



**ACCESS REPORT**  
DEVELOPMENT APPLICATION

**CLIENT**  
JALAL ZIAOLHAGH

**PROJECT**  
PROPOSED SENIORS LIVING DEVELOPMENT  
49 FOREST WAY  
FRENCHS FOREST NSW 2086

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<b>Project File Name:</b>		Jalal Ziaolhagh – Proposed Seniors Housing Development – 49 Forest Way Frenchs Forest – Access Report (DA)		
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## TABLE OF CONTENTS

<b>1. INTRODUCTION .....</b>	<b>4</b>
a. Purpose of report .....	4
b. Report Exclusions .....	4
<b>2. DEVELOPMENT DETAILS .....</b>	<b>5</b>
a. Project Description .....	5
b. Building Details .....	5
<b>3. BCA ASSESSMENT .....</b>	<b>6</b>
a. General .....	6
b. Part D3 – Access for people with disabilities .....	6
c. Part E3 – Lift Installations .....	16
d. Part F2 – Sanitary and other facilities .....	17
<b>4. SENIORS HOUSING ASSESSMENT .....</b>	<b>20</b>
a. General .....	20
b. Schedule of Seniors Living Features .....	20
<b>5. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN) .....</b>	<b>27</b>
<b>APPENDIX 1 .....</b>	<b>28</b>

## 1. INTRODUCTION

Ergon Consulting has been engaged by the client the Jalal Ziaolhagh to undertake an assessment and provide professional opinion in regards to access for people with disabilities to and within the proposed seniors housing development at 49 Forest Way Frenchs Forest NSW.

This report has been prepared to be submitted with the development application and has relied on the following design documentation prepared by Walsh<sup>2</sup> Architects (*attached in **Appendix 1***).

Document Number	Rev	Title	Date
DA100	A	Site Plan	01.07.19
DA101	A	Basement Plan	01.07.19
DA102	A	Ground Plan	01.07.19
DA103	A	Level 1 Plan	01.07.19
DA104	A	Roof Plan	01.07.19
DA451	A	Plans Notifying Accessibility	01.07.19

### a. Purpose of report

The purpose of this report is to identify the extent to which the design documentation complies with the applicable accessibility provisions found within:

- Building Code of Australia (BCA) 2019, Part D3 (*Access for people with a disability*), Clause E3.6 (*Lift Installations*), Clause F2.4 (*Accessible Sanitary Facilities*) and Clause F2.9 (*Accessible Adult Change Facilities*);
- Disability (*Access to Premises – Building*) Standards (DAPS) 2010;
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Part 2 and Schedule 3;
- AS1428.1-2009 Part 1: General requirements for access - New building work;
- AS1428.4.1-2009 Part 4.1: Means to assist the orientation of people with vision impairment - Tactile ground surface indicators;
- AS2890.1-1993 Part 1 – Off-street car parking;
- AS1735.12-1999 Part 12: Lift facilities for persons with disabilities;
- AS4299-1995 Adaptable Housing;
- Northern Beaches Council – Warringah Development Control Plan 2011 – Part D18 Accessibility (applicable accessibility requirements); and
- General best practice access requirements.

### b. Report Exclusions

This report should not be misinterpreted that it provides an assessment for compliance with the following:

- Occupational Health & Safety Act and Regulations;
- Work Health and Safety requirements;
- Requirements of any standards that are not identified within this report;
- Any parts or specifications of the BCA not directly referenced within this report; and
- Disability Discrimination Act (DDA) 1992.

It is also conveyed that this report does not form part of the design documentation prepared for this project.

## 2. DEVELOPMENT DETAILS

### a. Project Description

The proposed seniors living development will generally include the following:

- Basement floor level with 8 residential car parking spaces (2 per residential dwelling), storage and garbage storage area;
- 2 residential floor levels (including ground floor) with 4 residential dwellings for seniors; and
- Non-trafficable roof.

### b. Building Details

The building(s) that are referred to within this report can be described as follows:

Property Address: 49 Forest Way Frenchs Forest NSW 2086

Legal Description: Lot 1A DP382200

Total Site Land Area: 925m<sup>2</sup> approx.

Proposed Building Classification:

Class 2 – Residential Sole Occupancy Units

Class 7a – Car Parking

Note: Building classifications determined in accordance with Part A3 of the BCA.

### 3. BCA ASSESSMENT

#### a. General

The table below assesses the compliance status of the design documentation in terms of the prescriptive accessibility provisions found within the Building Code of Australia (BCA) 2019.

The references within this table are only access related parts or clauses found within the BCA and those applicable to this project.

To parts or clauses of the BCA that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

#### b. Part D3 – Access for people with disabilities

BCA Clause		Status	Comment/Recommendation
<b>D3.0</b>	<p><b>Deemed-to-satisfy provisions</b></p> <p>(a) Where a D-t-S solution is proposed, the Performance Requirements DP1 to DP6, DP8 and DP9 are satisfied by complying with –</p> <p>(i). D1.1 to D1.16, D2.1 to D2.25 and D3.1 to D3.12; and</p> <p>(ii). In a building containing an atrium, Part G3; and</p> <p>(iii). In a building in an alpine area, Part G4; and</p> <p>(iv). For additional requirements for Class 9b buildings, Part H1; and</p> <p>(v). For public transport buildings, Part H2.</p> <p>(b) Where a performance solution is proposed, the relevant performance requirements must be determined in accordance with A2.2(3) and A2.4(3).</p> <p>(c) Performance requirement DP7 must be complied with if lifts are to be used to assist occupants to evacuate a building.</p>	Noted	<p><b>Performance Compliance</b></p> <p>The new building work will generally follow a D-t-S path for achieving compliance.</p> <p>Where D-t-S compliance is not achievable a performance based solution must be provided complying with the relevant performance requirements at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
D3.1	<p><b>General building access requirements</b></p> <p>Buildings and parts of buildings must be accessible as required by Table D3.1, unless exempted by Clause D3.4.</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <ul style="list-style-type: none"> <li>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole occupancy unit on that level.</li> <li>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like.</li> <li>Where a ramp complying with AS1428.1 or a passenger lift is installed – to the entrance doorway of each sole occupancy unit and to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</li> </ul> <p><b>Class 7a – Car Parking</b></p> <p>To and within any level containing accessible car parking spaces.</p>	Capable of complying at CC stage	<p><b>Seniors Housing Requirements</b></p> <p>The residential dwellings provided for seniors must comply with SEPP (Housing for Seniors or People with a Disability) 2004 and AS4299-1995.</p> <p>Refer to Section 4 of this report for schedule of seniors living features required within the residential dwelling.</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p>Access is required to the entrance doorway of each dwelling and to any common areas accessed via a ramp or lift.</p> <p>The main entrance door to each dwelling must have a minimum 850mm wide x 1980mm high clear door opening (920mm x 2040mm door) complying with AS1428.1-2009.</p> <p><b>Class 7a – Car Parking</b></p> <p>Access is required to and within the car parking levels containing accessible car parking.</p> <p>Building access requirements to be confirmed at CC design stage.</p>
D3.2	<p><b>Access to buildings</b></p> <p>(a) An accessway must be provided to a building required to be accessible:</p> <ol style="list-style-type: none"> <li>From the main points of a pedestrian entry at the allotment boundary; and</li> <li>From another accessible building connected by a pedestrian link; and</li> <li>From any required accessible car parking space on the allotment.</li> </ol> <p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance and:</p> <ol style="list-style-type: none"> <li>Through not less than 50% of all pedestrian entrances, including the principal pedestrian entrance; and</li> <li>In a building with a total floor area more than 500m<sup>2</sup>, a pedestrian entrance which is not accessible must not be located more than 50m from an accessible</li> </ol>	Capable of complying at CC stage	<p><b>Accessways to the Building</b></p> <p>Accessways (i.e. continuous accessible path of travel without steps or steep grades) complying with AS1428.1-2009 must be provided to the development from the pedestrian entry point at the allotment boundary and the accessible car parking provided within the basement car park.</p> <p>Accessways are generally provided to the development, however must be confirmed in detail at CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
	<p>pedestrian entrance;</p> <p>Except for pedestrian entrances serving only areas exempted by Clause D3.4.</p> <p>(c) Where a pedestrian required to be accessible has multiple doorways:</p> <p>(i). If the pedestrian entrance consists of not more than 3 doorways – not less than 1 of those doorways must be accessible; and</p> <p>(ii). If a pedestrian entrance consists of more than 3 doorways – not less than 50% of those doorways must be accessible.</p> <p>(d) For the purpose of (c):</p> <p>(i). An accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where:</p> <p>a. All doorways serve the same part or parts of the building; and</p> <p>b. The distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance.</p> <p>(ii). A doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves.</p> <p>(e) Where a doorway on an accessway has multiple leaves, (except an automated opening door) one of the leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.</p>		
<b>D3.3</b>	<p><b>Parts of buildings to be accessible</b></p> <p>In a building required to be accessible:</p> <p>(a) Every ramp and stairway, except for ramps and stairways in areas exempted by Clause D3.4, must comply with:</p> <p>(i). For a ramp, except a fire isolated ramp, clause 10 of AS1428.1; and</p> <p>(ii). For a stairway, except a fire isolated stairway, clause 11 of AS1428.1; and</p> <p>(iii). For a fire isolated stairway, clause 11 (f) and (g) of AS1428.1; and</p> <p>(b) Every passenger lift must comply with</p>	Capable of complying at CC stage	<p><b>Accessways within the Building</b></p> <p>The accessways provided within the development must comply with AS1428.1-2009 and must incorporate the following:</p> <ul style="list-style-type: none"> <li>• 1000mm minimum clear width, except where a turning space or door circulation space is required within an accessway;</li> <li>• 1500mm diameter minimum clear circulation space to perform a 90-degree turn within an accessway; and</li> </ul>



BCA Clause	Status	Comment/Recommendation
<p>Clause E3.6;</p> <p>(c) Accessways must have:</p> <p>(i). Passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of site is not available; and</p> <p>(ii). Turning spaces complying with AS1428.1:</p> <p>a. Within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and</p> <p>b. At maximum 20m intervals along the accessway; and</p> <p>(d) An intersection of accessways satisfies the spatial requirements for a passing and turning space;</p> <p>(e) A passing space may serve as a turning space; and</p> <p>(f) A ramp complying with AS1428.1 or a passenger lift need not be provided to a serve a storey or level other than an entrance storey in a Class 5, 6, 7b or 8 building:</p> <p>(i). Containing not more than 3 storeys; and</p> <p>(ii). With a floor area for each storey, excluding the entrance storey, of not more than 200m<sup>2</sup>.</p> <p>(g) Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm'.</p> <p>(h) The carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS1428.1 do not apply and are replaced with 11mm, 4mm and 15mm respectively.</p>		<ul style="list-style-type: none"> <li>1540mm x 2070mm minimum clear circulation space to perform a 180-degree turn within 2 metres of a terminated accessway.</li> </ul> <p><b>Internal Common Doors</b></p> <p>The internal common doors required to be accessible must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm door</i>), D-lever type door controls, level threshold and clear door circulation space on both sides of the door complying with AS1428.1-2009.</p> <p><b>Ramps</b></p> <p>The ramps, except for fire-isolated ramps must comply with AS1428.1-2009.</p> <p>1 in 14 graded ramps must have a minimum 1000mm clear width, landings every 9m (<i>1540mm x 2070mm mid-landings, 1200mm-1500mm long top and bottom landings</i>), kerbrail or kerb and handrails on both sides with 300mm extensions and terminations to the wall or ground.</p> <p>Tactile ground surface indicators must be provided to top and bottom landings (<i>excluding mid-landings and threshold ramps</i>) complying with AS1428.4.1-2009.</p> <p>Handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p><b>Stairs</b></p> <p>The stairs, except for fire-isolated stairs must comply with AS1428.1-2009.</p> <p>Stairs must have a minimum 1000mm clear width, handrails on both sides with extensions (<i>300mm top extension and 550mm bottom extension</i>) and terminations to the wall or ground, non-slip nosings with a 30% luminance contrast and enclosed risers.</p> <p>Tactile ground surface indicators must be provided at top and bottom landings (<i>excluding mid-landings</i>) complying with AS1428.4.1-2009.</p> <p>Handrails must not intrude within the clear circulation space of an accessway or doorway.</p> <p><b>Fire Exit Doors</b></p> <p>The fire exit doors must have a minimum 850mm wide x 1980mm high clear door opening (<i>920mm x 2040mm</i></p>

BCA Clause		Status	Comment/Recommendation
			<p>door) and D-lever type or panic bar door controls allowing a person with a disability to escape or seek refuge during an emergency.</p> <p><b>Passenger Lift</b></p> <p>The passenger lift must comply with Clause E3.6 of the BCA and AS1735.12-1999.</p> <p><b>Soft Floor Coverings</b></p> <p>The carpet provided in common areas must comply with the BCA and AS1428.1-2009.</p> <p>The carpet pile height or thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm (<i>maximum 15mm thickness</i>).</p> <p><b>Slip Resistant Surfaces</b></p> <p>The flooring (<i>i.e. tiles, pavers, timber or concrete</i>) provided in common areas must have a slip resistant rated surface complying with the BCA and AS4586-2013 (<i>e.g. R10 or P3 rating for dry areas and R11 or P4 rating for wet areas</i>).</p> <p><b>Bin Waste</b></p> <p>The bin waste storage area must be accessible via an accessway complying with AS1428.1-2009.</p> <p>Access requirements within the development to be confirmed at CC design stage.</p>
<b>D3.4</b>	<p><b>Exemptions</b></p> <p>The following areas are not required to be accessible:</p> <ul style="list-style-type: none"> <li>(a) An area where access would be inappropriate because of the particular purpose for which the area is used; and</li> <li>(b) Any area that would pose a health or safety risk for people with a disability; and</li> <li>(c) Any path of travel providing access only to an area exempted by (a) and (b).</li> </ul>	Not applicable	There are no areas exempt from being accessible within the development.
<b>D3.5</b>	<p><b>Accessible car parking</b></p> <p>Accessible car parking spaces:</p> <ul style="list-style-type: none"> <li>(a) Subject to (b), must be provided in accordance with Table D3.5 in: <ul style="list-style-type: none"> <li>(i). A Class 7a building required to be</li> </ul> </li> </ul>	Not applicable	<p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p>Refer to Section 4 of this report for accessible car parking requirements required for seniors within the basement</p>

BCA Clause		Status	Comment/Recommendation
	<p>accessible; and</p> <p>(ii). A car parking area on the same allotment as a building required to be accessible.</p> <p>(b) Need not be provided in a Class 7a building or car parking area where a parking service is provided and direct access to any of the car parking spaces is not available to the public.</p> <p>(c) Subject to (d), must comply with AS2890.6.</p> <p>(d) Need not be identified with signage where there is a total of not more than 5 car parking spaces, so as to restrict the use of the car parking space only for people with a disability.</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p><i>Table D3.5 has no requirements for accessible car parking within the Class 2 areas of a building.</i></p> <p><b>Class 7a – Car Parking</b></p> <p><i>Table D3.5 states 1 accessible car parking space for every 100 car parking spaces or part thereof.</i></p>		<p>car park.</p> <p><b>Class 7a – Car Parking</b></p> <p>There are no visitor car parking spaces provided within the basement car park.</p>
<b>D3.6</b>	<p><b>Signage</b></p> <p>In a building required to be accessible –</p> <p>(a) Braille and tactile signage complying with Specification D3.6 must:</p> <p>(i). Incorporate the international symbol of access or deafness, as appropriate, in accordance with AS1428.1 and identify each:</p> <p>a. Sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or Class 9c building; and</p> <p>b. Space with a hearing augmentation system.</p> <p>(ii). Identify each door required by Clause E4.5 to be provided with an exit sign and state:</p> <p>a. “Exit”; and</p> <p>b. “Level” followed by either the floor level number, the floor level descriptor or a combination of both.</p> <p>(b) Signage including the international symbol for deafness in accordance</p>	Capable of complying at CC stage	<p><b>Accessible Signage</b></p> <p>The accessible signage within the development must comply with Specification D3.6 of the BCA and AS1428.1-2009.</p> <p>Signs must be positioned 1200mm-1600mm from the ground, easy to read (<i>large print if possible</i>), non reflective, illuminated and include legible braille and tactile.</p> <p><b>Fire Exit Doors</b></p> <p>Signage must be provided to all fire exit doors stating “Exit” and “Level” followed by the floor number, name or both.</p> <p>Directional signage must be provided directing a person with a disability to the nearest fire exit door on each floor.</p> <p><b>Garbage Storage Area</b></p> <p>Signage must be provided to the garbage storage area stating “Garbage”. Braille and tactile features not required.</p> <p>Signage details to be confirmed during CC design stage.</p>

BCA Clause		Status	Comment/Recommendation
	<p>with AS1428.1 must be provided within a room containing a hearing augmentation system identifying:</p> <ul style="list-style-type: none"> <li>(i). The type of hearing augmentation;</li> <li>(ii). The area covered within the room; and</li> <li>(iii). If receivers are being used and where the receivers can be obtained.</li> </ul> <p>(c) Signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right-handed use.</p> <p>(d) Signage to identify an ambulant accessible sanitary facility in accordance with AS1428.1 must be located on the door of the facility.</p> <p>(e) Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>(f) Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, direction signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> <p>(g) In a building subject to F2.9, directional signage complying with Specification D3.6 must be provided at the location of each:</p> <ul style="list-style-type: none"> <li>(i). Bank of sanitary facilities; and</li> <li>(ii). Accessible unisex sanitary facility, other than the one that incorporates an accessible adult change facility, to direct a person to the location of the nearest accessible adult change facility within that building.</li> </ul>		
<b>D3.7</b>	<p><b>Hearing Augmentation</b></p> <p>(a) A hearing augmentation system must be provided where an inbuilt amplification system, other than the one used for emergency warning, is installed:</p>	Not applicable	<p>An inbuilt amplification system other than the emergency warning system will not be provided within the development.</p> <p>A hearing augmentation system is not</p>

BCA Clause		Status	Comment/Recommendation
	<ul style="list-style-type: none"> <li>(i). In a room in a Class 9b building; or</li> <li>(ii). In an auditorium, conference room, meeting room, or room for judicatory purposes; or</li> <li>(iii). At any ticket office, tellers booth, reception area, or the like, where the public is screened from the service provider.</li> <li>(b) If a hearing augmentation system is required by (a) is: <ul style="list-style-type: none"> <li>(i). An induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; and</li> <li>(ii). A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than: <ul style="list-style-type: none"> <li>a. If the room or space accommodates up to 500 persons, 1 receiver per 25 persons or part thereof, or 2 receivers, whichever is greater; and</li> <li>b. If the room or space accommodates more than 500 patrons but not more than 1000, 20 receivers plus 1 receiver for every 33 person or part thereof in excess of 500 persons; and</li> <li>c. If the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</li> <li>d. If the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</li> </ul> </li> </ul> </li> <li>(c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13.</li> </ul>		required.

BCA Clause		Status	Comment/Recommendation
	(d) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.		
<b>D3.8</b>	<p><b>Tactile Indicators</b></p> <p>(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:</p> <ul style="list-style-type: none"> <li>(i). A stairway, other than a fire-isolated stairway; and</li> <li>(ii). An escalator; and</li> <li>(iii). A passenger conveyor or moving walk; and</li> <li>(iv). A ramp, other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and</li> <li>(v). In the absence of a suitable barrier: <ul style="list-style-type: none"> <li>a. An overhead obstruction less than 2m above floor level, other than a doorway; and</li> <li>b. An accessway meeting a vehicle way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in Clause D3.4, if there is no kerb or kerb ramp at that point;</li> </ul> <p>Except of areas exempted by Clause D3.4.</p> </li> </ul> <p>(b) Tactile ground surface indicators required by (a) must comply with Section 1 and 2 of AS/NZS 1428.4.1.</p> <p>(c) A hostel for the aged, nursing home for the aged, a residential aged care building Class 3 accommodation for the aged, Class 9a health-care building or a Class 9c aged care building need not comply with (a)(i) and (iv) if handrails incorporating a raised dome button in accordance with AS1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.</p>	Capable of complying at CC stage	<p><b>Tactile Ground Surface Indicators</b></p> <p>Tactile ground surface indicators (<i>warning type</i>) complying with AS1428.4.1-2009 must be provided to the top and bottom landings of stairs and ramps (<i>1 in 14 graded ramps</i>), and overhead obstructions less than 2m high (<i>underneath open stairway</i>).</p> <p>Tactile ground surface indicators provided at stairs must be a minimum 600-800mm wide where the distance of the landing is more than 3000mm from the nearest nosing and if less than 3000mm must be 300-400mm wide.</p> <p>Tactile ground surface indicators provided at ramps and overhead obstructions must be a minimum 600-800mm wide.</p> <p>The tactile ground surface indicators must be provided for the full width of an opening and setback 300mm from the hazard.</p> <p>Integrated tactile ground surface indicators must have a 30% luminance contrast, discrete tactile ground surface indicators must have a 45% luminance contrast and 2 tone tactile ground surface indicators must have a 60% luminance contrast to surrounding surfaces.</p> <p>Tactile ground surface indicators must not be provided to mid-landings where a continuous handrail is provided.</p> <p>Tactile ground surface indicator locations to be confirmed at CC design stage.</p>
<b>D3.9</b>	<b>Wheelchair seating spaces in Class 9b assembly buildings</b>		

BCA Clause		Status	Comment/Recommendation
	<p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces complying with AS1428.1 must be provided with the following:</p> <ul style="list-style-type: none"> <li>(a) The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9;</li> <li>(b) In a cinema: <ul style="list-style-type: none"> <li>(i). With not more than 300 seats, wheelchair seating spaces must not be located in the front row seats; and</li> <li>(ii). With more than 300 seats – not less than 75% of required wheelchair seating spaces must be located in rows other than the front row of seats.</li> </ul> </li> </ul>	Not applicable	<p>There is no fixed seating or areas of the development that are classified as Class 9b.</p> <p>Wheelchair seating spaces are not required.</p>
<b>D3.10</b>	<p><b>Swimming pools</b></p> <ul style="list-style-type: none"> <li>(a) Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</li> <li>(b) An accessible entry/exit must be by means of: <ul style="list-style-type: none"> <li>(i). A fixed or moveable ramp and an aquatic chair; or</li> <li>(ii). A zero depth entry and an aquatic chair; or</li> <li>(iii). A platform swimming pool lift and an aquatic wheelchair; or</li> <li>(iv). A sling style swimming pools lift.</li> </ul> </li> <li>(c) Where a swimming pool has a perimeter of more than 70m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</li> <li>(d) Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS1428.1.</li> </ul>	Not applicable	There are no swimming pools proposed within the development.
<b>D3.11</b>	<p><b>Ramps</b></p> <p>On an accessway:</p> <ul style="list-style-type: none"> <li>(a) A series of connected ramps must not have a combined vertical rise of more than 3.6m; and</li> <li>(b) A landing for a step ramp must not overlap a landing for another step ramp or ramp.</li> </ul>	Noted	There are no ramps with a total rise of 3.6m and no overlapping step ramp or other ramp landings proposed within the development.

BCA Clause		Status	Comment/Recommendation
D3.12	<b>Glazing on an accessway</b> 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 AS1428.1.	Not applicable	The are no frameless glazed doors and windows ( <i>without mid-rails</i> ) that can be mistaken as openings within common areas of the development.

### c. Part E3 – Lift Installations

BCA Clause		Status	Comment/Recommendation
E3.6	<b>Passenger Lifts</b> In an accessible building, every passenger lift must: <ul style="list-style-type: none"> <li>(a) Be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and</li> <li>(b) Have accessible features in accordance with Table E3.6b;</li> <li>(c) Not rely on a constant pressure device for its operation if the lift car is fully enclosed.</li> </ul> <b>Electric Passenger Lift</b> <i>Table E3.6a states this type of lift must not travel more than 12m.</i> <i>Table E3.6b states the following accessible features are required for this type of lift:</i> <ul style="list-style-type: none"> <li>• Handrails complying with the provisions for a mandatory handrail in AS1735.12;</li> <li>• Lift floor dimension of not less than 1100mm wide x 1400mm deep;</li> <li>• Minimum clear door opening complying with AS1735.12;</li> <li>• Passenger protection system complying with AS1735.12;</li> <li>• Lift landing doors at the upper landings;</li> <li>• Lift car and landing control buttons complying with AS1735.12;</li> <li>• Lighting in accordance with AS1735.12;</li> <li>• Automatic audible information within the lift car to identify the level each time the car stops;</li> <li>• Audible and visual indication at each lift landing to indicate the arrival of the lift car;</li> </ul>	Capable of complying at CC stage	<b>Passenger Lift</b> The passenger lift provided within the development must comply with Clause E3.6 of the BCA and AS1735.12-1999. The following accessible features are required: <ul style="list-style-type: none"> <li>• Lift door opening to be a minimum 900mm wide;</li> <li>• Lift floor dimensions not less than 1100mm wide x 1400mm deep (<i>unless a stretcher lift is required</i>);</li> <li>• Handrails complying with AS1735.12-1999;</li> <li>• Passenger protection system complying with AS1735.12-1999;</li> <li>• Lift landings doors with clear circulation space for a 90-degree turn (<i>1500mm diameter clearance</i>);</li> <li>• Lift car and landing controls buttons must comply with AS1735.12-1999. Control buttons must have provision for tactile and braille;</li> <li>• Lighting in accordance with AS1735.12-1999;</li> <li>• Audible and visual indication systems as prescribed in AS1735.12-1999; and</li> <li>• Emergency hands-free communication device including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul> Lift details to be provided at CC design stage for review.



BCA Clause		Status	Comment/Recommendation
	<ul style="list-style-type: none"> <li>Audible information and audible indication must be provided in a range of between 20-80 dB (A) at a maximum frequency of 1 500 Hz;</li> <li>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</li> </ul>		

**d. Part F2 – Sanitary and other facilities**

BCA Clause		Status	Comment/Recommendation
<b>F2.4</b>	<p><b>Accessible Sanitary Facilities</b></p> <p>In a building required to be accessible:</p> <p>(a) Accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with Table F2.4 (a); and</p> <p>(b) Accessible unisex showers must be provided in accordance with Table F2.4 (b); and</p> <p>(c) At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS1428.1 must be provided for use by males and females; and</p> <p>(d) An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels;</p> <p>(e) The circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with Table F2.4 (a) and Table F2.4 (b) must comply with the requirements of AS1428.1; and</p> <p>(f) An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and</p> <p>(g) Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and</p> <p>(h) Where male sanitary facilities are</p>	Not applicable	<p>There are no communal sanitary facilities provided within the development.</p> <p>Accessible or ambulant sanitary facilities are not required.</p>

BCA Clause		Status	Comment/Recommendation
	<p>provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and</p> <p>(i) An accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D3.3 (f) to be provided with a passenger lift or ramp complying with AS1428.1.</p> <p><b>Class 2 – Residential Sole Occupancy Units</b></p> <p><i>Table F2.4 (a) states where sanitary compartments are provided in common areas, not less than 1 accessible toilet.</i></p> <p><i>Table F2.4 (b) states where showers are provided in common areas, not less than 1 accessible shower is required.</i></p> <p><b>Class 7a – Car Parking</b></p> <p><i>Table F2.4 (a) states where Clause F2.3 requires a closet pan, 1 accessible toilet on every storey containing sanitary compartments and where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.</i></p> <p><i>Table F2.4 (b) states where Clause F2.3 requires 1 or more showers, not less than 1 accessible shower for every 10 showers or part thereof.</i></p>		
<b>F2.9</b>	<p><b>Accessible Adult Change Facilities</b></p> <p>(a) Accessible adult change facilities required by (b):</p> <p>(i). Must be constructed in accordance with Specification F2.9; and</p> <p>(ii). Cannot be combine with another sanitary compartment;</p> <p>(b) One unisex accessible adult change facility must be provided in an accessible part of a:</p> <p>(i). Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole occupancy units; and</p> <p>(ii). Class 9b sports venue or the like:</p> <p>a. Has a design occupancy of not less than 35,000 spectators; or</p>	Not applicable	Accessible adult change facilities are not applicable to this development as they are only required within shopping centres, sports venues, museums, art galleries, theatres or airports.

BCA Clause		Status	Comment/Recommendation
	<p>b. Contains a swimming pool that has a perimeter of not less than 70m and that is required by Table D3.1 to be accessible;</p> <p>(iii). Museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(iv). Theatre or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(v). Passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002;</p> <p>(c) For the purpose of (b), the design occupancy must be calculated in accordance with Clause D1.13, but excluding any area that:</p> <p>(i). Can only be accessed by staff, employees, contractors, maintenance personnel and the like; or</p> <p>(ii). Is subject to an exemption under Clause D3.4.</p>		

## 4. SENIORS HOUSING ASSESSMENT

### a. General

The following assessment summarises the compliance status of the design documentation with reference to Part 2 and Schedule 3 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

To parts that do not comply or design detail is not provided, a comment or recommendation is provided to achieve compliance.

The compliance assessment outcomes are classified into the following categories:

Key	
Noted	The subject clause is for guidance or for information only.
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design has shown general compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Design information required at CC stage	The design does not show sufficient details to achieve compliance with the subject clause. Further details are required during the construction certificate stage to achieve full compliance.
Does not comply	The design has not achieved compliance with the subject clause.
Not applicable	The subject clause is not applicable to the proposed design.

### b. Schedule of Seniors Living Features

Item		Status	Comment/Recommendation
1	<b>Location and access to services and facilities</b>		
	<p>The proposed development must have access to the following services and facilities:</p> <ul style="list-style-type: none"> <li>a. Shops, bank service providers and other retail and commercial services that residents may reasonable require;</li> <li>b. Community services and recreational facilities; and</li> <li>c. The practice of a general medical practitioner.</li> </ul>	Capable of complying at CC stage	<p>The nearest shopping centre is Forestway Shopping Centre (corner of Warringah Road &amp; Forest Way French Forest) which is approximately 800m (approximately an 11m walk) from the development.</p> <p>The shopping centre provides access to banks, retail and commercial shops, pharmacy, medical practitioner, community and recreational services.</p>
	<p>If the development is within the Sydney Statistical Division (metropolitan Sydney);</p> <ul style="list-style-type: none"> <li>a. Public transport services are located not more than 400m from the site and accessible by a suitable access pathway;</li> <li>b. The public transport service can take residents to a place that is located not more than 400m from the services and facilities; and</li> <li>c. The public transport service is available Monday to Friday at least</li> </ul>	Capable of complying at CC stage	<p>The site is located within the Sydney Statistical Division.</p> <p>The nearest bus stop that can take residents to Forestway Shopping Centre is located directly outside the development on Forest Way. For the return journey the bus stop is located on the opposite side of the road on Forest Way (existing signalized crossing and kerb ramps are available for pedestrians).</p> <p>The buses (B270, B271, B281 &amp; B283) are available frequently throughout the day to take residents to the shopping</p>

Item		Status	Comment/Recommendation
	once between 8am and 12pm and at least once between 12pm and 6pm per day.		centre and on the return journey (approximately 5-10 minute bus ride approximately).
	<p>The gradient along the access pathway from the site to the public transport service must be no more than 1 in 14 or;</p> <ul style="list-style-type: none"> <li>a. No more than 1 in 12 grades every 15m;</li> <li>b. No more than 1 in 10 grades every 5m; and</li> <li>c. No more than 1 in 8 grades every 1.5m</li> </ul> <p>The access pathway must be sealed footpath that is suitable and safe for use by an electric wheelchair, motorised cart or the like.</p>	Capable of complying at CC stage	The existing concrete footpath provided from the development to the bus stop has acceptable grades.
<b>2</b>	<b>Siting Standards (Wheelchair Access)</b>		
	<p>If the whole of the site has a gradient of less than 1 in 10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel to an adjoining public road.</p> <p>If the whole of the site does not have a gradient of less than 1 in 10:</p> <ul style="list-style-type: none"> <li>a. The percentage of dwellings that must have wheelchair access must be equal proportion of the site that has a gradient of less than 1 in 10, or 50%, whichever is greater; and</li> <li>b. The wheelchair access provided by a continuous accessible path of travel complying with AS1428.1-2009 to an adjoining public road or an internal road or a driveway that is accessible to all residents.</li> </ul>	Capable of complying at CC stage	All dwellings within the development are accessible by a continuous accessible path of travel complying with AS1428.1-2009.
<b>3</b>	<b>Siting Standards (Common Areas)</b>		
	Access must be provided in accordance with AS1428.1-2009 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Capable of complying at CC stage	<p>Accessible pathways complying with AS1428.1-2009 must be provided to all common areas and facilities provided within the development.</p> <p>The 1 in 14 graded ramp and stairs must be comply with AS1428.1-2009.</p>
<b>4</b>	<b>Security</b>		
	<p>Pathway lighting:</p> <ul style="list-style-type: none"> <li>a. Must be designed and located so as to avoid glare for pedestrian and adjacent dwellings; and</li> </ul>	Capable of complying at CC stage	The accessible pathways within the development must have lighting with a minimum 20-lux level and must not create glare for pedestrians or adjacent buildings.

Item		Status	Comment/Recommendation
	b. Must provide at least 20 lux at ground level.		
<b>5</b>	<b>Letterboxes</b>		
	<p>Letterboxes:</p> <ul style="list-style-type: none"> <li>a. Must be situated on a hard stand area and have wheelchair access and circulation by a continuous accessible path of travel complying with AS1428.1-2009; and</li> <li>b. Must be lockable;</li> <li>c. Must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</li> </ul>	Capable of complying at CC stage	<p>The letterboxes must be lockable and located at the allotment entrance on a 1540mm x 2070mm level hardstand surface (maximum 1 in 40 grades) that is connected to the accessible pathways within the development.</p> <p>The letterboxes must be located 900-1100mm from the ground.</p>
<b>6</b>	<b>Private car accommodation</b>		
	<p>If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> <li>a. Car parking spaces must comply with the requirements for parking for persons with a disability AS2890; and</li> <li>b. 5% if the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres; and</li> <li>c. Any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</li> </ul>	Capable of complying at CC stage	<p>The accessible car parking space provided for each dwelling must comply with AS2890.1-1993.</p> <p>The accessible car parking space provided for each dwelling must be a minimum 3800mm wide x 6000mm long (where a handstand surface is provided outside the garage the length may be reduced to 5400mm) complying with AS4299-1995. It is noted where 2 x 2400mm wide car parking spaces are provided for each dwelling, this is also acceptable as the 3800mm width is achieved.</p> <p>The accessible car parking space within the basement car park must have a minimum 2500mm overhead clearance.</p> <p>The entrance door to the basement car park must be power operated and have provision for a minimum 2200mm overhead clearance.</p>
<b>7</b>	<b>Accessible Entry</b>		
	Every entry (whether a front or not) to a dwelling, not being an entry for employees must comply with Clauses 4.3.1 and 4.3.2 of AS4299-1995.	Capable of complying at CC stage	<p>The entrance door to each dwelling must be step free with a level threshold and covered from the weather.</p> <p>Where a 35mm step is provided a 1 in 8 graded threshold ramp must be provided.</p> <p>The dwelling entrance door must have a minimum 850mm wide x 1980mm high clear opening (920mm x 2040mm door) when measured from the face of the opened door to the doorstep, clear door circulation space on both sides of the</p>

Item		Status	Comment/Recommendation
			door and D-lever handles complying with AS1428.1-2009.
<b>8</b>	<b>Interior: General</b>		
	Internal doorways must have a minimum clear opening that complies with AS1428.1-2009.	Capable of complying at CC stage	The internal doors required to be accessible must have a minimum 850mm wide x 1980mm high clear opening (920mm x 2040mm door) when measured from the face of the opened door to the doorstep.
	Internal corridors must have a minimum unobstructed width of 1000mm.	Capable of complying at CC stage	Internal corridors must be a minimum 1000mm wide except where a turning space or door circulation space is required complying with AS1428.1-2009.  Turning spaces and door circulation must comply with AS1428.1-2009.
	Circulation spaces at approaches to internal doorways must comply with AS1428.1-2009.	Capable of complying at CC stage	Internal doors required to be accessible must have internal and external door circulation space complying with AS1428.1-2009.
<b>9</b>	<b>Bedroom</b>		
	<p>At least one bedroom within each dwelling must have:</p> <ol style="list-style-type: none"> <li>An area sufficient to accommodate a wardrobe and a bed sized as follows: <ol style="list-style-type: none"> <li>In the case of a dwelling in a hostel – a single sized bed, or</li> <li>In the case of a self contained dwelling – a queen sized bed; and</li> </ol> </li> <li>A clear area for the bed of at least: <ol style="list-style-type: none"> <li>1200mm wide at the foot of the bed;</li> <li>1000mm wide beside the bed between it and the wall, wardrobe or any other obstruction; and</li> </ol> </li> <li>2 double general power outlets on the wall where the head of the bed is likely to be;</li> <li>At least one general power outlet on the wall opposite the wall where the head of bed is likely to be;</li> <li>A telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet; and</li> <li>Wiring to allow a potential illumination of at least 300 lux.</li> </ol>	Capable of complying at CC stage	<p>At least one accessible bedroom must be provided with sufficient space to accommodate a queen size bed (1530mm wide x 2030mm length) with 1000mm clear width at the sides of the bed and 1200mm clear width at the end of the bed or the side of the bed with a wardrobe.</p> <p>2 double GPO's must be provided at the bedside table.</p> <p>1 telephone line and 1 GPO must be provided on the opposite bedside table (side closest to door).</p> <p>1 double GPO must be provided at the opposite wall to the bedhead.</p> <p>Lighting within the bedroom must have a 300-lux level.</p>

Item		Status	Comment/Recommendation
<b>10</b>	<b>Bathroom</b>		
	<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS1428.1-2009:</p> <ol style="list-style-type: none"> <li>Slip-resistant floor surface;</li> <li>A washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS1428.1-2009;</li> <li>A shower that complies with AS1428.1-2009, except that the following must be accommodated either immediately or in the future: <ol style="list-style-type: none"> <li>A grab rail;</li> <li>Portable shower head;</li> <li>Folding seat; and</li> </ol> </li> <li>A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</li> <li>A double general power outlet beside the mirror.</li> </ol>	Capable of complying at CC stage	<p>At least one accessible bathroom must be provided with an accessible washbasin, shower and toilet.</p> <p>The accessible bathroom must be adaptable into an accessible sanitary facility with sufficient circulation space complying with AS1428.1-2009 (minimum 2300mm x 2700mm internal dimensions).</p> <p>Accessible fixtures, fittings and grabrails complying with AS1428.1-2009 can be installed at a future date as required.</p> <p>For ease of plumbing, all inlets and outlets to be installed at the correct distance from walls as shown in AS1428.1-2009.</p> <p>Ensure all walls are strengthened with 12mm structural plywood to a height of 1800mm if stud frame walls used.</p> <p>A wall cabinet must be provided with lighting above the washbasin.</p> <p>1 double GPO must be provided next to the mirror 1000mm from the ground.</p> <p>Flooring within the bathroom must have a slip resistant rating (R10).</p>
	Sub-clause (b) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	Capable of complying at CC stage	The shower provided within the bathroom must be hobless and allow for a shower screen to be removed if required.
<b>11</b>	<b>Toilet</b>		
	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS4299-1995.	Capable of complying at CC stage	A toilet must be provided within the accessible bathroom with sufficient circulation space complying with AS1428.1-2009.
<b>12</b>	<b>Surfaces</b>		
	Balconies and external paved areas must have slip-resistant surfaces (finishes must comply with AS1428.1-2009).	Capable of complying at CC stage	<p>Balconies and external paved areas must have a slip resistance surface (e.g. R10 rating for dry areas and R11 rating for wet areas).</p> <p>The surfaces must be installed to comply with AS1428.1-2009.</p>
<b>13</b>	<b>Door Hardware</b>		
	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance	Capable of complying at CC stage	All doors and gates (internal & external) required to be accessible must have D-lever type handles complying with



Item		Status	Comment/Recommendation
	with AS4299-1995.		AS1428.1-2009.
<b>14</b>	<b>Ancillary Items</b>		
	Switches and power points must be provided in accordance with AS4299-1995.	Capable of complying at CC stage	All switches and controls i.e. air-condition control panel, intercom must be provided between 900-1000mm high from the ground.  All GPO's must be provided 600mm above the ground.
<b>15</b>	<b>Living room and dining room</b>		
	Living room in a self-contained dwelling must have:  a. A circulation space in accordance with clause 4.7.1 of AS4299-1995; and  b. A telephone adjacent to a general power outlet.	Capable of complying at CC stage	The living room must have provision for a 2250mm diameter clear circulation space.  1 telephone line must be provided next to a GPO.
	A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.		Lighting within the living and dinning room must have a 300 lux level.
<b>16</b>	<b>Kitchen</b>		
	A kitchen in a self-contained dwelling must have:  a. A circulation space in accordance with clause 4.5.2 of AS4299-1995;  b. A circulation space at door approaches that complies with AS1428.1-2009;  c. The following fittings in accordance with the relevant sub-clauses of clause 4.5 of AS4299-1995:  i. Benches that include at least one work surface at least 800mm in length that comply with clause 4.5.5 (a);  ii. A tap set (see clause 4.5.6);  iii. Cooktop (see clause 4.5.7), except that an isolating switch must be included;  iv. An oven (see clause 4.5.8); and  d. "D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards; and  e. General power outlets:	Capable of complying at CC stage	The kitchen must be a minimum 2700mm wide and must have a 1550mm clear circulation space in front or between the kitchen benches.  The kitchen must have an 800mm wide accessible worksurface provided between the sink and cooktop and separate from other cabinets for lowering between 750mm-850mm.  The kitchen must have a double bowl sink, at least one 150mm deep sink, a lever type mixer positioned 300mm from the front of the bench and a thermostatic valve.  The cooktop must have raised crossbar controls provided at the front or side and an isolation switch.  The oven must be positioned adjacent to a worksurface.  The kitchen must have D-type cupboard handles that are located towards the top of below bench cupboards and towards the bottom of overhead cupboards.  1 double GPO must be provided 300mm from the front of the bench and at the same height as the bench.  The GPO for the refrigerator must be

Item		Status	Comment/Recommendation
	<ul style="list-style-type: none"> <li>i. At least one of which is a double general power outlet within 300mm of the front of a work surface; and</li> <li>ii. One of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</li> </ul>		provided 900-1100mm from the ground.
<b>17</b>	<b>Access to kitchen, main bedroom, bathroom and toilet</b>		
	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Capable of complying at CC stage	The kitchen, main bedroom, accessible bathroom and toilet must be located on the ground floor.
<b>18</b>	<b>Lifts in multi-storey buildings</b>		
	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 Building Code of Australia.	Capable of complying at CC stage	The lift must provide access to all dwellings within the development and must comply with Clause E3.6 of the BCA.
<b>19</b>	<b>Laundry</b>		
	<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> <li>a. A circulation space at door approaches that complies with AS1428.1-2009;</li> <li>b. Provision for the installation of an automatic washing machine and a clothes dryer;</li> <li>c. A clear space in front of appliances of at least 1300mm;</li> <li>d. A slip-resistant floor surface; and</li> <li>e. An accessible path of travel to any clothes line provided in relation to the dwelling.</li> </ul>	Capable of complying at CC stage	<p>The laundry room doors must have sufficient door circulation space complying with AS1428.1-2009.</p> <p>Clear circulation space of 1300mm depth must be provided in front of the appliances within the laundry room.</p> <p>The laundry must have sufficient space for a washing machine, dryer and laundry tub.</p> <p>The flooring within the laundry room must have a slip resistant rating if tiled (R10).</p> <p>A clothes line will not be required if a dryer is provided.</p>
<b>20</b>	<b>Storage for linen</b>		
	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS4299-1995.	Capable of complying at CC stage	<p>A linen storage cabinet must be provided.</p> <p>Clear circulation space of 1300mm depth must be provided in front of the linen storage cabinet doors.</p>
<b>21</b>	<b>Garbage</b>		
	A garbage storage area must be provided in an accessible location.	Capable of complying at CC stage	The garbage bin location must be accessible with circulation space complying with AS1428.1-2009

## 5. STATEMENT OF DESIGN COMPLIANCE (DA DESIGN)

Ergon Consulting has completed a review of the design documentation relative to the detail provided, with reference to the minimum applicable accessibility requirements found within Part D3, Clause E3.6, Clause F2.4 and Clause F2.9 of the Building Code of Australia 2019, Disability (*Access to Premises – Building*) Standards 2010, Part 2 and Schedule 3 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, relevant Australian Standards as applicable to this project (*i.e. AS1428.1-2009, AS1428.4.1-2009, AS2890.1-1993, AS1735.12-1999 and AS4299-1995*), Warringah DCP 2011 Part D18 (*accessibility & adaptability requirements*) and general best practice access requirements.

This statement confirms accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the development approval may be issued without any concern that the development cannot achieve a reasonable level of access and meet statutory requirements, subject to further assessment of the construction design documentation.

We trust this statement of compliance is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully,



**Costa Miroforidis**

**Principal/Access Consultant**

Certificate IV in Access Consulting – IATA

B. Construction Management and Property (*Building*) – UNSW

Graduate Diploma in Building Surveying – UWS

Accredited Member of the Association of Consultants in Access Australia – ACAA

Registered LHA Design Guideline Assessor – LHA

Member of the Australian Institute of Building – AIB

Member of the Australian Institute of Building Surveyors – AIBS

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ACN: 606 772 776

## **APPENDIX 1**





Project: **SENIORS HOUSING**  
49 FOREST WAY, FRENCHS FOREST  
Client: SEYED JALALEDDIN ZIAOLHAGH

**Walsh<sup>2</sup>**  
Architects  
Registered Architect  
ACT 2624 NSW 10366  
scott@walsharchitects.com.au  
0466 049 880

Scale  
1 : 200 @ A1

Sheet Name  
**SITE PLAN**

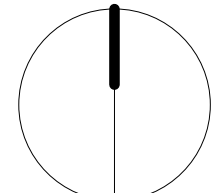
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Number  
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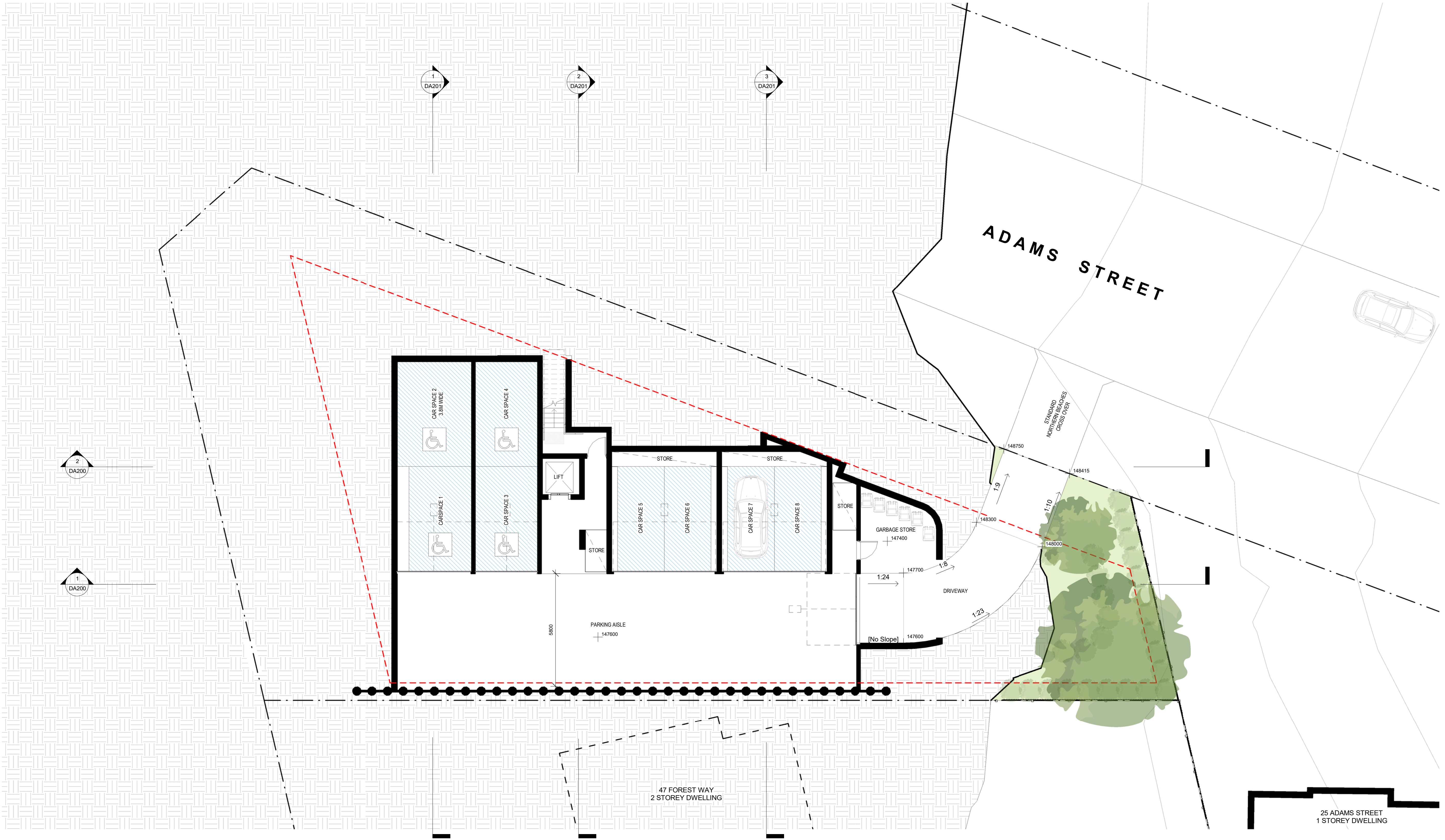
No.  
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NOTE: NO VISITOR SPACES ARE REQUIRED

ergon  
consulting

Project: **SENIORS HOUSING**  
49 FOREST WAY, FRENCHS FOREST  
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Scale  
1 : 100 @ A1

Sheet Name  
**BASEMENT PLAN**

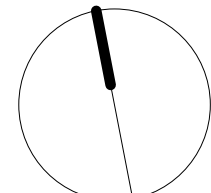
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Project: SENIORS HOUSING  
49 FOREST WAY, FRENCHS FOREST  
Client: SEYED JALALEDIN ZIAOLHAGH

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1 : 100 @ A1

Sheet Name  
GROUND PLAN

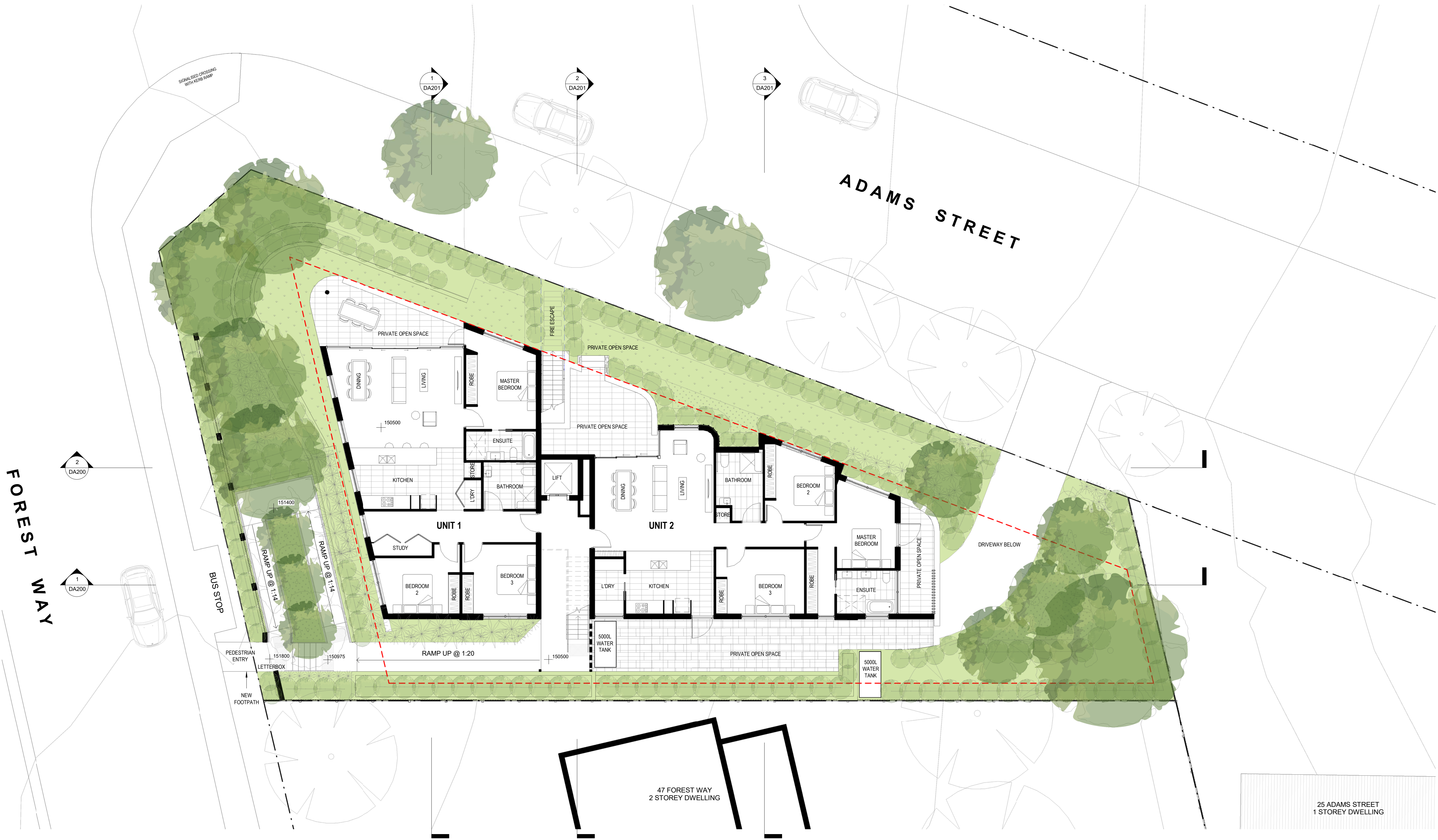
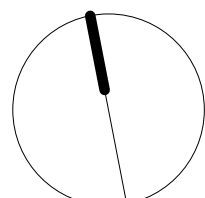
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Description  
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01.07.19

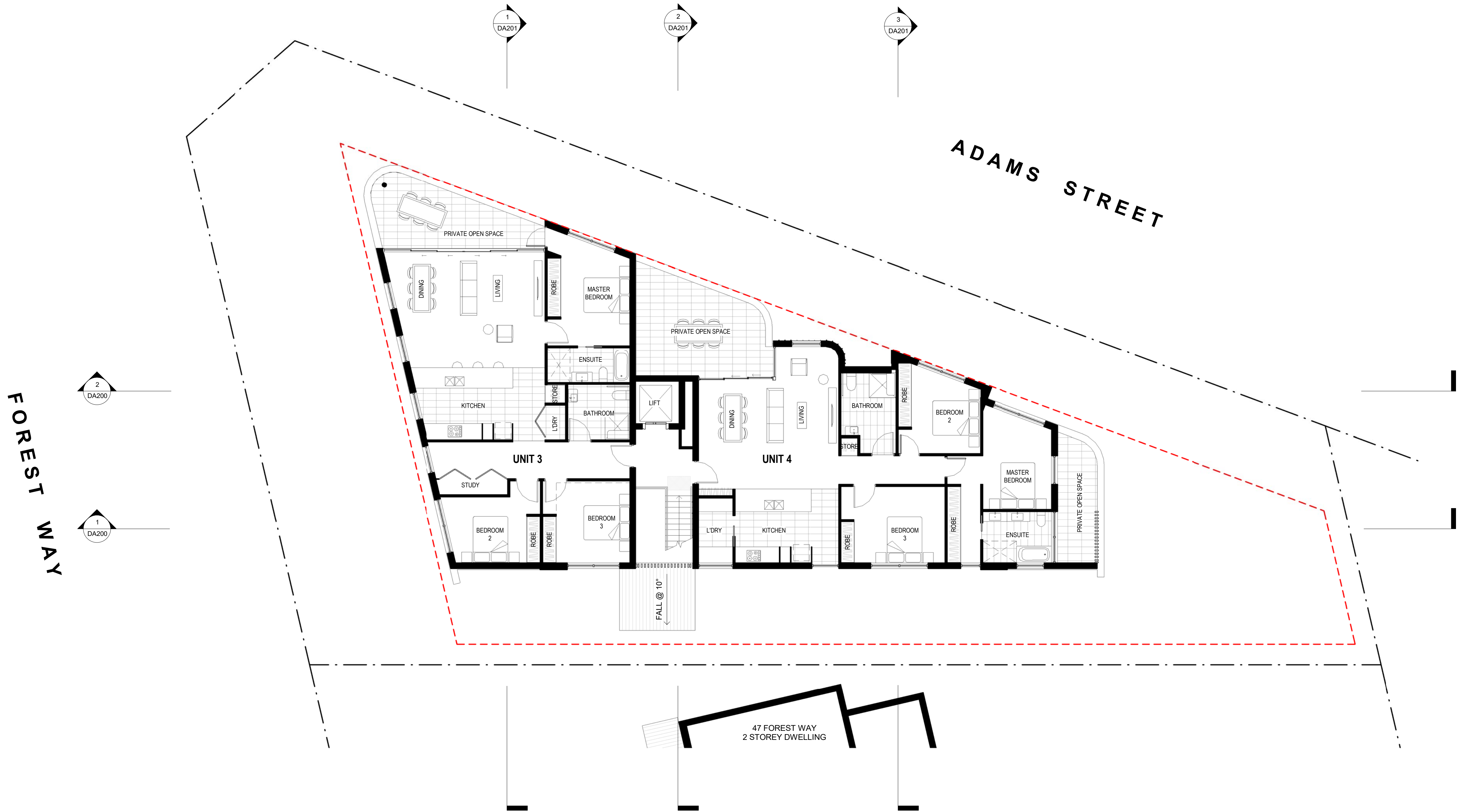
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A



47 FOREST WAY  
2 STOREY DWELLING

25 ADAMS STREET  
1 STOREY DWELLING





Project: **SENIORS HOUSING**  
49 FOREST WAY, FRENCHS FOREST  
Client: SEYED JALALEDDIN ZIAOLHAGH

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Scale  
1 : 100 @ A1

Sheet Name  
**LEVEL 1 PLAN**

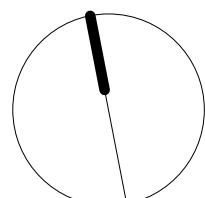
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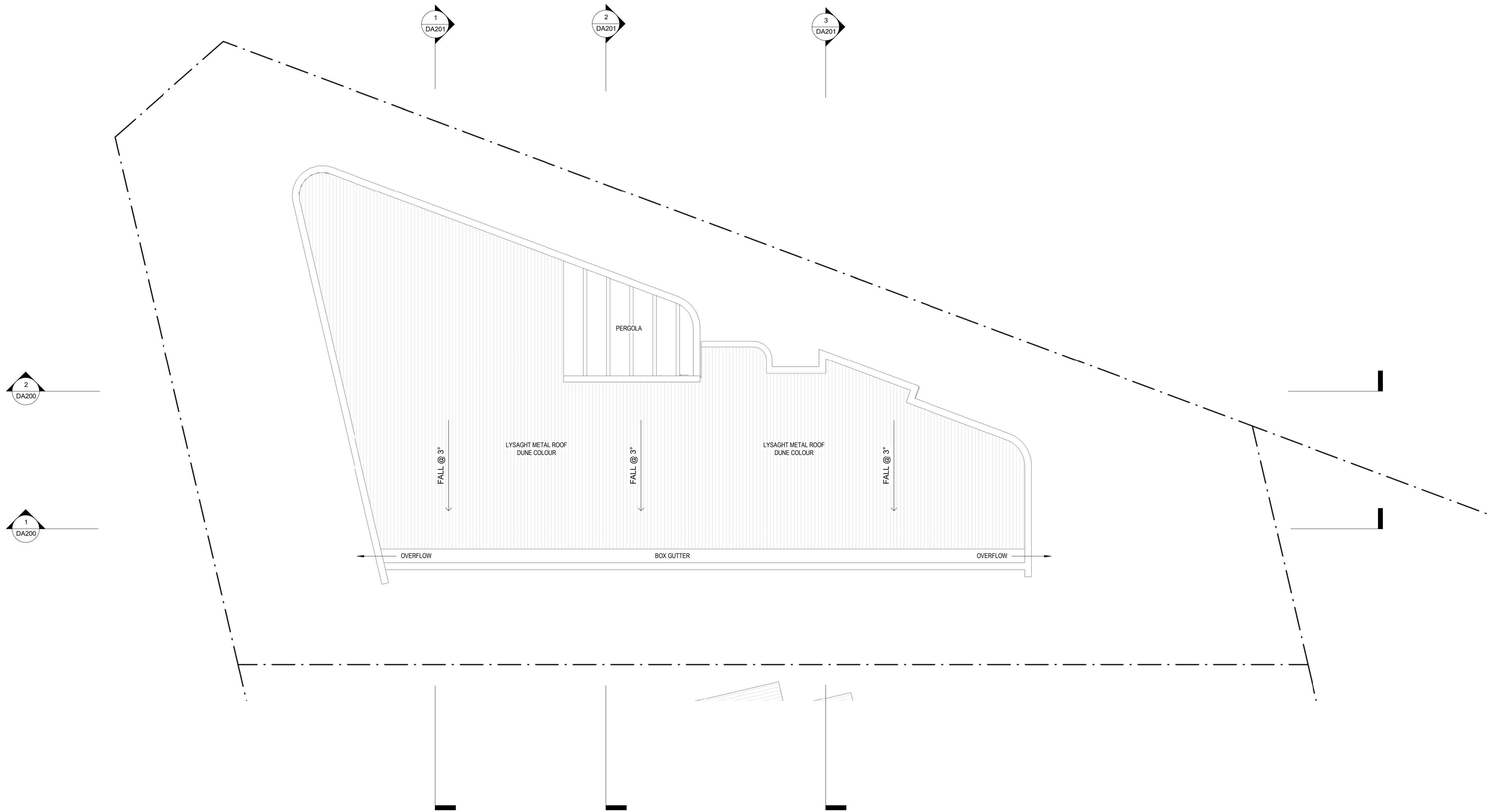
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Description  
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01.07.19

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Project: **SENIORS HOUSING**  
49 FOREST WAY, FRENCHS FOREST

Client: SEYED JALALEDDIN ZIAOLHAGH

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Sheet Name  
**ROOF PLAN**

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