

9 October 2021

Built Projects
Quattro Corporate
Suite 2501, 4 Daydream Street,
WARRIEWOOD NSW 2102
Attention Cheyne James

Dear Cheyne,

Proposed Seniors Living Development
54 Bardo Road, Newport
Access for People with Disabilities

Please find following letter of opinion regarding the accessibility of the proposed Seniors Living Development located at 54 Bardo Road Newport with regard to the s4.55 submission to Northern Beaches Council.

1. Background

This report considers the construction of a new Seniors Living Development that provides six (6) apartments within two (2) buildings connected by a series of ramps, walkways and accessways. Carparking is provided at the basement level and communal spaces provided centrally within the site.



Figure 1 | Proposed Development

The access report prepared by Accessibility Solutions (NSW) Pty Ltd dated 1 September 2020, that accompanied the development application has been considered in this assessment.



2. Reviewed Documentation

Architectural documentation prepared by Giles Tribe has been reviewed as follows:

dwg no.	drawing name	revision
DA001	Cover Page	M
DA002	Demolition Plan	G
DA003	Site Analysis	I
DA005	Site Plan	I
DA006	Basement Plan	Q
DA007	Ground Floor Plan	S
DA008	Level 1 Plan	P
DA009	Roof Plan	J
DA010	North & West Elevations	K
DA011	South & East	J
DA012	Section AA & BB	I
DA013	Section CC & DD	I
DA014	Landscape Calculation Plan	L
DA015	Deep Soil Plan	K
DA016	GFA Plans	J
DA017	Shadow Diagrams	H
DA018	Solar Diagrams	H
DA019	Window Schedule	F

3. Legislation

Access assessment has been made against Access Legislation including:

- State Environmental Planning Policy – Housing for Seniors and Persons with a Disability 2004 (SEPP HSPWD), Current Amendment – 28 February 2019
- The Commonwealth Disability Discrimination Act 1992 (DDA)
- Disability (Access to Premises (Buildings)) Standards 2010
- Access Code for Buildings 2010
- The National Construction Code Building Code of Australia Volume 1 2019, Amendment 1 (BCA)
 - Section D3 – Access for People with Disabilities | Section E3.6 – Passenger Lifts
- Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility
- Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – TGSI
- Australian Standard AS2890.6 (2009) – Parking Facilities – Off street carparking For People with Disabilities.
- Australian Standard AS4299 – Adaptable Housing
- Australian Standard AS1735.12 – Lifts, escalators and moving walks: Lifts for persons with a disability



4. Siting Standards | SEPP HSPWD

As per SEPP HSPWD Schedule 3, Clause 2 – Siting Standards, all of the units on the site are accessible to people with disabilities.

Each unit has an accessible path of travel by way of ramps, walkways and lifts to carparking areas and the street footpath along Bardo Road. The configuration of these reflects current accessibility requirements, offering compliance.

This includes the internal site links between the buildings.

5. Unit Layouts | SEPP HSPWD Schedule 3

The interior of each units reflects the requirements of SEPP HSPWD Schedule 3. Some key points are as follows:

- Passenger lifts provide access through levels of the proposed development.
For Units G01, G02, 101 & 102, a common lift is provided.
For Units G03 & G04 a private lift is provided within each unit
- Car parking is provided at the basement level and demonstrates compliance with AS2890.6 (2009).
- An accessible entrance within the meaning of AS1428.1 is provided to each unit.
- Door circulation areas within each of the units reflect the requirements of AS1428.1. This includes the corridor areas, the main bedroom, living areas and the ensuite (accessible bathroom).
- At least one (1) bathroom within each of the units reflects the spatial requirement so AS1428.1 as per SEPP HWPWD, being the ensuite within each unit.
- A visitable toilet arrangement is achieved with each of the units (per SEPP HDPWD requirements). An accessible path of travel is provided to the visitable toilet from entrance doorways.
- The main bedroom within each of the units provides a wardrobe and circulation areas around the bed per SEPP HSPWD requirements.
- The arrangement of the kitchen within each unit achieves the circulation areas required by SEPP HSPWD – at least 1550mm is provided between opposing benches.
For Units G01, G04 & 101, the 1550mm is achievable through relocation of the island bench (as per original access report recommendations).
- Living areas are of an open plan arrangement, demonstrating that the circulation requirements of SEPP HSPWD are achieved inclusive of the furniture arrangement.
- Laundry areas with each unit achieve the circulation requirement of SEPP HSPWD. For Unit G01, the required 1300mm in front of appliances can be achieved through relocation of the island bench if required (as per original access report recommendations).



6. Conclusion

The s4.55 documentation for the proposed Seniors Living Development located at 54 Bardo Road Newport, as listed within this Access Statement, demonstrates that compliance with SEPP HSPWD Schedule 3 requirements is achievable.

The spatial arrangement of all units, the links between buildings, and common areas within the development, including pedestrian site linkages, will promote accessibility and inclusion in keeping with the intent of SEPP HSPWD.

Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

LINDSAY PERRY

B.Arch, M.Dis.Stud.

Internationally Certified Access Consultant GAATES ICAC BE-02-106-18
ACAA Accredited Access Consultant No. 136 |
Registered Architect NSW 7021
Livable Housing Assessor 20047 | NDIS SDA Assessor SDA00049

