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# report

## **Statement of Compliance Access For People With A Disability**

### **RSL Lifecare Old Darby & Joan S96 submission**

#### **Accessible Building Solutions**

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# Report

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**Report Type:** BCA Access Provisions & Adaptable Housing Statement of Compliance  
**Development:** Old Darby & Joan ILUs at RSL Lifecare Narrabeen

## Introduction

This report has been prepared to accompany a Section 96 Application and has been based on the following drawings prepared by Humel Architects:

DA03A	Ground Floor Plan
DA04A	First Floor Plan
DA06A	Elevations

The report is not to be used for any other purpose than its original intention.

## Assessment

### Assessment Criteria

This assessment has been undertaken to the extent necessary to issue a development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve the spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements will occur at CC stage.

Compliance is required with the following:

- The access provisions of the BCA as they relate to a Class 2 building
- The Council's DCP relating to Adaptable Housing.
- AS 1428.1 for the common areas
- AS 4299 for the adaptable units

### Assessment

The proposal includes 3 aged care independent living units over a carpark. Under the BCA the residential portion is deemed to be a Class 2 and the carpark a Class 7a.

The residential portion is also to be considered under SEPP Seniors Living.

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

## BCA Compliance

<b>D3 Access &amp; Egress</b>	
<b>Requirement</b>	<b>Class 2</b> <b>To at least 1 floor containing units, and any floor accessed by a lift or ramp, and to the entry door of all units on that floor</b>  <b>To and within not less than 1 of each type of common use facility</b>
<b>Compliance Comment</b>	Yes
<b>Requirement</b>	<b>Class 7a</b> <b>To and within any level containing accessible carspaces</b>
<b>Compliance Comment</b>	Yes 1 accessible space provided
<b>Requirement</b>	<b>Required external access must be provided from</b> <b>(i) The main pedestrian entry points at the allotment boundary</b> <b>(ii) from any other accessible building connected by a pedestrian link</b> <b>(iii) accessible carparking space</b>
<b>Compliance Comment</b>	Yes
<b>Requirement</b>	<b>In a building required to be accessible an entry must be:</b> <b>(i) Through the principal entry</b> <b>(ii) Not less than 50% of all pedestrian entries</b> <b>(iii) In a building &gt;500sqm a non accessible entry must be &lt;50m from an accessible entrance</b> <b>(iv) If the doorways are separated by more than the width of a door leaf they will be considered as separate entrances</b>
<b>Compliance Comment</b>	Yes
<b>Requirement</b>	<b>Where an accessible entry has more than 1 doorway, 50% of the doors shall be accessible if there are &gt;3 doors</b>
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	<b>Where a doorway has multiple door leaves, unless it is auto opening, at least 1 leaf must have a clear opening of 850mm</b>
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	<b>In areas required to be accessible:</b> <b>(i) Every ramp or stairway which is not fire isolated must comply with AS 1428.1</b> <b>(ii) Every lift must comply with E3.6</b> <b>(iii) Passing bays must be provided at max 20m intervals</b> <b>(iv) Turning spaces must be provided at max 20m intervals and within 2m of a dead end passage</b>
<b>Compliance Comment</b>	Yes

<b>Requirement</b>	<p>It is not necessary to provide access to</p> <ol style="list-style-type: none"> <li>An area which would be inappropriate because of its particular use</li> <li>An area that would pose a health or safety risk for people with a disability</li> <li>a path of travel to a space exempted in (a) or (b).</li> </ol>
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	Every building required to be accessible shall provide Braille and tactile signage to identify sanitary facilities, a space with hearing augmentation, where an entry is not accessible the location of the nearest accessible facility.
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	<p>For sanitary facilities signage must:</p> <ul style="list-style-type: none"> <li>identify the handling</li> <li>identify on the door, if a facility is ambulant accessible</li> <li>identify at a bank of facilities which does not contain an accessible facility, where the nearest accessible facility is located</li> </ul>
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	Tactile indicators required at stairs other than a fire isolated stair, escalators, travelator, ramp other than a kerb or step ramp, a fire isolated ramp or a swimming pool ramp
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	Tactile indicators or other suitable barrier is required to warn of overhead obstruction less than 2m above floor or a pathway meeting a vehicle accessway adjacent to a pedestrian entrance, if there is no kerb or kerb ramp at that point.
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	On an accessway, where there is no chair rail, handrail or transom, all fully glazed or frameless doors, sidelights and any glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with AS 1428.1
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	<p>On an accessway:</p> <ol style="list-style-type: none"> <li>A series of connected ramps must not have a combined vertical rise of &gt; 3.6m</li> <li>A landing for a step ramp must not overlap a landing for another ramp or step ramp</li> </ol>
<b>Compliance Comment</b>	N/A
<b>Requirement</b>	<p>In areas required to be accessible, the following are to be considered:</p> <ul style="list-style-type: none"> <li>Width of access ways min 1m clear, and be increased for door circulation, turning areas and passing areas as required by AS 1428.1</li> <li>Doors shall provide a clear opening of 850mm</li> <li>Doors to provide circulation space, hardware and luminance contrast as required by AS 1428.1</li> </ul>
<b>Compliance Comment</b>	Yes Verify at CC

## SEPP Seniors Living Compliance – Self Contained Dwelling

At design stage there is insufficient information to certify compliance with the SEPP, however, in accordance with the table below, the units can comply with the spatial requirements.

Requirement	Comply	Comments
<b>Site Access</b>		
Site gradient <1:10 a. Accessible path from all units to internal or public roadway	Yes	Public roadway taken as Edmondson Drive
Site gradient >1:10 a. Accessible path from min 50% of units to internal or public roadway b. All units on part site with gradient <1:10 to provide accessible path from all units to internal roadway		
Accessible path from units to all common areas	Yes	
Paths to be illuminated at Ground to 20lux	Yes	Capable of compliance
<b>Letterboxes</b>		
To be lockable	Yes	Capable of compliance
In central location on hardstand	Yes	Capable of compliance
Accessible from all units	Yes	Capable of compliance
<b>Private Car Accommodation</b>		
To AS 2890.6	Yes	The SEPP is confused due to recent changes to Standards. The proposal provides a wide garage with the facility for additional hardstand area in front for the unloading of a wheelchair to the side if required. This is considered acceptable.
2.5 m internal clearance, 2.3m at door		
5% or min 1 carspace to be able to be increased to 3.8m wide		
Power operated door or power for later installation		
<b>All Entries</b>		
Slope < 1:40	Yes	
Landing with low threshold	Yes	Capable of compliance
850 clear door opening	Yes	Capable of compliance
Door hardware to AS 1428	Yes	Capable of compliance
<b>Interior: General</b>		
Doors min clearance 850mm	Yes	Capable of compliance
Corridors min 1000mm	Yes	Capable of compliance
Provide door circulation to AS 1428.1	Yes	Capable of compliance
<b>Main Bedroom</b>		
Must contain wardrobe, queen size bed and have 1200mm at foot of bed & 1000mm at the side of the bed. ( In hostel bed to be single bed)	Yes	Capable of compliance
2xDGPO at bedhead location	Yes	Capable of compliance
1xGPO on wall opposite bed	Yes	Capable of compliance
Telephone outlet & GPO next to bed on side closest to door	Yes	Capable of compliance
Illumination of 300lux	Yes	Capable of compliance

<b>Bathroom</b>		
Area complying with AS 1428.1	Yes	
Slip resistant floor	Yes	Capable of compliance
Shower 1160x1100 or that complies with AS1428 or AS4299	Yes	
A shower : a. without a hob b. Waterproofed c. Floor falls to waste d. Can accommodate grabrails to AS 1428 e. Taps to be lever or capstan with single outlet f. Taps can be easily reached from shower entry g. Can accommodate rail shower h. Can accommodate a folding seat to AS4299	Yes	Capable of compliance
Washbasins with clearances or can be modified to achieve clearances	Yes	
Illuminated wall cabinet	Yes	Capable of compliance
A mirror	Yes	Capable of compliance
1xDGPO next to mirror	Yes	Capable of compliance
<b>Toilet</b>		
Visitable toilet	Yes	Capable of compliance
Installed to AS1428	Yes	Capable of compliance
Slip resistant floor	Yes	Capable of compliance
Can accommodate grabrails to AS1428	Yes	Capable of compliance
<b>Surface Finishes</b>		
Balconies and external areas to be slip-resistant	Yes	Capable of compliance
<b>Doors</b>		
Single hand operation	Yes	Capable of compliance
Operator located between 900mm -1000mm above floor	Yes	Capable of compliance
<b>Ancillary Items</b>		
Switches located between 900mm -1000mm above floor	Yes	Capable of compliance
GPOs at least 600mm above floor	Yes	Capable of compliance
<b>Living Room and Dining Room</b>		
2250 circulation space	Yes	
Telephone & GPO	Yes	Capable of compliance
300lux illumination	Yes	Capable of compliance
<b>Kitchen</b>		
1550mm between benches	Yes	
800mm bench which can be adjusted in height	Yes	Capable of compliance
Tapset that is located 300 from front of sink and has capstan or lever handles	Yes	Capable of compliance
Cooktop with front or side controls and with raised crossbars	Yes	Capable of compliance
Cooktop on isolating switch	Yes	Capable of compliance

800mm long bench next to cooktop	Yes	Capable of compliance
Oven located next to an adjustable height work bench	Yes	Capable of compliance
D handles located at top of below bench cupboards and at bottom of above bench cupboards	Yes	Capable of compliance
1x Double GPO within 300mm of front of bench	Yes	Capable of compliance
GPO for fridge is easily accessible without moving fridge	Yes	Capable of compliance
<b>Kitchen, Bathroom, Bedroom, Toilet</b>		
Located on ground floor of multi level dwelling	N/A	
<b>Laundry</b>		
Provision for washing machine	Yes	Capable of compliance
Provision for clothes dryer	Yes	Capable of compliance
1300mm in front of appliances	Yes	Capable of compliance
Thermostatic mixing valves for hot water	Yes	Capable of compliance
Slip resistant floor	Yes	Capable of compliance
Accessible path to clothes line	Yes	Capable of compliance
Door circulation spaces to AS 1428.1	Yes	Capable of compliance
<b>Storage</b>		
600mm wide	Yes	Capable of compliance
Adjustable shelving	Yes	Capable of compliance
<b>Garbage</b>		
An outside garbage storage area must be accessible	Yes	Capable of compliance

### Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal can achieve compliance with the access provisions of the BCA and SEPP Seniors Living.



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