24. The accessible bedroom will comply with Clause 8 of Schedule 4 Part 1 – SEPP (Living) 2021
25. The accessible bathroom will comply with Clause 9 of Schedule 4 Part 1 – SEPP (Living) 2021
26. The toilet (visitable) will comply with Clause 10 of Schedule 4 Part 1 – SEPP (Living) 2021
27. Surface finishes will comply with Clause 11 of Schedule 4 Part 1 – SEPP (Living) 2021
28. Door hardware will comply with Clause 12 of Schedule 4 Part 1 – SEPP (Living) 2021
29. Switches and power points will comply with Clause 13 of Schedule 4 Part 1 – SEPP (Living) 2021
30. The senior housing will consist in self-contained dwellings.
31. Living and dining rooms will comply with Clause 15 of Schedule 4 Part 2 – SEPP (Living) 2021
32. Kitchen will comply with Clause 16 of Schedule 4 Part 2 – SEPP (Living) 2021
33. Access to kitchen, main bedroom, bathroom and toilet will comply with Clause 17 of Schedule 4 Part 2 – SEPP (Living) 2021
34. Lifts will comply with Clause 18 of Schedule 4 Part 2 – SEPP (Living) 2021

- 35. Laundry will comply with Clause 19 of Schedule 4 Part 2 – SEPP (Living) 2021
- 36. Storage for linen will comply with Clause 20 of Schedule 4 Part 2 – SEPP (Living) 2021
- 37. Garbage rooms will comply with Clause 21 of Schedule 4 Part 2 – SEPP (Living) 2021

# *Annexures*

## Annexure A - Design Documentation

This report has been based on the following design documentation.

Table 7: Architectural Plans

Architectural Plans Prepared by			
Drawing Number	Title	Revision	Issue
DA 1.00	Cover Sheet	A	DA
DA 1.01	Site Context	A	DA
DA 1.02	Site Analysis	A	DA
DA 1.03	Site & Surroundings	A	DA
DA 1.04	Design Response	A	DA
DA 2.01	Existing/Demolition Plan	A	DA
DA 3.01	Site Plan	A	DA
DA 3.02	Club - Ground Level	A	DA
DA 3.03	Club - Top of Ground Level	A	DA
DA 3.04	Club - Level 1	A	DA
DA 3.05	Club - Roof Level	A	DA
DA 3.20	Club - Sections	A	DA
DA 4.01	Club - South & East Elevations	A	DA
DA 4.02	Club - North & West Elevations	A	DA
DA 4.51	ILU - Basement Level	A	DA
DA 4.52	ILU - Lower Ground Level	A	DA
DA 4.53	ILU - Ground Level	A	DA
DA 4.54	ILU - Level 01	A	DA
DA 4.55	ILU - Level 02	A	DA
DA 4.56	ILU - Roof Level	A	DA
DA 4.59	ILU - Bus Stop Footpath	A	DA
DA 5.01	ILU - Sections	A	DA
DA 5.03	Overall Section through Site	A	DA
DA 5.20	ILU - South & East Elevations	A	DA
DA 5.21	ILU - North & West Elevations	A	DA
DA 6.00	Project Data Schedule	A	DA
DA 6.01	Sun Eye Diagram	A	DA

DA 6.02	Shadow Diagrams Existing vs Proposed	A	DA
DA 6.03	Side Setback 45 degrees	A	DA
DA 6.04	Cross Ventilation & Solar Access Diagrams	A	DA
DA 6.05	Height Limit	A	DA
DA 6.30	GFA Club Calculations	A	DA
DA 6.31	GFA ILU Calculations	A	DA
DA 6.33	Deep Soil Calculations	A	DA
DA 7.01	Club CGI - View 1	A	DA
DA 7.02	Club CGI - View 2	A	DA
DA 7.03	Club CGI - View 3	A	DA
DA 7.04	Club CGI - View 4	A	DA
DA 7.05	Overall CGI - View 5	A	DA

## Annexure B - Figures and Drawings Sample

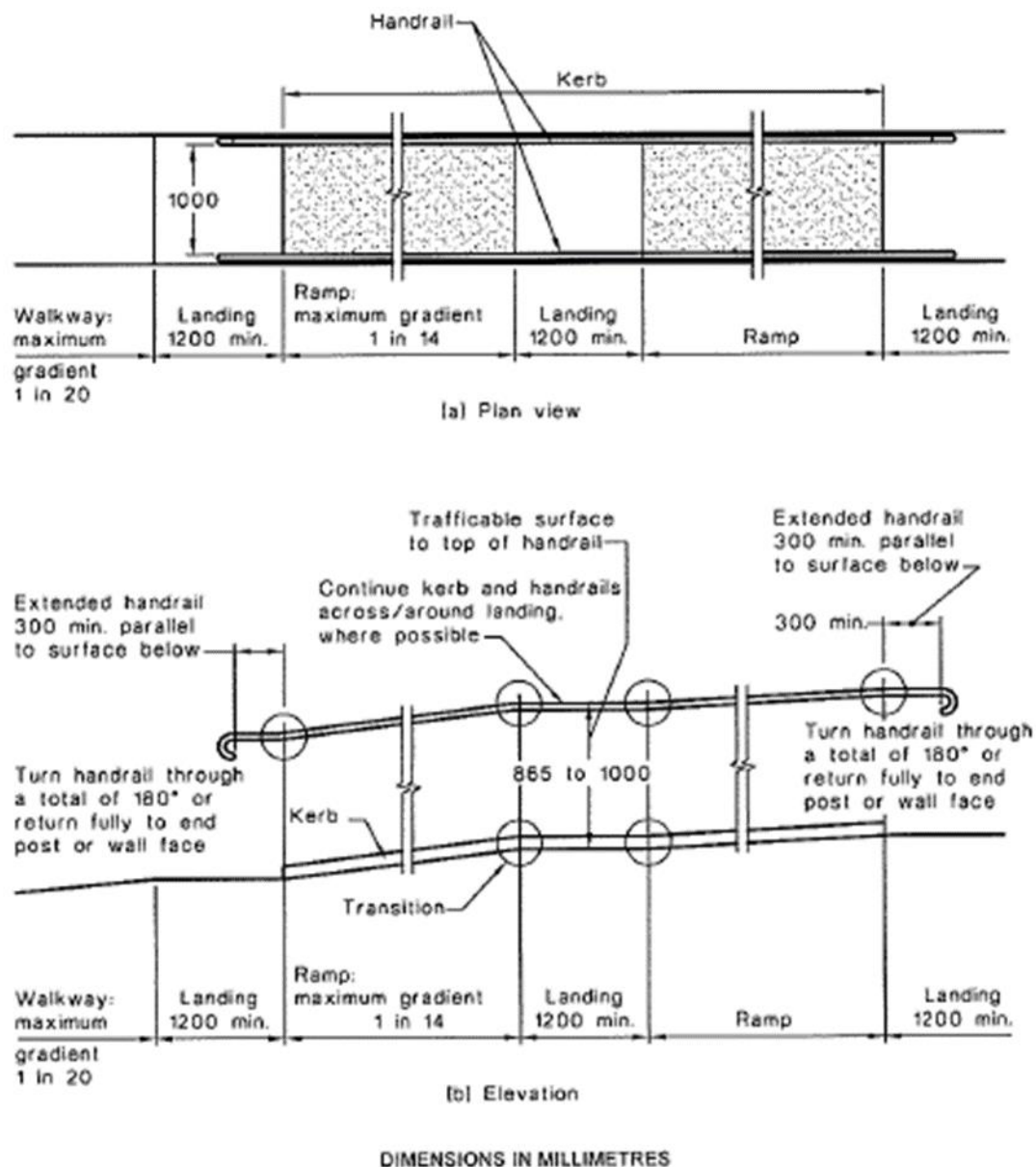


FIGURE 14 RAMP HANDRAILS

Figure 1: B1

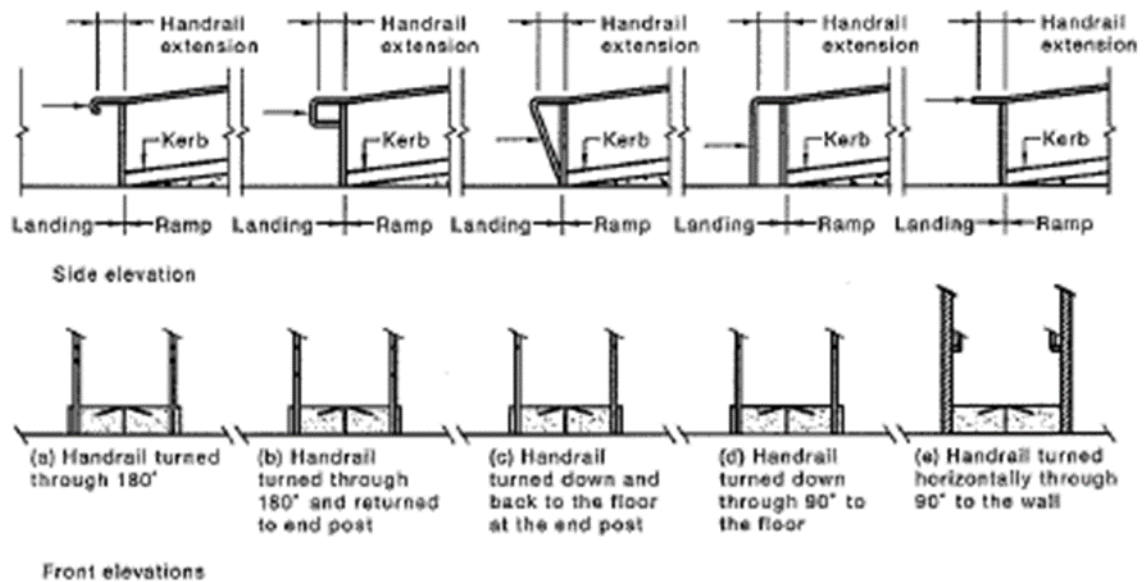
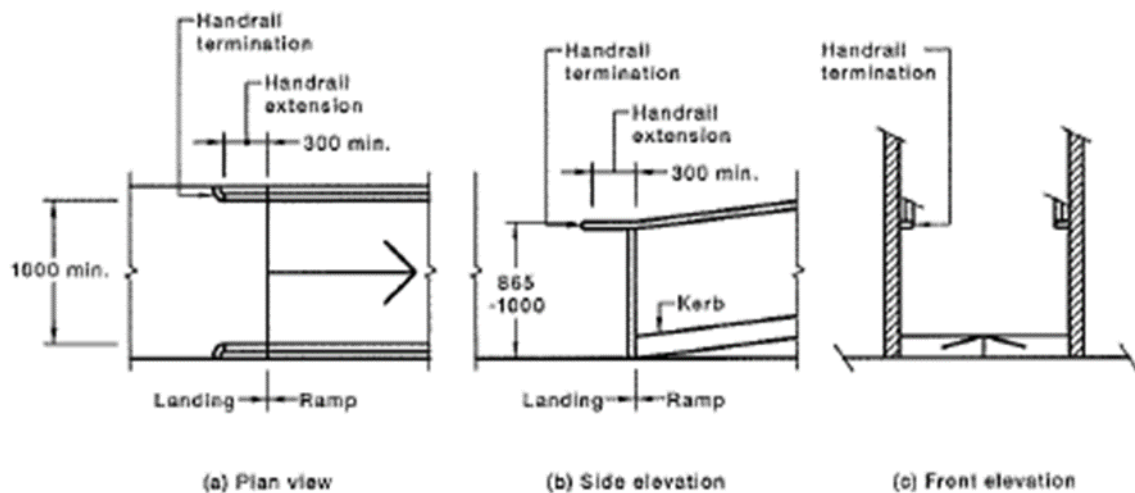


FIGURE 15(A) RAMP HANDRAILS—EXAMPLES OF HANDRAIL TERMINATIONS



DIMENSIONS IN MILLIMETRES

FIGURE 15(B) RAMP HANDRAILS—DETAIL FOR HANDRAILS TERMINATED BY TURNING HORIZONTALLY THROUGH 90° TO THE WALL

Figure 2: B2

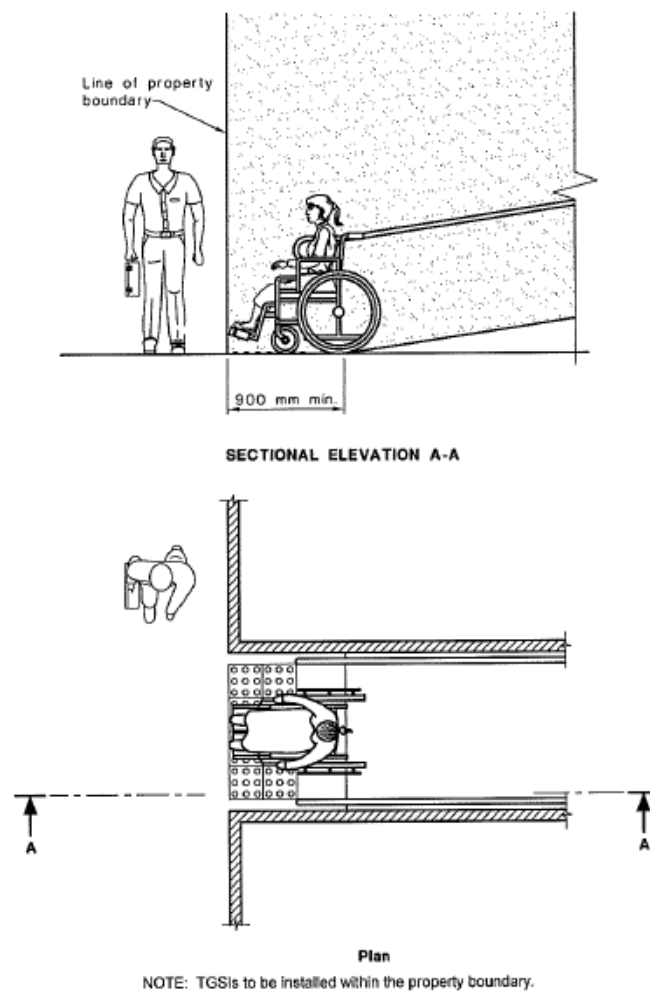


FIGURE 16 LOCATION OF RAMP AT A BOUNDARY TO PREVENT PROTRUSION OF HANDRAILS AND TACTILE GROUND SURFACE INDICATORS (TGSIs) INTO A TRANSVERSE PATH OF TRAVEL

Figure 3: B3

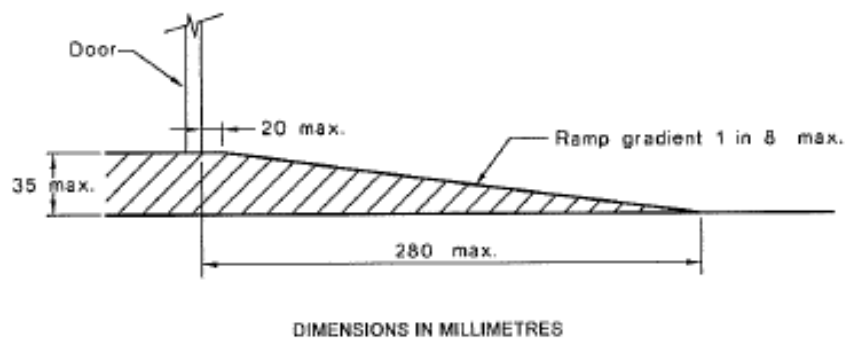


FIGURE 21 THRESHOLD RAMP

Figure 4: B4



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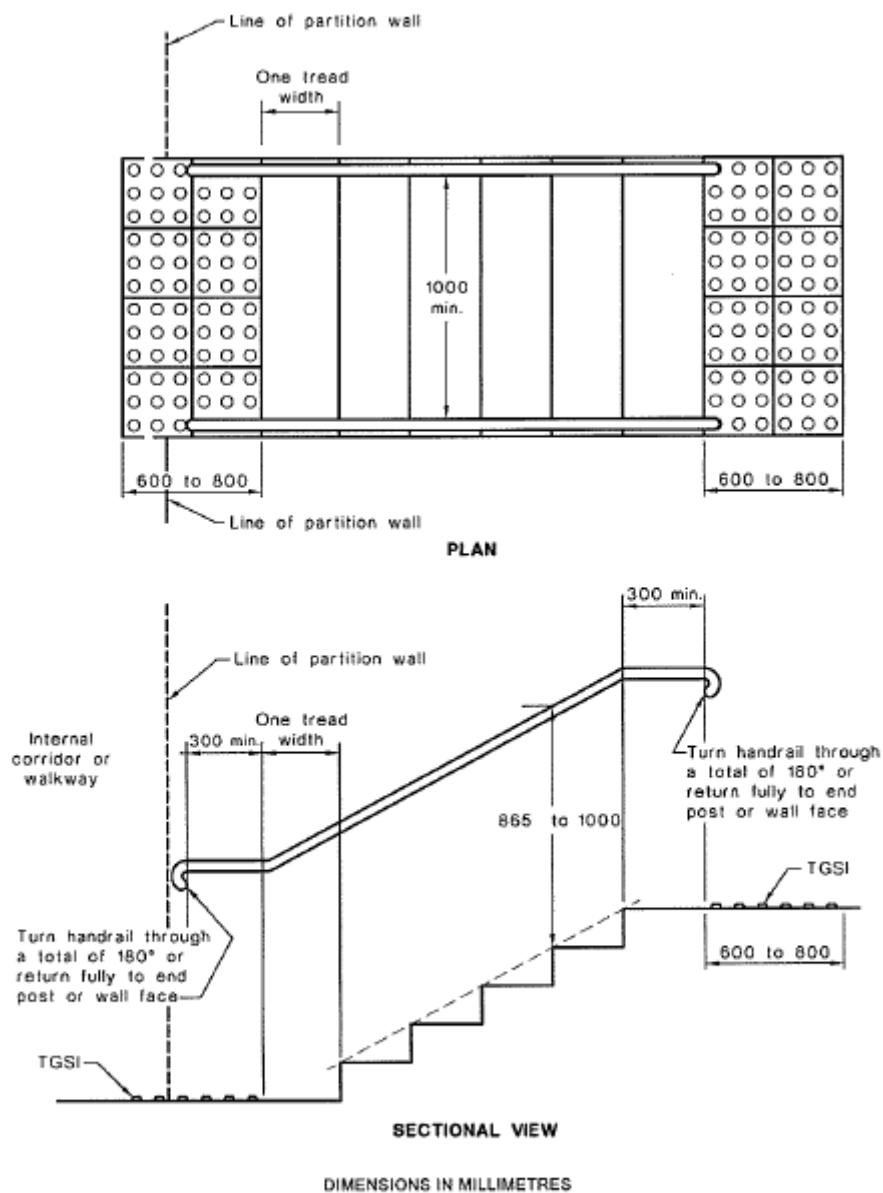
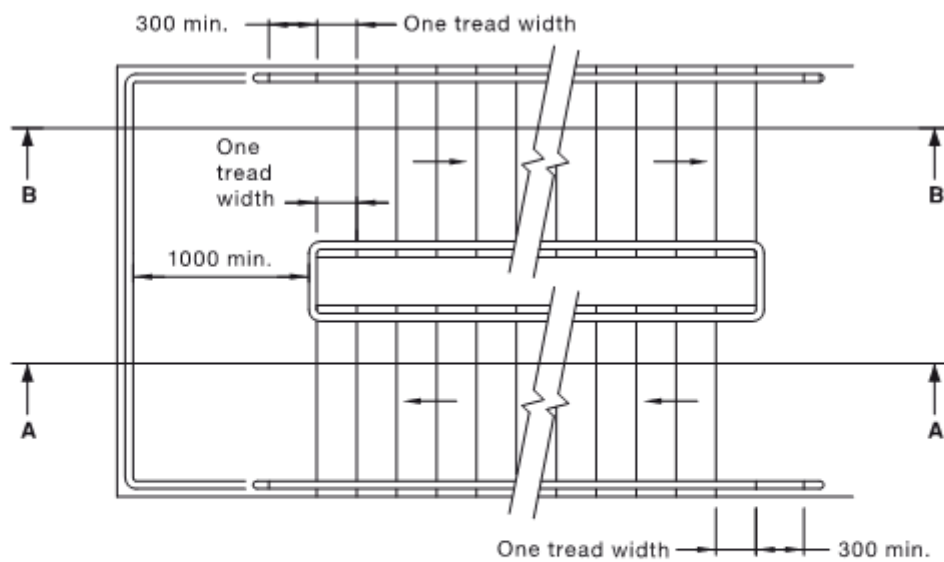


FIGURE 28(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

Figure 6: B6

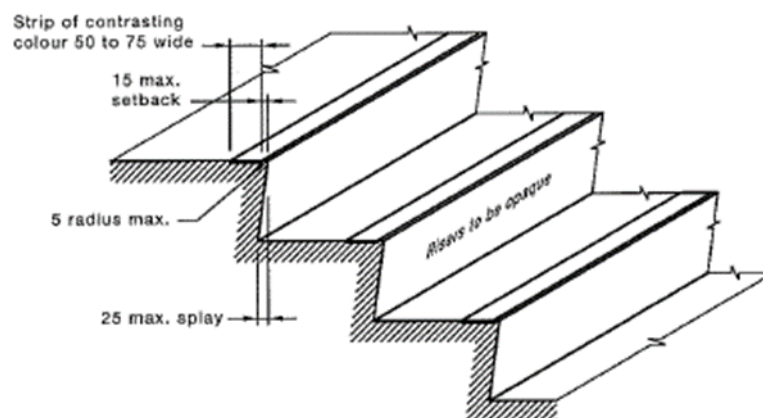


(a) Plan

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

Figure 7: B7



NOTE: A chamfered nosing 5 x 5 mm may be used.

DIMENSIONS IN MILLIMETRES

FIGURE 27(A) A TYPICAL STAIR NOSING PROFILE WITH NOSING STRIP

Figure 8: B8

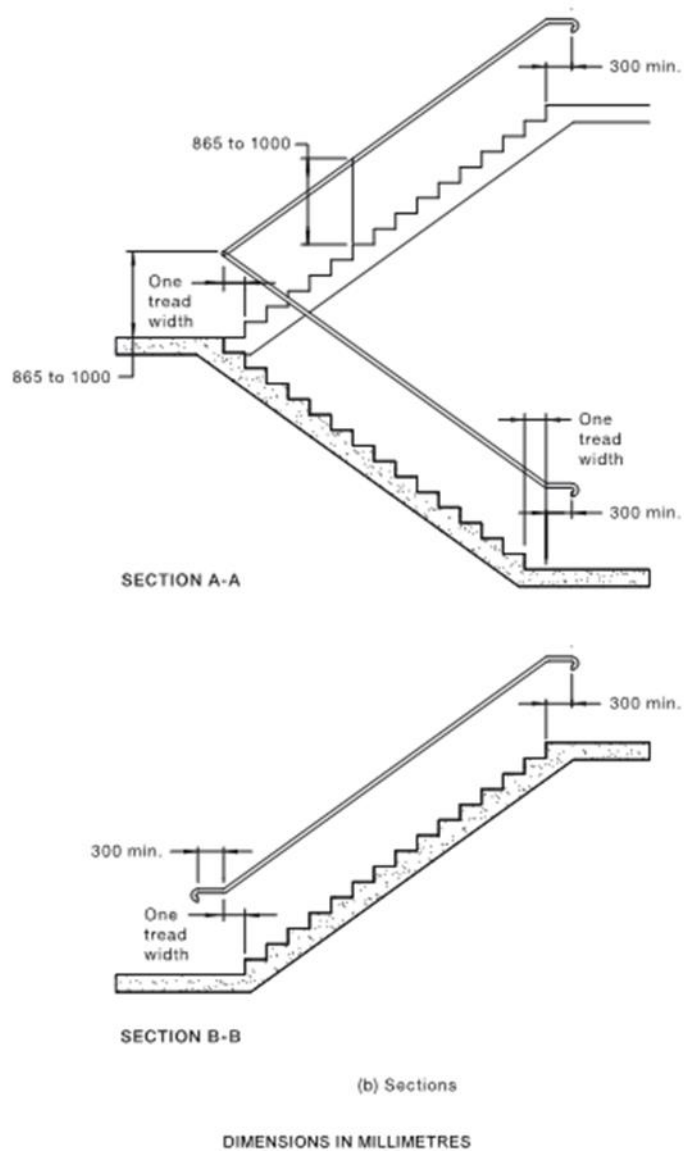


FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

Figure 9: B9