

Report Type: DA Access Report
Reference Number: 20192
Client: Land and Housing Corporation
Site Address: Rosemeadow Stage 3,
Lot 194 Road No. 02, Rosemeadow, NSW



ACCESS REPORT

Vista Access Architects

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Executive Summary and Design Certificate

This Access Compliance Report is to accompany a Development Application for a SEPP Seniors and People with a disability development proposed at Rosemeadow Stage 3 - Lot 194 Road No. 02, Rosemeadow, NSW

This development proposes a New Building with a total of 45 Residential units. The development is within Campbelltown Council LGA. A total of 9 Accessible parking spaces has been provided in the development.

The development has building classification as detailed below;

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

This Access report is based on the relevant components of;

- Building Code of Australia (BCA) 2019, Volume 1- Performance requirements of DP1, DP2, DP8, DP9, EP3.4, FP2.1 and Parts D2, D3, E3 and F2 (where applicable)
- Disability (Access to Premises-Building) Standards 2010 (henceforth referred to as APS)
- AS1428.1-2009 Part 1: General requirements for access, including any amendments
- AS1428.4.1-2009 Part 4.1: TGSIs (Tactile ground surface indicators), including any amendments
- AS2890.6-2009 Part 6: Off-street parking for people with disabilities.
- AS1735 Lifts types included in the BCA including Part 12: Facilities for persons with disabilities
- Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004
- Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

The assessment of the proposed development has been undertaken to the extent necessary to issue DA (Development application) consent under the Environmental Planning and Assessment Act. The proposal achieves the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit-out, details of stairs, ramps and other features will occur at CC (Construction Certificate) stage.

By compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability (Access to Premises-Building) Standards 2010 and the Disability Access relevant sections of Building Code of Australia 2019 and Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004

All units on ground floor level and all units accessed by means of a lift also comply with the Silver level requirements of Livable Housing Australia's Livable Housing Design Guidelines- Fourth Edition

The information contained in this statement is true and accurate to the best of our knowledge. Our qualifications and accreditations are listed below.

Assessed by



Jenny Desai

*Accredited Access Consultant and LHA Assessor
ACAA Accredited Membership number 572
Qualified- Certificate IV in Access Consulting LHA Assessor
Licence number 20242*

Peer reviewed by



Farah Madon

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Vista Access Architects Pty. Ltd.

Relevant dates:

Fee proposal, number FP-20388 dated 30-06-2020. Fee proposal was accepted by Client on 02-07-2020.

Assessed Drawings:

The following drawings by Studio Zanardo Architects have been assessed for compliance.

Drawing no	Issue	Date	Details
A-0000	F	04-03-2021	Cover Sheet
A-1000		04-03-2021	Site Plan
A-2000	G	04-03-2021	Basement Plan
A-2100	J	29-03-2021	Ground floor plan
A-2101	H	04-03-2021	First floor plan
A-2102	H	04-03-2021	Second floor plan
A-2103	G	04-03-2021	Roof plan

Document Issue:

Issue	Date	Details
Draft 1	13-01-2021	Issued for Architect's review
A	09-03-2021	Issued for DA
B	25-03-2021	Issued for DA (Assessment of pathways to Bus stop added)
C	30-03-2021	Issued for DA (Ramp design updated)

Limitations and Copyright information:

This report is based on discussions with the project architect and a review of drawings and other relevant documentation provided to us. No site visit was undertaken for the purposes of this project.

This assessment is based on the provided drawings and not based on constructed works, hence the assessment will provide assurance of compliance only if all the recommendations as listed in this report are complied with and constructed in accordance with the requirements of the current BCA, AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

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

Unless stated otherwise, all dimensions mentioned in the report are net (CLEAR) dimensions and are not be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. When we check drawings, we assume that the dimensions noted are CLEAR dimensions and therefore the Architect / Builder shall allow for construction tolerances.

Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report and for further details and for construction purposes refer to the latest relevant AS.

This report and all its contents including diagrams are a copyright of Vista Access Architects Pty Ltd (VAA) and can only be used for the purposes of this particular project. Copy- pasting diagrams from this report to Architectural plans will constitute copyright infringement.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of AS other than those directly referenced in this report. VAA gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We will use our best judgement in regard to the LHA assessments. However, we are not to be held responsible if another licenced LHA assessor comes to a different conclusion about compliance, certification or allocation of a particular Quality mark to us as a number of items are subject to interpretation.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder shall take full responsibility that the requirements listed in this report are met and the construction and slip resistance shall be as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586 and any other applicable regulation and Australian Standard.



Ground floor plan



First floor plan

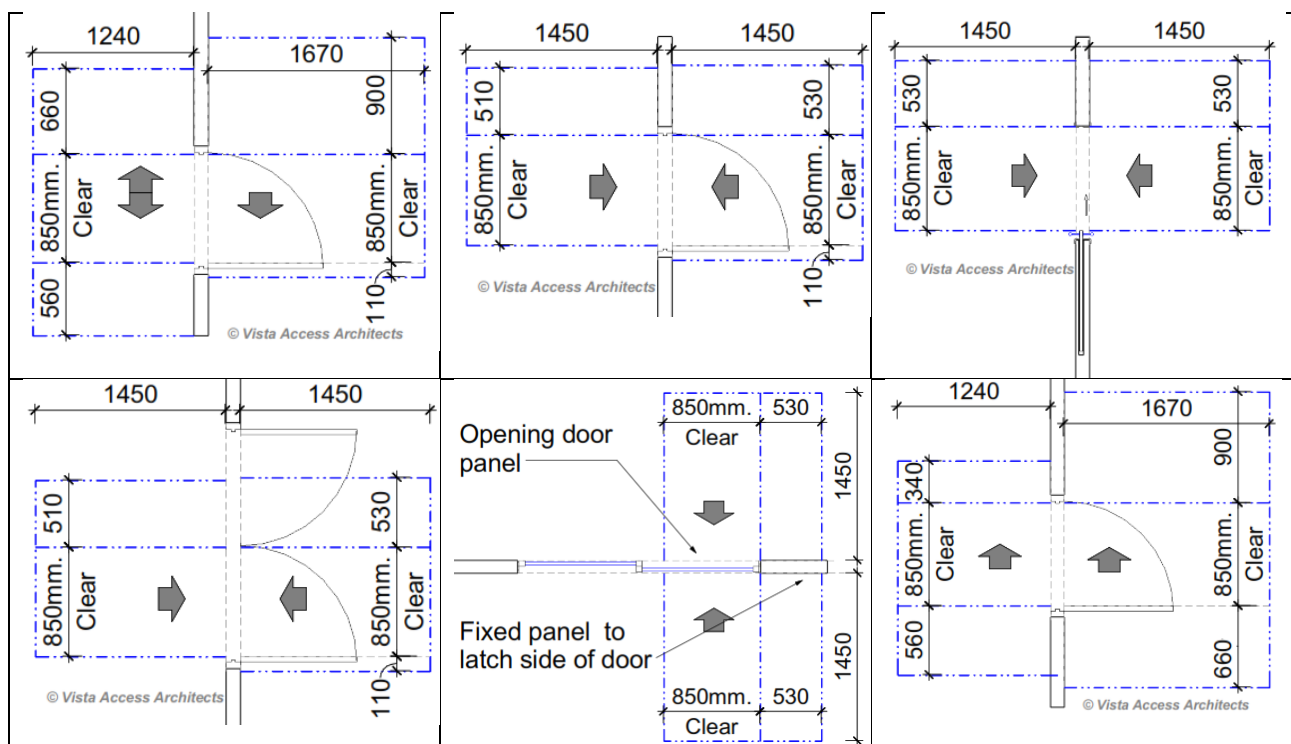


Second floor plan

Compliance assessment with Access related requirements of BCA and Disability (Access to Premises-Building) Standards 2010 (APS)

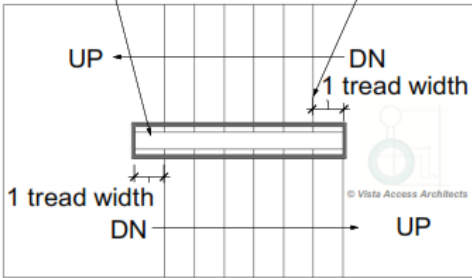
	BCA Part D3 Access for People with a Disability
	BCA D3.1 General building Access requirements SOU refers to a Sole Occupancy Unit
Requirement	Class 2 - building containing more than 2 SOUs i.e. sole-occupancy units For residential use components, access is required: <ul style="list-style-type: none"> - From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of door of each SOU on that level. - To and within 1 of each type of room or space in common use. - Where floor is accessed by an AS1428.1 ramp or lift, access is required to the entry doorway of each SOU on that level and to and within all common use areas on that level.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Access has been provided from the main pedestrian entry doorway to the entry doors of all SOUs at least 1 level by means of accessible pathways and lifts. - Access has been provided to at least 1 of each common use space such as communal garden on Ground floor level. - Access has been provided to common use garbage storage rooms on Basement floor level. Details to be verified at CC stage of works.
Requirement	Class 7a - Covered car park. <ul style="list-style-type: none"> - To and within any level containing accessible carparking spaces.
Compliance Comments	Complies. Access has been provided to all Basement level containing Accessible carparking spaces. Details to be verified at CC stage of works.
	BCA Part D3.2 Access to buildings
Requirement	Accessway is required from; <ul style="list-style-type: none"> - Main pedestrian entry at the site boundary for new buildings. - Any other accessible building connected by a pedestrian link. - Accessible car parking spaces.
Compliance Comments	Complies. <ul style="list-style-type: none"> - Level Access has been provided from the main pedestrian entry at the site boundary for Building C. - Access by means of 1:20 grade walkways has been provided from the main pedestrian entry at the site boundary for Building A & B. Note- Details of all 1:14 ramps and 1:20 walkways to be verified at CC stage. Ensure continuous handrails with handrail extensions are provided on both sides of all 1:14 ramps and all 1:20 walkways have max. length of no more than 15M between midlandings. <ul style="list-style-type: none"> - Access has been provided from accessible car parking spaces by means of lifts. Details to be verified at CC stage of works.
Requirement	External Walkway / Pedestrian Access- to be as per requirements of AS1428-2009.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.

Requirement	Accessway is required through: <ul style="list-style-type: none"> - Principal pedestrian entry; and - Not less than 50% of all pedestrian entrances; and - In building with floor area over 500m², a non-accessible entry must not be located more than 50M from an accessible entry.
Compliance Comments	Complies. Details to be verified at CC stage of works.
Requirement	All common use doorways and doorways to and within Accessible and Adaptable units to comply with AS1428.1. Where accessible pedestrian entry has Multiple doorways: <ul style="list-style-type: none"> - At least 1 to be accessible if 3 provided - At least 50% to be accessible, if more than 3 provided - Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors)
Compliance Comments	Complies with spatial requirements. In common use areas, all single hinged doors and in case of multiple leaf doorways, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1-2009. Note that the circulation spaces to have a maximum floor grade of 1:40 (doorway threshold ramps are permitted within the circulation space). Doorway to POS to Unit 03 to be updated at CC stage to allow for 1:40 grade within door circulation space. Sliding doorways to be provided with recessed floor tracks to enable flush transition from the inside of the building. Where there is an external level difference at the door threshold, the maximum level difference can be 35mm if provided with a 1:8 doorway threshold ramp.



[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

	BCA Part D3.3 Parts of buildings required to be accessible
Requirement	<p>Every Ramp with grades steeper than 1:20 and less than or equal to 1:14 (excluding fire-isolated ramp) is to be compliant with Clause 10 of AS1428.1:</p> <ul style="list-style-type: none"> - AS1428.1-2009 (including but not limited to - maximum grade of 1:14 with appropriate landings at a maximum of 9M of a flight of ramp). - 1M clear width to be provided between handrails / kerb / kerbrails. - Handrails and kerbs to be provided on both sides with appropriate handrails extensions. - Slip resistance of ramp and landings to comply with BCA Table D2.14
Compliance Comments	<p>Complies with spatial requirements.</p> <p>Midlandings at 90 to 180 degree bends will require a landing of 1540x2070 clear of handrails.</p> <p>Detailed features of the ramp will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p>
Requirement	<p>Step ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:10, max height of 190mm, max length of 1.9M - Slip resistance of ramp and landings to comply with BCA Table D2.14. - A landing for a step ramp must not overlap a landing for another step ramp or ramp
Compliance Comments	<p>N/A</p> <p>No step ramps have been identified in the development.</p>
Requirement	<p>Kerb ramp if provided is to be compliant with:</p> <ul style="list-style-type: none"> - AS1428.1-2009 including max grade of 1:8, max height of 190mm, max length of 1.52M - Slip resistance of ramp and landings to comply with BCA Table D2.14.
Compliance Comments	<p>N/A</p> <p>No kerb ramps have been identified in the development.</p>
Requirement	<p>Every Stairway (excluding fire-isolated stairway) is to be compliant with:</p> <ul style="list-style-type: none"> - Clause 11 of AS1428.1-2009 (including but not limited to opaque risers, handrails on both sides including appropriate handrail extensions between 1M clear width and compliant nosing strips). - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Complies with spatial requirements.</p> <p>Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1-2009 at the CC stage of works.</p> <p>Note: In some cases, the stairway from the basement to the ground floor level is considered to be non-fire-isolated, in which case full compliance will be required as per AS1428.1-2009. Verify with the BCA consultant.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Option A- extend handrail by 1 tread at midlanding</p> </div> <div style="text-align: center;"> <p>Option B- offset first riser going up at midlanding</p> </div> </div> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a non-fire-isolated stairway as per AS1428.1]</p>

Requirement	<p>Every Fire-isolated Stairway is to be compliant with AS1428.1-2009 in the following aspects:</p> <ul style="list-style-type: none"> - Handrail on one side (requirement under D2.17) with 1M clear space. Handrail extensions are not required however since the handrails cannot have any vertical sections and since handrail is required to be at a consistent height throughout the stairway including at landings, it may be essential to either provide handrail extensions or offset first riser going up at mid landings to achieve this at 90° to 180° turns. - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Complies with spatial requirements. Detailed features of the fire-isolated stairways will be assessed with the requirements of AS1428.1 at the CC stage of works.</p> <div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <p>Option A- extend handrail by 1 tread at midlanding</p> <p>Option B- offset first riser going up at at midlanding</p>  <p>© Vista Access Architects</p> </div> <div style="flex: 1; padding-left: 20px;"> <p>Note: For stairways with 90° to 180° turns at landings, in order for the handrails to comply with the consistent height requirement, the risers have to be offset at the mid-landings OR provided with a 300mm handrail extension, so that no vertical sections are created in the handrails. This applies to both non- fire-isolated and fire-isolated stairways.</p> <p>[Image description: Diagram shows the requirements of a fire-isolated stairway as per AS1428.1]</p> </div> </div>
Requirement	<p>Nosing strips to both fire-isolated and non-fire-isolated stairways</p> <ul style="list-style-type: none"> - Each tread to have a nosing strip between 50mm-75mm depth (of any one colour) for the full width of the stair, which can be setback for a maximum of 15mm from the front of the nosing. - Multiple strips making up the 50mm-75mm depth is NOT permitted. - This strip is to have a minimum luminance contrast of 30% to the background and to comply with any change in level requirements if attached on the treads. - Where the nosing strip is not set back from the front of the nosing then any area of luminance contrast shall not extend down the riser more than 10mm - Slip resistance to comply with BCA Table D2.14 when tested in accordance with AS4586.
Compliance Comments	<p>Capable of compliance. Detailed features of the nosing strips will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>
Requirement	<p>Handrail cross-sectional profile – for stairways and ramps to comply with AS1428.1</p> <ul style="list-style-type: none"> - Diameter of handrails to be between 30mm-50mm and located not less than 50mm from adjacent walls with no obstructions to top 270° arc.
Compliance Comments	<p>Capable of compliance. Detailed features of the handrails will be assessed with the requirements of AS1428.1 at the CC stage of works.</p>

Requirement	Slip resistance requirements as per BCA		
	BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586:		
	Application	Surface conditions	
		Dry	Wet
	Ramp steeper than 1:14	P4 or R11	P5 or R12
	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
	Tread or landing surface	P3 or R10	P4 or R11
	Nosing or landing edge strip	P3	P4
	HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials provides guidelines for the selection of slip-resistant pedestrian surfaces		
Compliance Comments	Capable of compliance. For Slip resistance of surfaces the builder is required to provide a Certificate stating that the Slip resistance of the surfaces comply with the above listed requirements when tested as per AS4586. Details to be provided at the CC stage of works.		
Requirement	Every Passenger lift is to comply with the requirements of BCA E3.6.		
Compliance Comments	This has been assessed further in the report in the Lifts section. Refer to Lifts section.		
Requirement	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is 1800x2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.		
Compliance Comments	N/A There are no accessways over 20M lengths in the development where a direct line of sight is not available.		
Requirement	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1-2009 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. CLEAR Space required is 1540mmx2070mm in the direction of travel (measured from skirting to skirting).		
Compliance Comments	Complies. - Adequate turning spaces are required to be provided with minimum common use passageway widths being 1540mm clear or alternatively a space of 1540mmx2070mm provided at or within 2M of the end of the passageway. This applies to all levels that have access by means of pathways or lifts. - A space of 1540mmx2070mm is also required in front of all passenger lift doors. Details to be verified at CC stage of works.		
Requirement	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.		
Compliance Comments	N/A No common use areas with carpets have been identified on the plans.		

	BCA Part D3.4 Exemption
Requirement	Access is not required to be provided in the following areas: <ul style="list-style-type: none"> - Where access would be inappropriate because of the use of the area - Where area would pose a health and safety risk - Any path which exclusively provides access to an exempted area
Compliance Comments	<p>For information only.</p> <p>Areas such as lift machine rooms, fire services room, commercial kitchens etc. in the development are exempted from providing access under this clause due to WHS concerns.</p> <p>Where a caretaker is provided in the development, the toilet provided exclusively for use by the caretaker can be excluded from providing access based on the provisions in this clause.</p>
	BCA Part D3.5 Accessible Carparking
Requirement	Class 2 There are no Accessible carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, then carparking spaces for Adaptable units will be required under the requirements of AS4299- Adaptable housing.
Compliance Comments	Complies Parking is provided at per SEPP HSPWD requirements as noted further in this report.



[Image description: Plan of above shows the provision of Accessible parking spaces]

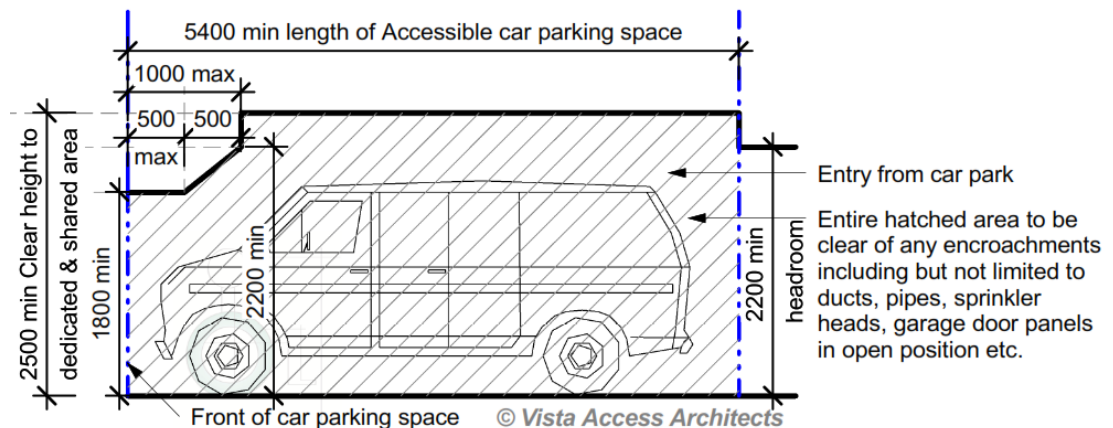
AS2890.6-2009 requirements for Accessible car parking space

Requirement	<ul style="list-style-type: none"> - Dedicated space 2.4Mx5.4M, Shared space 2.4Mx5.4M at the same level - Slip resistant flooring surface with maximum fall 1:40 in any direction or maximum 1:33 if bituminous and outdoors. - Central Bollard in shared space at 800+/-50mm from entry point. - Pavement marking in dedicated space by means of access symbol between 800mm-1000mm high placed on a blue rectangle of maximum 1200mm and between 500mm-600mm from its entry point (marking not required where allocated to an Adaptable unit). - Minimum headroom of 2.2M at entrances and 2.5M is required over shared space as well as dedicated spaces. - Non-trafficked area of the shared space to have marking strips at 45°, 150-200mm wide at 200mm-300mm spaces (not required where driveways are used as shared spaces)
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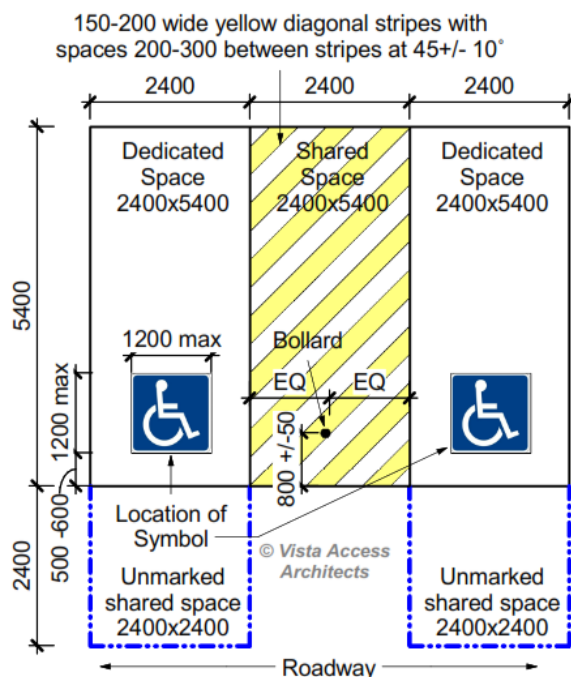
Compliance Comments

Capable of compliance.
Details to be verified at the CC stage of works.
Refer to diagrams below for requirements, especially in regard to head height requirements.

Note: The pavement marking shall have the appropriate slip resistance for the location. This requirement is to be added to the project specifications to ensure compliance.

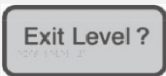


[Image description: Diagram shows head height requirements as per AS2890.6 for both dedicated accessible parking space and the shared space. No beams, pipes, sprinklers or any other encroachments are permissible within the required clear head height space]



[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

It is considered to be reasonable for Access symbol not to be provided IF the space is allocated to a particular unit. Access symbol is to be provided if allocated to Visitor parking.

	BCA Part D3.6 Signage
Requirement	Braille and Tactile signage is required to identify Accessible Sanitary facilities
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
Requirement	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
Compliance Comments	N/A No common use, ambulant sanitary facilities have been provided in the development.
Requirement	Braille and Tactile signage is required to identify Hearing Augmentation
Compliance Comments	N/A Hearing augmentation is not provided since there is no inbuilt amplification system proposed in the development.
Requirement	 Braille and Tactile signage is required to identify a Fire exit door required by E4.5 by stating the 'Exit' and 'Level', followed by either: <ul style="list-style-type: none"> - The floor level number or floor level descriptor or a combination of both of the above. - Sign must be located on the side that faces a person seeking egress The "?" shown in image above is to be replaced with the floor level where the door is located. [Image description: Image of Signage]
Compliance Comments	Capable of compliance. All doors nominated as Exit doors require signage as described above. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.
Requirement	Signage is required to a non-accessible pedestrian entrance
Compliance Comments	N/A All pedestrian entrances have been designed to be accessible.
Requirement	Signage is required where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility.
Compliance Comments	N/A
Requirement	Directional signage: In a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each— <ul style="list-style-type: none"> (i) bank of sanitary facilities; and (ii) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.
Compliance Comments	N/A
Requirement	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
Compliance Comments	Capable of compliance. Signage selections generally take place at CC stage of works. Selection of signage as specified above will lead to compliance. Details of selected signage to be verified at CC stage of works.

	BCA Part D3.7 Hearing Augmentation
Requirement	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or a reception area where a screen is used.
Compliance Comments	N/A No areas with provision of inbuilt amplification have been identified on plans and hence no hearing augmentation requirements apply to this development.
	BCA Part D3.8 Tactile indicators (TGSIs)
Requirement	TGSIs are required when approaching: <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways. - Escalators / passenger conveyor / moving walk. - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps). - Under an overhead obstruction of <2M if no barrier is provided. - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location). Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
Compliance Comments	Capable of compliance. TGSIs selections generally take place at CC stage of works. Selection of TGSIs as specified will lead to compliance and these selection details are to be verified at CC stage of works.
	BCA Part D3.11 Limitations on Ramps
Requirement	On an accessway: <ul style="list-style-type: none"> - A series of connected ramps must not have a combined vertical rise of more than 3.6M; - And a landing for a step ramp must not overlap a landing for another step ramp or ramp.
Compliance Comments	Complies. Details to be verified at CC stage of works.
	BCA Part D3.12 Glazing on Accessways
Requirement	Glazing requirements: <ul style="list-style-type: none"> - Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip - The marking should be for the full width with a solid and non-transparent 75mm wide, contrasting line located 900-1000mm above FFL and provide a minimum luminance contrast of 30% when viewed against the floor surface within 2M of the glazing on the opposite end. Graphical representation or cut-outs are not permitted.
Compliance Comments	Capable of compliance Glazing strips are required to be provided to full length glazed areas (doors and windows) used in common use areas such as lift lobbies and common passageways. Glazing strip selections generally take place at CC stage of works. Selection of glazing strips as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

	BCA Part F Accessible Sanitary Facilities BCA F2.4 Accessible sanitary facilities
Requirement	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> - It can be entered without crossing an area reserved for 1 sex only - Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations - Even distribution of LH and RH facilities - An accessible facility is not required on a level with no lift / ramp access.
Compliance Comments	N/A No common use sanitary facilities have been proposed in the development.
	BCA F2.4(a) Accessible unisex sanitary compartments
Requirement	Class 2 At least 1 unisex Accessible toilet when sanitary compartments are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.
	BCA F2.4(b) Requirements for Accessible unisex showers
Requirement	Class 2 At least 1 unisex Accessible shower when showers are provided in common areas.
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.
Requirement	Accessible unisex toilet is to be designed in accordance with AS1428.1-2009
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.
Requirement	Showers for Accessible use are to be designed in accordance with AS1428.1.
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.
Requirement	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.
Requirement	Ambulant use toilets are to be designed in accordance with AS1428.1-2009
Compliance Comments	N/A No common use sanitary facilities have been identified in the development.

	BCA Part E Lift Installations
	BCA E3.2 Stretcher facility in lifts
Requirement	A Stretcher lift is to be provided if a passenger lift is installed to serve any storey with an effective height of 12M. The space requirement is 600mm wide x 2000mm deep x 1400mm high above the floor level. Confirm this requirement with your BCA consultant.
Comments	For information only. Contact BCA consultant / PCA in regard to applicable requirements.
	BCA E3.6 Passenger lift
Requirement	In an accessible building, Every Passenger Lift (excluding electric passenger lift, electrohydraulic passenger lift, inclined lift) must be subject to limitations on use and must comply with Tables E3.6a and E3.6b
Compliance Comments	Capable of compliance. A certificate of compliance from the lift supplier will be required at the CC stage of works stating that the proposed lift complies with the requirements of BCA Part E3- Lift installations.
	BCA E3.6 Table E3.6a Limitations on use of types of passenger lifts
Requirement	Limitations on use of Stairway platform lifts, Low-rise platform lift, Low-rise, low-speed constant pressure lift and small sized, low-speed automatic lift
Compliance Comments	N/A Not identified in the development.
	BCA E3.6 Table E3.6b -Application of features to passenger lifts
Requirement	Handrail requirements for passenger lifts. Apart from stairway platform lift and low-rise lifts, a handrail is required as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Lift floor dimensions (excluding stairway platform lift) - Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep - Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep
Compliance Comments	Capable of compliance Details to be verified at CC stage of works. Additional lift car size may apply if stretcher lift is required under the BCA.
Requirement	Minimum Door opening size complying with AS1735.12, not less than 900mm clear (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	All lifts with a power operated door are required to have a Passenger protection system complying with AS1735.12.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

Requirement	Lift landing doors to be provided at upper landing (excluding stairway platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lift car and landing control buttons to comply with AS1735.12 (excluding stairway platform lift and low-rise platform lift).
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	Lighting (for all enclosed lift cars) to be provided in accordance with AS1735.12 and AS1680. Minimum illuminance of 100 lx is required at the level of the car floor and average of 50 lx is required on the control panel surface.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.
Requirement	To all lifts serving more than 2 levels , audible and visual indication to be provided as per AS1735.12.
Compliance Comments	Capable of compliance. Details to be verified at CC stage of works.
Requirement	Emergency hands free communication (excluding stairway platform lift) – provide a button that alerts a call centre and a light that the call has been received.
Compliance Comments	Capable of compliance Details to be verified at CC stage of works.

Additional Features required as per AS1428

Refer to AS1428 for full list of requirements.

	The following accessibility requirements apply only to: <ul style="list-style-type: none"> - Common use areas within the residential component (including passageways leading to SOUs)
Requirement	Accessway width requirements <ul style="list-style-type: none"> - All Accessway widths are to be a minimum of 1M clear (measured from skirting to skirting) with vertical clearance of at least 2M
Compliance Comments	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Doorway requirements <ul style="list-style-type: none"> - All common use doorways in the development to be in accordance with AS1428.1 - Door thresholds are to be level or they can incorporate a doorway threshold ramp as per AS1428.1 i.e. max 1:8 grade, max height of 35mm and located within 20mm of door leaf. - Distance between successive doorways in airlocks to be 1450mm which is measured when the door is in open position in case of swinging doors.
Compliance Comments	<p>Capable of compliance.</p> <p>Details to be verified at CC stage of works.</p>
Requirement	Door hardware requirements <ul style="list-style-type: none"> - Door hardware including door handles, door closers and the in-use indicators / snibs in accessible and ambulant toilets are required to comply with requirements of AS1428.1.
Compliance Comments	<p>Capable of compliance.</p> <p>Door hardware selections generally take place at CC stage of works.</p> <p>Selection of door hardware as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>
Requirement	Luminance contrast requirements for doorways. <ul style="list-style-type: none"> - All doorways to have a minimum luminance contrast of 30% provided as per AS1428.1 with the minimum width of the luminance contrast to be 50mm.
Compliance Comments	<p>Capable of compliance.</p> <p>The painting schedule of walls/doors and door frames are to consider the above requirements when colours are selected. Check Contrast requirements via LRV of colours on http://www.accessarchitects.com.au/luminance-contrast-calculator or download free LRV calculator App from Apple Store or Google Play.</p> <p>Add the above listed requirements to project specifications to ensure compliance.</p>
Requirement	Floor or ground surfaces <ul style="list-style-type: none"> - Use slip-resistant surfaces. The texture of the surface is to be traversable by people who use a wheelchair and those with an ambulant or sensory disability. - Abutment of surfaces is to have a smooth transition. Construction tolerances to be as per AS1428.1 - Grates if used in the accessible path of travel is required to comply with the requirements as per AS1428.1
Compliance Comments	<p>Capable of compliance.</p> <p>Floor surface selections generally take place at CC stage of works.</p> <p>Selection of floor surfaces as specified above will lead to compliance and these selection details are to be verified at CC stage of works.</p>

	Switches, Controls and Lighting requirements <ul style="list-style-type: none"> - All switches and controls (including controls for intercom facilities and external lift control buttons) on an accessible path of travel, Accessible SOUs and Accessible sanitary facilities to be located as per requirements of AS1428.1
Compliance Comments	<p>Capable of compliance.</p> <p>Lighting fixture selections and locations generally take place at CC stage of works. Selection of lighting fixtures and locating them as specified above will lead to compliance. These selection/location details are to be verified at CC stage of works.</p>

SEPP Housing for Seniors and People with Disability

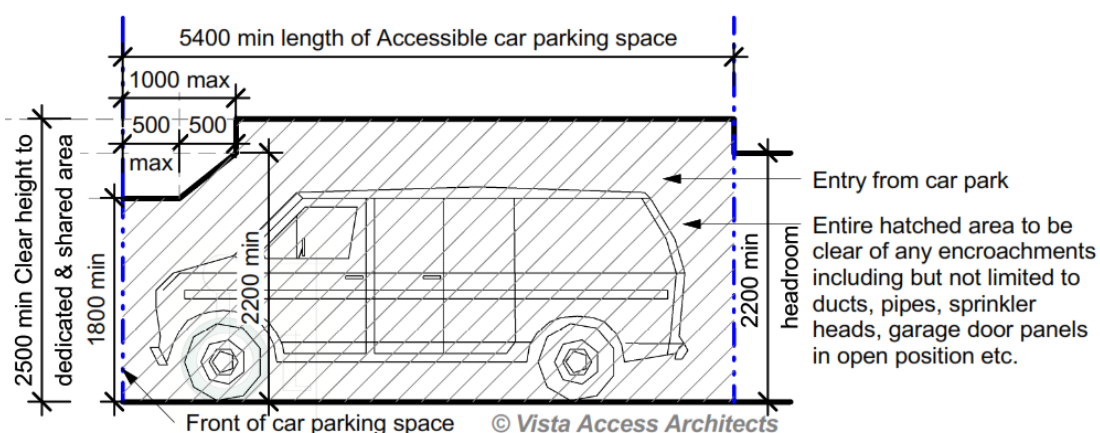
Compliance assessment with Schedule 3 of SEPP (State Environmental Planning Policy) Housing for Seniors or People with a Disability 2004

Note: Applicable to when the application is made by, or by a person jointly with, a social housing provider
 Clause 41(2) states that (2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multistorey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

Clause	Requirements	Compliance / Comments
1. Application	Development is Seniors housing that consists of hostels or self-contained dwellings	The development consists of 45 self-contained dwellings.
2. Siting	Wheelchair Access If the whole of the site has a gradient of less than 1:10 <ul style="list-style-type: none"> - 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS1428.1) to an adjoining public road. 	Complies
	Wheelchair Access If the whole of the site does not have a gradient of less than 1:10: <ul style="list-style-type: none"> (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. 	N/A The gradient of the site is less than 1:10
	Common areas 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.	Complies. Access has been provided to common use areas and provided to common use garbage bin areas and letter boxes.
3. Security	Pathway lighting to be: <ul style="list-style-type: none"> (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level. 	Capable of compliance Details to be verified at the CC stage of works.

4. Letterboxes	<p>Letterboxes:</p> <ul style="list-style-type: none"> (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 i.e. 1540 x 2070mm), and (b) must be lockable (lockable side facing the hard-standing area), and (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>Complies.</p> <p>Common use letterbox area has been provided on the accessible entry pathway to the main Building.</p> <p>A hard-paved area of 1540x2070mm is provided to access the lock side of the letterboxes.</p> <p>Details to be verified at the CC stage of works.</p>
5. Private car accommodation	<p>Car parking spaces</p> <p>Clause 50- Part (h) parking states that at least the following is to be provided:</p> <ul style="list-style-type: none"> (a) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or (b) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider. 	<p>Complies</p> <p>Based on the requirements of Clause 50 of the SEPP, the development requires 9 car parking spaces in compliance with the SEPP.</p>
	<p>Definition : Social housing provider means any of the following:</p> <ul style="list-style-type: none"> (a) the New South Wales Land and Housing Corporation, (b) the Department of Housing, (c) a community housing organisation registered with the Office of Community Housing of the Department of Housing, (d) the Aboriginal Housing Office, (e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998, (f) the Department of Ageing, Disability and Home Care, (g) a local government authority that provides affordable housing, (h) a not-for-profit organisation that is a direct provider of rental housing to tenants. 	
	<p>Car parking spaces (not being car parking for employees) must:</p> <ul style="list-style-type: none"> (a) Comply with the requirements for parking for persons with a disability set out in AS 2890. <p>This can be as per AS2890.1-1993 which was in place at the time of the issue of this SEPP that requires a space of 3.2M x 5.4M (3.8M width if in an enclosed garage) or</p> <p>AS2890.6 which requires 2.4Mx5.4M space with 2.4Mx5.4M shared zone.</p>	<p>Complies</p> <p>The following is provided.</p> <p>9 car parking spaces as per AS2890.6 (ie 2.4M wide dedicated space with 2.4M wide shared zone on a grade of not more than 1:40 in any direction)</p> <p>Details to be verified at the CC stage of works.</p>

Head height to be 2.5M and clear 2.2M at entry (under garage doors if garage doors are provided)



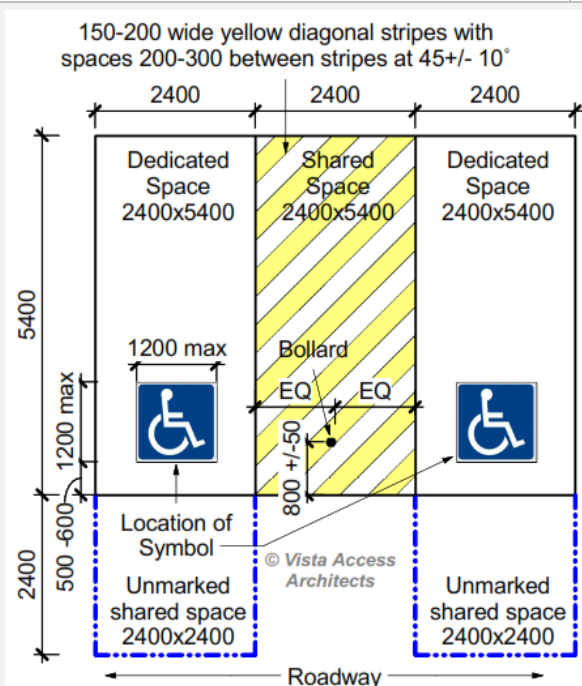
[Image description: Diagram shows head height requirements as per AS2890.6 for both dedicated accessible parking space and the shared space. No beams, pipes, sprinklers or any other encroachments are permissible within the required clear head height space]

- (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 3.8M

Complies.
One car parking 3.8M wide is provided (space 45)
Details to be verified at the CC stage of works.

- (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.

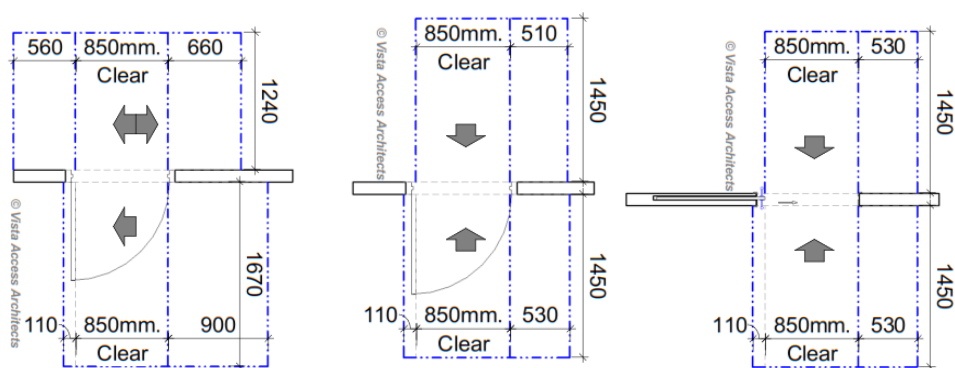
N/A
No garage has been proposed.
Details to be verified at the CC stage of works.



[Image description: Diagram shows spatial requirements of AS2890.6 including line marking, symbol and bollard requirements]

Note: It is industry practice to permit the internal door circulation spaces for secondary bedrooms (inside the bedroom) to have an encroachment by easily removable robes as these secondary bedrooms do not have a minimum size requirements specified in the SEPP which makes use by a person that requires use of a wheelchair impossible. However, this is subject to the PCA consent.

Note: All sliding doors leading to the private open spaces to have recessed floor tracks to allow for smooth transition from inside the dwelling and a maximum drop of 35mm to the outside with use of an AS1428.1 compliant doorway threshold ramp (1:8 grade and within 20mm of the door leaf). Sliding doors to also provide for 850mm clear door opening and 530mm latch side spaces.



[Image description: Different types of doorways with door circulation requirements as per AS1428.1]

8. Main Bedroom

At least one bedroom within each dwelling must have an area sufficient to accommodate a wardrobe and a bed sized as follows:

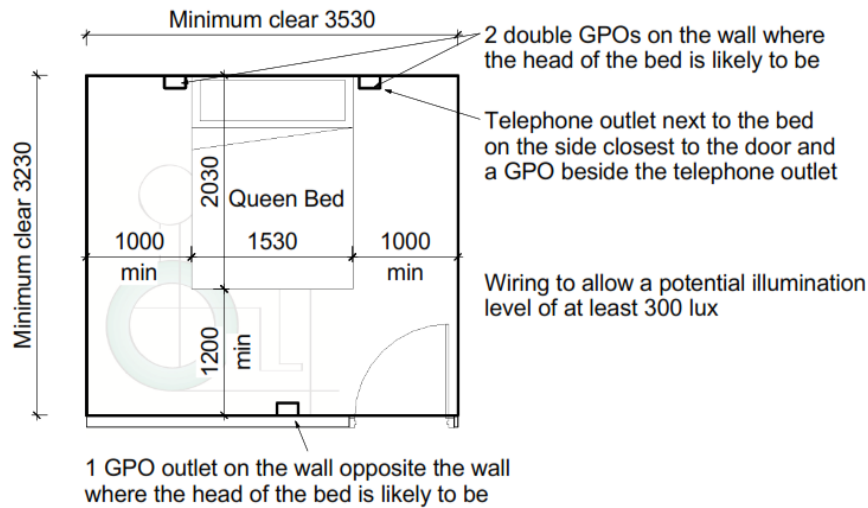
- (i) in the case of a dwelling in a hostel—a single-size bed,
- (ii) in the case of a self-contained dwelling—a queen-size bed

Complies.
Details to be verified at the CC stage of works.

Bedroom must contain a clear area for the bed of at least:

- 1,200mm wide at the foot of the bed, and
- 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.

Complies.
Details to be verified at the CC stage of works.



[Image description: One bedroom requirement under the SEPP HSPWD]

Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be

Capable of compliance.
Details to be verified at the CC stage of works.

Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.

Capable of compliance.
Details to be verified at the CC stage of works.

Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.

Capable of compliance.
Details to be verified at the CC stage of works.

Bedroom must have wiring to allow a potential illumination level of at least 300 lux.

Capable of compliance.
Details to be verified at the CC stage of works.

9. Bathroom

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:

- (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

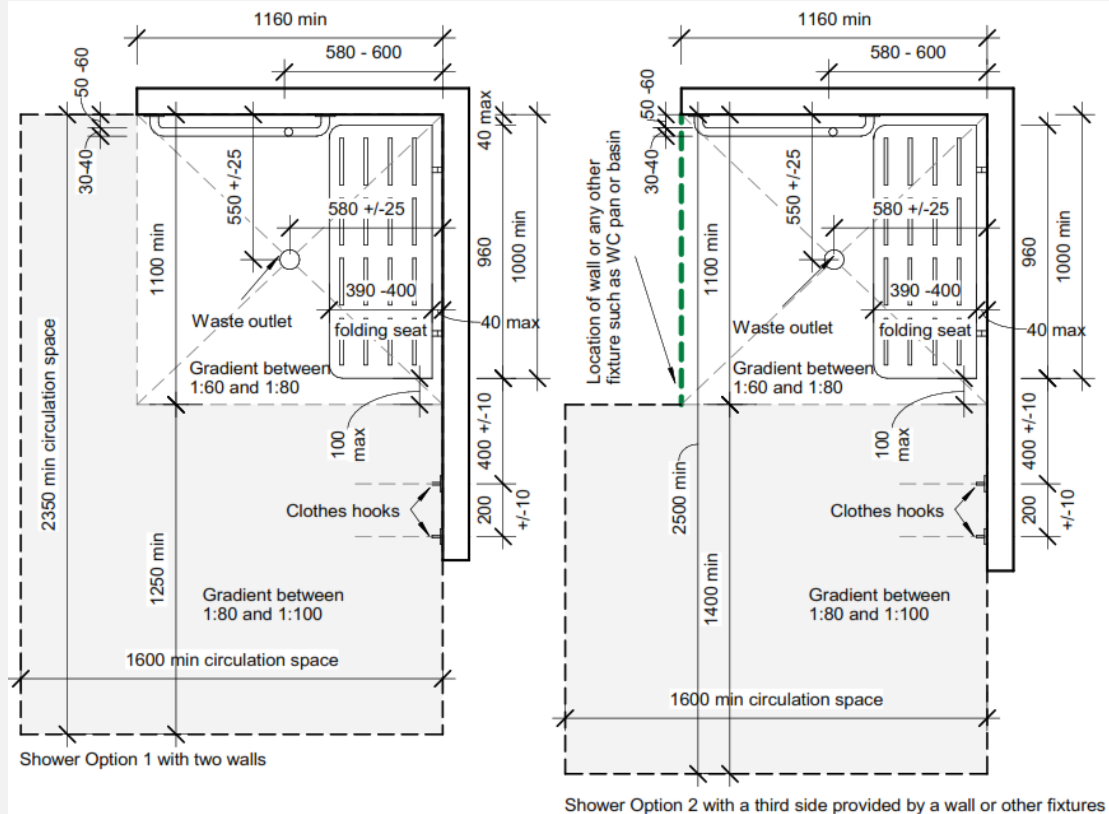
Complies.
Details to be verified at the CC stage of works.

- (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
 - (i) a grab rail,
 - (ii) portable shower head,
 - (iii) folding seat,

Note: Shower screen can be provided if they can easily be removed to facilitate future accessibility.

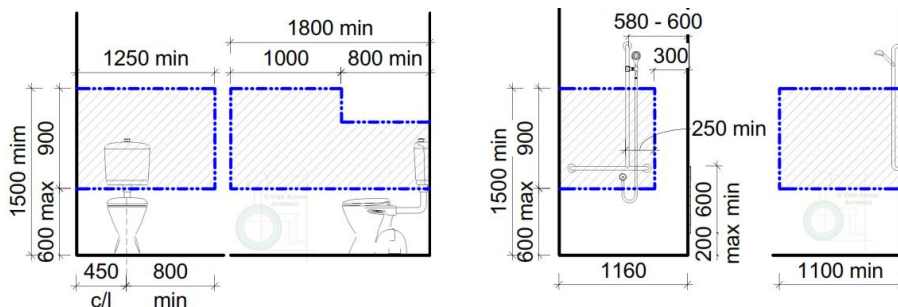
Note: Walls to have reinforcements to allow for grabrails at post adaptation.

Complies.
Details to be verified at the CC stage of works.



[Image description: Diagram showing accessible shower requirements of AS1428.1]

Note: Grabrail, Shower head and Shower seat can be provided in the future.



[Image description: Diagram showing min 12mm thick wall reinforcement requirements for the Adaptable unit for WC and Shower, in post adaptive position]

Note: Above diagrams for wall reinforcements can be used for reference for accommodating grabrails in the future.

(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it

Capable of compliance.
Details to be verified at the CC stage of works.

(e) a double general power outlet beside the mirror.

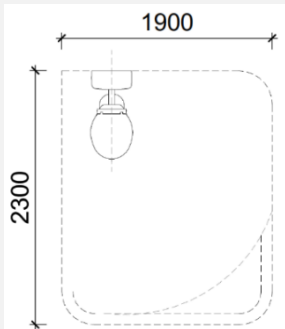
Capable of compliance.
Details to be verified at the CC stage of works.

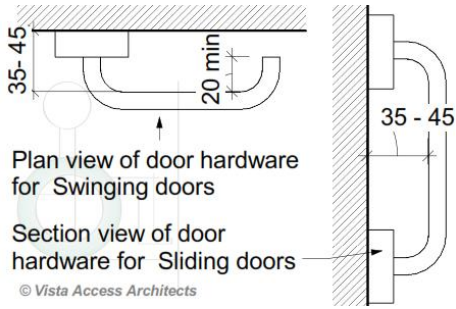
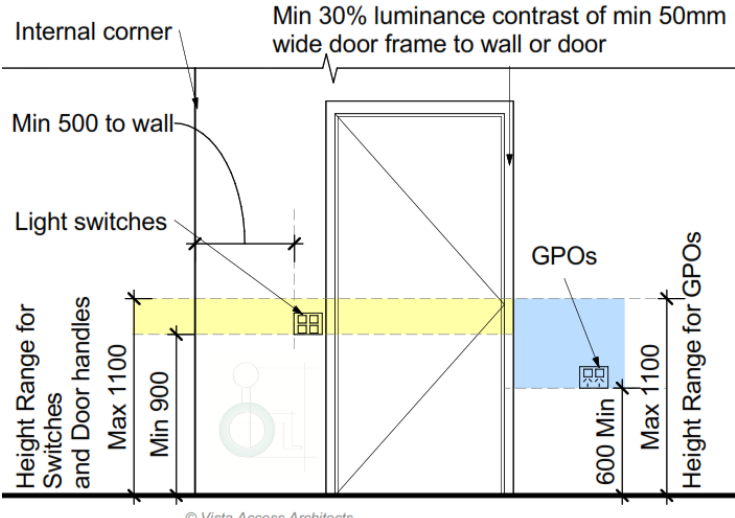
10. Toilet

A **visitable toilet** must be provided as per of AS 4299 on ground floor including:

- Space of 900mm x 1250mm required in front of the WC pan (clear of the shower screen if one is provided)

Complies.
Details to be verified at the CC stage of works.

	<p>Note: It is our opinion that the space can have the door swing encroaching as long as it is within a bathroom, due to the additional space available in the bathroom</p> <p>Note: Where door is provided next to the WC pan, ensure that door circulation spaces are provided clear of an Accessible toilet pan size.</p> <p>Note: An Accessible toilet pan (800+/- 10mm depth) is not required at the very beginning, but it is required to be located in the correct location as per AS1428.1, i.e. center line to be 450 to 460mm from finished side wall. The circulation space of 1900mm x 2300mm to be achievable at post adaptation.</p>  <p>Note: Walls to have reinforcements to allow for grabrails at post adaptation.</p> <p>Note: Flooring to be slip resistant.</p>																		
11. Surface finishes	<p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note: Advise regarding finishes may be obtained from AS 1428.1.</p>	<p>Capable of compliance.</p> <p>Details to be verified at the CC stage of works.</p>																	
	<p>Note: AS1428.1 has no fixed requirements noted for slip resistance</p> <p>BCA Table D2.14 has the following Slip –resistance requirements when tested in accordance with AS4586 :</p> <table border="1"> <thead> <tr> <th rowspan="2">Application</th><th colspan="2">Surface conditions</th></tr> <tr> <th>Dry</th><th>Wet</th></tr> </thead> <tbody> <tr> <td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr> <tr> <td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr> </tbody> </table> <p>Guidance can also be taken from HB 197/ HB198 An introductory guide to the slip resistance of pedestrian surface materials which provides guidelines for the selection of slip-resistant pedestrian surfaces.</p>		Application	Surface conditions		Dry	Wet	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4
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Nosing or landing edge strip	P3	P4																	
12. Door hardware	<p>Door handles and hardware for all doors must be provided in accordance with AS 4299</p> <p>Note: AS4299 Clause 4.3.4 has the below requirements for door hardware.</p> <ul style="list-style-type: none"> - Door lever handles and hardware shall not be less than 900mm nor more than 1100mm above FFL and in accordance with AS1428.1 	<p>Capable of compliance.</p> <p>Details to be verified at the CC stage of works.</p>																	

	<ul style="list-style-type: none"> - All lockable external doors to be keyed alike <p>AS1428.1 requires, lever and D shape door hardware as shown below.</p>  <p>Plan view of door hardware for Swinging doors</p> <p>Section view of door hardware for Sliding doors</p> <p>© Vista Access Architects</p> <p>[Image description: Diagram showing requirements for door hardware as per AS1428.1]</p>	
13. Ancillary items	<p>Switches and power points must be provided in accordance with AS 4299</p> <p>AS4299 Clause 4.11 has the below requirements:</p> <ul style="list-style-type: none"> - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred (therefore not mandatory) - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners. 	<p>Capable of compliance.</p> <p>Details to be verified at the CC stage of works.</p>
	 <p>Internal corner</p> <p>Min 30% luminance contrast of min 50mm wide door frame to wall or door</p> <p>Min 500 to wall</p> <p>Light switches</p> <p>GPOs</p> <p>Height Range for Switches and Door handles</p> <p>Max 1100</p> <p>Min 900</p> <p>600 Min</p> <p>Max 1100</p> <p>Height Range for GPOs</p> <p>© Vista Access Architects</p> <p>[Image description: Diagram showing requirements for door hardware and location of door hardware, switches and GPOs as per AS1428.1]</p>	
14.	<p>Part 2 - Additional standards for self-contained dwellings</p> <p>Addition requirements for any seniors housing consisting of self-contained dwellings are listed below</p>	
15.	<p>Living room must have</p>	<p>Capable of compliance.</p>

Living room and Dining room	<ul style="list-style-type: none"> - Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter clear of furniture - Telephone point to be provided adjacent to a GPO. - Living and dining room must have wiring to allow a potential illumination level of at least 300 lux. 	Details to be verified at the CC stage of works.
16. Kitchen	1550mm CLEAR space must be provided when measured from benchtop to opposite benchtop/wall as per Clause 4.5.2 of AS4299 Note: Allow for construction tolerances.	Complies Details to be verified at the CC stage of works.
	Circulation spaces must be provided at the door (if provided) as per AS1428.1	N/A. Kitchen does not have a door.
	Following fittings must be provided as per Clause 4.5 of AS 4299: (i) benches that include at least one work surface at least 800mm in length that comply with clause 4.5.5 which requires, the 800mm wide work surface to be adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL Note: The height of the kitchen benchtops can be provided as standard 900mm from FFL. (ii) a tap set as per clause 4.5.6, which requires taps or operating handles to be located 300mm from front of the edge of the kitchen benchtop. (iii) cooktops as per clause 4.5.7, which requires front or side controls with raised crossbars, isolating switch and located next to a work surface of 800mm length at the same height (iv) a wall oven as per clause 4.5.8 which requires to be located next to adjustable height work bench minimum 820mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge.	Complies Details to be verified at the CC stage of works.
	“D” pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboard	Complies Details to be verified at the CC stage of works.
	GPO outlets must be provided as follows:	Capable of compliance Details to be verified at the CC stage of works.

	<ul style="list-style-type: none"> - At least one double general power outlet within 300 millimeters of the front of a work surface, and - At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. Note that it is industry practice not to provide the GPO for refrigerator in an accessible provision due to the release of frost-free fridges post release of the SEPP. However, this is subject to the PCA consent. 	
17. Access to kitchen, main bedroom, bathroom/ toilet	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Complies Details to be verified at the CC stage of works
18. Lifts in multi-storey buildings	In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the BCA	N/A as application is made on or behalf of a Social Housing provider.
19. Laundry	<p>Laundry must have:</p> <ul style="list-style-type: none"> (a) Circulation space at door as per AS1428.1, (b) Provision for the installation of an automatic washing machine and a clothes dryer, (c) A clear space in front of appliances of at least 1,300mm, (d) A slip-resistant floor surface and (e) An accessible path to clothesline (if provided). <p>Note: If laundry is provided in a combined bathroom facility, ensure that the 1300mm is provided clear of any fixtures such as shower screens.</p>	Complies Details to be verified at the CC stage of works.
20. Storage	<p>A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving</p> <p>Note: The 600mm is measured internal shelf size. Therefore, allow for construction tolerances.</p>	Complies. Details to be verified at the CC stage of works.
21. Garbage	A garbage storage area must be provided in an accessible location.	Complies Details to be verified at the CC stage of works.

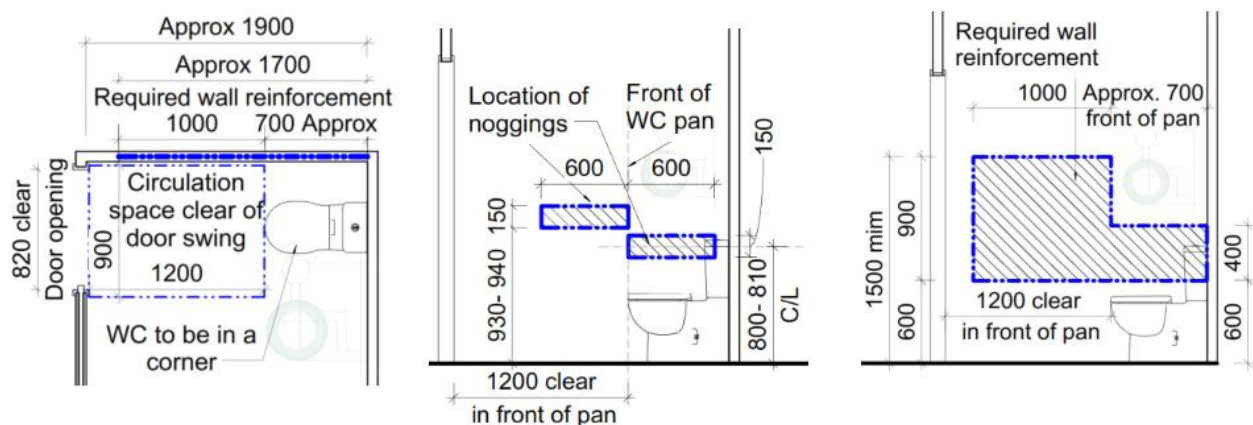
Silver level Assessment.

This assessment applies to all units on the ground level and all units on the upper levels that have lift access

By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

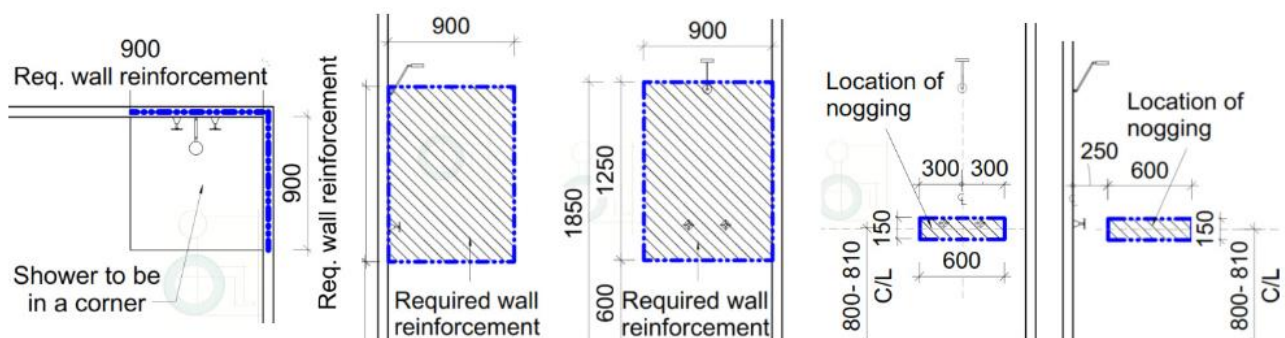
Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
1 Dwelling Access	(a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling. (b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required.	Complies. Verify at CC
	(c) Pathway may be provided via an associated car parking in which case the car parking space to be - 3200 (width) x5400 (length), - even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen	N/A Access is provided from the site boundary.
	(d) Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
	(e) Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
2 Dwelling entry	(e) Dwelling Entry should provide an entrance door with (i) min clear opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or beveled lip (iii) reasonable shelter from the weather	Complies. Verify at CC
	(f) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies Verify at CC
	(g) Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
	(h) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
3 Internal doors and corridors	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be (i) 820mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or beveled lip	Complies Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Complies Verify at CC
4 Toilet	(a) One Toilet to be provided on the ground or entry level that provides, (i) Min 900mm between walls or amenities (ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing. (iii) The toilet pan to be positioned in the corner of a room to enable handrails	Complies. Verify at CC

5 Shower	(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. (b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Complies Verify at CC
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	
6 Reinforcement of bathroom & toilet walls	(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Capable of compliance. Verify at CC
	(b), (c) and (d) the walls around toilet, bath and shower to be via: (i) Noggins with a thickness of at least 25mm (ii) Sheeting with a thickness of at least 12mm Refer to diagrams provided in the Livable Housing Guideline document.	Capable of compliance. Verify at CC



[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a toilet]

Note: In a standalone toilet, the wall reinforcements are required to both sides. Any door openings/ door frames are required to be clear of the required wall reinforcements. If wall with cavity slider is used for wall reinforcements, then allow for additional thickness for the wall.

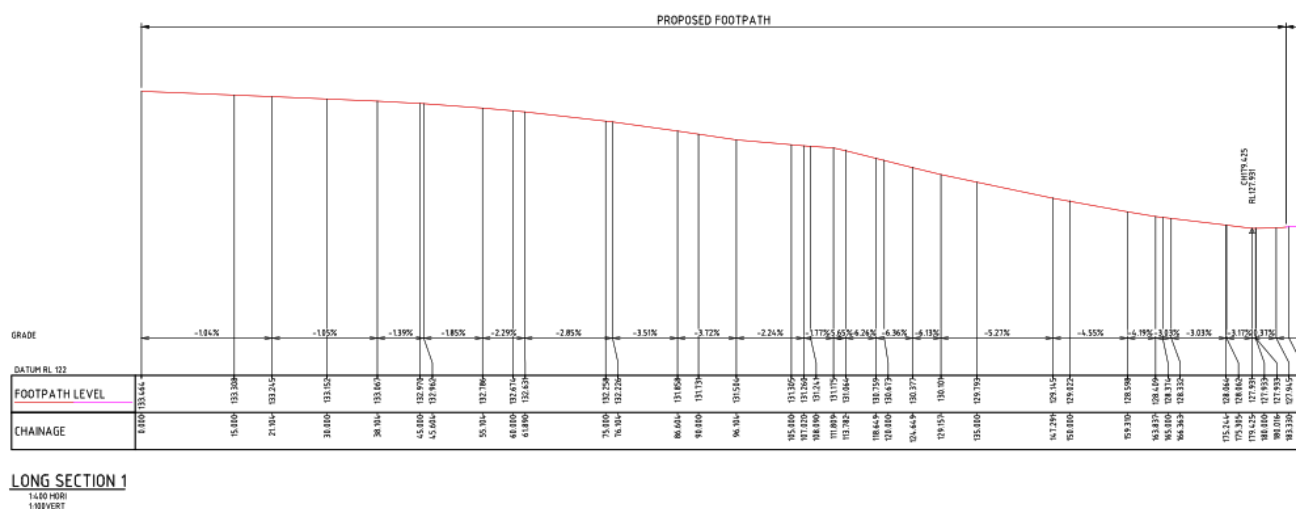


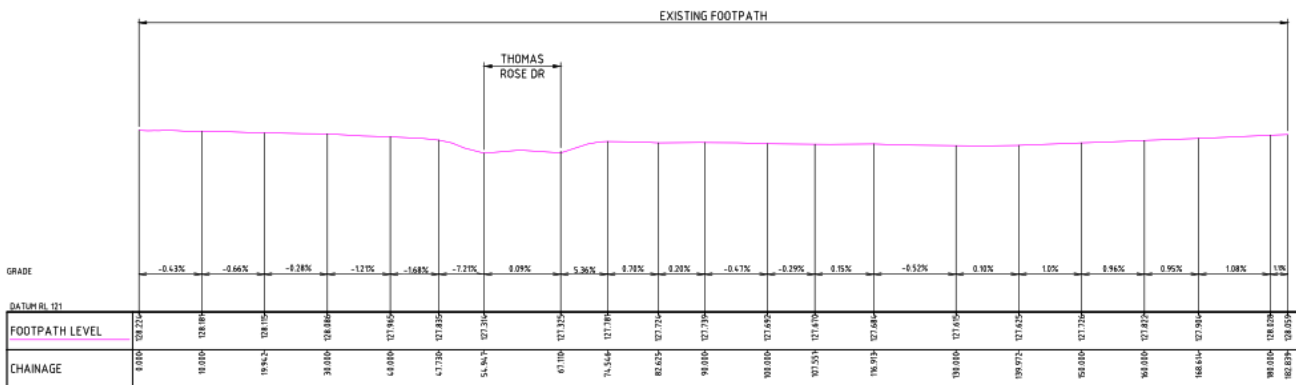
[Image description: Diagram shows wall reinforcements options of noggings or sheeting for a shower]

7 Internal Stairways	Stairways in dwellings must feature: - a continuous handrail on one side of the stairway where there is a rise of more than 1m. - a minimum clear width of 1000mm	N/A No internal stairway in units.
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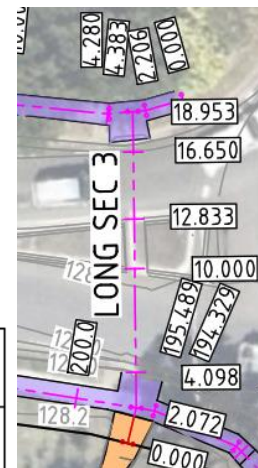
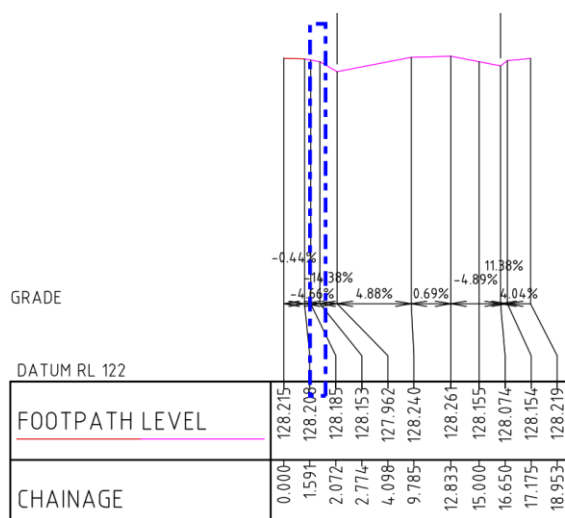
Appendix A- Pathway to Bus stop assessment

	Pathways to Bus stop nominated by town planner
Requirement	Clause 26 Bus stop to be at a distance of not more than 400 M from the site of the proposed development and the distance is accessible by means of a suitable access pathway.
Compliance Comments	Complies The distance to the bus stops from the subject site is less than 400M Details to be verified at CC stage of works.
Requirement	Clause 38 Accessibility The proposed development should: (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.
Compliance Comments	Complies Pedestrian links from the subject site to the nominated bus stops have been provided via kerb ramps at dedicated crossings. Note that the nomination of the bus stops is by others. Details to be verified at CC stage of works.
Requirement	Clause 26 Overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.
Compliance Comments	Complies subject to minor rectification works involving a kerb ramp on Copperfield Drive. A detailed longitudinal grade survey has been provided that indicate grades (existing and proposed) of the pathways being within the range as required in Clause 26 of the SEPP HSPWD except for a kerb ramp on Copperfield Drive Details to be verified at CC stage of works.

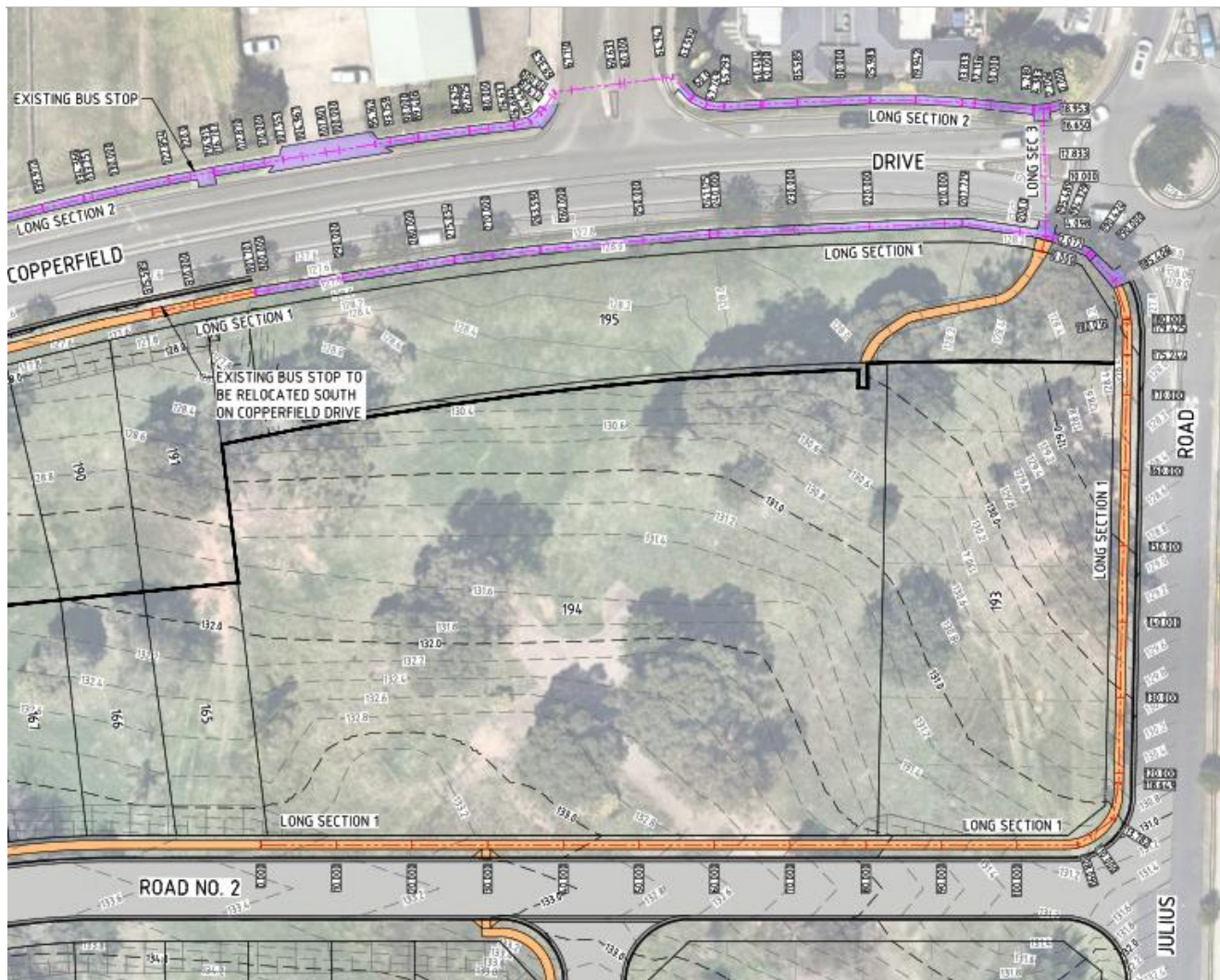




	302.84	302.68	303.09	303.95	305.00	305.58
DATUM RL 122						
FOOTPATH LEVEL						
CHAINAGE						



Vista Access Architects Pty Ltd ABN 82124411614, ARN 6940, ACAA 281, LHA 10032 Page 35 of 39 Project Ref: 20192
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Disability Discrimination Act

Advisory Only

The Federal Disability Discrimination Act 1992 (DDA) provides protection for everyone in Australia against discrimination based on disability. Section 32 of the DDA focuses on the provision of equitable and dignified access to services and facilities for people with mobility, sensory and cognitive disabilities.

Disability discrimination happens when people with a disability and their relatives, friends, carers, co-workers or associates are treated less fairly than people without a disability.

Compliance with Access to Premises Standards give certainty to building certifiers, building developers and building managers that, if access to (new parts) of buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the DDA. This however applies only to the new building or new parts of an existing building and its affected part. All areas outside the scope of these areas are still subject to the DDA. We cannot guarantee or certify for DDA compliance because DDA compliance can only be assessed by the Courts.

Scope of DDA extends beyond the building fabric and also includes furniture and fittings.

Some recommendations to address common furniture and fittings have been listed below. Non-provision of the below recommendations may not affect compliance under the BCA but may leave the building owner vulnerable to a claim under the DDA.

In SEPP for Seniors and People with a Disability it is recommended that fixtures in the bathrooms such as towel rails be load bearing.

Statement of Experience

Vista Access Architects specialises in access consultancy services, including, Access requirements and Access Performance Solutions under the NCC, NDIS SDA Certifications, Livable Housing Certifications and Changing Places Certifications.



Farah Madon - Director

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 281
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00001
- Architect registered with the NSW Architect's Registration Board - Registration 6940
- Member of Australian Institute of Architects (RAIA), A+ Practice Member 49397
- Registered Assessor of Livable Housing Australia - Registration 10032
- Global Alliance on Accessible Technologies and Environments (GAATES) - Member BE-02-021-20
- Registered Assessor of Changing Places Australia - Registration CP006

Farah's Educational Profile and Qualifications Include:

- Bachelor of Architecture Degree with Honours (B.Arch.)
- International Certification of Accessibility Consultants – Built Environment (ICAC-BE) Program, Level 2 Advanced Accessibility Consultant
- Diploma of Access Consulting
- Standards Australia's course on 'Writing Australian Standards'

Farah has 20 years of experience of working in the field of Architecture and Access.

Farah is the lead author of the NDIS SDA Design Standard. She has been invited on multiple occasions as an expert witness for Access related matters in the NSW Land and Environment Court.

Farah currently participates on the following key committees concerning access for people with disabilities, on an honorary basis:

- Member of Standards Australia's ME-064 Committee responsible for the AS4299 and AS1428 suite of standards.
- Vice President of Association of Consultants in Access Australia (ACAA)
- Community Representative Member of the Penrith City Council's Access Committee
- Member of Australian Institute of Architect's National Access Work Group (NAWG)
- Management Committee member of NSW Network of Access Consultants
- Livable Housing Australia's Industry Reference Group (IRG) Member
- Member of Changing Places Australia Technical Advisory Team

Some Recent Awards presented to Farah Include:

- 2019 Penrith Citizen of the Year
- 2019 Access Inclusion Award
- 2019 Australian Access Awards Finalist for Educational App of the Year- LRV App to calculate luminance contrast





Vanessa Griffin

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor
Changing Places Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 500
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00009
- Registered Assessor of Livable Housing Australia - Registration 20035
- Registered Assessor of Changing Places Australia Registration CP010

Vanessa's Educational Profile and Qualifications include:

- Diploma of Surveying and Diploma of Health and Building Surveying, Sydney Institute of Technology
- Certificate IV in Access Consulting



Jenny Desai

ACAA Accredited Access Consultant
NDIS Accredited SDA Assessor
Livable Housing Assessor

- Accredited member of the Association of Consultants in Access Australia (ACAA) - Member 572
- NDIS Accredited SDA (Specialist Disability Accommodation) Assessor SDA00043
- Registered Assessor of Livable Housing Australia - Registration 20242

Jenny's Educational Profile and Qualifications include:

- Master of Design (M.Des) from University of Technology, Sydney
- Certificate IV in Access Consulting



Art Phonsawat

ACAA Associate Access Consultant

- Associate member of the Association of Consultants in Access Australia (ACAA) - Member 695

Art's Educational Profile and Qualifications include:

- Advanced Diploma in Interior design, Sydney
- Certificate IV in Access Consulting

