



Access Assessment Report

18 Alexander Street, Collaroy



Project: 18 Alexander Street, Collaroy
Reference No: 114672-Access-r 1
Date: 9 September 2021
Client: Laxland Group Pty Ltd
Client Contact: Scott Walsh
Email: scott@walsharchitects.com.au
BCA Logic Project: Ben Long
Direct: 8484 4009
Email: blong@bcalogic.com.au

Document Control



Revision	Date	Description	
114672-Access-r1	9 September 2021	Access Assessment Report	
		Prepared by	Verified by
		Ben Long	Christopher Ward
		Registered Certifier Grade A1, No. BDC3380	Registered Certifier Grade A1, No. BDC2789
		Senior Building Regulations Consultant	Senior Building Regulations Consultant
			

Table of Contents

1	BASIS OF ASSESSMENT	4
1.1.	Location	4
1.2.	Purpose	4
1.3.	Limitations	4
1.4.	Federal Disability Discrimination Act (DDA)	5
1.5.	Disability Access to Premises Standards (Premises Standards)	5
1.6.	Design Documentation	5
1.7.	Definitions	5
2	KEY COMPLIANCE CONSIDERATION	7
2.1.	General	7
2.2.	Classification	7
2.3.	Dimensions and Tolerances	7
2.4.	Areas Required to be Accessible	8
3	STATEMENT OF COMPLIANCE	9
	ANNEXURE A – DESIGN DOCUMENTATION	10
	ANNEXURE B - PREMISES STANDARDS & BCA ASSESSMENT	11
	ANNEXURE C - STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004	19
	ANNEXURE D - COMPLIANCE SPECIFICATION	29

Tables

Table 1.	Building Classification	7
Table 2.	Areas Required to be Accessible	8
Table 3.	Architectural Plans	10
Table 4.	BCA 2019 Summary	12
Table 5.	General Requirements	19
Table 6.	Specific Requirements	20

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 18 Alexander Street, Collaroy.

1.2. Purpose

The purpose of this report is to assess the proposed building against the documents and their relevant Deemed to Satisfy requirements. The report is intended to clearly outline those areas where compliance is not achieved and provide recommendations to achieve compliance:

- > Disability Discrimination Act 1992 (DDA);
- > Disability Access to Premises Standards 2010 (Premises Standards);
- > Building Code of Australia 2019 (BCA2019) Volume 1 Amendment 1 – Part D3 and Clauses E3.6 and F2.4;
- > State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- > Applicable Australian Standards AS1428.1:2009, AS1428.4.1:2009 and AS2890.6:2009.

1.3. Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the documents as outlined in 1.2 above. It is not an assessment of the proposal against all provisions of the BCA2019 and if this is required, a separate report will be necessary.

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:

- > 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 BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- > BCA2019 Sections B, C, E, F, G, H, I, J, Parts D1 and D2;
- > Demolition Standards not referred to by the BCA2019;
- > Work Health and Safety Act;
- > Construction Safety Act;
- > Requirements of other Regulatory Authorities including, but not limited to, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like;
- > Conditions of Development Consent issued by the Local Consent Authority; and
- > This report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the documents outlined in Part 1.2 of this report.

1.4. 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 BC2019 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.

1.5. 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.

1.6. Design Documentation

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

1.7. Definitions

Accessible

Having features to enable use by people with a disability.

Accessway

A continuous accessible path of travel (as defined in AS 1428.1) to, into or within a building.

Affected Part

The affected part is;

- (a) The principal pedestrian of an existing building that contains a new part; and
- (b) Any part of an existing, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Continuous Accessible Path of Travel

An uninterrupted path of travel to, into or within a building providing access to all access facilities.

Luminance Contrast

The light reflected from one surface or component, compared to the light reflected from another surface or component.

Ramp

An inclined surface on a continuous accessible path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Tactile Indicators

Tactile Ground Surface Indicators (TGSIs)

Truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information

Visitable

A housing unit which has at least one wheelchair accessible entry with an accessible path of travel to the living area and to a toilet that is either accessible or visitable.

2 KEY COMPLIANCE CONSIDERATION

2.1. General

The following 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.

Accessibility has been assessed against the documents outlined in Part 1.2 of this Report. The Annexures to this report provides a detailed assessments of the proposal against ALL relevant Deemed-to-Satisfy Provisions and prescriptive requirements

Note: It is important that the Annexures are read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

2.2. Classification

Under the provisions of Parts A6 of BCA2019 and Part A4 of the Access Code, the building has been classified as follows:

Table 1. Building Classification

Class	Level	Description
7	Basement	Car parking
2a	Ground Floor – Level 2	Residential SOU's

2.3. Dimensions and Tolerances

The Premises Standards and 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.

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.

2.4. Areas Required to be Accessible

The following areas of the building are required to be accessible:

Table 2. Areas Required to be Accessible

Area / Room	Description
Ground Floor – Level 2	Common areas of the residential levels
Basement	To and within any level containing accessible car parking spaces

Note: The limitations and exemptions of Clauses D3.2, D3.3 and D3.4 of the BCA2019 and Access Code been considered where applicable in the process of developing the above table.

3 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions for Accessibility as outlined in Part 1.2 of this report. It is considered that such documentation complies or is capable of complying (as outlined in Part 2 of this Report) with those documents.

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by Walsh Architects			
Drawing Number	Revision	Date Title	Title
DA101	A	03.09.2021	PROPOSED SITE PLAN
DA110	A	03.09.2021	BASEMENT PLAN
DA111	A	03.09.2021	UNDERCROFT FLOOR PLAN
DA112	A	03.09.2021	LEVEL 1 FLOOR PLAN
DA113	A	03.09.2021	LEVEL 2 FLOOR PLAN
DA114	A	03.09.2021	ROOF PLAN
DA200	A	03.09.2021	SECTIONS
DA201	A	03.09.2021	SECTIONS

Annexure B - Premises Standards & BCA Assessment

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure D	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure D of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Building Code of Australia 2019 Assessment Summary (BCA2019) / Premises Standards (Access Code)

Table 4. BCA 2019 Summary

Clause	Clause Requirements	Comment	Status
Section D: Access and Egress			
Part D3 – Access for People with a Disability			
D3.0: Deemed-to-Satisfy Provisions	Informational		Noted
D3.1: General Building Access Requirements	<p>An accessway complying with AS1428.1 is required to the following:</p> <p>Class 2 –</p> <p>From a pedestrian entrance to at least 1 floor containing SOU's, to the entrance doorway of each SOU located on that level, and any other level served by a passenger lift or an accessible ramp.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents (e.g. cooking facility, gymnasium, swimming pool, laundry, etc.)</p> <p>Class 7 –</p> <p>To and within any level containing accessible carparking spaces.</p>	Access is considered to be provided throughout to the building due to level walkways and ramps being provided, with lift access to each of the storeys.	CRA – Refer Annexure D
D3.2: Access to Buildings	<p>(a) An accessway must be provided to a building required to accessible –</p> <p>(i) from the main points of a pedestrian entry at the allotment boundary; and</p> <p>(ii) from another accessible building connected by a pedestrian link; and</p> <p>(iii) from any required accessible carparking space on the allotment.</p>	<p>Due to the layout of the building, it is noted that there is no specific building entry. Each of the SOUs are noted to be their own entry and would not be captured by this clause due to the nature of an SOU.</p> <p>However, it is noted that the series of ramps from the footpath to the building is considered to be of a suitable gradient to allow for access as per AS1428.1-2009 and provided with handrails an handrail extensions as required.</p>	CRA – Refer Annexure D

Section D: Access and Egress

	<p>(b) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> (i) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and (ii) in a building with a total floor area more than 500 m², a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance, except for pedestrian entrances serving only areas exempted by D3.4. <p>(c) Where a pedestrian entrance required to be accessible has multiple doorways—</p> <ul style="list-style-type: none"> (i) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and (ii) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible. <p>(d) For the purposes of (c)—</p> <ul style="list-style-type: none"> (i) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— <ul style="list-style-type: none"> (A) all doorways serve the same part or parts of the building; and (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2). 	<p>Gateway leading to the building is provided with a suitable clear openings and circulation in accordance with AS1428.1-2009.</p>	
--	--	---	--

Section D: Access and Egress

	(e) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.		
D3.3: Parts of Buildings to be Accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. <p>The accessways must be provided with:</p> <ul style="list-style-type: none"> > Passing spaces (1800x2000mm) complying with AS1428.1 at 20m max. intervals where direct line of sight is not available. > Turning spaces (1540x2070mm) complying with AS1428.1 within 2m of the end of accessways (including corridors or the like); and at 20m max. intervals along an accessway. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. <p>Note: The Access to Premises Standards do not provide the concessions provided in sub-clauses (g) and (h) in this clause, hence compliance with the Access to Premises Standards will require the floor covering in the accessible areas to strictly comply with Clause 7.4.1(a) of AS1428.1-2009.</p>	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1-2009. Throughout the building, it is noted that 1:14 ramps are providing entry to the site, the ramps are of a suitable gradient and shown to be provided with handrails as required by AS1428.1-2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009. Based on each of the stairways provided, it is noted that two handrails have been provided along with handrail extensions at the top and base as required by AS1428.1-2009 > The corridors throughout the building are noted to be wide enough to allow for suitable passing spaces and turning spaces being maintained in accordance with AS1428.1-2009. The front entry ramps are noted to be less than 20m in total length and provided with suitable turning at the top and bottom within sight of each other. 	CRA – Refer Annexure D
D3.4: Exemptions	Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.)	<p>Subject to certifier approval, the following areas of the building may be exempted in accordance with this clause:</p> <ul style="list-style-type: none"> • Water tank room 	Noted
D3.4: Accessible Car Parking	N/A	Clause not applicable due to building classification	N/A

Section D: Access and Egress

D3.6: Signage	<p>> Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each:</p> <ul style="list-style-type: none"> ○ sanitary facility; and ○ identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) 	Signage is required to be provided throughout in accordance with this Clause.	CRA – Refer Annexure D
D3.7: Hearing Augmentation	N/A	Clause not applicable due to the use of the building	N/A
D3.8: Tactile Indicators	<ul style="list-style-type: none"> (a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— <ul style="list-style-type: none"> (i) stairway, other than a fire-isolated stairway; and (ii) an escalator; and (iii) a passenger conveyor or moving walk; and (iv) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (v) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in 	<p>TGSIs are required to be provided at the top and base of each stair flight and ramp. Based on the plans it is noted that these have been detailed and capable of complying.</p> <p>The proposed TGSIs are required to maintain the required luminance contrast in accordance with AS1428.4.1-2009.</p>	CRA – Refer Annexure D

Section D: Access and Egress

	<p>D3.4, if there is no kerb or kerb ramp at that point,</p> <p>except for areas exempted by D3.4. (b)</p> <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1.</p> <p>TGSI's to be provided in compliance with this Clause, AS1428.1, AS1428.4.1 and AS4586/HB198 at bottom and top of stairs / ramps (except fire-isolated).</p> <p>Ensure installed full tread width, colour contrasting with adjacent surface, slip resistance and 300mm from the ramp edge of stair riser.</p>		
D3.9: Wheelchair seating spaces in Class 9b Assembly Buildings	N/A	Clause not applicable due to building classification	N/A
D3.10: Swimming Pools	N/A	Clause is not applicable due to no swimming pools being provided.	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	The series ramps does not maintain a vertical rise of more than 3.6m	Complies
D3.12: Glazing on an Accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	CRA – Refer Annexure D

Section E: Services and Equipment

Part E3 – Lift Installations

Section E: Services and Equipment

E3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E3.6: Passenger Lifts	<p>The passenger lifts must be one of the types specified in Table E3.6a, have accessible features in accordance with Table E3.6b, as follows:</p> <ul style="list-style-type: none"> > Handrail complying with the provisions for a mandatory handrail in AS 1735.12. > Lift floor dimensions not less than 1100 mm wide by 1200 mm deep (lifts that travel not more than 12m) > Minimum clear door opening complying with AS 1735.12. > Passenger protection system complying with AS1735.12. > Lift car and landing control buttons complying with AS 1735.12. > Lighting in accordance with AS 1735.12. <ul style="list-style-type: none"> (a) Automatic audible information within the lift car to identify the level each time the car stops; and (b) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (c) audible information and audible indication required by (a) and (b) is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz. <p>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.</p> <p>Note: Platform lifts can be used up to 4m travel distance.</p> <p>Note: Stairway lifts are not allowed where is possible to install another type of passenger lift (e.g. unjustifiable hardship, heritage buildings)</p>	<p>The passenger lift being provided within the building must be provided in accordance with this Clause and maintain the required provisions.</p> <p>Due to the size of the building being less 12m, it is noted that the lift car proposed will allow for compliance.</p> <p>The lift car must be provided with features as required by this Clause and AS1735.12.</p>	CRA – Refer Annexure D

Section F: Healthy and Amenity

Part F2 – Sanitary and Other Facilities

F2.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.4:	Accessible Sanitary Facilities (including Table F2.4)	N/A	Clause not applicable as there are no accessible compartments proposed in accordance with this Clause	N/A
F2.9:	Accessible adult change facilities	N/A	Clause not applicable due to the use of the building	N/A

Annexure C - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Table 5. General Requirements

Item	Room/Item	Clause	Comment	Compliance
26	Location and access to facilities– Part 2			
	<p>Access complies with this clause if—</p> <p>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—</p> <p>(i) a gradient of no more than 1:12 for slopes for a 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>	26a	It is considered that the building is located within proximity to a bus stop in accordance with Clause 26b.	Noted
	<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>	26b	<p>It is found that the bus stops located on Pittwater Road as located within 400m of the subject property and is provided with access in accordance with this Clause.</p> <p>Suitable gradients maintained for suitable distances to reach the bus stop, based on the survey documentation provided.</p> <p>Each of the facilities are provided within Dee Why Town Centre which is accessible via the bus and is within the 400mm from a particular bus stop.</p>	Complies

Item	Room/Item	Clause	Comment	Compliance
	(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), 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)			
38	Accessibility – Part 3			
	Obvious and safe accessway to the public transport service (bus stop) or local facilities.	38a	Suitable gradients maintained for suitable distances to reach the bus stop.	Complies
	Attractive and safe environment for pedestrians and motorists with convenient linkages to the surrounding and parking for residents and visitors.	38b	Visitor parking is to be provided within the basement. Any other parking will be available on the street.	Complies

Table 6. Specific Requirements

Item	Room/Item	Clause	Comment	Compliance
1	Application			
	Applicable to seniors housing (hostels or self-contained SOU's)		The building includes self-contained SOU's (independent living units).	CRA – Refer Annexure D
2	Sitting Standards			
	If the site has a gradient of less than 1:10, then 100% of SOU's must have an accessway to an adjoining public road.	1	The building is provided with an accessway from the principal pedestrian entrance to the public road in accordance with AS1428.1:2009.	CRA – Refer Annexure D

Item	Room/Item	Clause	Comment	Compliance
			A series of ramps will be provided with a gradient of 1:14.	
	<p>If the site has a gradient of more than 1:10:</p> <ul style="list-style-type: none"> > Percentage of SOU's with an accessway to be equal the percentage of the site with gradient of less than 10% (or 50% whichever is greater) 	2a	The building is provided with an accessway from the principal pedestrian entrance to the public road in accordance with AS1428.1:2009.	CRA – Refer Annexure D
	<ul style="list-style-type: none"> > The accessway is to be provided adjoining public road, internal road or driveway accessible to all residents. 	2b	The building is provided with an accessway from the principal pedestrian entrance to the public road in accordance with AS1428.1:2009.	CRA – Refer Annexure D
	Common areas/facilities associated with the development to have an access way compliant with AS1428.1:2009.	3	There are no common rooms provided within the building, however the common corridors and basement carpark are provided with access via the lift shaft.	CRA – Refer Annexure D
3	Security			
	<p>Pathway lighting to be:</p> <ul style="list-style-type: none"> > Designated and located to avoid glare for pedestrian and SOU's. 	3a	Provisioning to be provided according to this clause at CC stage.	CRA – Refer Annexure D
	<ul style="list-style-type: none"> > Must provide at least 20 lux at ground level 	3b	Provisioning to be provided according to this clause at CC stage.	CRA – Refer Annexure D
4	Letterboxes			
	Letterboxes to be situated on a hard standing within the accessway.	4a	Mail boxes are located along the main accessway on a hard stand space.	Complies
	<ul style="list-style-type: none"> > To be lockable 	4b	Provisioning to be provided according to this clause.	CRA – Refer Annexure D

Item	Room/Item	Clause	Comment	Compliance
	> For self-contained dwellings, to be located together in one or more central locations adjacent to the street entry.	4c	Each of the letterboxes are located in a central location just off the street entry	Complies
5	Private Car Accommodation			
	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 parking spaces per unit, it is considered that compliant carpark sizing is readily available to suit the owner of the unit.	CRA – Refer Annexure D
	> 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. Due to the allocation of parking spaces and the number of parking spaces per unit, it is considered that compliant carpark sizing is readily available within any of the unit allocated parking spaces. Note: Compliance with AS2890.6-2009 is viewed as suitable to achieve the intent of SEPP Seniors.	CRA – Refer Annexure D
	> Garage to have or to be capable of install a power-operated door (including power point and motor/control area).	5c	No garages have been proposed	-
6	Accessible Entry			

Item	Room/Item	Clause	Comment	Compliance
	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
7	Interior General			
	Internal doorways to have a minimum clear opening in compliance with AS1428.1:2009.	7.1	Doorways within the SOU have the required 850mm clear width. Note: It is understood that non-accessible bedrooms & WC's are not included in this clause.	Complies
	Internal corridors to have 1000mm min. clear width.	7.2	Corridors achieve a 1000mm clear width throughout each of the units.	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. 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
8	Bedroom			
	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 with a queen side bed proposed.	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

Item	Room/Item	Clause	Comment	Compliance
	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 Annexure D
	1 general power outlet at the bed foot wall.	8d	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
	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 Annexure D
	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 Annexure D
9	Bathroom			
	At least one bathroom on ground floor (or main floor) and have the following facilities arranged to provide circulation space in compliance with AS1428.1:2009:	1a	Bathrooms are 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 Annexure D
	> 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 are shown within the accessible ensuites with sufficient circulations space (generally 1500x800mm in front). 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 Annexure D
	> 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 are shown to have compliant circulation space in accordance with Figure 47 of AS1428.1. It is noted that several of the bathrooms require the basins to be modified at a later stage to allow for compliance being maintained – however, this is noted to be acceptable under the SEPP.	CRA – Refer Annexure D

Item	Room/Item	Clause	Comment	Compliance
			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.	
	A well illuminated wall cabinet.	1d	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
	A double general power outlet adjacent the mirror.	1e	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
	Shower screen that can easily be removed	2	Provisioning to be provided (if preferred) according this clause.	CRA – Refer Annexure D
10	Toilet			
	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.	Complies
11	Surface Finishes			
	Balconies and external paved areas must have slip-resistant surfaces. Finishes to comply with AS1428.1 and AS4586.		Provisioning to be provided at CC stage.	CRA – Refer Annexure D
12	Door Hardware			
	Door handles and hardware for all doors (including entry doors and other external doors) to be in compliance with AS1428.1-2009.		Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
13	Ancillary Items			
	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 Annexure D

Item	Room/Item	Clause	Comment	Compliance
14	Application Standards Additional			
	Applicable to seniors housing (self-contained SOU's only)		Self-contained SOU's are proposed thus items below are applicable.	Noted
15	Living Room and Dining Room			
	<p>A living room must:</p> <ul style="list-style-type: none"> > have a 2250mm diameter circulation space after furniture is placed, compliant with 4.7.1 of AS4299. > have a telephone adjacent to a general power outlet. 	1	Provisioning has been provided to allow for a living room of a suitable size to comply with this clause.	CRA – Refer Annexure D
	A living room and dining room to have wiring to allow a potential illumination level of at least 300 lux.	2	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
16	Kitchen			
	<p>A kitchen in a self-contained SOU is to have:</p> <ul style="list-style-type: none"> > Minimum clearance in front of appliances and between benches to be 1550mm (4.5.2 of AS4299) 	16a	All kitchens are provided with a 1550mm clearance in front of the appliances.	CRA – Refer Annexure D
	> A circulation space at door approaches that complies with AS1428.1.	16b	None of the kitchens are provided with doorways	N/A
	<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"> > 800mm min. work surface bench long in compliance with clause 4.5.5 (a) > A tap set compliant with AS1428.1 	16c	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D

Item	Room/Item	Clause	Comment	Compliance
	<ul style="list-style-type: none"> > Cooktops in compliance with AS4299 Clause 4.5.7 (800mm adjacent surface, raised crossed bars, isolated switches, exposed front controls) > An oven adjacent to the work surface with the door opening away from the bench (AS4299 Clause 4.5.8) 			
	"D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards.	16d	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
	General power outlets: <ul style="list-style-type: none"> > At least one of which is a double general power outlet within 300 millimetres of the front of a work surface > One of which is provided for a refrigerator as per this clause 	16e	Provisioning to be provided according this clause at CC stage.	CRA – Refer Annexure D
17	Access to Kitchen, Main Bedroom, Bathroom and Toilet			
	In a multi-storey SOU's, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.		The rooms from this clause to be located at entry level.	Complies
18	Lifts in Multi-Storey Buildings			
	Lift shall comply with Part E3.6 of BCA2016.		See BCA Assessment Summary above. Compliance can be readily achieved.	Noted
19	Laundry			
	SOU's to have a laundry with: <ul style="list-style-type: none"> > 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	N/A
	<ul style="list-style-type: none"> > 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 Annexure D

Item	Room/Item	Clause	Comment	Compliance
	> 1300mm clearance in front of appliances.	19c	Each of the laundries provided throughout the units are provided with 1300mm clearance in accordance with this clause.	Complies
	> Slip-resistant floor surface.	19d	Provisioning to be provided according to this clause.	CRA – Refer Annexure D
	> An accessible path of travel to clothes lines.	19e	It is considered that no clothes lines will be provided within the units	Noted
20	Storage for Linen			
	Provision of a linen storage cupboard of 600mm width min, and adjustable shelving.		Each of the SOUs have been provided with a cupboard for storage large enough in accordance with this clause.	Complies
21	Garbage			
	Provision of an accessway to the garbage storage.		Accessway is shown to/from the Garbage in accordance with AS1428.1. The gateway will maintain a suitable clear openings and circulation in accordance with AS1428.1	CRA – Refer Annexure D

Annexure D - Compliance Specification

Design Certification

Further due to the level of detail provided at this stage the following items are to form part of a design statement or specification:

General

1. Tactile ground surface indicators will be installed at the top and bottom of stairways / ramps (other than fire isolated stairways / ramps); and where an overhead obstruction is less than 2 metres above the floor level. Tactile ground surface indicators will comply with Sections 1 and 2 of AS1428.4.1.
2. On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights or glazing capable of being mistaken for a doorway or opening will be clearly marked and comply with Clause 6.6 of AS1428.1-2009. A solid non-transparent contrasting line not less than 75mm wide is to extend across the full width of the glazing panel. The lower edge of the contrasting line is to be located between 900-1000mm above the plane of the finished floor level. The contrasting line is to provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 metres of the glazing on the opposite side.
3. All doorways will have a minimum luminance contrast of 30% in accordance with Clause 13.1 of AS1428.1-2009.
4. Fixtures and fittings in accessible sanitary facilities will be provided and installed in accordance Clause 15 of AS1428.1-2009.
5. Fixtures and fittings in ambulant facilities will be provided and installed in accordance Clause 16 of AS1428.1-2009.
6. Walkways will comply with Clause 10 of AS1428.1-2009.
7. For the walkways, the floor or ground surface abutting the sides of the walkway will be firm and level of a different material to that of the walkway at the same level and follow the grade of the walkway and extend horizontally for a minimum of 600mm, or be provided with a kerb or kerb rail in accordance with Clause 10.2 of AS1428.1-2009.
8. Stairways will comply with Clause 11 of AS1428.1-2009.
9. The fire isolated stairs will comply with Clause 11.1(f) and (g) of AS1428.1-2009.
10. Handrails will comply with Clause 12 of AS1428.1-2009.
11. Grabrails will comply with Clause 17 of AS1428.1-2009.
12. Accessible car spaces will achieve compliant headroom clearances in accordance with Clause 2.4 of AS2890.6-2009.
13. Demarcation will be provided in the accessible car space and adjacent shared zone in accordance with Clause 3.1 and 3.2 of AS2890.6. Refer to Annexure B1 for a diagrammatic explanation.
14. Bollards will be provided in the shared disabled car space area in accordance with Clause 2.2.1(e) of AS2890.6-2009. Refer to Annexure B1 for a diagrammatic explanation.
15. Switches and power points will comply with Clause 14 of AS1428.1-2009.
16. Floor and ground floor surfaces on accessible paths and circulation spaces including the external areas will comply with Clause 7 of AS1428.1-2009. Any level difference over 3mm must be ramped according AS1428.1 Clause 10.5.
17. Braille and tactile signage will comply with BCA2019 Clause D3.6.
18. Signage will to comply with Clause 8 of AS1428.1-2009.
19. The passenger lifts will comply with BCA2019 Table E3.6b and AS1735.12.

20. The unobstructed height of a continuous accessible path of travel will be a minimum of 2000mm and 1980mm at doorways.
21. Door handles and the like, will be in accordance with Clause 13.5 of AS1428.1-2009.

SEPP Seniors

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