





# Access Assessment Report (SEPP Seniors)

633-635 Warringah Road, Forestville



<b>Project:</b>	633-635 Warringah Road, Forestville
<b>Reference No:</b>	115218-SEPP-r1
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**Document Control**

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115218-Access-r1	25 November 2021	Access Assessment Report (SEPP Seniors)	
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## 1 BASIS OF ASSESSMENT

### Location

The building development, the subject of this report, is located at 633-635 Warringah Road, Forestville and includes six (6) townhouse developments on a single allotment. In accordance with the Seniors Housing definitions (Clause 10 of the SEPP Seniors) the residential accommodation for people with disabilities is to be nominated as a group of self-contained dwellings

Direct vehicular access is provided via Warringah Road.

### Purpose

The purpose of this report is to assess the proposed building against relevant provisions of SEPP (Housing for Seniors or People with a Disability) 2004 – SEPP Seniors and to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance.

### 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);
- (b) Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard)
- (c) All Sections of the BCA
- (d) Demolition Standards not referred to by the BCA;
- (e) Work Health and Safety Act;
- (f) Construction Safety Act;
- (g) 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;
- (h) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (i) 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.

### Federal Disability Discrimination Act (DDA)

Disability is broadly defined and includes disabilities which are physical, intellectual, psychiatric, neurological, cognitive or sensory (a hearing or vision impairment), learning difficulties, physical disfigurement and the presence in the body of disease causing organisms.

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

The DDA applies nationally and is complaint based. While the Disability (Access to Premises – Buildings) Standards 2010 and the BCA2019 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.

### **Disability Access to Premises Standards (Premises Standards)**

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters.

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

### **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. On 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.

Disabled access requirements within other relevant policies such as Apartment Design Guide (SEPP65) and Livable Housing Design Guideline commonly used in Class 2 building will not be relevant for this

development as SEPP Seniors shall prevail over inconsistencies that may occur with other policies as stated in SEPP Seniors Clause 5 (3).

### **Design Documentation**

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

## 2 ACCESS FOR PEOPLE WITH A DISABILITY

### 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:

Table 1. Legend of Symbols

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

### Housing for Seniors or People with a Disability (SEPP Seniors)

The standards set out in SEPP Seniors – Division 3 Clause 41 (1) – Schedule 3 apply to any seniors housing development that consist of a hostel, self-contained dwelling or a combinations of these, and the site related requirements (Part 2, Clause 26).

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

### General Requirements

Table 2. General Requirements

Item	Room/Item	Clause	Comment	Compliance
<b>26</b>	<b>Location and access to facilities– Part 2</b>			
	Access complies with this clause if—  The facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is 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	26a	It is considered that the building is located within proximity to a bus stop in accordance with Clause 26b.	CRA – Refer to Part 3 of this Report

Item	Room/Item	Clause	Comment	Compliance
	<p>maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time,</p>			
	<p>In the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development—</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)</p>	26b	<p>It is found that the bus stops located on Warringah Road are located within 400m of the subject property.</p> <p>Suitable gradients will need to be provided as part of the future works and where required the paths will be modified to ensure compliance with this Clause.</p> <p>Each of the facilities are provided within Forestway Shopping Centre of Forestville Shopping Precinct which are accessible via the bus and is within the 400m from each particular bus stop.</p> <p>Additionally, it is noted that the recreation facility may be provided at Bambara Oval which is accessible via bus stops. There is a bus stop available on Glen Street which is located within 400m and will only require the crossing of a side street not the main road.</p>	CRA – Refer to Part 3 of this Report



## Specific Requirements

Table 3. Specific Requirements

Item	Room/Item	Clause	Comment	Compliance
<b>1</b>	<b>Application</b>			
	Applicable to seniors housing (hostels or self-contained SOU's)		The building includes self-contained SOU's (independent living units).	Complies
<b>2</b>	<b>Sitting Standards</b>			
	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	Access to the site is considered to be provided via a 1:20 walkway. This accessway will need to be provided in accordance with AS1428.1-2009.	CRA – Refer to Part 3 of this Report
	If the site has a gradient of more than 1:10:  > 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	The site does not have a gradient of more than 1:10	-
	> The accessway is to be provided adjoining public road, internal road or driveway accessible to all residents.	2b	The site does not have a gradient of more than 1:10.	-
	Common areas/facilities associated with the development to have an access way compliant with AS1428.1:2009.	3	There are no common areas provided throughout the building.	-
<b>3</b>	<b>Security</b>			
	Pathway lighting to be:  > Designated and located to avoid glare for pedestrian and SOU's.	3a	Provisioning to be provided according with this clause at CC stage.	CRA – Refer to Part 3 of this Report
	> Must provide at least 20 lux at ground level	3b	Provisioning to be provided according with this clause at CC stage.	CRA – Refer to Part 3 of this Report
<b>4</b>	<b>Letterboxes</b>			
	Letterboxes to be situated on a hard standing within the accessway.	4a	Mail boxes have been provided with a hard stand space in accordance with this Clause.	Complies

Item	Room/Item	Clause	Comment	Compliance
	> To be lockable	4b	Provisioning to be provided according to this clause.	CRA – Refer to Part 3 of this Report
	> For self-contained dwellings, to be located together in one or more central locations adjacent to the street entry.	4c	Provisioning to be provided according to this clause.	CRA – Refer to Part 3 of this Report
<b>5</b>	<b>Private Car Accommodation</b>			
	Where Car parking is provided (not for employees): > Car parking space must comply with requirements for parking for persons with a disability set out in AS 2890.1	5a	Car parking spaces must comply with requirements for parking for persons with a disability set out in AS2890.  At the time of publication of SEPP Seniors, AS2890.1:1993 was the applicable standard for accessible parking. As such, each parking space shall be 5400x3200mm.  Due to the allocation of parking spaces and the number of spacing provided, it is considered that compliant carpark sizing is readily available to suit the owner of each unit	Complies
	> 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 the proposed carparking spaces (or 1 of them if less than 20 in total) requires to be 5400x3800mm.  It is considered that each of the single parking spaces will allow for the 3800mm width to comply.	Complies
	> Garage to have or to be capable of install a power-operated door (including power point and motor/control area).	5c	Provisioning to be provided according to this clause.	CRA – Refer to Part 3 of this Report
<b>6</b>	<b>Accessible Entry</b>			
	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 SOU's are compliant in accordance with AS1428.1-2009 for the required opening and circulation spaces.	Complies
<b>7</b>	<b>Interior General</b>			

Item	Room/Item	Clause	Comment	Compliance
	Internal doorways to have a minimum clear opening in compliance with AS1428.1:2009.	7.1	Doorways within the Ground Floor of each SOU have an 850mm clear width as required by this clause  Note: It is understood that non-accessible bedrooms & WC's are not included in this clause. This will be in addition to the First-Floor rooms.	Complies
	Internal corridors to have 1000mm min. clear width.	7.2	Corridors achieve a 1000mm clear width.	Complies
	Circulation space at approaches to internal doorways must comply with AS1428.1:2009.	7.3	All internal doorways have compliant circulation space on both sides of the door in accordance with AS1428.1-2009.  Several of the bedrooms will maintain a front of approach to achieve the required compliance due to sufficient turning space being made available at the base of the bed.  Note: Joinery and lightweight walls can be relocated at later stage.  Note: It is understood that non-accessible bedrooms & WC's are not included in this clause	Complies
<b>8</b>	<b>Bedroom</b>			
	At least one bedroom to be able to accommodate a wardrobe and a bed sized as follows:  > 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 is provided with at least a queen size bed.	Complies
	A clear area for the bed of at least:  > 1200mm clearance at bed base  > 1000mm side clearance	8b	One accessible bedroom per SOU is provided with at least 1200mm clearance as bed base and 1000mm side clearances.	Complies
	2 double general power outlets at the head of the bed wall.	8c	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report
	1 general power outlet at the bed foot wall.	8d	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report

Item	Room/Item	Clause	Comment	Compliance
	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.	CRA – Refer to Part 3 of this Report
	Wiring to allow a potential illumination level of at least 300 lux.	8f	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report
<b>9</b>	<b>Bathroom</b>			
	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 will be at entry level of the SOU's.	Complies
	> Floor surface to be slip-resistant	1a	Flooring to be slip-resistant according to this clause and AS4586 –to be reviewed at construction stage.	CRA – Refer to Part 3 of this Report
	> 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 AS1428.1:2009.	1b	Washbasins shown within the accessible ensuites maintain sufficient circulations spaces. Cabinets and vanities can be relocated in the future.  Plumbing that allows either immediately or in the future knee/toe clearances to comply with Figure 45 of AS1428.1:2009.	CRA – Refer to Part 3 of this Report
	> 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 have compliant circulation space in accordance with Figure 47 of AS1428.1, based on the future modification of the basin.  Note: Extra nogging or sheeting is required behind the wall finishes to accommodate future grabrail and folding seat.  Note: Shower screens are allowed if they can be easily removed to facilitate future accessibility.	CRA – Refer to Part 3 of this Report
	A well illuminated wall cabinet.	1d	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report
	A double general power outlet adjacent the mirror.	1e	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report
	Shower screen that can easily be removed	2	Provisioning to be provided (if preferred) according this clause.	CRA – Refer to Part 3 of this Report

Item	Room/Item	Clause	Comment	Compliance
<b>10</b>	<b>Toilet</b>			
	Provision of a visitable toilet on the ground (or main) floor in compliance with AS4299.		Each SOU is provided with a visitable toilet (900x1250mm) clearance in front of the WC pan, excluding door swing.	Complies
<b>11</b>	<b>Surface Finishes</b>			
	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.	CRA – Refer to Part 3 of this Report
<b>12</b>	<b>Door Hardware</b>			
	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.	CRA – Refer to Part 3 of this Report
<b>13</b>	<b>Ancillary Items</b>			
	Switches and power points to be in compliance with AS4299.		Provisioning to be provided according AS4299 Clause 4.11.1 at CC stage.	CRA – Refer to Part 3 of this Report
<b>14</b>	<b>Application Standards Additional</b>			
	Applicable to seniors housing (self-contained SOU's only)		Self-contained SOU's are proposed thus items below are applicable.	Noted
<b>15</b>	<b>Living Room and Dining Room</b>			
	<p>A living room must:</p> <ul style="list-style-type: none"> <li>&gt; have a 2250mm diameter circulation space after furniture is placed, compliant with 4.7.1 of AS4299.</li> <li>&gt; have a telephone adjacent to a general power outlet.</li> </ul>	1	Compliance can be readily achieved. Provisioning to be provided according to this clause.	CRA – Refer to Part 3 of this Report
	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 to this clause at CC stage.	CRA – Refer to Part 3 of this Report
<b>16</b>	<b>Kitchen</b>			

Item	Room/Item	Clause	Comment	Compliance
	<p>A kitchen in a self-contained SOU is to have:</p> <ul style="list-style-type: none"> <li>&gt; Minimum clearance in front of appliances and between benches to be 1550mm (4.5.2 of AS4299)</li> </ul>	16a	All kitchens are provided with a 1550mm clearance in front of the appliances.	CRA – Refer to Part 3 of this Report
	<ul style="list-style-type: none"> <li>&gt; A circulation space at door approaches that complies with AS1428.1.</li> </ul>	16b	There are no doors provided to any of the kitchens	-
	<p>Provision of the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:</p> <ul style="list-style-type: none"> <li>&gt; 800mm min. work surface bench long in compliance with clause 4.5.5 (a)</li> <li>&gt; A tap set compliant with AS1428.1</li> <li>&gt; Cooktops in compliance with AS4299 Clause 4.5.7 (800mm adjacent surface, raised crossed bars, isolated switches, exposed front controls)</li> <li>&gt; An oven adjacent to the work surface with the door opening away from the bench (AS4299 Clause 4.5.8)</li> </ul>	16c	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report
	“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.	CRA – Refer to Part 3 of this Report
	<p>General power outlets:</p> <ul style="list-style-type: none"> <li>&gt; At least one of which is a double general power outlet within 300 millimetres of the front of a work surface</li> <li>&gt; One of which is provided for a refrigerator as per this clause</li> </ul>	16e	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 3 of this Report

Item	Room/Item	Clause	Comment	Compliance
<b>17</b>	<b>Access to Kitchen, Main Bedroom, Bathroom and Toilet</b>			
	In a multi-storey SOU's, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.		The rooms from this clause are located at entry level.	Complies
<b>18</b>	<b>Lifts in Multi-Storey Buildings</b>			
	Lift shall comply with Part E3.6 of BCA2016.		No lifts have been provided	-
<b>19</b>	<b>Laundry</b>			
	SOU's to have a laundry with: > Doorway circulation spaces in compliance with AS1428.1.	19a	The laundries are not provided with doorways, they are just deemed to be within cupboard and would not require circulation spaces	-
	> Provision for the installation of a washing machine and dryer.	19b	Laundry rooms to have provision for a washing machine and dryer side by side.	CRA – Refer to Part 3 of this Report
	> 1300mm clearance in front of appliances.	19c	1300mm clearance is shown in front of appliances.	Complies
	> Slip-resistant floor surface.	19d	Provisioning to be provided according this clause.	CRA – Refer to Part 3 of this Report
	> An accessible path of travel to clothes lines.	19e	Provisioning to be provided according this clause.	CRA – Refer to Part 3 of this Report
<b>20</b>	<b>Storage for Linen</b>			
	Provision of a linen storage cupboard of 600mm width min, and adjustable shelving.		Linen storage is shown to be provided to each of the unit types	Complies
<b>21</b>	<b>Garbage</b>			
	Provision of an accessway to the garbage storage.		Access has been provided to and within the garbage enclosure with suitable gradients and door circulation in accordance with AS1428.1-2009.  It will be required to ensure that the letterboxes will remain 510mm clear of the doorways to maintain compliance.	CRA – Refer to Part 3 of this Report

### 3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the BCA2016 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report) with those documents.

Part 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).

#### 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.

#### 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):

#### SEPP Seniors

1. Gradients and wheelchair access to the bus stop will comply with Clause 26 of Part 2 – SEPP Seniors.
2. Gradients and wheelchair access across the site will comply with Clause 2 of Schedule 3 Part 1 – SEPP Seniors.
3. Lighting in pathways will comply with Clause 3 of Schedule 3 Part 1 – SEPP Seniors.
4. Carparking spaces will comply with Clause 5 of Schedule 3 Part 1 – SEPP Seniors.
5. The accessible bedroom will comply with Clause 8 of Schedule 3 Part 1 – SEPP Seniors.
6. The accessible bathroom will comply with Clause 9 of Schedule 3 Part 1 – SEPP Seniors.
7. Surface finishes will comply with Clause 11 of Schedule 3 Part 1 – SEPP Seniors.
8. Door hardware will comply with Clause 12 of Schedule 3 Part 1 – SEPP Seniors.
9. Switches and power points will comply with Clause 9 of Schedule 3 Part 1 – SEPP Seniors.
10. Living and dining rooms will comply with Clause 15 of Schedule 3 Part 2 – SEPP Seniors.
11. Kitchen will comply with Clause 9 of Schedule 3 Part 2 – SEPP Seniors.
12. Laundry will comply with Clause 19 of Schedule 3 Part 2 – SEPP Seniors.
13. Garbage rooms will comply with Clause 21 of Schedule 3 Part 2 – SEPP Seniors.



## **ANNEXURE A   DESIGN DOCUMENTATION**

## Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 4. Architectural Plans

Architectural Plans Prepared by Walsh Architects			
Drawing Number	Revision	Date	Title
DA050	A	24.11.2021	PROPOSED SITE PLAN
DA101	A	24.11.2021	GROUND FLOOR PLAN
DA102	A	24.11.2021	LEVEL 1 PLAN