



CODE PERFORMANCE

Access Report

Project –
764 Forest Road, Peakhurst
SEPP Seniors Living 'Hostel'



Design Phase –
Development Assessment Design Phase

Date - 17 December 2020
For - Innovate
Ref - 20249 – R1.1

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Amendment Schedule

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		Version	Date
		R1.0	12.12.2020
		R1.1	17.12.2020

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1.0 INTRODUCTION

1.1 General

This Access Report has been prepared at the request of Innovate Architects for the purpose of completing an assessment of the Development Application phase architectural design documentation for the proposed SEPP Seniors Living Hostel development at 764 Forest Road, Peakhurst.

1.2 Purpose

The purpose of this report is to identify the compliance status of the architectural design documentation against the following –

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019 Amendment 1. These provisions are generally contained within Part D3 and Clause(s) E3.6, F2.4 & F2.9 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019 Amendment 1, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- Schedule 3; SEPP (Housing for Seniors or People with a Disability) 2004.

1.3 Documentation Relied Upon

Architectural plans prepared by Innovate Architects, as follows –

Drawing No.	Date	Drawing Title
Sheet 01 (A)	17.12.2020	Site Plan
Sheet 02 (A)	17.12.2020	Basement Floor Plan
Sheet 03 (A)	17.12.2020	Ground Floor Plan
Sheet 04 (A)	17.12.2020	First Floor Plan
Sheet 05 (A)	17.12.2020	Second Floor Plan

1.4 Exclusions

The content of this report relates only to the matters directly nominated in this report and does not assess / include the following –

- Existing Heritage Building 'The Collaroy' incorporates no building works. Therefore, no trigger for BCA &/or Premises Standards 'Affected part' upgrade has been applied.
- Premises Any parts of the BCA / standards / SEPP not directly referenced in this report.
- Disability Discrimination Act 1992 (*DDA focuses on results. Does not offer prescriptive compliance options*).
- Work Health & Safety considerations.
- Services / equipment operating capacity / design.
- Local planning policies and/or guidelines, other than those directly identified.
- Does not constitute construction approval or give consideration to the application of the Building Act 1993.

1.5 BCA Assessment Data

Listed below are our understanding of relevant BCA classification(s) in relation to the subject building / part. BCA Consultant / Building Surveyor shall have the final call in determining classifications.

BCA Building Classification(s): Class 3 - Hostel – Seniors Living
Class 7a - Carpark

2.0 TECHNICAL ASSESSMENT & COMMENTARY

2.1 General

The following summarises the compliance status of the architectural design in terms of the DTS accessibility provisions of BCA 2019 Amendment 1, as are principally contained within Part D3 and Clauses E3.6, F2.4 & F2.9 of the code.

Alongside each clause heading; one of four compliance categories is provided, as follows –

Complies – BCA design compliance is achieved.

Does not comply – A BCA DTS compliance departure is noted. Resolution options are provided.

N/A – Not Applicable or not directly relevant. Detail offered for application if/as relevant.

Design Detail

- Compliance commentary is provided. Such should not be considered deficiencies, but matters for consideration by the design team / assessment authority at relevant / nominated stages of design.

BCA Interpretation Note(s) –

- i. Readily moveable furniture has been treated as indicative. The person/s responsible for furnishing the building (parts) should ensure their furnishing layout/s do not cause AS1428.1 circulation deficiencies.
- ii. *Slip-resistant floor surface/s* - BCA 2019 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

2.2 SECTION D - ACCESS & EGRESS

Part D3 – Access For People With Disabilities

BCA Clause D3.1 - General building access requirements

Buildings and parts of buildings must be accessible as required by Table D3.1 and as summarised below:

Class 3 –

Access is required from a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units (SOU), to the entrance doorway of each SOU on that level and to/ within any area for use in common by the residents.

Where a passenger lift is installed, access is required to the entrance doorway of each SOU, and to/ within spaces for use in use in common by the residents; located on levels served by the lift.

Class 3 – sole-occupancy units (SOU's)

Not more than 2 required accessible SOU's can be located next to each other.

Based on the number of units in this building (being 71), 4 x Accessible SOU are required.

Class 7a - Carpark

To and within any level containing accessible carparking spaces.

Design Detail

Four (4) Accessible SOU are provided and satisfy the requirements of this clause.

The following design detail is required at the relevant design stage:

- Doors on a continuous accessible path of travel are to have a clear door opening width no less than 850mm and circulation spaces to accord with AS 1428.1-2009 Clause 13.2/13.3.

The design is readily capable of compliance during Construction Certificate design phase.

BCA Clause D3.2 – Access to Buildings

An accessway must be provided to a building required to be accessible:

- From the main points of 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.

An accessway must be provided through the principal pedestrian entrance, and:

- through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and
- in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.

Doors on an accessway having multiple leaves must have a clear opening width of not less than 850mm for a single leaf.

Design Detail

A continuous accessible path of travel is provided direct from Prospect Street to the Northern Main Entry at Ground Level and satisfies the requirements of this clause.

Detailed design detail, including levels, will be required as the design progresses.

The design is readily capable of compliance at Construction Certificate design phase.

BCA Clause D3.3 – Parts of Buildings to be Accessible

In a building required to be accessible:

- every ramp & walkway (*except fire-isolated*) must comply with Clause 10 of AS1428.1-2009;
- every stairway (*except fire-isolated*) must comply with Clause 11 of AS1428.1-2009;
- All fire-isolated stairways are required to comply with Clause 11.1(f) and (g) and Clause 12 of AS 1428.1-2009.
- accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and
- turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway.
- Carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm & 15mm respectively.

Design Detail

The following detail is required as the design progresses:

- Every ramp & walkway is to be provided with accessible features in accordance with Clause 10 of AS1428.1-2009;
- Every common stairway (*except fire-isolated*) is to be provided with accessible features in accordance with Clause 11/12 of AS1428.1-2009;
- Every fire-isolated stairway is to be provided with accessible features in accordance with Clause 11.1(f) & (g) and Clause 12 of AS1428.1-2009.

The design is readily capable of compliance at Construction Certificate design phase.

BCA Clause D3.4 – Exemptions

An area where access would be inappropriate because of the particular purpose for which the area is used, or would pose a health or safety risk for people with a disability; is not required to be fully accessible.

Note

The following spaces are considered to require a reduced extent of access under Clause D3.4:

- Plant rooms.
- Store Rooms.

BCA Clause D3.5 – Accessible Carparking

Accessible carparking spaces complying with AS2890.6-2009 must be provided in accordance with Table D3.5.

Does not Comply	<p>BCA Clause D3.5 requires car parking to this building at the ratio of Accessible SOU to non-Accessible SOU.</p> <p>4x Accessible SOU shall be provided across 71 SOU, hence, ~6% of total units.</p> <p>Accessible carparking space(s) are to thereby be provided at 6% of total carspaces.</p> <p>1x AS2890.6-2009 Accessible Carspace is required to satisfy this clause (rounded up).</p> <p><i>Nil designated AS2890.6 compliant Accessible Carspaces are currently provided, however, carspace(s) 10 & 14 are readily able to be adjusted at the CC design phase to comply.</i></p> <p>The design is readily capable of compliance during construction subject to above design adjustment.</p> <p><i>Note: Refer to Section 3 below for detail regarding Accessible carparking to satisfy SEPP Seniors Living, Schedule 3 requirements.</i></p>
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BCA Clause D3.6 – Signage

Accessible buildings must have signage to comply with AS1428.1-2009 and as follows –

- braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and
- identify each door required by Clause E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor number;
- signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers;
- signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right handed use;
- signage to ambulant accessible facility must be on the door of the facility;
- directional signage where a pedestrian entrance is not accessible,
- directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility.

Design Detail	<p>The following detail is required as the design progresses:</p> <ul style="list-style-type: none"> ▪ Braille / tactile signage is to be installed as required by this clause. ▪ All signage is to be detailed to comply with the relevant requirements of Specification D3.6 and AS1428.1-2009 Clause 8. <p>The design is readily capable of compliance at Construction Certificate design phase.</p>
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BCA Clause D3.7 – Hearing Augmentation

Hearing augmentation system must be provided where an inbuilt amplification system (other than emergency warning) is installed.

N/A	No hearing augmentation provision nominated and does not appear to apply to this project.
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BCA Clause D3.8 – Tactile Ground Surface Indicators (TGSi)

Accessible buildings must have TGSi's complying with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.

Design Detail	<p>Provide TGSI's in accordance with AS 1428.4.1-2009 to the following areas:</p> <ul style="list-style-type: none"> any overhead obstruction less than 2m above floor level. top and bottom of all new ramps and stairs (except fire-isolated stairways). where an accessway meets a vehicular way adjacent to any pedestrian entrance to a building. <p>The design is readily capable of compliance during Construction Certificate design phase.</p>
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BCA Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS 1428.1 must be provided in accordance with Table D3.9.

N/A	N/A – no Class 9b parts with seating proposed.
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BCA Clause D3.10 – Swimming Pools

Not less than one means of accessible water entry/exit in accordance with Specification D3.10 for each swimming pool required by Table D3.1 to be accessible (Refer to Table D3.1 'Class 3' requirements).

An accessible entry/exit must be by means of –

- a fixed or movable ramp and an aquatic wheelchair; or
- a zero-depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
- platform swimming pool lift and an aquatic wheelchair; or
- a sling-style swimming pool lift.

Latching devices on gates and doors forming part of a swimming pool safety barriers need not comply with AS 1428.1

Design Detail	<p>The swimming pool proposed has a perimeter of far less than 40m.</p> <p>Hence, no statutory BCA trigger causes the need for an Accessible means of entry to the swimming pool. Such requirements apply to pools with a perimeter >40m.</p>
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BCA Clause D3.11 – Ramps

On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.

N/A	No ramps are proposed.
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BCA Clause D3.12 – Glazing on an Accessway

Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.

The contrasting line shall be not less than 75mm wide and shall extend across the full width the glazing panel. The lower edge of the contrasting line shall be located between 900mm and 1000mm above the plane of the finished floor level.

Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2m of the glazing on the opposite side.

Design Detail	<p>The following detail is required as the design progresses:</p> <ul style="list-style-type: none"> Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.
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The design is readily capable of compliance during Construction Certificate design phase.

2.3 SECTION E – SERVICES & EQUIPMENT

Part E3 – Lift Installations

BCA Clause E3.6 – Passenger Lifts

Every passenger lift must:

- be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and
- have accessible features in accordance with Table E3.6b; and
- not rely on a constant pressure device for its operation if the lift car is fully enclosed.

Design Detail

The following detail is required as the design progresses:

- The proposed passenger lifts shall have the following features–
 - Handrail complying with the mandatory handrail provisions of AS1735.12,
 - Lift floor dimensions not less than 1400mm (wide) x 1,600mm (deep) if the lift vertical travel is greater than 12m; or 1100mm x 1400mm if <12m travel.
 - Minimum 900mm clear door opening complying with AS1735.12,
 - Passenger protection system complying with AS1735.12,
 - Lift landing doors at the upper landing,
 - Lift car and landing control buttons complying with AS1735.12,
 - Lighting in accordance with AS1735.12,
 - Automatic audible information within the lift car to indicate the level each time the lift car stops;
 - audible and visual indication at each lift landing to indicate the arrival of the lift car;
 - audible information and audible indication is to be provided in a range of between 20-80dB(A) at a maximum frequency of 1500Hz;
 - Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.
- The lifts shall be detail designed to ensure compliance with the above and AS1428.1-2009.
- Ensure lift landing control panels are installed at least 500mm away from an internal corner.

A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.

The design is readily capable of compliance during Construction Certificate design phase.

2.4 SECTION F – HEALTH & AMENITY

Part F2 – Sanitary & Other Facilities

BCA Clause F2.4 – Accessible Sanitary Facilities

In a building required to be accessible:

- Accessible unisex sanitary compartments must be provided as per Table F2.4(a),
- Accessible unisex showers must be provided as per Table F2.4(b),

- At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels.
- Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1.
- Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible.
- An accessible unisex facility must be located so that it can be entered without crossing an area reserved for one sex.

Design Detail

A Common Area Unisex Accessible Toilet/Shower is provided at each level and is provided in number, nature and spatial allowance to accord with AS1428.1-2009.

All Accessible Toilets are **Right-hand** transfer.

~50% shall be adjusted to be **Left-hand** transfer. i.e. approximately equal numbers of left & right hand transfer toilets are required). Update can readily occur at CC design phase.

All Accessible SOU Sanitary facilities are provided in number, nature and spatial allowance to accord with AS1428.1-2009.

Fixtures and fittings to accessible sanitary facilities are to comply with AS 1428.1-2009 Clause 15.

The design is readily capable of compliance during Construction Certificate phase.

3.0 TECHNICAL REVIEW SUMMARY- SENIORS SEPP 2004 SCHEDULE 3

The below schedule of features covers all the essential features required for determining compliance with the SEPP (Housing for seniors or People with a Disability) 2004 – Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

The table identifies compliance assessment outcomes into one of four (4) categories, as follows –

- Complies – Design compliance is achieved.
- Satisfied – Compliance is achieved through compliance with requirements detailed in Section 2.0 of this assessment report (BCA requirements).
- Does not comply – A compliance departure requires rectification. Resolution options are provided.
- Complies subject to – Commentary is provided. Such should not be considered deficiencies, but matters for compliance at relevant design &/or construction stage.

Note/s:

1. Rather than repeating Access criteria in the below summary; where cross-over occurs between the Access requirements of the BCA and the SEPP, then a simple comment is made ... *Satisfied by Access Report*.
2. We have assessed this project as a 'Hostel'.

Requirement	Commentary
PART 1 – STANDARDS APPLYING TO HOSTELS AND SELF-CONTAINED DWELLINGS	
1. APPLICATION	
The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.	Noted.
2. SITTING STANDARDS	
Wheelchair access (1) 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. (2) If the whole of the site does not have a gradient of less than 1:10: (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 (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. Common areas (3) Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Compliance is readily achievable subject to compliance with Part 2.0 of this report. All common area rooms shall be accessible, including – a. Change Rooms. b. Pool. c. Common Area / Rooms d. Laundry The design is readily capable of compliance during Construction Certificate design phase.
3. SECURITY	

Requirement	Commentary
<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><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> Pathway lighting is to be provided in accordance with this clause. <p>The design is readily capable of compliance during Construction Certificate design phase.</p>
4. LETTERBOXES	
<p>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 self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p>	<p>Provide letterboxes in accordance with this clause.</p> <p>Readily able to be provided at CC design phase.</p>
5. PRIVATE CAR ACCOMMODATION	
<p>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, and</p> <p>(b) 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</p> <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>14x residential carparking spaces are provided in accordance with the requirements for parking for persons with a disability set out in AS 2890.</p> <p>1x residential carparking space is provided with a width of 3.8m (meeting the required 5% threshold to satisfy the requirements of this clause.</p> <p>The design is readily capable of compliance during Construction Certificate design phase.</p>
6. ACCESSIBLE ENTRY	
<p>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>All units are afforded with an Accessible Entry to accord with the requirements of this clause.</p>
7. INTERIOR: GENERAL	
<p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>All units are afforded with Interior accessibility to accord with the requirements of this clause, except non-Accessible SOU bathrooms.</p> <p><u>CC Phase Performance Solution</u></p> <p>The entry door & bathroom circulation spaces (to non-Accessible SOU bathrooms) incorporate reduced circulation and do not satisfy the requirements of this clause.</p> <p>The client has committed to pursue a <i>Performance Solution</i> to demonstrate</p>

Requirement	Commentary
	<p>performance-based compliance at the CC design phase, noting (among other things) –</p> <ul style="list-style-type: none"> a. Accessible Common Area bathrooms are provided at each floor and satisfy SEPP SL bathroom criteria. b. Non-Accessible SOU rooms are provided with bathrooms which are superfluous to compliance needs. There is nil need for these bathrooms, they are extra-over / secondary / superfluous bathrooms. c. Staff/support services for Hostel. d. Managed hostel / occupants. <p><i>Performance Solution</i> to be provided at the Construction Certificate design phase.</p> <p>Not a matter for consideration at DA design phase.</p> <p>Performance-based compliance is readily achievable at CC design phase.</p>

8. BEDROOM

<p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size (see <i>dimensions below</i>) bed, and (b) a clear area for the bed of at least: <ul style="list-style-type: none"> (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 (f) wiring to allow a potential illumination level of at least 300 lux. <p>N.B. – Queen size bed dimensions:</p> <ul style="list-style-type: none"> ▪ Width 1.53m x Length 2.03m 	<p>Units are provided with at least one bedroom with dimensions to satisfy the requirements of this clause.</p> <p><u>Complies; subject to:</u></p> <p>Provision of:</p> <ul style="list-style-type: none"> ▪ double general power outlets on the wall where the head of the bed is likely to be, and ▪ at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and ▪ a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and ▪ wiring to allow a potential illumination level of at least 300 lux. <p>Compliance is readily achievable at Construction Certificate design phase.</p>
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9. BATHROOM

<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</p>	<p>We have taken 'Common Area' Bathrooms at each level, also Accessible SOU Bathrooms, to satisfy the requirements of this clause as 'required' Accessible Bathrooms.</p>
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Requirement	Commentary
<p>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. <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>Non-Accessible SOU bathrooms are not a matter for consideration as they are extra-over / secondary / superfluous bathrooms.</p> <p><u>Bathrooms Comply; subject to:</u></p> <p>Provision of:</p> <ul style="list-style-type: none"> ▪ a slip-resistant floor surface, ▪ 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"> ○ a grab rail, ○ portable shower head, ○ folding seat, ▪ a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, ▪ a double general power outlet beside the mirror. <p>Compliance is readily achievable at Construction Certificate design phase.</p>
10. TOILET	
<p>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>Complies.</p> <p>We have taken 'Common Area' Bathrooms / Toilets at each level, also Accessible SOU Bathrooms, to satisfy the requirements of this clause as 'required' Accessible Bathrooms.</p> <p>Non-Accessible SOU bathrooms are not a matter for consideration as they are extra-over / secondary / superfluous bathrooms.</p>
11. SURFACE FINISHES	
<p>Balconies and external paved areas must have slip-resistant surfaces.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> ▪ Balconies and external paved areas must have slip-resistant surfaces. <p>Compliance is readily achievable during Construction Certificate design phase.</p>
12. DOOR HARDWARE	
<p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> ▪ Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299. <p>Compliance is readily achievable during Construction Certificate design phase.</p>
13. ANCILLARY ITEMS	
<p>Switches and power points must be provided in accordance with AS 4299.</p>	<p><u>Complies; subject to:</u></p> <ul style="list-style-type: none"> ▪ Switches and power points must be provided in accordance with AS 4299.

Requirement	Commentary
	Compliance is readily achievable during Construction Certificate design phase.

PART 2 – ADDITIONAL STANDARDS FOR SELF-CONTAINED DWELLINGS

PART 2 OF SCHEDULE 3 - NOT APPLICABLE TO 'HOSTEL'

4.0 CONCLUSION

This report identifies the compliance status of the design with the following:

- Relevant accessibility related 'deemed-to-satisfy' (DTS) requirements of Building Code of Australia (BCA) 2019 Amendment 1. These provisions are generally contained within Part D3 and Clause(s) E3.6, F2.4 & F2.9 of the code.
- Accessibility related Australian Standards as referenced by BCA 2019, as relevant to this project and as directly nominated in the report.
- The Disability (Access to Premises – Building) Standards 2010 (*Premises Standards*).
- Schedule 3 of SEPP (Housing for Seniors or People with a Disability) 2004.

The outcome of the report highlights a number of compliance departures against the above requirements. Resolution options are provided by way of design changes and/or Performance Solutions.