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# report

## **Statement of Compliance Access for People with a Disability**

### **Uniting Edinglassie ILUs** 1-3 Emerald St Emu Plains

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# Report

**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** 1-3 Emerald St, 6 & 8 Troy St Emu Plains

## Introduction:

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

A 2000	Basement Plan
A 2001-2004	Overall Floor Plans
A 2010-2012	Building A Plans
A 2020-2022	Building B Plans
A 2030-2032	Building C Plans
A 2040-2042	Building D Plans
A 2050-2052	Building E Plans

LA01-LA09      Landscape plans by Taylor Brammer

## Limitations and Copyright information:

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

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

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A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## **Assessment:**

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. In this report “complies” means that, based on the drawings reviewed, the design is capable of compliance provided that dimensions, fittings and finishes are completed to the relevant standard.

Compliance is required with the following:

- The Access provisions of the BCA 2022
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP Housing 2021 Chapter 3 Part 5
- Council’s DCP relating to Access for People with a Disability

### Assessment

The building work comprises of new independent living units in an existing seniors living village.

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)
- Class 9b (assembly building)

## Background

Uniting is responsible for the Uniting Church's ministry for older people, particularly those who are disadvantaged, vulnerable and isolated.

Uniting operates more than 200 aged care services, with more than 14,000 clients in residential and community care programs and employs over 3,500 full time equivalent staff across NSW/ACT. Uniting is the single largest provider of aged care services in NSW and the ACT.

The Edinglassie Village site has been identified by Uniting as in need of redevelopment.

A 73-bed nursing home and a 53 bed hostel have made way for the recently constructed 100 bed residential aged care facility and carparking, whilst existing 45 independent living units (ILUs) remain.

A local heritage listed sandstone chapel is located mid-way along the Emerald Street boundary.

Nos 6 and 8 Troy Street are single storey residences located on the Western side of the site, to be incorporated into the redevelopment.

The site is relatively flat but does fall gently towards the south and west and is listed as flood affected on Council's maps, effected mainly by flood waters from the north and east.

There are several substantial and highly valued trees scattered across the site, primarily along the highway frontage.

## Project Proposal

The existing 45 ILUs are in the south eastern and north western portions of the site and were constructed in the 1970's as villa style developments. Their design and features are out of step with contemporary demand and requiring increasing levels of maintenance to keep them to a serviceable condition. For these reasons, the proposal is to demolish and replace them with a more contemporary design and greater product mix that make greater use of the valuable site and provides Uniting an opportunity to accommodate and assist more residents in the Emu Plains area.

The proposed redevelopment will provide 147 ILU's with a unique identity and character that not only underpins all aspects of design and reflects the Uniting values, but also reflects upon Emu Plains as an established suburb in the west of Sydney.

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

BCA Part D4 Access for People with a Disability  
**BCA D4D2 Requirements for Access for people with a disability**  
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	<b>Class 2</b> <ul style="list-style-type: none"> <li>From a required accessible pedestrian entrance to at least 1 floor with SOUs and to the entry of doors of each SOU on that level.</li> <li>To and within 1 of each type of room or space in common use.</li> <li>Where floor or part of a floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level to the entry door and to and within all common use areas on that level.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Ground Level. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 7a</b> To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 9b- Assembly building not being a schools and early childhood centres</b> To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<b><u>In areas required to be accessible, the following is to be provided:</u></b> <ul style="list-style-type: none"> <li>Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1</li> <li>Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</li> <li>The separation of doors in airlocks shall comply with AS 1428.1</li> <li>Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.

<i>Requirement</i>	<b>BCA Part D4D3 Access to buildings</b>
	<b>Accessway is required from;</b> <ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.  Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Accessway is required through:</b> <ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	The development has only 1 main entry per building which has been designed to be accessible.  Details to be verified at CC stage of works.
<i>Requirement</i>	Where <b>Accessible pedestrian entry</b> has multiple doorways <ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Complies.
<i>Comments</i>	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.  This is achievable and the door selections are to be verified at CC stage of works.
<i>Requirement</i>	<b>BCA Part D4D4 Parts of buildings required to be accessible</b>
	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been identified in the development.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Complies.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.  Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.

<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	N/A
<i>Comments</i>	No stairways have been identified in the development.
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D3D15
<i>Compliance</i>	Complies.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	<b>Passing spaces requirement</b> It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Carpet specifications</b> 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.
<i>Compliance</i>	Complies.
<i>Comments</i>	Only applies to carpets provided in the common use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.

<b>BCA Part D4D5 Exemptions</b>	
<i>Requirement</i>	<b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
<b>BCA Part D4D6 Accessible Carparking</b>	
<i>Requirement</i>	<b>Parking Service</b> Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
<i>Compliance</i>	Complies.
<i>Comments</i>	Note: the pavement marking shall have the appropriate slip resistance for the location.
<i>Requirement</i>	<b>Class 2</b> There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
<i>Compliance</i>	N/A
<i>Comments</i>	The parking for the residential units is assessed later in this report.
<b>BCA Part D4D7 Signage</b>	
<i>Requirement</i>	Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Complies.
<i>Comments</i>	
<b>BCA Part D4D8 Hearing Augmentation</b>	
<i>Requirement</i>	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
<i>Compliance</i>	Complies.
<i>Comments</i>	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.



<i>Requirement</i>	<p><b>BCA Part D4D9 Tactile indicators (TGSIs)</b></p> <p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building</li> <li>- Escalators / passenger conveyor / moving walk</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p> <p>TGSIs are not required in areas not required to be accessible</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>In the proposal, TGSIs are required in the following locations, except where excluded under the following section:</p> <ul style="list-style-type: none"> <li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> <li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li> <li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li> <li>• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> </ul> <p>Details to be verified at CC stage of works.</p>

<i>Requirement</i>	<p><b>BCA Part D4D12 Limitations on Ramps</b></p> <ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
<i>Compliance</i>	N/A
<i>Comments</i>	No ramps have been provided in the development.

<i>Requirement</i>	<p><b>BCA Part D4D13 Glazing on Accessways</b></p> <p><b>Glazing requirements-</b> Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1</p>
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Applies to full length glazing used in common use areas such as lift lobbies and common passageways.</p> <p>Glazing strip selections are to be verified at CC stage of works.</p>

**BCA Part F Accessible Sanitary Facilities**  
**BCA F4D5 Accessible sanitary facilities**

Requirement	<b>BCA F4D6 Accessible unisex sanitary facilities</b> <b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>It can be entered without crossing an area reserved for 1 sex only</li> <li>Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>Even distribution of LH and RH facilities</li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
Compliance	Complies.
Comments	Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
Requirement	<b>Accessible unisex toilets are to be designed in accordance with AS1428.1</b>
Compliance	Complies.
Comments	The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
Requirement	<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
Compliance	Complies
Comments	Separate Male & Female Ambulant facilities have been provided
Requirement	<b>Ambulant use toilets are to be designed in accordance with AS1428.1.</b>
Compliance	Complies with the width and length requirements
Comments	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.
Requirement	<b>BCA F4D6 Accessible unisex sanitary compartments</b> <b>Class 2</b> At least 1 when sanitary compartments are provided in common areas.
Compliance	N/A
Comments	No common use sanitary facilities have been proposed in the development.
Requirement	<b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b> 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
Compliance	Complies.
Comments	To be verified at CC stage of works.

**BCA F4D7 Requirements for Accessible unisex showers as per AS1428.1-2009****Requirement Class 2**

At least 1 when showers are provided in common areas.

Compliance N/A

Comments No common use shower facilities have been proposed in the development.

**Requirement Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)**

When BCA requires provision of 1 or more showers, then 1 for every 10 showers.

Compliance N/A

Comments No common use shower facilities have been proposed in the development.

**BCA F4D12 Accessible Adult Change Facilities****Requirement Class 9b**

An accessible adult change facility is required where

- The building is a sports venue or the like with a design occupancy of not less than 35,000 spectators
- The building contains a swimming pool with a perimeter of not less than 70m and that is required by Table D3.1 to be accessible
- The building is a museum, gallery, theatre or the like with a design occupancy of not less than 1,500 patrons
- The building is in a passenger use area of an airport terminal within an airport that accepts flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002

Compliance N/A

Comments No accessible adult change facilities are required in the development.

## BCA Part E3 Lift Installations

### BCA E3D7 Lift Types & Limitations

<b>BCA E3D7 Lift Types &amp; Limitations</b>	
<i>Requirement</i>	<p>The following limitations apply to the use of lifts:</p> <ul style="list-style-type: none"> <li>• Stairway platform lifts must not serve a space accommodating more than 100 persons ; used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre; used where another type of lift can be installed; connect more than 2 storeys; when folded not encroach on the required width of the stair</li> <li>• A low-rise platform lift must not travel more than 1m</li> <li>• A low-rise constant pressure lift must not travel more than 2m if unenclosed or 4m if enclosed or be used in high traffic areas such as theatres, auditoriums, traffic interchange, shopping centre</li> <li>• A small sized, low speed automatic lift must not travel more than 12m</li> <li>• If the lift car is fully enclosed the lift must not rely on a constant pressure device for its operation</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<b>BCA E3D8 Lift Installations</b>	
<i>Requirement</i>	In an accessible building, every passenger lift must comply with Clause E3D8
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	<p>Lift floor dimensions (excluding stairway platform lift) are listed below.</p> <ul style="list-style-type: none"> <li>• Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep</li> <li>• Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep</li> </ul> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.

## SEPP Housing 2021 Chapter 3 Part 5

Compliance assessment with Schedule 4 of SEPP Housing 2021

<i>Application</i>	<i>Requirement</i>	<b>Development is Seniors housing that consists of hostels or self-contained dwellings</b>
	<i>Compliance Comment</i>	Complies. The development consists of self- contained dwellings.
<i>Siting</i>	<i>Requirement</i>	<b>Wheelchair Access</b> To a site with gradient of < 1:10: <ul style="list-style-type: none"> <li>- ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road.</li> </ul> <b>Wheelchair Access</b> To a site with gradient of > 1:10: <ul style="list-style-type: none"> <li>- The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</li> <li>- Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents.</li> </ul> <b>Common areas</b> Access must be provided as per AS1428.1 to and within all common areas / facilities within the development.
	<i>Compliance Comment</i>	Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.
	<i>Requirement</i>	<b>Pathway lighting</b> to be : <ul style="list-style-type: none"> <li>- Glare free for pedestrians and dwellings and</li> <li>- Must provide at least 20 lux at ground level.</li> </ul>
	<i>Compliance Comment</i>	Complies. Details to be verified at CC stage of works.
<i>Letterboxes</i>	<i>Requirement</i>	<b>Letterboxes</b> must be: <ul style="list-style-type: none"> <li>- Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1,</li> <li>- Lockable and</li> <li>- 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.</li> </ul>
	<i>Compliance Comment</i>	Complies. If the letterboxes are operable / lockable from the front (facing the street), then the hard standing area to be provided in front of the letterbox. Details to be verified at CC stage of works.

Private car accommodation	Requirement	<p><b>Car parking spaces</b> (not being car parking for employees) must be:</p> <ul style="list-style-type: none"> <li>- AS2890.6 compliant.</li> <li>- 10% of car parking spaces or min 1 (if &lt; than 10 spaces) must be able to be increased to 3.8M width.</li> </ul> <p>Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p>
	Compliance Comment	<p>Complies.</p> <p>The parking provided under the SEPP is on the basis that Uniting is a social housing provider and thus the required parking is 0.5 spaces per bedroom. Additional parking will be provided as standard spaces. Details to be verified at CC stage of works.</p>
Accessible entry	Requirement	<p><b>Every entry to the dwelling must comply with</b></p> <p>Clause 4.3.1 and 4.3.2 of AS4299 i.e. :</p> <ul style="list-style-type: none"> <li>- Slope at entry to be &lt;1:40,</li> <li>- 1550mm diameter landing with low threshold and smooth transition for wheelchair,</li> <li>- 850mm clear door opening with circulation spaces and</li> <li>- Door hardware as per AS1428.1.</li> </ul>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Interior: general	Requirement	<p><b>Internal doorways</b> must have:</p> <ul style="list-style-type: none"> <li>- 850mm a minimum clear opening space,</li> <li>- Internal corridors must have a minimum 1M width and</li> <li>- Door circulation spaces to AS 1428.1.</li> </ul>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Main Bedroom		<p>At least 1 Bedroom within each dwelling must have,</p> <p><b>Wardrobe and bed sized as follows:</b></p> <ul style="list-style-type: none"> <li>- In the case of a dwelling in a hostel—a single-size bed, and</li> <li>- In the case of a self-contained dwelling—a queen-size bed.</li> </ul> <p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> <li>- 1,200mm wide at the foot of the bed, and</li> <li>- 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction.</li> </ul> <p>Bedroom must have, 2 double general power outlets on the wall where the head of the bed is likely to be</p> <p>Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p>Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.</p> <p>Bedroom must have wiring to allow a potential illumination level of at least 300 lux.</p>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>

Bathroom	Requirement	<p>At least one bathroom must be on ground / main floor and circulation space for sanitary facilities must be provided in accordance with AS 1428.1</p> <p>Bathroom must have shower as per AS1428.1 including shower circulation spaces. Shower to be:</p> <ul style="list-style-type: none"> <li>- Without a hob</li> <li>- Waterproofed to AS 3740</li> <li>- Floor falls to waste</li> <li>- Walls reinforced to accommodate grabrails / folding seat in the future</li> <li>- Taps to be lever or capstan with single outlet</li> <li>- Taps to be easily reached from shower entry</li> </ul> <p>The following can be accommodated <b>either immediately or in the future</b>,</p> <ul style="list-style-type: none"> <li>- A grab rail</li> <li>- Portable shower head</li> <li>- Folding seat</li> </ul> <p>Bathroom must have wall cabinet that is sufficiently illuminated</p> <p>Bathroom must have a double general power outlet beside the mirror</p>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Toilet	Requirement	<p>A <b>visitable toilet</b> must be provided as per of AS 4299 on ground floor including:</p> <ul style="list-style-type: none"> <li>- Space of 900mm x 1250mm required in front of the WC pan</li> <li>- Slip resistant floor and</li> <li>- Capability of accommodating grabrails as per AS1428.1</li> </ul>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Surface finishes	Requirement	Balconies and external paved areas must have slip-resistant surfaces.
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Door hardware	Requirement	<p>Door handles and hardware for all doors must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> <li>- Single hand operation, lever style,</li> <li>- Operation located between 900-100mm above FFL and</li> </ul> <p>All external doors to be keyed alike</p>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>
Ancillary items	Requirement	<p>Switches and power points must be provided in accordance with AS 4299</p> <ul style="list-style-type: none"> <li>- Switches located between 900-1000mm and in line with door handles,</li> <li>- Rocker action / toggle / push pad switches with 35mm width are preferred and</li> <li>- GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.</li> </ul>
	Compliance Comment	<p>Complies.</p> <p>Details to be verified at CC stage of works.</p>

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



Living room and Dining room	Requirement	Living room must have <ul style="list-style-type: none"> <li>- Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter</li> <li>- Telephone adjacent to a general power outlet.</li> </ul> Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.
	Compliance Comment	Complies. Details to be verified at CC stage of works.
Kitchen	Requirement	1550mm must be provided between benches as per Clause 4.5.2 of AS4299 Circulation spaces must be provided at the door (if provided) as per AS1428.1 Following fittings must be provided as per Clause 4.5 of AS 4299: <ul style="list-style-type: none"> <li>- 800mm wide <b>work surface</b> which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL,</li> <li>- <b>Tap</b> set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink,</li> <li>- <b>Cooktops</b> with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and</li> <li>- <b>Wall oven</b> located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge.</li> </ul> "D" pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards <b>GPO outlets</b> must be provided as follows: <ul style="list-style-type: none"> <li>- At least one double general power outlet within 300 millimeters of the front of a work surface, and</li> <li>- At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul>
	Compliance Comment	Complies. Details to be verified at CC stage of works.
Access	Requirement	Access to kitchen, main bedroom, bathroom / toilet In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level
	Compliance Comment	N/A
Lifts in multi-storey buildings	Requirement	In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the BCA
	Compliance Comment	N/A



Laundry	Requirement	<b>Laundry must have:</b> <ul style="list-style-type: none"> <li>- Circulation space at door as per AS1428.1,</li> <li>- Provision for the installation of an automatic washing machine and a clothes dryer,</li> <li>- A clear space in front of appliances of at least 1,300mm,</li> <li>- A slip-resistant floor surface and</li> </ul> An accessible path to clothes line (if provided).
	Compliance Comment	Complies. Details to be verified at CC stage of works.
Storage	Requirement	A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving
	Compliance Comment	Complies. Details to be verified at CC stage of works.
Garbage	Requirement	A garbage storage area must be provided in an accessible location.
	Compliance Comment	Complies. Details to be verified at CC stage of works.

### Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and the Access to Premises Standard.



### Michael Moutrie

ACAA Accredited Access Consultant No 581

## Statement of experience

### Michael Moutrie Director, Accessible Building Solutions



#### Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor ( No 021)
- Completed SDA Assessor training
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Michael started working in Access in 2015 and became a director of Accessible Building Solutions in 2018. Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres.

#### Michael is experienced in the following areas:

- Building audits
- Access Reports for DA & CC
- Livable Housing assessment
- Changing Places assessment
- Expert witness in the Land & Environment Court of NSW

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

### Howard Moutrie Consultant



#### Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor ( No 007)

#### Howard has been or is a member of the following:

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

Howard Moutrie is an experienced access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

