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Howard Moutrie			



# report

## **Statement of Compliance Access for People with a Disability**

### **Royal Far West**

**14-22 Wentworth St & 19-21 South Steyne Manly**

Document Number:AS-RPT-0001

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# Report

**Report Type:** Statement of Compliance - BCA Access Provisions  
**Development:** Royal Far West

## Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Candalepas Associates & Glenn Murcutt:

DA 110	Basement 2 Plan
DA 111	Basement 1 Plan
DA 112	Ground Floor Plan
DA 113	Level 1 Plan
DA 114	Level 2 Plan
DA 115	Level 3 Plan
DA 116	Level 4 Plan
DA 117	Level 5 Plan
DA 118	Level 6 Plan
DA 119	Level 7 Plan
DA 120	Level 8 Plan
DA 125-128	Sections
DA 135-137	Elevations
DA 180	Adaptable Units

## Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

## **Assessment:**

### Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. Where this report lists "capable of compliance" it means that there is nothing to stop full compliance as long as fittings and finishes are completed to the relevant standard

Compliance is required with the following:

- The Access provisions of the BCA
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP 65 – Part 4Q
- Council's DCP relating to Access for People with a Disability

### Assessment

The project sees the implementation of Stages 3 and 4 of the Concept Approval (Application # MP10\_0159) and involves the retention of the previously constructed Stages 1 and 2 (hospital facility "Centre for Excellence" now known as the 'CCK' building) as well as alterations and additions to Drummond House and the construction of mixed use buildings which incorporate tourist and visitor accommodation, residential apartments and retail/ commercial uses with basement parking and landscaping

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 3 (residential boarding house, hostel, accommodation or similar)
- Class 5 (office building for professional or commercial use)
- Class 6 (shops, sale of goods and services by retail)
- Class 7a (car park)

Where the building is existing, the new work and the affected part must comply with the BCA. The affected part will be assessed in detail at the CC stage.

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

BCA Part D3 Access for People with a Disability  
**BCA D3.1 Requirements for Access for people with a disability**  
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	<b>Class 2</b> <ul style="list-style-type: none"> <li>From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level.</li> <li>To and within 1 of each type of room or space in common use.</li> <li>Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Ground Level & Level 8. Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 3</b> From pedestrian entrance to 1 floor with SOUs, till the entry of doors of those SOUs. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 compliant ramp or lift, all SOUs on that level till their entry doors and to and within all common use areas on that level. <b>SOU requirements</b> Not more than 2 SOUs adjacent to each other. SOUs to represent a range of available rooms. <ul style="list-style-type: none"> <li>1 to 10 SOUs - 1 accessible SOU</li> <li>11 to 40 SOUs - 2 accessible SOUs</li> <li>41 to 60 SOUs - 3 accessible SOUs</li> <li>61 to 80 SOUs - 4 accessible SOUs</li> <li>81 to 100 SOUs - 5 accessible SOUs</li> <li>101 to 200 SOUs - 5 accessible SOUs + 1 per 25 (in excess of 100)</li> <li>201 to 500 SOUs - 9 accessible SOUs + 1 per 30 (in excess of 200)</li> <li>More than 500 SOUs- 19 accessible SOUs + 1 per 50 (in excess of 500)</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	Total number of SOUs in the development = 26 Total number of required Accessible SOUs= 2 Total number of provided Accessible SOUs= 2 Access has been provided to common use areas such as lounge & dining rooms  Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres</b> To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details to be verified at CC stage of works.
<i>Requirement</i>	<b>Class 7a</b> To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.

Requirement	<p><b><u>In areas required to be accessible, the following is to be provided:</u></b></p> <ul style="list-style-type: none"> <li>• Width of accessways shall be min 1M clear, and to 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 with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1</li> <li>• The separation of doors in airlocks shall comply with AS 1428.1</li> <li>• Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1</li> <li>• In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.</li> </ul>
Compliance	Capable of compliance.
Comments	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
Requirement	<p><b>BCA Part D3.2 Access to buildings</b></p> <p><b>Accessway is required from;</b></p> <ul style="list-style-type: none"> <li>• Main pedestrian entry at the site boundary for new buildings</li> <li>• Main pedestrian entry door for existing buildings</li> <li>• Any other accessible building connected by a pedestrian link</li> <li>• Accessible car parking spaces</li> </ul>
Compliance	Complies.
Comments	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp.</p> <p>Access has been provided from accessible car parking spaces by means of a lift. Details to be verified at CC stage of works.</p>
Requirement	<p><b>Accessway is required through:</b></p> <ul style="list-style-type: none"> <li>• Main entry and</li> <li>• Not less than 50% of all pedestrian entrances and in building with floor area over 500m<sup>2</sup>, non-accessible entry and accessible entry to be not more than 50M apart.</li> </ul>
Compliance	Capable of compliance.
Comments	The development has only 1 main entry which has been designed to be accessible. Details to be verified at CC stage of works.
Requirement	<p>Where <b>Accessible pedestrian entry</b> has multiple doorways</p> <ul style="list-style-type: none"> <li>• At least 1 to be accessible if 3 provided</li> <li>• At least 50% to be accessible, if more than 3 provided</li> </ul> <p>Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).</p>
Compliance	Capable of compliance.
Comments	<p>Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1.</p> <p>This is achievable and the door selections are to be verified at CC stage of works.</p>

<b>BCA Part D3.3 Parts of buildings required to be accessible</b>	
<i>Requirement</i>	Every <b>Ramp</b> (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Walkway</b> to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works.  Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	<b>Step / Kerb ramp</b> if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every <b>Stairway</b> (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every <b>Fire-isolated Stairway</b> is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where fire-isolated stairways have been provided, the features of the stairway will be assessed with the relevant requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	<b>Passing spaces requirement</b> It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	<b>Turning spaces requirement</b> It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.

Requirement	<b>Carpet specifications</b> Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
Compliance	Capable of compliance
Comments	Only applies to carpets provided in the common use areas and commercial use areas.  Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
Requirement	<b>BCA Part D3.4 Exemption</b> <b>Access is not required to be provided in the following areas :</b> <ul style="list-style-type: none"> <li>• where access would be inappropriate because of the use of the area</li> <li>• where area would pose a health and safety risk</li> <li>• any path which exclusively provides access to an exempted area</li> </ul>
Compliance	For information only.
Comments	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
Requirement	<b>BCA Part D3.5 Accessible Carparking</b> <b>Parking Service</b> Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
Compliance	N/A
Comments	
Requirement	<b>Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.</b>
Compliance	Complies.
Comments	Note: the pavement marking shall have the appropriate slip resistance for the location.
Requirement	<b>In situations where not more than 5 carparking spaces have been provided</b> The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
Compliance	N/A
Comments	
Requirement	<b>Class 2</b> There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
Compliance	N/A
Comments	The parking for the adaptable units is assessed later in this report.

<i>Requirement</i>	<b>Class 5, 7, 8 or 9c</b>
	- 1 space per 100 carparking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Total number of spaces provided = 109</p> <p>Total number of Accessible car parking spaces required= 2</p> <p>Total number of Accessible car parking spaces provided= 4</p> <p>Car parking spaces are to comply with the requirements of AS2890.6. This is to be verified at the CC stage of works.</p>
	<b>BCA Part D3.6 Signage</b>
<i>Requirement</i>	Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
	<b>BCA Part D3.8 Tactile indicators (TGSIs)</b>
<i>Requirement</i>	<p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> <li>- Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building</li> <li>- Escalators / passenger conveyor / moving walk</li> <li>- Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps)</li> <li>- Under an overhead obstruction of &lt;2M if no barrier is provided</li> <li>- When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location)</li> </ul> <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	<p>In the proposal, TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> <li>• At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> <li>• At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M</li> <li>• Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard.</li> <li>• Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard</li> </ul> <p>Details to be verified at CC stage of works.</p>
	<b>BCA Part D3.11 Limitations on Ramps</b>
<i>Requirement</i>	<ul style="list-style-type: none"> <li>• A series of connecting ramps cannot have a vertical height of 3.6M</li> <li>• A landing for a step ramp cannot overlap a landing for another ramp</li> </ul>
<i>Compliance</i>	Complies
<i>Comments</i>	<p>The series of connecting ramps do not exceed a vertical height of 3.6M</p> <p>Details to be verified at CC stage of works.</p>

		<b>BCA Part D3.12 Glazing on Accessways</b>
<i>Requirement</i>		<b>Glazing requirements-</b> 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 are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>		Capable of compliance
<i>Comments</i>		Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Glazing strip selections are to be verified at CC stage of works.
		BCA Part F Accessible Sanitary Facilities
		<b>BCA F2.4 Accessible sanitary facilities</b>
<i>Requirement</i>		<b>Accessible unisex toilet</b> is to be provided in accessible part of building such that; <ul style="list-style-type: none"> <li>• It can be entered without crossing an area reserved for 1 sex only</li> <li>• Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations</li> <li>• Even distribution of LH and RH facilities</li> </ul> If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>		Complies.
<i>Comments</i>		Common use unisex accessible toilet facilities have been provided in the development. Details to be verified at CC stage of works.
<i>Requirement</i>		<b>Accessible unisex toilets</b> are to be designed in accordance with AS1428.1
<i>Compliance</i>		Capable of compliance
<i>Comments</i>		The width and length requirements depend on selected fixtures.  Minimum size of an accessible toilet is required to be 1.9M x 2.7M after tiling works. To be verified at CC stage of works.
<i>Requirement</i>		<b>Ambulant use male / female toilets</b> are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>		Complies
<i>Comments</i>		The following Ambulant facilities have been provided 2 Male Ambulant use toilets + 2 Female Ambulant use toilets + 1 Unisex Ambulant use toilet
<i>Requirement</i>		<b>Ambulant use toilets</b> are to be designed in accordance with AS1428.1.
<i>Compliance</i>		Complies with the width and length requirements
<i>Comments</i>		Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) To be verified at CC stage of works.

<i>Requirement</i>	<b>BCA F2.4(a) Accessible unisex sanitary compartments</b>
	<b>Class 2</b>
	At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use sanitary facilities have been proposed in the development.
<i>Requirement</i>	<b>Class 3 / Class 9c aged care</b>
	1 within every accessible SOU provided with sanitary compartments.
	At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	<b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b>
	1 on every storey containing sanitary compartments.
	Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	To be verified at CC stage of works.
<i>Requirement</i>	<b>BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009</b>
	<b>Class 2</b>
	At least 1 when showers are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.
<i>Requirement</i>	<b>Class 3 / Class 9c aged care</b>
	1 within every accessible SOU provided with showers and
	At least 1 for every 10 showers provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.
<i>Requirement</i>	<b>Class 5, 6, 7, 8 or 9 ( excluding ward area of 9a health-care)</b>
	When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.

**BCA F2.9 Accessible Adult Change Facilities**

<i>Requirement</i>	<b>Class 6</b> Where the building is a shopping centre having a design occupancy of not less than 3,500 people and containing a minimum of 2 sole occupancy units
<i>Compliance</i>	N/A
<i>Comments</i>	No accessible adult change facilities are required in the development.
<b>BCA Part E Lift Installations</b>	
<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"><li>• Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep</li><li>• Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep</li></ul> Details to be verified at CC stage of works.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.

**Application of Access to Premises Standards (APS) to existing buildings**  
**Affected part upgrades**

<i>Requirement</i>	<ul style="list-style-type: none"> <li>• In general, APS covers new building work to existing buildings, such as an extension or upgrade</li> <li>• APS only apply to that part of the building that is the subject of the building approval application and the 'affected part'</li> <li>• Application of the APS to new work in an existing building does not trigger the need to upgrade the whole building or parts of the building outside the new work that is subject to the building approval application</li> <li>• The definition of 'affected part' of a building is limited to the area between (and including) the principal pedestrian entrance and the new work, but does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new work</li> <li>• When the 'affected part' is triggered it does not require access upgrades to any step or stairway adjacent to a continuous accessible path of travel</li> <li>• Where an access barrier, such as a step, is located at the threshold of a principal pedestrian entrance the 'affected part' upgrade would require the removal of the step</li> </ul>
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Details to be verified at CC stage of works.
<p><b>Application of Access to Premises Standards to existing buildings</b>  <b>Toilet Concession</b></p>	
<i>Requirement</i>	<ul style="list-style-type: none"> <li>• Where an existing sanitary compartment complies with the circulation and fit out requirements of AS 1428.1–2001, it would be not be required to upgrade it to meet the requirements of AS 1428.1–2009</li> <li>• Also where existing accessible toilet is required to be upgraded to comply with AS 1428.1-2009 this would not trigger the need for an upgrade of the other male and female toilets at the bank to provide for ambulant accessible toilets unless those other toilets were the subject of new work</li> </ul>
<i>Compliance</i>	Complies.
<i>Comments</i>	

## DCP Requirements

### Adaptable Housing

Councils DCP requires 25% of the units to incorporate the features of the Adaptable Housing Standard

Total number of residential units in the development = 25% of 58 = 14.5 = 15 required adaptable units.

The units designated as adaptable are unit numbers C7.2, C7.6, D1.4, D2.1, D2.2, D2.3, D2.4, D3.1, D3.2, D3.3, D3.4, D4.1, D4.2, D4.3 & D4.4 as per drawing DA 180.

At DA stage there is insufficient information to certify compliance with the Standard, however, in accordance with the table below, the units can comply with the spatial requirements of AS4299 for Adaptable Housing.

#### **AS 4299 Adaptable Housing Class C requirements**

<i>The Site</i>	<i>Requirement</i>	<b>An accessible path of travel from the street, letterboxes, car park and to common facilities is provided</b>
	<i>Compliance Comment</i>	Complies Details to be verified at CC stage of works.
<i>Carparking</i>	<i>Requirement</i>	<b>A car space 6m x 3.8m is provided</b>
	<i>Compliance Comment</i>	Complies The layout includes spaces based on AS2890.6 which is acceptable. Details to be verified at CC stage of works.
<i>Unit Entry</i>	<i>Requirement</i>	<b>The entry is accessible, covered, level, has a low threshold, permits wheelchair maneuverability and has an 850 clear door with lever handles</b>
	<i>Compliance Comment</i>	Capable of Compliance Details to be verified at CC stage of works.
<i>Interior - General</i>	<i>Requirement</i>	<b>Access to bathroom, kitchen, laundry and living areas is provided.</b>
	<i>Compliance Comment</i>	Complies Threshold ramps may be required in adapted state for wheelchair unless the floor of wet areas have been recessed. Details to be verified at CC stage of works.
	<i>Requirement</i>	<b>Doors are 820mm clear (870 leaf) with corridors a min. 1000mm wide with circulation space at doors as per AS1428.1</b>
	<i>Compliance Comment</i>	Capable of Compliance It is recommended that the door to adaptable bedroom and adaptable bathroom be 850mm clear opening. Details to be verified at CC stage of works.
<i>Living/ Dining Rms</i>	<i>Requirement</i>	<b>Provision for circulation space of min 2250 dia,</b>
	<i>Compliance Comment</i>	Complies Details to be verified at CC stage of works.

	<i>Requirement</i>	<b>Provision of, a telephone point adjacent to GPO and lighting which can achieve min 300 lux</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
Kitchen	<i>Requirement</i>	<b>Floor surface to be non-slip with 1550 clear between benches and circulation space at door to comply with AS1428.1.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
	<i>Requirement</i>	<b>Provision for work benches, appliances and other services including tap type and location, GPO locations in accordance with AS 4299.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
Main Bedroom	<i>Requirement</i>	<b>Can accommodate a queen size bed, wardrobe and circulation to allow a 180deg turn at the foot of the bed or in front of the robe</b>
	<i>Compliance</i>	Complies
	<i>Comment</i>	Details to be verified at CC stage of works.
Bathroom	<i>Requirement</i>	<b>Provision to allow bathroom to be converted to complying with AS 1428.1. The floor is slip resistant and the shower recess is hobless and can provide a compliant shower area with provision for grabrails, mirror, GPO etc.</b>
	<i>Compliance</i>	Complies
	<i>Comment</i>	Details to be verified at CC stage of works.
Toilet	<i>Requirement</i>	<b>An accessible toilet or an enlarged toilet with an area 1250x900w in front of pan is provided which is capable of modification to comply with AS 1428.1. The floor is slip resistant and the wall is capable of installing grabrails.</b>
	<i>Compliance</i>	Complies
	<i>Comment</i>	Details to be verified at CC stage of works.
Laundry	<i>Requirement</i>	<b>Circulation at doors to comply with AS 1428.1 is provided, with adequate circulation in front of appliances (min 1550mm). Provision for washing machine and drier is available and an accessible path of travel to clothes line if provided.</b>
	<i>Compliance</i>	Complies
	<i>Comment</i>	Details to be verified at CC stage of works.
	<i>Requirement</i>	<b>Provide a double GPO and the floor is to be slip resistant.</b>
	<i>Compliance</i>	Capable of compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
Door Hardware	<i>Requirement</i>	<b>Lever door handles are provided, located 900-1100mm above floor</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.

## SEPP 65 – Part 4Q1

Compliance assessment with Objective 4Q1 that requires 20% of the units to incorporate the features of the **Livable Housing Guidelines Silver level**.

Total number of residential units in the development = 20% of 58 = 11.6 = **12** required Livable units.

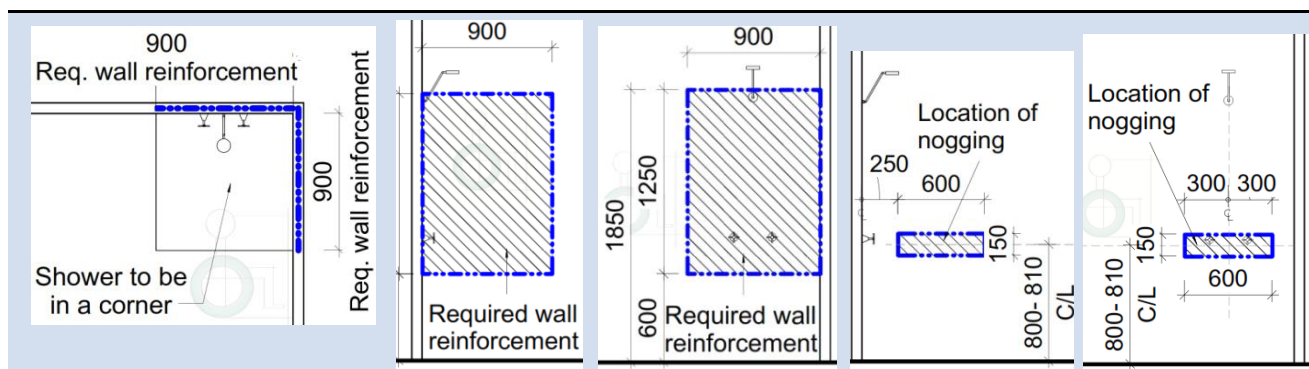
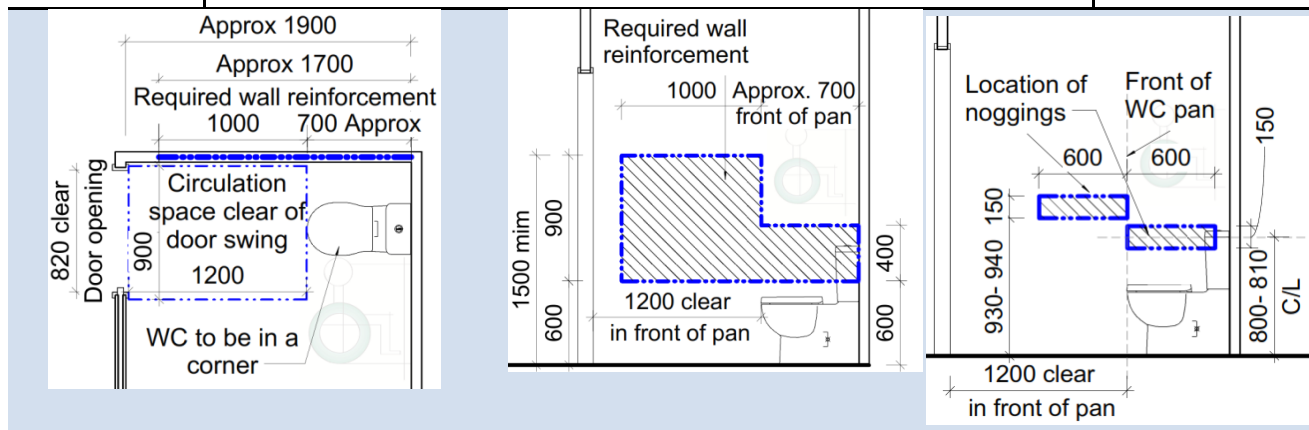
Since **15** of the units (**C7.2, C7.6, D1.4, D2.1, D2.2, D2.3, D2.4, D3.1, D3.2, D3.3, D3.4, D4.1, D4.2, D4.3 & D4.4**) already comply with the Adaptable unit requirements, these units are also capable of satisfying the intent of Silver level of Livable Housing Guidelines as noted in the table below.

By incorporating the requirements of the below Checklist in the Specifications of the project, the nominated Livable units can achieve full compliance with Livable Housing Guidelines- Silver Level

Note that in this case the adaptable units are also be counted as Livable / LHA Silver level unit in which case the below requirements apply in addition to the AS4299 requirements.

Design Element	Requirements (All dimensions noted are required to be clear of finishes as required under AS1428.1)	Compliance / Comments
<b>1</b> Dwelling Access	(a) Provide a safe and continuous 1M clear width pathway from front site boundary to an entry door to the dwelling.	Complies. Verify at CC
	(b) Path including any ramps and walkways to have no steps, even firm, slip-resistant surface, max 1:40 crossfall, max slope of 1:14 with landings of 1.2M every 9M and landings every 15M for 1:20 walkways. 1.2M clear width of ramps are required.	
	(c) Pathway may be provided via an associated car parking in which case the car parking space to be - 3200 (width) x5400 (length), - even, firm and slip resistant, level surface of 1:40 max grade and 1:33 max grade for bitumen	Complies. Verify at CC
	(d) Step ramp may be provided at an entrance doorway. The step ramp to be max 190mm height, max 1:10 grade, max 1900mm length.	N/A
<b>2</b> Dwelling entry	(e) Level landings of 1200mm are required exclusive of the swing of the door or gate and to be provided at the head and foot of the ramp.	N/A
	(a) Dwelling Entry should provide an entrance door with (i) min <b>clear</b> opening width of door to be 820mm (ii) Step free threshold of max 5mm with rounded or bevelled lip (iii) reasonable shelter from the weather	Capable of compliance. Verify at CC
	(b) Level landing of 1200x1200mm at step-free entrance door on the arrival / external side of the entrance door.	Complies Verify at CC
	(c) Max permissible threshold is less than 56mm where provided with a 1:8 grade threshold ramp.	N/A
<b>3</b> Internal doors and corridors	(d) Entrance to be connected to a pathway (specified under Element 1) Note: The entrance to incorporate waterproofing and termite management requirements as specified in the NCC	Complies
	(a) Doors to rooms on the entry level used for living, dining, bedroom, bathroom, kitchen, laundry and sanitary compartments to be (i) 8200mm clear opening and (ii) provided with a level threshold of max 5mm between abutting surfaces with rounded or bevelled lip	Capable of compliance. Verify at CC
	(b) Internal corridors and passageways to doorway to be min 1M clear (measured from skirting to skirting)	Capable of compliance. Verify at CC

<b>4</b> <b>Toilet</b>	(a) Toilet to be provided on the ground or entry level that provides, <ul style="list-style-type: none"> <li>(i) Min 900mm between walls if located in separate room</li> <li>(ii) Min 1200mm clear space in forward of the WC pan exclusive of door swing.</li> <li>(iii) The toilet pan to be positioned in the corner of a room to enable handrails</li> </ul>	Complies. Verify at CC
<b>5</b> <b>Shower</b>	(a) One bathroom should feature a slip resistant, hobless shower recess. Shower screens are permitted provided they can be easily removed at a later date. (b) The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.	Capable of compliance. Verify at CC
	For hobless specification please see Australian Standard AS3740-3.6. Reinforcement guidelines for walls in bathrooms and toilets are found in element 6	
<b>6</b> <b>Reinforcement of bathroom &amp; toilet walls</b>	(a) Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if provided) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.	Capable of compliance. Verify at CC
	(b), (c) and (d) the walls around toilet, bath and shower to be via: <ul style="list-style-type: none"> <li>(i) Noggins with a thickness of at least 25mm</li> <li>(ii) Sheeting with a thickness of at least 12mm</li> </ul> Refer to diagrams provided in the Livable Housing Guideline document.	Capable of compliance. Verify at CC



<b>7</b> <b>Internal Stairways</b>	Stairways in dwellings must feature: <ul style="list-style-type: none"> <li>(i) a continuous handrail on one side of the stairway where there is a rise of more than 1m. a minimum clear width of 1000mm</li> </ul>	N/A No internal stairway in units.
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### Accessible SOU requirements

2 Accessible SOUs have been provided.

At DA stage there is insufficient information to certify compliance with AS1428.1, however, in accordance with the table below, the units can comply with the spatial requirements of AS1428.1

#### **Accessible SOU requirements as per AS 1428.1**

<i>Doors</i>	<i>Requirement</i>	<b>All doors including entry door to provide 850mm clear opening space with the necessary door circulation spaces and fixtures as specified under AS1428.1</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Bathroom</i>	<i>Requirement</i>	<b>At least 1 Bathroom to accommodate, WC pan, Shower and handwash basin with the necessary fixtures and circulation spaces as specified under AS1428.1</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Laundry</i>	<i>Requirement</i>	<b>Where internal laundry provided, provide for a space of 1550mm space in front of laundry appliances. Consideration to be given to accessibility of taps, fixtures and GPO points.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Bedroom</i>	<i>Requirement</i>	<b>At least 1 bedroom to have circulation space of 1540mm x 2070mm near base or side of the bed and at least 1M on the other sides.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Living/ Dining rooms</i>	<i>Requirement</i>	<b>Adequate circulation space is to be available after the placement of furniture.</b>
	<i>Compliance</i>	Capable of Compliance. Circulation space of min. 2250mm diameter is considered to be appropriate.
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Circulation spaces</i>	<i>Requirement</i>	<b>Adequate circulation space is to be available at doorways where passageways have been provided.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Kitchen</i>	<i>Requirement</i>	<b>Where internal kitchenette provided, accessibility of taps, fixtures and GPO points will be required. Consideration to be given to provision of an 850mm section without base cabinetry to allow for access to benchtop.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Balconies and outdoor areas</i>	<i>Requirement</i>	<b>Where access is available from the unit to the outdoor areas such as balconies, an accessible threshold is required, with door tracks if any to be flush with the internal floor level.</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.
<i>Flooring</i>	<i>Requirement</i>	<b>All flooring is required to be step free and slip resistant</b>
	<i>Compliance</i>	Capable of Compliance
	<i>Comment</i>	Details to be verified at CC stage of works.

**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 the Access to Premises Standard.

**Michael Moutrie**

ACAA Accredited Access Consultant No 581

## Statement of experience

### Howard Moutrie



#### Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor ( No 007)

Howard has been or is a member of the following:

Standards Australia ME/64 Committee (Access Standards)  
 Sutherland Council Design Review Panel  
 Sutherland Council Access Committee  
 City of Sydney Access Panel 2010  
 Building Professionals Board Access Advisory Panel  
 ACAA Management Committee  
 ACAA NSW Network of Access Consultants Management Committee

Howard Moutrie is an architect with over 30 years of experience and is an experienced practicing access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.

### Michael Moutrie



#### Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor ( No 021)
- Accredited SDA Assessor (No 045)
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres. He has also reviewed the accessibility of popular tourist areas around the world.

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.