



To: Waterbrook Bayview Pty Ltd

Project: Waterbrook Bayview
Cabbage Tree Road, Bayview

Report: Access Assessment Report

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DOCUMENT CONTROL




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1 BASIS OF ASSESSMENT

1.1 Location and Description

The building development, the subject of this report, is located at Cabbage Tree Road, Bayview. The development is a SEPP Seniors Living village with multiple residential blocks, community facilities and 2 levels of basement parking.

1.2 Purpose

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

1. SEPP (Housing for Seniors or People with a Disability) 2004 – SEPP Seniors.
2. Part D3 – Access for People with a Disability;
3. Clause E3.6 – Passenger Lifts;
4. Clause F2.4 – Accessible Sanitary Facilities; and
5. Related Australian Standards as applicable including, but not limited to, AS 1428.1-2009, AS/NZS 1428.4.1- 2009 & AS/NZS 2890.6-2009.

1.3 Limitations

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

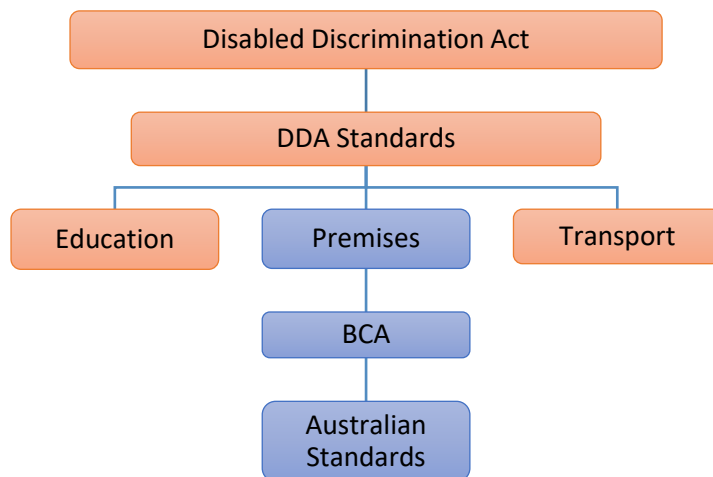
- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any existing or proposed electrical, mechanical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

This report does not include, or imply compliance with:

- (a) the Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2016 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
BCA Sections B, C, E (except Clause E3.6), F (except Clause F2.4), G, H, I, J and Parts D1 and D2;
- (b) Demolition Standards not referred to by the BCA;
- (c) Work Health and Safety Act;
- (d) Construction Safety Act;
- (e) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- (f) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (g) this report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2014.

1.4 Relationship of the DDA

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA.



1.5 Organisational Responsibilities - Disability Discrimination Act 1992 (DDA)

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

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

Disability is broadly defined and includes disabilities which are:

- physical;
- intellectual;
- psychiatric;
- neurological;
- cognitive or sensory (a hearing or vision impairment);
- learning difficulties;
- physical disfigurement; and
- the presence in the body of disease causing organisms.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- access to premises used by the public;
- education;
- provision of goods and services;
- employment;
- administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

1.6 Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard)

Disability (Access to Premises) Standard 2010 (Premises Standards) does apply to the construction of a new building. The Premises Standards only applies to a Class 2 building if it has accommodation available for short-term rent. Therefore, it does not apply to the Class 2 part and only applies to the Class 7a carpark storeys with accessible parking and Class 6/9b Community Facility.

As a new building it is noted the Disability (Access to Premises) Standard 2010 (Premises Standards) does apply to the Class 6, 7a & 9b parts, however with the requirements of this standard mirroring the requirements of the BCA compliance with BCA2016 is compliance with the Premises Standards.

1.7 Housing for Seniors or People with a Disability (SEPP Seniors) 2004

In March 2004, the department replaced SEPP 5 (the planning policy that previously dealt with housing for older people and people with a disability) with a new policy focused on balancing growing demand for accommodation with maintaining the character and feel of local neighbourhoods – State Environmental Planning Policy (Senior Living) 2004. In 12 October 2007 – Amendment 2 commenced under the name of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

This policy aims to encourage the provision of housing (including residential care facilities) that will:

- a) Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- b) Make efficient use of existing infrastructure and services, and
- c) Be of good design.

These aims will be achieved by:

- a) Setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and
- b) Setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
- c) Ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

The permanent Independent Living Units (ILU's) associated with this development) will require compliance with SEPP Seniors which will be assessed in Part 3 of this assessment report.

Other relevant policies such as Apartment Design Guide (SEPP65) and Livable Housing Design Guideline commonly used in Class 2 buildings will not be relevant for this development as the Independent Living Unit part of this project will not be considered a "residential flat", therefore SEPP Seniors will prevail setting aside any other local planning control

1.8 Design Documentation

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

2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

2.1 Classification (Clause A3.2)

The building has been classified as follows.

Class	Level	Description
7a	B1 to B3	Car parking
7b	B1 to B3	Residential Storage cages & Garbage rooms
9b	Part B2	Mens Shed
9b	Part B2, Ground, L1	Community Facility
2	Lower Ground Block F, Ground to Level 2 Block A-F	Residential sole-occupancy units (SOUs)

2.2 Areas Required to be Accessible

Under the provisions of Clause D3.1 of BCA2016, the following areas of the building are required to be accessible:

Level	Area / Room	Description
Basement storeys	Carpark	Access is required to and within any level containing accessible parking spaces. Access is required to common rooms which are for use by residents. Plant rooms are exempt under D3.4.
Ground Level	Common areas	Access is required from the allotment boundary to the common principal pedestrian entry and to the entrance doorway of each SOU on Ground Level.
Residential upper Levels	Common Areas	Access is required from the lift to the entrance doorway of each SOU served by the lift.
Community Facility	All Storeys	To and within all areas normally used by the occupants including Mens Shed.

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

3 ACCESS FOR PEOPLE WITH A DISABILITY

3.1 Introduction

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

Access has been assessed against the relevant provisions of SEPP Seniors 2004 in Part 3.2 below.

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

Compliance has been indicated by using the following symbols:

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

3.2 Housing for Seniors or People with a Disability (SEPP Seniors) – Block A to F

The standards set out in SEPP Seniors – Division 3 Clause 41 (1) – Schedule 3 apply to any seniors housing that consist of self-contained SOU's and its design principles of accessibility (Part 3, Clause 38). An assessment of the development with the requirement of this policy is as follows:

Item	Room/Item	Clause	Comment	Compliance
1	APPLICATION			
	Applicable to seniors housing (hostels or self-contained SOU's)		The building includes self-contained SOU's (independent living units)	✓
2	SITING STANDARDS			
	If the site has a gradient of less than 1:10, then 100% of SOU's must have an accessway to an adjoining public road	1	All buildings are to be provided with an accessway from the principal pedestrian entrance to the public road in accordance with AS 1428.1-2009. Block A to F has a series of ramps from the respective buildings to the allotment boundary.	✓
	If the site has a gradient of more than 1:10: <ul style="list-style-type: none"> Percentage of SOU's with an accessway to be equal the percentage of the site with gradient of less than 10% (or 50% whichever is greater) 	2a	All SOU's shall comply with SEPP Seniors.	✓
	The accessway to be provided adjoining public road, internal road or driveway accessible to all residents.	2b	All buildings are to be provided with an accessway from the principal pedestrian entrance to the public road in accordance with AS 1428.1-2009.	✓

			Block A to F has a series of ramps from the respective buildings to the allotment boundary.	
	Common areas/facilities associated with the development to have an access way compliant with AS1428.1-2009.	3	<p>Common areas to comply with AS1428.1. Currently:</p> <ul style="list-style-type: none"> Garbage and residential storage cages in basement shall be provided with an accessible path of travel in accordance with AS1428.1 Other rooms for common use (eg Mens Shed) shall be provided with an accessible path of travel in accordance with AS1428.1 Common rooms shall achieve 1540 x 2070mm turning space within the room. Door widths and circulation space to comply with AS1428.1 Access is provided from all Blocks to Community Facility. Access is provided to communal landscape and social external areas. Further detail for full compliance with AS 1428.1 to be provided at CC stage. 	✓
3	SECURITY			
	<p>Pathway lighting to be:</p> <ul style="list-style-type: none"> Designated and located to avoid glare for pedestrian and SOU's 	3a	Provisioning to be provided according this clause at CC stage.	✓
	<ul style="list-style-type: none"> Must provide at least 20 lux at ground level 	3b	Provisioning to be provided according this clause at CC stage.	✓
4	LETTERBOXES			
	Letterboxes to be situated on a hard standing within the accessway	4a	Letterboxes shall be located on a hard-standing area with compliant circulation space to AS1428.1 in close proximity of each residential entry.	✓
	<ul style="list-style-type: none"> To be lockable 	4b	Provisioning to be provided according to this clause.	✓
	<ul style="list-style-type: none"> For self-contained dwellings, to be located together in one or more central locations adjacent to the street entry 	4c	As there are multiple buildings and no single common street entry, Letterboxes shall be located in a central location (such as Community Facility) or adjacent the principal pedestrian entrance of each Residential Building. Letterboxes are to be on a level hardstand area with 1540 x 2070mm turning circulation space in front.	✓
5	PRIVATE CAR ACCOMMODATION			
	<p>Where Car parking is provided (not for employees):</p> <ul style="list-style-type: none"> Car parking space must comply with requirements 	5a	Car parking space must comply with requirements for parking for persons with a disability set out in AS 2890.1.	✓

	for parking for persons with a disability set out in AS 2890.1		At the time of publication of SEPP Seniors, AS 2890.1-1993 was the applicable standard for accessible parking. As such, each parking space shall be 5400 x 3200mm. All resident and visitor parking spaces can readily comply.	
	<ul style="list-style-type: none"> 5% of the total number of car parking spaces (or 1 space if less than 20) to be able to be increased to 3.8m width. 	5b	5% of total number of spaces must be designed to enable the width of the spaces to be increased to 3.8m. Numerous spaces can be increased to 3.8m - Client to identify the 5% of spaces which can be increased to 3.8m for future accessible parking. Some spaces are marked on plan while others can be increased during life of the building.	✓
	<ul style="list-style-type: none"> Garage to have or to be capable of install a power-operated door (including power point and motor/control area). 	5c	This clause refers to individual private garages. Class 1a single dwellings shall comply with this clause. A power-operated roller door will need to be provided to the common car parks.	✓
6	ACCESSIBLE ENTRY			
	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, to comply with 4.3.1 & 4.3.2 of AS4299.	6	Main entrance to the residential buildings and entrances to the SOU's are required to comply with AS 1428.1-2009. <ul style="list-style-type: none"> Main buildings entrances are open and do not have doorways. SOU entrances are compliant with AS1428.1 with (1500(w) x 1450mm(l) front approach both sides including 510/530 latchside clearance). 	✓
7	INTERIOR: GENERAL			
	Internal doorways to have a minimum clear opening in compliance with AS1428.1-2009.	7.1	All doorways within the SOU to have 850mm clear width.	✓
	Internal corridors to have 1000mm min. clear width.	7.2	Corridors achieve 1000mm clear width	✓
	Circulation space at approaches to internal doorways must comply with AS1428.1-2009.	7.3	All internal doorways must have compliant circulation space on both sides of the door in accordance with AS1428.1-2009. Second bathroom is not required to be provided with an accessible doorway.	✓
8	BEDROOM			
	At least one bedroom to be able to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> Hostel: a single-size bed Self-contained SOU: a queen-size bed 	8a	The development comprises self-contained SOU's. One accessible bedroom per SOU shall be provided with a queen size bed (1530x2030mm).	✓

	A clear area for the bed of at least: <ul style="list-style-type: none"> 1200mm clearance at bed base 1000mm side clearance 	8b	All SOU's shall have one bedroom which is be provided with a minimum 1200mm clearance at bed base and 1000mm side clearances on both sides of Queen Bed not including the wardrobe.	✓
	2 double general power outlets at the head of the bed wall	8c	Provisioning to be provided according this clause at CC stage.	✓
	1 general power outlet at the bed foot wall	8d	Provisioning to be provided according this clause at CC stage.	✓
	1 phone outlet and a general power outlet adjacent to the bed on the door side	8e	Provisioning to be provided according this clause at CC stage.	✓
	Wiring to allow a potential illumination level of at least 300 lux.	8f	Provisioning to be provided according this clause at CC stage.	✓
9	BATHROOM			
	At least one bathroom on ground floor (or main floor) and have the following facilities arranged to provide circulation space in compliance with AS1428.1-2009:	1a	Bathrooms internal dimensions and layouts can readily achieve complaint circulation space in accordance with AS 1428.1.	✓
	<ul style="list-style-type: none"> Floor surface to be slip-resistant 	1a	Flooring to be slip-resistant according to this clause and AS4586 –to be reviewed at construction stage.	✓
	<ul style="list-style-type: none"> Washbasin to have compliant circulation space with AS1428.1-2009. Must allow either immediately or in the future knee/toe clearances to comply with Figure 45 of AS 1428.1. 	1b	Washbasins must have compliant circulation space in accordance with Figure 46, 50 & 51 of AS1428.1. Plumbing that allows either immediately or in the future knee/toe clearances to comply with Figure 45 of AS 1428.1	✓
	<ul style="list-style-type: none"> Shower to have compliant circulation space with AS1428.1-2009. Note: Grabrail, portable shower head and folding seat can be accommodated in the future. 	1c	Showers must have compliant circulation space in accordance with Figure 47 of AS1428.1. Extra nogging or sheeting is required behind the wall finishes to accommodate future grabrail and folding seat. Shower screens are allowed if they can be easily removed to facilitate future accessibility.	✓
	A well illuminated wall cabinet	1d	Provisioning to be provided according this clause at CC stage.	✓
	A double general power outlet adjacent the mirror	1e	Provisioning to be provided according this clause at CC stage.	✓
	Shower screen that can easily be removed	2	Provisioning to be provided (if preferred) according this clause	✓
10	TOILET			
	Provision of a visitable toilet on the ground (or main) floor in compliance with AS4299.		Each SOU must have one bathroom with a visitable toilet with (w)900 x (l)1250mm clearance in front of the WC pan, excluding door swing.	✓
11	SURFACE FINISHES			
	Balconies and external paved areas must have slip-resistant surfaces. Finishes to comply with AS1428.1 and AS4586.		Provisioning to be provided at CC stage.	✓

12	DOOR HARDWARE			
	Door handles and hardware for all doors (including entry doors and other external doors) to be in compliance with AS1428.1-2009.		Provisioning to be provided according this clause at CC stage.	✓
13	ANCILLARY ITEMS			
	Switches and power points to be in compliance with AS4299.		Provisioning to be provided according AS 4299 Clause 4.11.1 at CC stage.	✓
14	APPLICATION STANDARDS – ADDITIONAL			
	Applicable to seniors housing (self-contained SOU's)		Items below are applicable to this development	Noted
15	LIVING ROOM AND DINNING ROOM			
	A living room must: <ul style="list-style-type: none"> have a 2250mm diameter circulation space after furniture is placed, compliant with 4.7.1 of AS4299. have a telephone adjacent to a general power outlet. 	1	Compliance can be readily achieved. Provisioning to be provided according this clause – to be shown on the drawings at CC stage.	✓
	A living room and dining room to have wiring to allow a potential illumination level of at least 300 lux.	2	Provisioning to be provided according this clause at CC stage.	✓
16	KITCHEN			
	A kitchen in a self-contained SOU is to have: <ul style="list-style-type: none"> Minimum clearance in front of appliances and between benches to be 1550mm (4.5.2 of AS4299) 	16a	All kitchens have between benches space which achieves 1550mm.	✓
	<ul style="list-style-type: none"> A circulation space at door approaches that complies with AS 1428.1. 	16b	N/A – open plan kitchens	-
	Provision of the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299: <ul style="list-style-type: none"> 800mm min. work surface bench long in compliance with clause 4.5.5 (a) A tap set compliant with AS1428.1 Cooktops in compliance with AS4299 Clause 4.5.7 (800mm adjacent surface, raised crossed bars, isolated switches, exposed front controls) An oven adjacent to the work surface with the door opening away from the 	16c	Provisioning to be provided according this clause at CC stage.	✓

	bench (AS4299 Clause 4.5.8)			
	"D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards	16d	Provisioning to be provided according this clause at CC stage.	✓
	General power outlets: <ul style="list-style-type: none"> At least one of which is a double general power outlet within 300 millimetres of the front of a work surface One of which is provided for a refrigerator as per this clause 	16e	Provisioning to be provided according this clause at CC stage.	✓
17	ACCESS TO KITCHEN, MAIN BEDROOM, BATHROOM AND TOILET			
	In a multi-storey SOU's, the kitchen, main bedroom, bathroom and toilet must be located on the entry level		SOU's are one storey only.	N/A
18	LIFTS IN MULTI-STOREY BUILDINGS			
	Lift shall comply with Part E3.6 of BCA2016		See BCA Assessment Summary in Part 3.3 below. Compliance can be readily achieved.	✓
19	LAUNDRY			
	SOU's to have a laundry with: <ul style="list-style-type: none"> Doorway circulation spaces in compliance with AS1428.1. 	19a	Laundry doorways must have compliant circulation space in accordance with Figure 31 of AS1428.1	✓
	<ul style="list-style-type: none"> Provision for the installation of a washing machine and dryer 	19b	Some laundry rooms have provision for a washing machine and dryer side by side. However, all laundries can accommodate a combined washer/dryer machine for the occupants at floor level.	✓
	<ul style="list-style-type: none"> 1300mm clearance in front of appliances 	19c	1300mm clearance must be provided in front of appliances in all laundries.	✓
	<ul style="list-style-type: none"> Slip-resistant floor surface 	19d	Provisioning to be provided according this clause	✓
	<ul style="list-style-type: none"> An accessible path of travel to clothes lines 	19e	Level door thresholds or threshold ramps are required from living rooms to balconies to allow access to outdoor clothes drying areas. To be provided at CC stage.	✓
20	STORAGE FOR LINEN			
	Provision of a linen storage cupboard of 600mm width min, and adjustable shelving		Provisioning to be provided according this clause – storage nominated on plan	✓
21	GARBAGE			
	Provision of an accessway to the garbage storage		Residential garbage rooms provided under each residential building.	✓

			Garbage room shall be provided in accessible location as per AS 1428.1-2009.	
38	ACCESSIBILITY – PART 3			
	Obvious and safe accessway to the public transport service (bus stop) or local facilities.	38a	Refer to separate Consultant's Report by Accessibility Solutions, dated 18 February 2016 in Annexure C. Compliance with Clause 26 of SEPP can be readily achieved with the proposed works within the report.	✓
	Attractive and safe for pedestrians and motorists with convenient linkages to the surrounding and parking for residents and visitors.	38b	General accessible path of travel provided throughout common areas.	✓

3.3 BCA Assessment Summary

Clause	Comment	Status
SECTION D: ACCESS AND EGRESS		
PART D3 – ACCESS FOR PEOPLE WITH A DISABILITY		
D3.0: Deemed-to-Satisfy Provisions	Noted	-
D3.1: General Building Access Requirements	<p>Class 2: Access is required from the allotment boundary to the common principal pedestrian entry and to the entrance doorway of each SOU on Ground Level and the lift. When a lift is provided, accessible path of travel is required from the Ground floor to all levels served by the lift and the entrance doorway of all SOU's on those levels.</p> <p>Class 7a: Access is required to and within any level containing accessible parking spaces. Access is required to Carpark area, common rooms and lift landing. Plant rooms are exempt under D3.4.</p> <p>Class 9b: Access is required to and within all areas normally used by the occupants. Community Facility can readily achieve compliance at detailed CC stage.</p>	✓
D3.2: Access to Buildings	<p>An accessible path of travel from the allotment boundary to the principal pedestrian entrances to all residential blocks and Community Facility is provided. Accessible path of travel is also provided between all buildings.</p> <p>An accessway shall be provided from the principal pedestrian entrances to all the accessible parking spaces in the basement via an accessible lift.</p> <p>Class 9b: An accessway shall be provided from the principal pedestrian entrances to all the accessible parts of the building.</p>	✓
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> Walkways and ramps must comply with clause 10 of AS 1428.1-2009. Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1-2009. Accessways must have passing spaces (1800 mm x 2000 mm) complying with AS 1428.1-2009 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available. Accessways must have turning spaces (1540 mm x 2070 mm) within 2m of the end of the accessway and at maximum 20 m intervals along the accessway. Note: Turning spaces must be provided clear of fixtures and fittings such as skirtings, general purpose outlets (GPOs), fire extinguishers etc. An intersection of accessways satisfies the spatial requirements for a passing and turning space. 	✓

SECTION D: ACCESS AND EGRESS		
	<p>The following assessment is provided:</p> <ul style="list-style-type: none"> Residential internal stairways are non-fire isolated and required to be accessible in accordance with clause 11 of AS1428.1. These stairs will require handrails both sides and handrail extensions which do not encroach into the path of travel or accessible passing/turning circulation space. The stairs will need to be 1200mm to accommodate two handrails and achieve 1000mm accessible width. If fire-isolated stairways proposed then single handrail compliance with Clause 12 of AS 1428.1-2009 with offset risers at base of stair flights is required. Where ramps with 1:14 gradient to 1:19 gradient are provided to the development they will require handrails both sides and TGSIs in accordance with AS1428.1. Passenger lift must comply with E3.6 When a public corridor provides access to two SOU's they generally appear to have compliant circulation in front of lift and SOU's for wheelchair passing spaces and turning spaces (1800mm x 2070mm) as per AS 1428.1. When a public corridor provides access via the corridor to one SOU must be a minimum 1540mm clear width (skirting to skirting) to accommodate accessible SOU entry door and 1540 x 2070mm wheelchair turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the carpet floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)</p> <p>The following areas within this development have been identified as potential excepted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> The plant rooms in the basements or carpark storeys. 	Noted
D3.5: Accessible Car Parking	<p>Accessible parking is not required for Class 2 buildings. Refer to SEPP Seniors assessment in Part 3.2 above.</p> <p>If public parking is provided in the basement storeys for the staff or public to attend the community centre</p>	✓

SECTION D: ACCESS AND EGRESS		
	then 1 accessible space is required in accordance with AS/NZS 2890.6-2009. To be shown on plan at CC stage – compliance readily achievable.	
D3.6: Signage	<ul style="list-style-type: none"> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> sanitary facility; and any space with a hearing augmentation system; and identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) Signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying – <ul style="list-style-type: none"> the type of hearing augmentation; and the area covered within the room; and if receivers are being used and where the receivers can be obtained. Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and Signage to identify an ambulant accessible facility in accordance with AS 1428.1 must be located on the door of the facility. Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. 	✓
D3.7: Hearing Augmentation	Hearing augmentation system must be provided where an inbuilt amplification system is provided (excluding EWIS) in any room in the Community Centre. To be confirmed at CC stage.	✓
D3.8: Tactile Indicators	a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and 	✓

SECTION D: ACCESS AND EGRESS		
	<p>(iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</p> <p>(v) in the absence of a suitable barrier—</p> <p>(a) an overhead obstruction less than 2 m above floor level, other than a doorway; and</p> <p>(B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D3.4. (b)</p> <p>b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>The following assessment is provided:</p> <ul style="list-style-type: none"> • TGSI's to be provided to all non-fire isolated stairways and ramps within the building and external pathways in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586 at bottom and top of stairs / ramps. • Ensure installed full width of stair or ramp, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser or ramp base. 	
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	<p>If fixed seating is provided in any main hall or common room/cinema room of the Community Facility, wheelchair seating spaces must be provided complying with this clause and AS 1428.1-2009.</p> <p>If removable seating is proposed, compliance is not required. To be confirmed at CC stage.</p>	✓
D3.10: Swimming Pools	<p>If greater than 40m, one means of accessible entry/exit shall be provided in accordance with Specification D3.10. To be confirmed at CC stage.</p>	✓
D3.11: Ramps	<p>BCA D3.11 stipulates a series of connected ramps must not have a combined vertical rise of more than 3.6m. The first series of ramps from allotment boundary (RL 4.003.86) to Block A (RL 9.50) is already 5.64m. Then there is a series of two external lifts from Block A up to levels for Block B.</p> <p>Client is to address site levels with lifts to compartmentalise the vertical rise of connected ramps into heights which are closer to 3.6m. Variations above 3.6m, such as 5.64m from the boundary to Block A can be addressed with a Performance Solution at CC stage.</p>	✓

SECTION D: ACCESS AND EGRESS		
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	✓
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	Noted	-
2. Location of Braille and Tactile Signs	The location of braille and tactile signs shall be in accordance with AS1428.1 and Specification D3.6.	✓
3. Braille and Tactile Sign Specification	All accessible signage to comply with this clause and AS1428.1. Tactile characters to be raised in sentence case with matt finish.	✓
4. Luminance-contrast	All accessible signage to comply with this clause and AS1428.1. The sign background to have at least 30% luminance contrast with the 5mm width border, tactile characters and braille. Luminance contrast to be measured on the location once installed.	✓
5. Lighting	Braille and tactile signs to be appropriate illuminated, in compliance with this Clause and AS1428.1. The access pathway must have a minimum luminance contrast of 30%, in accordance with AS1428.1.	✓
6. Braille	Braille must be in accordance with the criteria set out by the Australian Braille Authority.	✓

SECTION E: SERVICES AND EQUIPMENT		
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	Noted	-
E3.6: Passenger Lifts	<p>Passenger lift to comply with this Clause, Table 3.6a Limitation of Use, Table 3.6b Application of Features and AS1735.12.</p> <p>When a passenger lift travels less than 12m it will require 1100 wide x1400mm deep minimum lift car internal dimensions.</p> <p>When a passenger lift travels more than 12m it will require 1400 wide x1600mm deep minimum lift car internal dimensions</p> <p>Lift shaft dimensions can readily achieve compliance for internal floor dimensions.</p> <p>Note: See BCA Report regarding stretcher lift compliance being 1400mm wide x 2000mm deep.</p>	✓

SECTION F: HEALTH AND AMENITY		
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Noted	-
F2.4: Accessible Sanitary Facilities (including Table F2.4)	Unisex accessible employee sanitary facility is required for the residential buildings at or near Ground level in accordance with AS 1428.1-2009.	✓

SECTION F: HEALTH AND AMENITY

	<p>Locating the facility in the main basement B2 level in an accessible location would be acceptable.</p> <p>Note: Access requirements to bathrooms and toilets within the SOU's is governed by SEPP Seniors 2004. See Part 3.2 assessment summary.</p> <p>Unisex accessible sanitary facilities are required at each bank of toilets in the Community Centre in accordance with AS 1428.1-2009. When the washbasin is directly in front of the pan the length of the room must be a minimum length of 2650mm as per Figure 43 of AS 1428.1-2009.</p> <p>Ambulant toilets must be provided (1 each) in Male and Female facilities at each bank of toilets in the Community Centre.</p> <p>To be detailed at CC stage.</p>	
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4 STATEMENT OF COMPLIANCE

4.1 General

The architectural design documentation as referred to in this report has been assessed against the applicable provision of the Building Code of Australia (BCA2016) and SEPP (Housing for Seniors or People with a Disability) 2004 and it is considered that such documentation complies or is capable of complying with those Codes.

Part 3.2 of this report provides a detailed assessment of the proposal against the relevant provisions of SEPP (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors).

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

4.2 Dimensions and Tolerances

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

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

4.3 Design Certification

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

General BCA Compliance

- 1 Tactile ground surface indicators will be installed at the top and bottom of stairways and ramps and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with BCA D3.8 and Sections 1 and 2 of AS/NZS 1428.4.1-2009.
- 2 On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900mm and 1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
- 3 Walkways with a gradient of 1:20 will comply with Clause 10 of AS1428.1-2009.
- 4 For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
- 5 Non-fire isolated stairways will comply with Clause 11(f) & (g) of AS1428.1-2009.
- 6 Fire-isolated stairways will comply with Clause 11 of AS1428.1-2009
- 7 Handrails will comply with Clause 12 of AS1428.1-2009.
- 8 Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS/NZS 2890.6-2009.
- 9 Bollards and demarcation will be provided in the shared car space area in accordance with Clause 2.2.1(e) of AS/NZS 2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.

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- 10 Switches and power points will comply with Clause 14 of AS1428.1-2009.
 - 11 Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009.
 - 12 Braille and tactile signage will comply with BCA2016 Clause D3.6.
 - 13 Signage will to comply with Clause 8 of AS1428.1-2009.
 - 14 The passenger lifts will comply with BCA2016 Table E3.6b and AS1735.12.
 - 15 The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
 - 16 Any change in level that exceeds 3mm will be ramped in accordance with Clause 6 of AS1428.2.
 - 17 Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

Annexure A Design Documentation

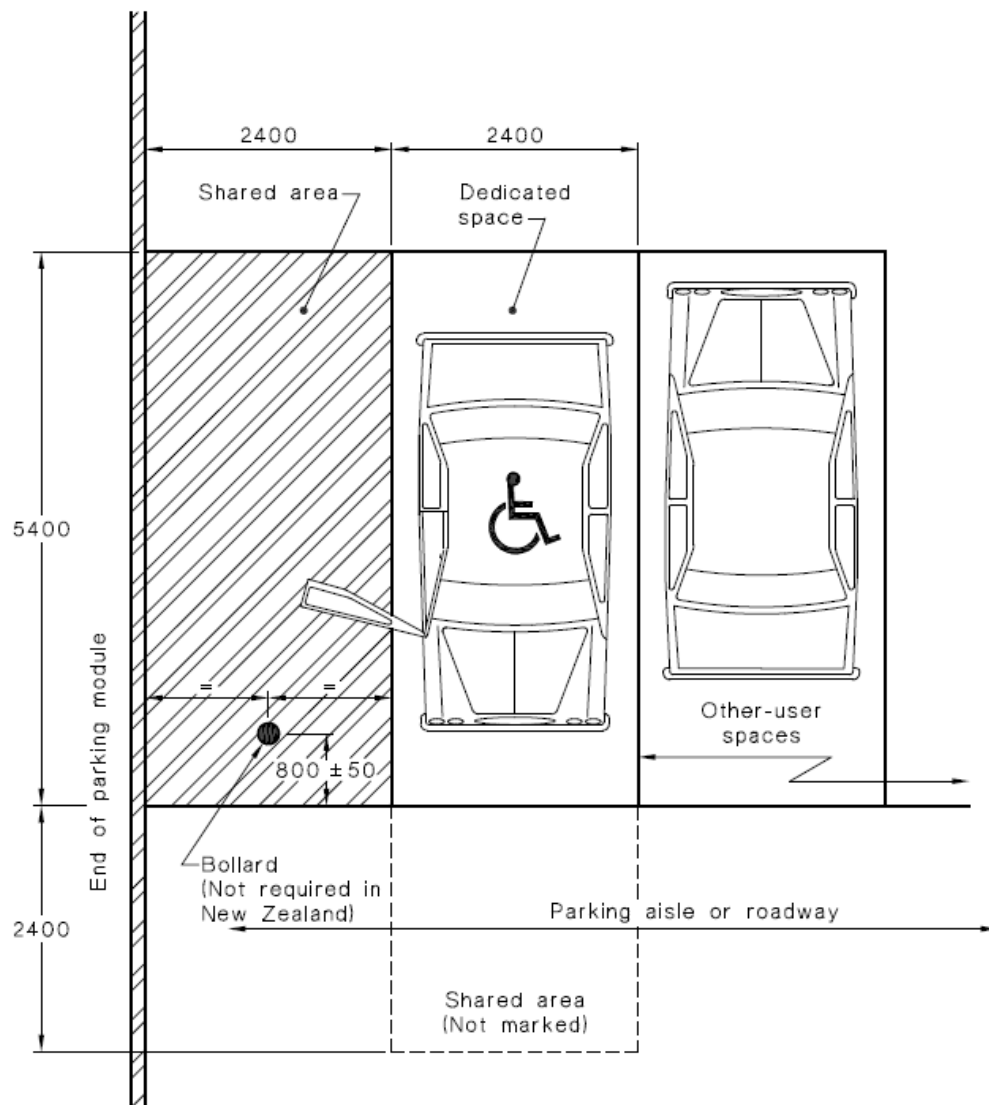
This report has been based on the following design documentation.

Architectural Plans Prepared by Marchese Partners, Project 14023

Drawing Number	Revision	Title
DA2.01	A	Key Plan – Basement3
DA 2.02	A	Key Plan – Basement 2
DA 2.03	A	Key Plan – Basement 1 and Lower Ground
DA 2.04	A	Key Plan – Level Ground
DA 2.05	A	Key Plan – Level 1
DA 2.06	A	Key Plan – Level 2
DA 2.21	A	Plan Section – Zone A – Basement 3
DA 2.22	A	Plan Section – Zone A – Basements 2 and GF(A)
DA 2.23	A	Plan Section – Zone A – GF/L1(A)
DA 2.24	A	Plan Section – Zone A – L1(A) and L2(A)
DA 2.25	A	Plan Section – Zone A – L2(A)
DA 2.26	A	Plan Section – Zone B – Basements 2 and Lower Ground (Facilities)
DA 2.27	A	Plan Section – Zone B – Basements 1, Lower Ground (F) and GF (B, Facilities)
DA 2.28	A	Plan Section – Zone B – GF (C,D,E,F) and L1 (B, Facilities)
DA 2.29	A	Plan Section – Zone B – L1 (C,D,E,F) and L2(B)
DA 2.30	A	Plan Section – Zone B – L2 (C,D,E,F)
DA 3.01	A	Site Elevations – North
DA 3.03	A	Site Elevations – South
DA 3.04	A	Building Elevations – West
DA 4.01	A	Site Section – Section 1-1
DA 4.02	A	Site Section – Section 2-2
DA 4.03	A	Site Section – Section 3-3

Annexure B Figures and Drawings Sample

B 1



DIMENSIONS IN MILLIMETRES

FIGURE 2.2 EXAMPLE OF AN ANGLE PARKING SPACE WITH SHARED AREA ON ONE SIDE ONLY—DIMENSIONS FOR AUSTRALIA ONLY*

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B 2

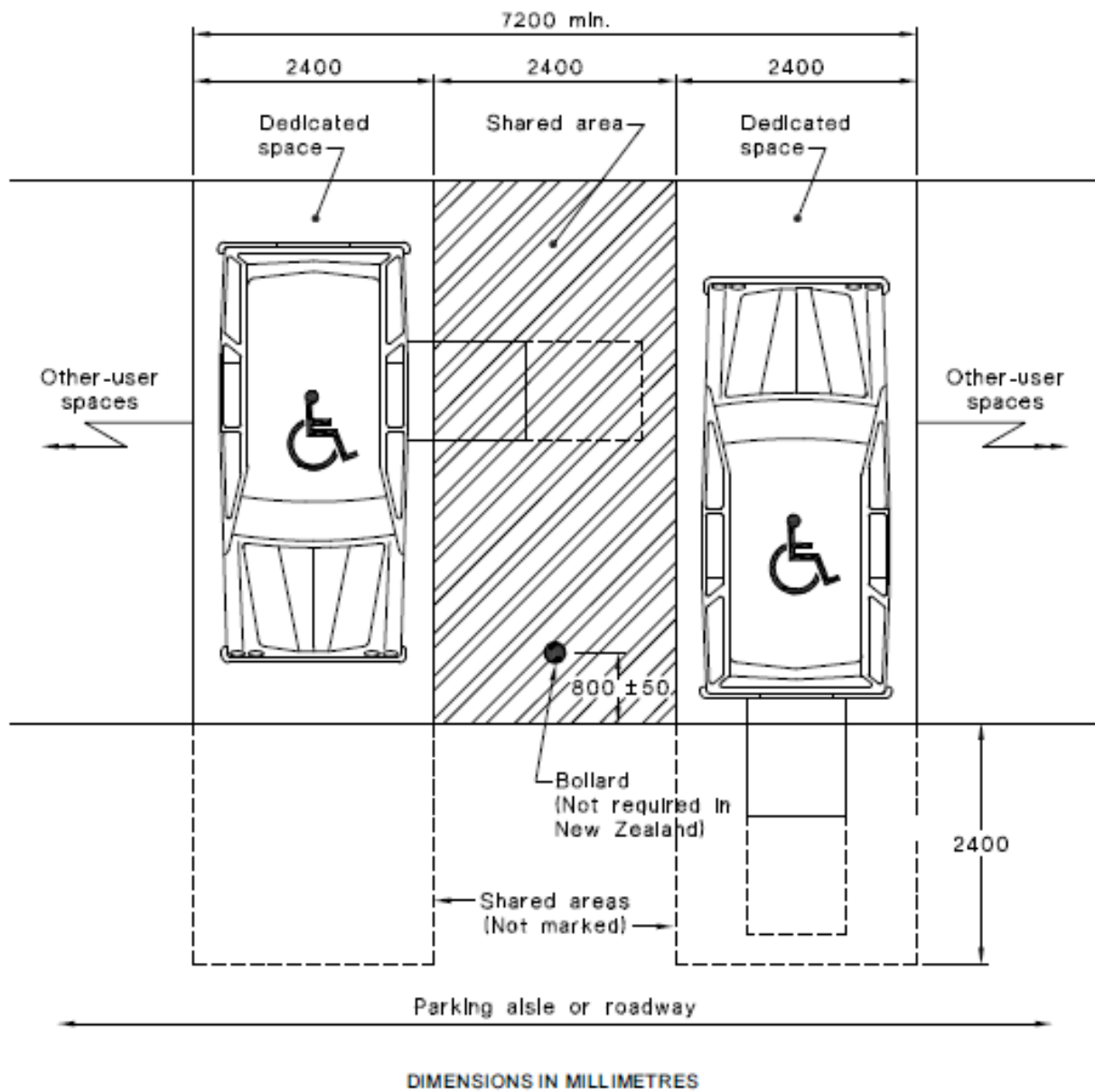
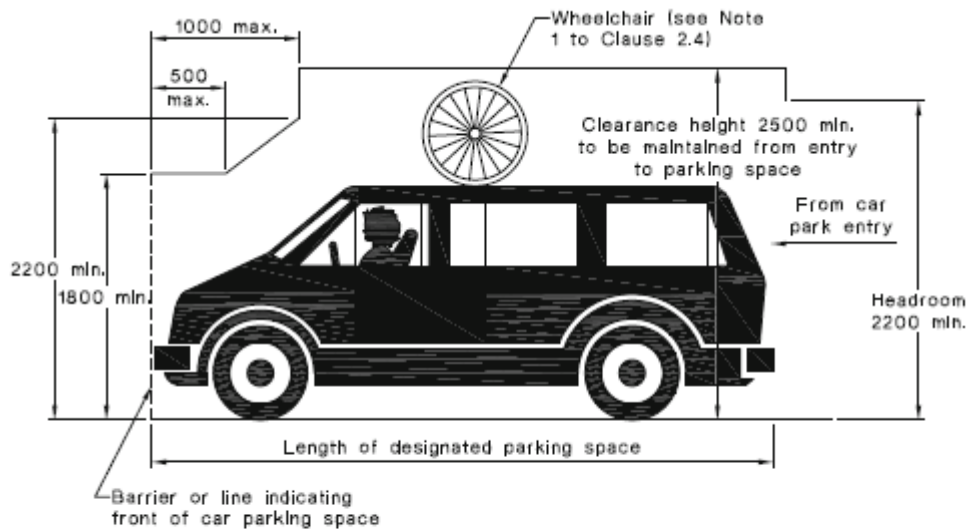


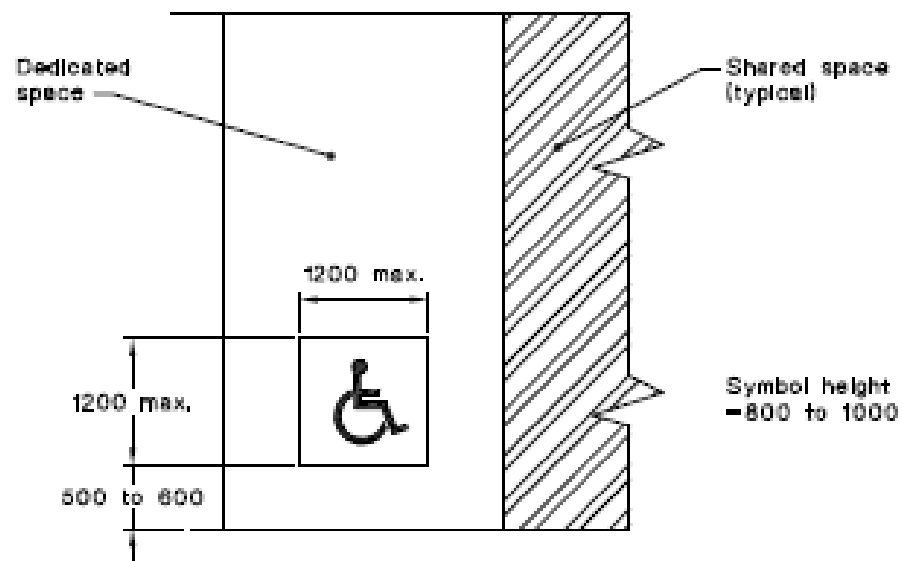
FIGURE 2.3 EXAMPLE OF TWO PARKING SPACES WITH A COMMON SHARED AREA—DIMENSIONS FOR AUSTRALIA ONLY*

[Back](#)

B 3

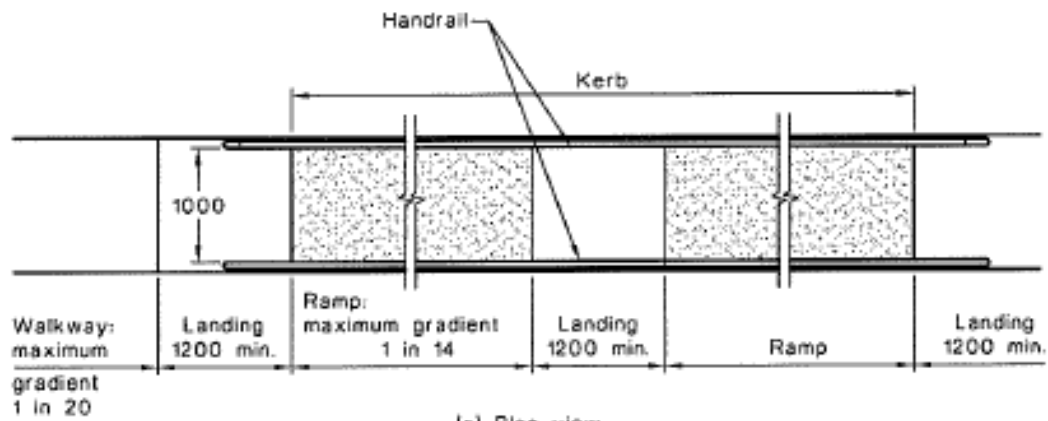
DIMENSIONS IN MILLIMETRES

FIGURE 2.7 HEADROOM REQUIRED ABOVE CAR SPACES FOR PEOPLE WITH DISABILITIES

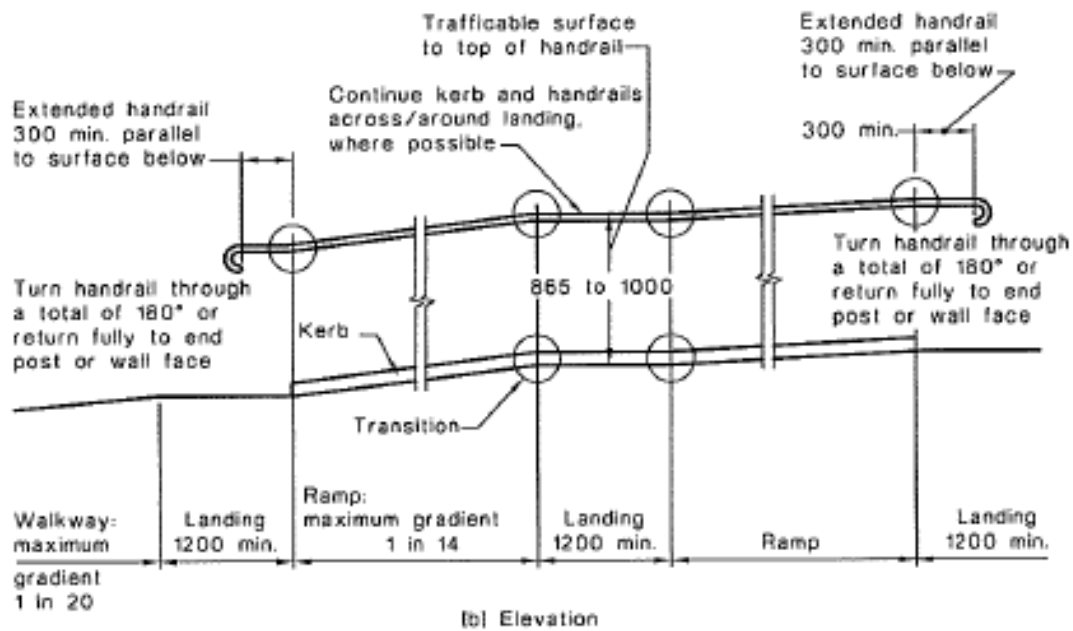
[Back](#)**B 4**

DIMENSIONS IN MILLIMETRES

FIGURE 3.1 USE OF SYMBOL OF ACCESS TO IDENTIFY SPACES

B 5

(a) Plan view



(b) Elevation

DIMENSIONS IN MILLIMETRES

FIGURE 14 RAMP HANDRAILS

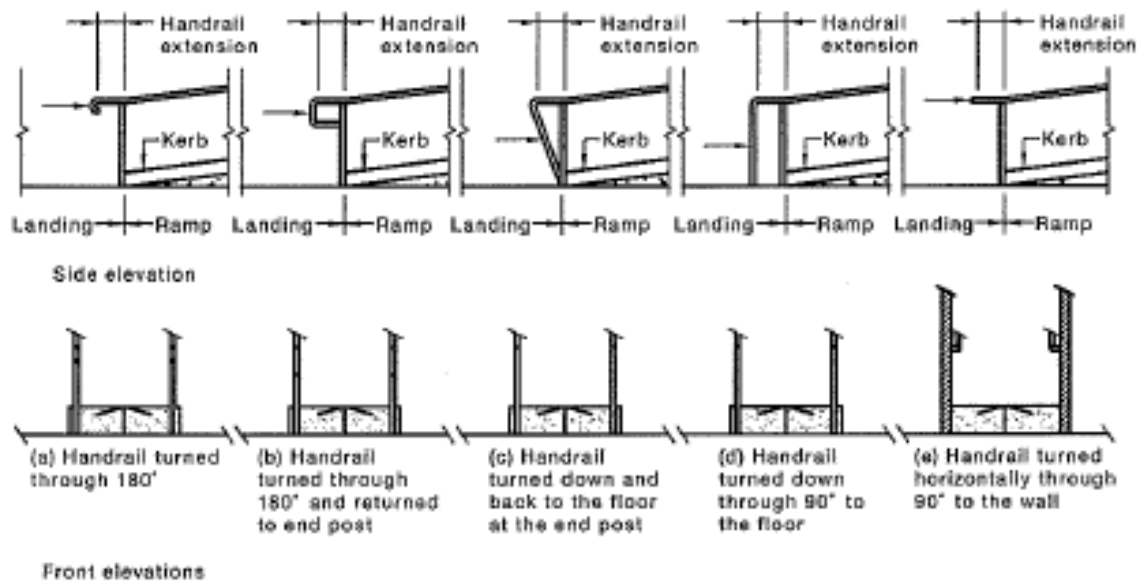
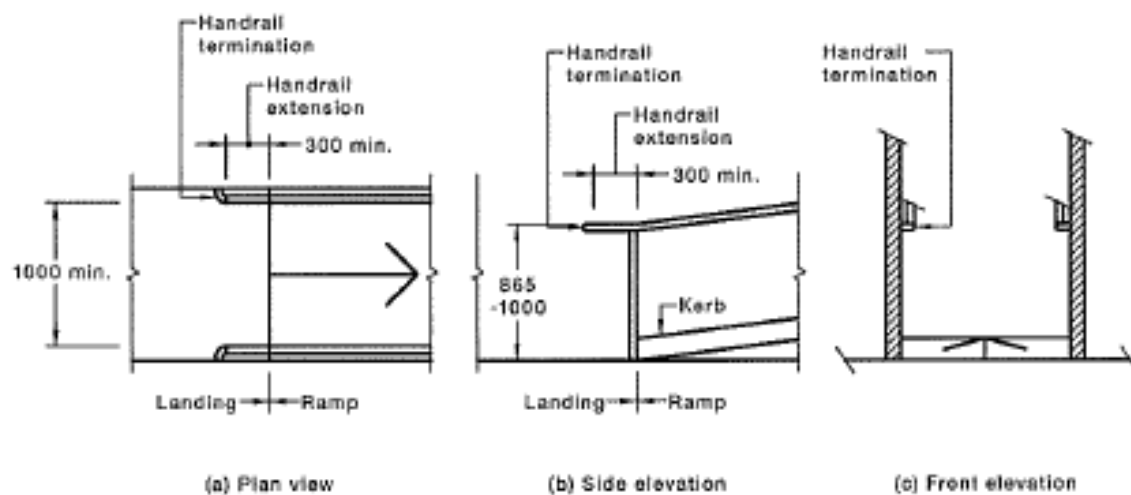
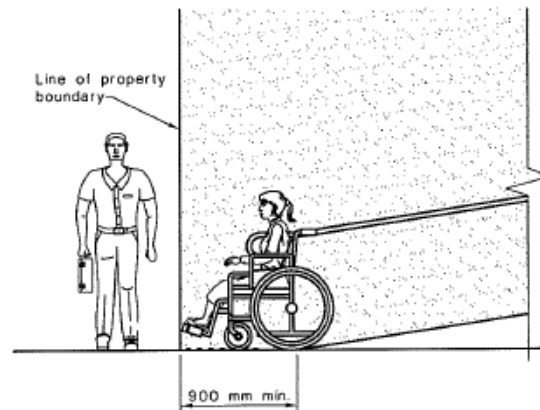
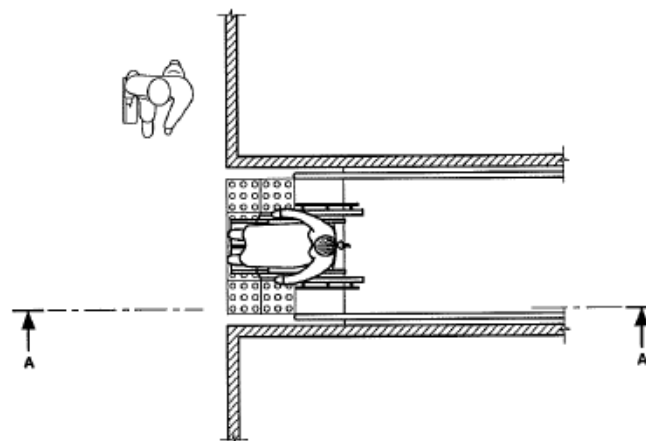
B 6

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



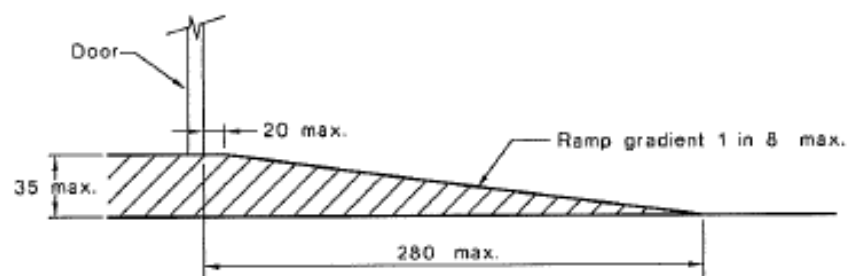
DIMENSIONS IN MILLIMETRES

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

B 7**SECTIONAL ELEVATION A-A**

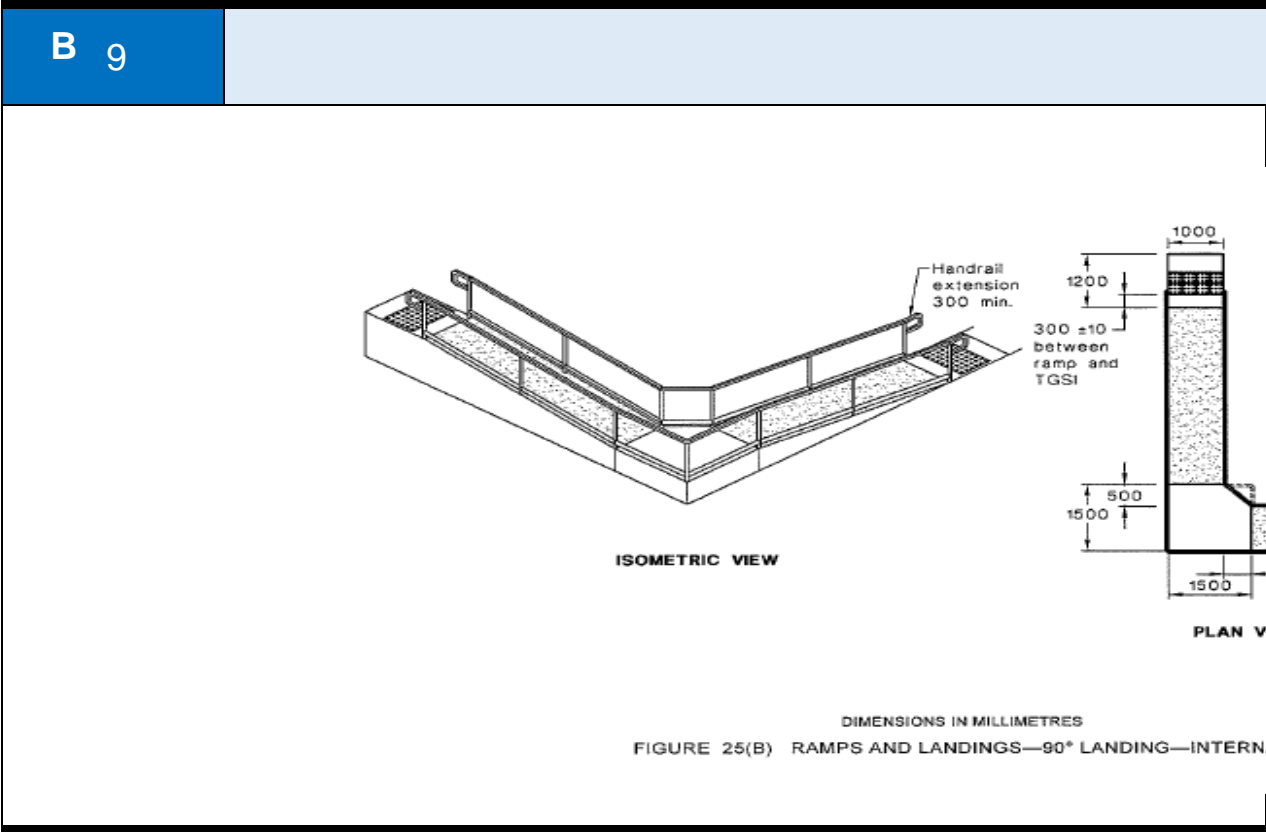
NOTE: TGSIs to be installed within the property boundary.

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

B 8

DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP



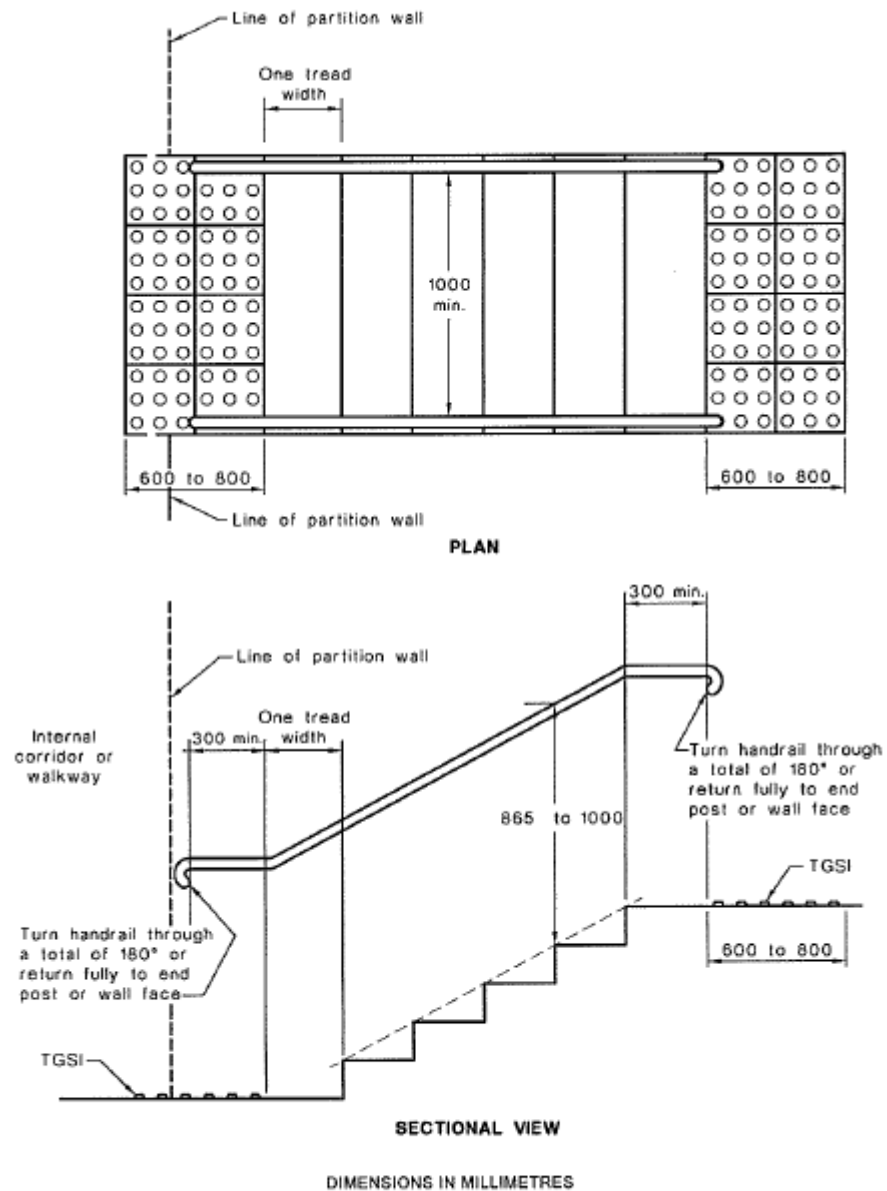
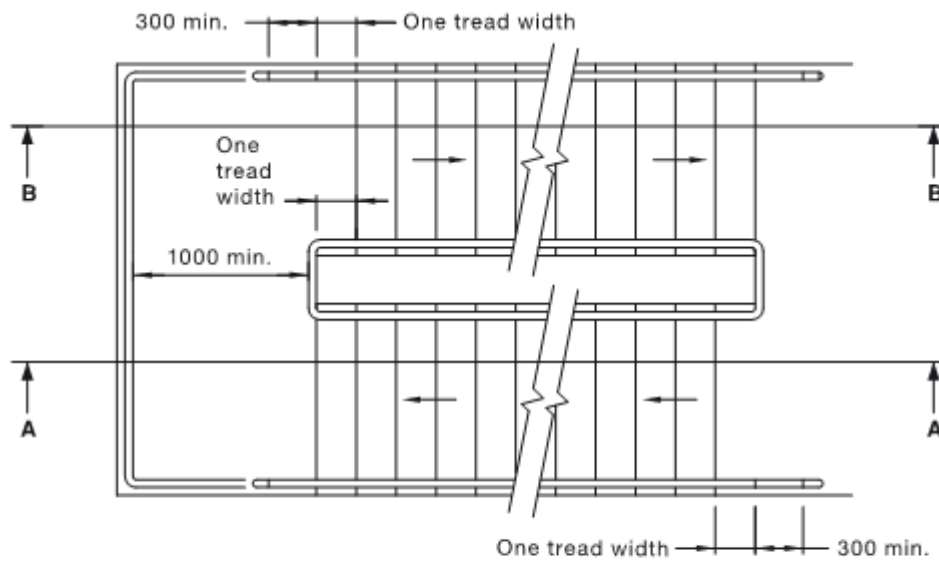
B 10

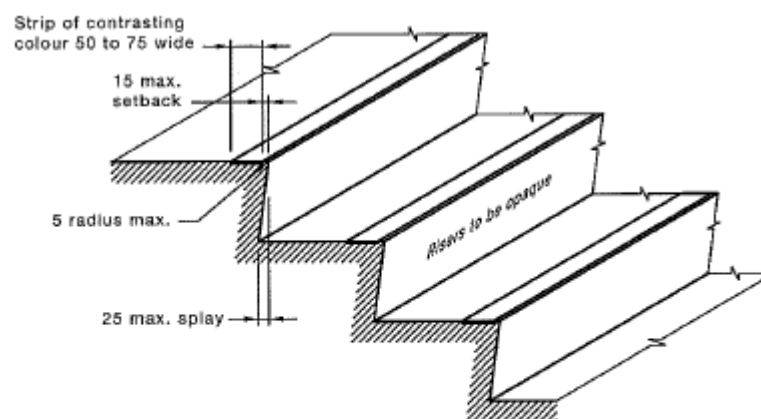
FIGURE 28(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

B 11

(a) Plan

DIMENSIONS IN MILLIMETRES

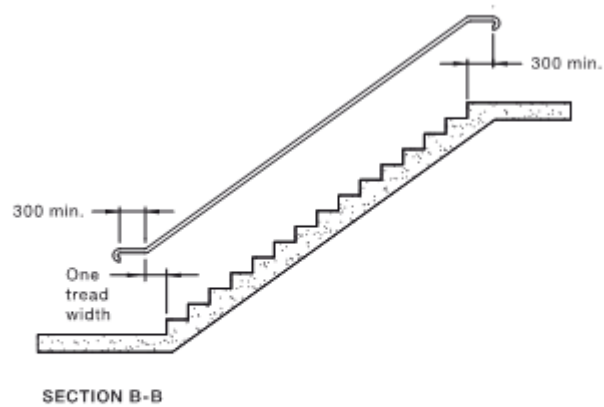
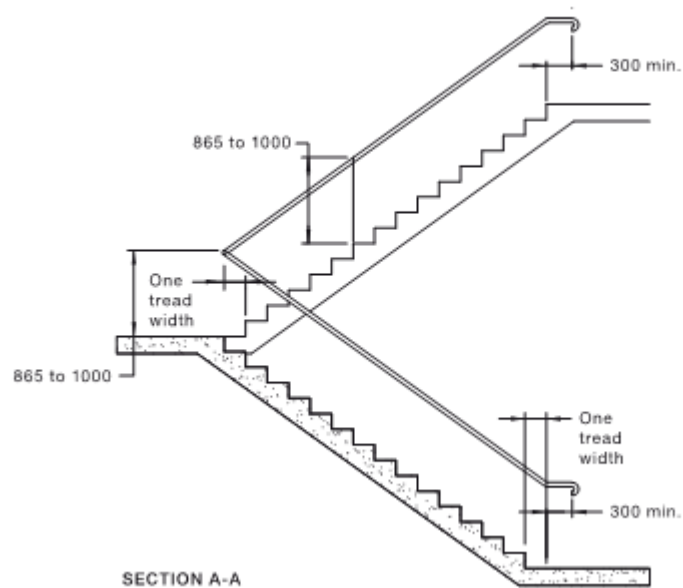
FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

B 12

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

DIMENSIONS IN MILLIMETRES

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

B 13

(b) Sections

DIMENSIONS IN MILLIMETRES

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

Annexure C	Supporting Access Report
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