



Access Assessment Report (SEPP Seniors)

58 Forest Way Frenchs Forest



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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed Seniors Housing development at 58 Forest Way Frenchs Forest, against the SEPP (Housing for Seniors or People with a Disability) 2004.

Part 5 'Matters for Further Consideration' of this report outlines the identified compliance issues that require further information or consideration.

Item	Description
1.	The gradient within the existing footpath will need to be modified to allow for a suitable accessway being maintained in accordance with the SEPP. Details will need to be provided showing the modifications as required to ensure that suitable gradients are maintained at CC stage.

Annexure B to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA.

1 BASIS OF ASSESSMENT

1.1. Location

The building development, the subject of this report, is located at 58 Forest Way Frenchs Forest and includes a two (2) storey building containing four (4) sole occupancy units located above a basement carpark

In accordance with the Seniors Housing definitions (Clause 10 of the SEPP Seniors) the residential accommodation for people with disabilities is to be nominated as:

- > Group of self-contained dwellings

Direct vehicular access is provided via Forest Way.

1.2. Purpose

The purpose of this report is to assess the existing building against the relevant Deemed-to-Satisfy provisions of BCA2019 and the following legislative requirements to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance:

1. SEPP (Housing for Seniors or People with a Disability) 2004 – SEPP Seniors.
2. Related Australian Standards as applicable including, but not limited to, AS 1428.1-2009, AS 1428.4.1- 2009 & AS/NZS 2890.6-2009.

1.3. Limitations

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

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

This report does not include, or imply compliance with:

- (a) The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- (b) BCA Volume One
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like;
- (g) Previous conditions of Development Consent issued by the Local Consent Authority; and
- (h) this report does not assess the safety of the particular aspects of the building but merely the minimum standards called up by the Access provisions of BCA2014.

1.4. Federal Disability Discrimination Act (DDA)

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

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

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

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

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

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

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

These aims will be achieved by:

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

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

Disabled access requirements within other relevant policies such as Apartment Design Guide (SEPP65) and Livable Housing Design Guideline commonly used in Class 2 building will not be relevant for this development as SEPP Seniors shall prevail over inconsistencies that may occur with other policies as stated in SEPP Seniors Clause 5 (3).

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;

- (g) The principal pedestrian of an existing building that contains a new part; and
- (h) 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.

1.8. Design Documentation

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

2 BUILDING DESCRIPTION

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

2.1. Classification

The building has been classified as follows:

Independent Living Units

Table 1. Independent Living Units

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

3 ACCESS FOR PEOPLE WITH A DISABILITY

3.1. Introduction

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

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

Compliance has been indicated by using the following symbols:

Table 2. Legend of Symbols

Symbol	Description
Complies	Compliance is achieved, and no further information is required.
CRA – Refer to Part 5	'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 SEPP Specification included within Part 5 of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
DNC	Does Not Comply.
Noted	Clause simply provides a statement not requiring specific design comment or confirmation.

3.2. Housing for Seniors or People with a Disability (SEPP Seniors)

The standards set out in SEPP Seniors – Division 3 Clause 41 (1) – Schedule 3 apply to any seniors housing development that consist of a hostel, self-contained dwelling or a combinations of these, and the design principles of accessibility (Part 3, Clause 38).

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

General Requirements - Part 2 – Site related requirements

Table 3. General Requirements

Item	Room/Item	Clause	Comment	Compliance
26	Location and access to facilities			
	Access complies with this clause if— The facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following	26(a)	Due to the distance to the facilities, access to the facilities will require the use of public transport in accordance with Part (b).	Noted

Item	Room/Item	Clause	Comment	Compliance
	<p>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>			
	<p>In the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development—</p> <p>(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and</p> <p>(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and</p> <p>(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>a) and the gradient along the pathway from the site to the public transport services (and from the public transport</p>	26(b)	<p>The area is noted to be serviced by Bus Lines with the nearest stop being located 95m from the site entrance. The Forestway Shopping Centre retail precinct is available at Warringah Rd & Forest Way, Frenchs Forest and contains appropriate facilities.</p> <p>Wareham Reserve is also located within proximity to the proposal.</p> <p>Access is available from the site to the stops via existing concrete footpaths. However upon review of the survey details, it is noted that along the accessway there are gradients that will not comply with the requirements of Clause 3. There are areas steeper than 1:8 and longer than 1.5m; although as part of the works it is proposed that these existing footpaths are upgraded to achieve compliance.</p> <p>The bus routes from in front of the building lead to and from Forestway Shopping Centre and 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.</p>	<p>FI Refer to Part 4</p>

Item	Room/Item	Clause	Comment	Compliance
	services to the facilities and services referred to in subclause (1)) complies with subclause (3)			

Specific Requirements

Table 4. Specific Requirements

Item	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).	Noted
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 to Part 5
	If the site has a gradient of more than 1:10: > Percentage of SOU's with an accessway to be equal the percentage of the site with gradient of less than 10% (or 50% whichever is greater)	2a	The site is noted to have a gradient of less than 1:10 therefore Clause 1 would be applicable.	Noted
	> The accessway is to be provided adjoining public road, internal road or driveway accessible to all residents.	2b	The site is noted to have a gradient of less than 1:10 therefore Clause 1 would be applicable.	Noted
	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.	Noted
3	Security			
	Pathway lighting to be: > must be designed and located so as to avoid	3a	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5

Item	Item	Clause	Comment	Compliance
	glare for pedestrians and adjacent dwellings			
	Pathway lighting to be: > Must provide at least 20 lux at ground level	3b	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
4	Letterboxes			
	Letterboxes must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1).	4a	Mailboxes are located at the front of the property and assumed to have suitable access and circulation as provided by the footpath.	CRA – Refer to Part 5
	> To be lockable	4b	Provisioning to be provided according to this clause.	CRA – Refer to Part 5
	> 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	CRA – Refer to Part 5
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 to Part 5
	> 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	Complies

Item	Item	Clause	Comment	Compliance
			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.	
	> Garage to have or to be capable of install a power-operated door (including power point and motor/control area).	5c	The garage will need to be provided with doorways in accordance with this clause.	CRA – Refer to Part 5
6	Accessible Entry			
	Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, to comply with 4.3.1 & 4.3.2 of AS4299.	6	Main entrance to the residential 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

Item	Item	Clause	Comment	Compliance
	A clear area for the bed of at least: <ul style="list-style-type: none"> > 1200mm clearance at bed base > 1000mm side clearance 	8b	One accessible bedroom per SOU is provided with at least 1200mm clearance as bed base and 1000mm side clearances.	Complies
	2 double general power outlets at the head of the bed wall.	8c	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	1 general power outlet at the bed foot wall.	8d	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	1 phone outlet and a general power outlet adjacent to the bed on the door side.	8e	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	Wiring to allow a potential illumination level of at least 300 lux.	8f	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
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 will be at entry level of the SOU's.	Complies
	> Floor surface to be slip-resistant	1a	Flooring to be slip-resistant according to this clause and AS4586 –to be reviewed at construction stage.	CRA – Refer to Part 5
	> 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 to Part 5
	> Shower to have compliant circulation space with AS1428.1-2009. Note: Grabrail, portable shower head and folding seat can be	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 –	CRA – Refer to Part 5

Item	Item	Clause	Comment	Compliance
	accommodated in the future.		however, this is noted to be acceptable under the SEPP. 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 to Part 5
	A double general power outlet adjacent the mirror.	1e	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	Shower screen that can easily be removed	2	Provisioning to be provided (if preferred) according this clause.	CRA – Refer to Part 5
10	Toilet			
	Provision of a visitable toilet on the ground (or main) floor in compliance with AS4299.	10	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.	11	Provisioning to be provided at CC stage.	CRA – Refer to Part 5
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.	12	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
13	Ancillary Items			
	Switches and power points to be in compliance with AS4299.	13	Provisioning to be provided according AS4299 Clause 4.11.1 at CC stage.	CRA – Refer to Part 5
14	Application Standards Additional			
	Applicable to seniors housing (self-contained SOU's only)	14	Self-contained SOU's are proposed thus items below are applicable.	Noted
15	Living Room and Dining Room			

Item	Item	Clause	Comment	Compliance
	<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	<p>Provisioning has been provided to allow for a living room of a suitable size to comply with this clause.</p> <p>Details will need to be provided on the GPO in accordance with this clause.</p>	CRA – Refer to Part 5
	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 to Part 5
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.	Complies
	<ul style="list-style-type: none"> > A circulation space at door approaches that complies with AS1428.1. 	16b	There is no doorway leading into any of the kitchens	Complies
	<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 > 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) 	16c	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5

Item	Item	Clause	Comment	Compliance
	"D" pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards.	16d	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	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 to Part 5
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.	17	Each of the rooms are required by this clause are provided on the level of entry.	Complies
18	Lifts in Multi-Storey Buildings			
	Lift shall comply with Part E3.6 of BCA2019.	18	All of the dwellings are accessed via the Ground Floor	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	Complies
	<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.	Complies
	<ul style="list-style-type: none"> > 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
	<ul style="list-style-type: none"> > Slip-resistant floor surface. 	19d	Provisioning to be provided according this clause.	CRA – Refer to Part 5
	<ul style="list-style-type: none"> > An accessible path of travel to clothes lines. 	19e	Provisioning to be provided according this clause.	CRA – Refer to Part 5
20	Storage for Linen			

Item	Item	Clause	Comment	Compliance
	Provision of a linen storage cupboard of 600mm width min, and adjustable shelving.	20	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.	21	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 to Part 5

4 MATTERS FOR FURTHER CONSIDERATION

4.1. General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA2019 has revealed the following areas where compliance with the BCA2019 may require further consideration.

4.2. Dimensions and Tolerances

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

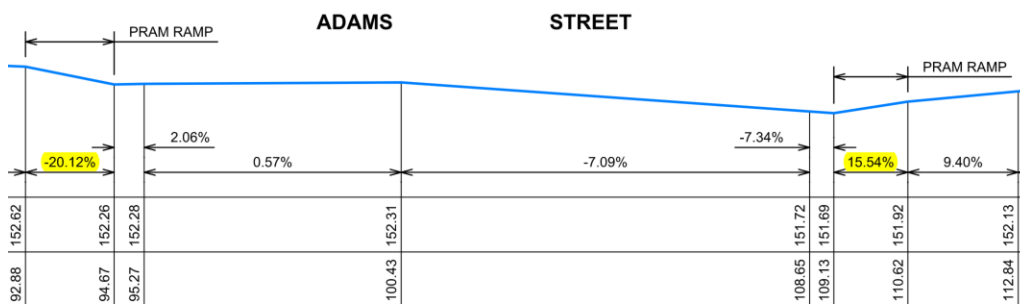
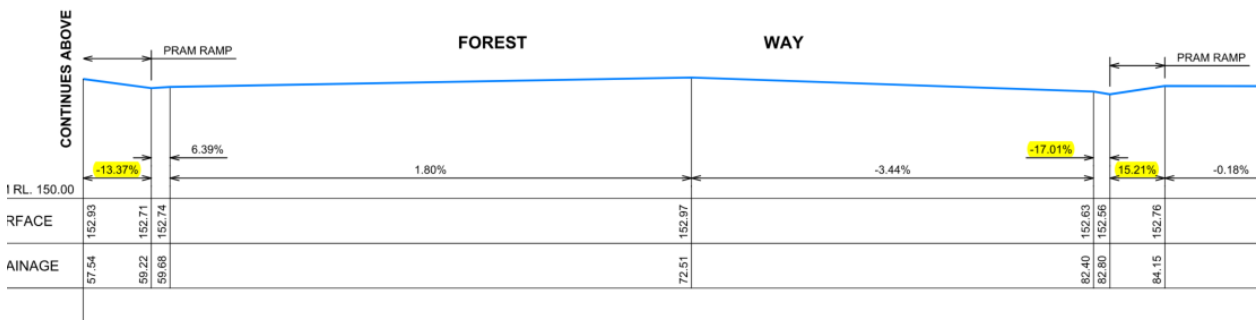
The designer and builder should ensure that the minimum dimensions are met onsite and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on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

4.3. Clause 26 - Location and access to facilities

Upon review of the survey documentation, it is noted that there are instances where the existing footpath would not comply with the gradient requirements of subclause 3 of this Clause. It would be required that these instances are modified to comply with the gradient and distance requirements under the SEPP, as noted below.

- > a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
- > a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
- > a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.

The highlighted portions will need to be modified to allow for compliance in accordance with this Clause.



5 DESIGN CERTIFICATION

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

1. The senior housing will consist of hostels or self-contained dwellings.
2. Gradients and wheelchair access across the site will comply with Clause 2 of Schedule 3 Part 1 – SEPP Seniors.
3. Lighting in pathways will comply with Clause 3 of Schedule 3 Part 1 – SEPP Seniors.
4. Letterboxes will comply with Clause 4 of Schedule 3 Part 1 – SEPP Seniors.
5. Carparking spaces will comply with Clause 5 of Schedule 3 Part 1 – SEPP Seniors.
6. The accessible entrance to the dwelling will comply with Clause 6 of Schedule 3 Part 1 – SEPP Seniors.
7. Internal doorways and corridors will comply with Clause 7 of Schedule 3 Part 1 – SEPP Seniors.
8. The accessible bedroom will comply with Clause 8 of Schedule 3 Part 1 – SEPP Seniors.
9. The accessible bathroom will comply with Clause 9 of Schedule 3 Part 1 – SEPP Seniors.
10. The toilet (visitable) will comply with Clause 10 of Schedule 3 Part 1 – SEPP Seniors.
11. Surface finishes will comply with Clause 11 of Schedule 3 Part 1 – SEPP Seniors.
12. Door hardware will comply with Clause 12 of Schedule 3 Part 1 – SEPP Seniors.
13. Switches and power points will comply with Clause 9 of Schedule 3 Part 1 – SEPP Seniors.
14. The senior housing will consist in self-contained dwellings.
15. Living and dining rooms will comply with Clause 15 of Schedule 3 Part 2 – SEPP Seniors.
16. Kitchen will comply with Clause 9 of Schedule 3 Part 2 – SEPP Seniors.
17. Access to kitchen, main bedroom, bathroom and toilet will comply with Clause 17 of Schedule 3 Part 2 – SEPP Seniors.
18. Laundry will comply with Clause 19 of Schedule 3 Part 2 – SEPP Seniors.
19. Storage for linen will comply with Clause 20 of Schedule 3 Part 2 – SEPP Seniors.
20. Garbage rooms will comply with Clause 21 of Schedule 3 Part 2 – SEPP Seniors.

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 5. Architectural Plans

Architectural Plans Prepared by Hao Design Pty Ltd			
Drawing Number	Revision	Date Title	Title
01	A	28/09/2020	Site/Roof Plan
02	A	28/09/2020	Ground Floor Plan
03	A	28/09/2020	First Floor Plan
04	A	28/09/2020	East Elevation
05	A	28/09/2020	North Elevation
06	A	28/09/2020	South Elevation
07	A	28/09/2020	West and East Elevation
08	A	28/09/2020	Sections A-A & B-B
09	A	28/09/2020	Section C-C