



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.	Lack of access being provided to each of the dwelling due to the ramps throughout have an increase gradient and reduced landings. Details will need to be provided showing the two handrails, handrail extensions and termination to ensure that suitable clearances are maintained at CC stage.
2.	The location of the shower head in each of the accessible ensuites will not allow for the required circulation in accordance with AS1428.1-2009. The shower head must be relocated to the adjacent wall which will provide a sufficient clearance.
3.	The garbage enclosure is currently not accessible due to the reduce size of the landing to allow for door circulation to be maintained. It is considered that the provisions of handrails throughout the ramps and landings will also reduce the clearances further. Suitable detailing will need to be provided at CC stage to ensure that compliance access is provided into the garbage enclosure while maintaining access to the dwellings.

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 two storey townhouse with individual carparking included. On the site there are two separate buildings each with two (2) dwellings; each of the dwellings are two (2) storeys except for dwelling 1.

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:

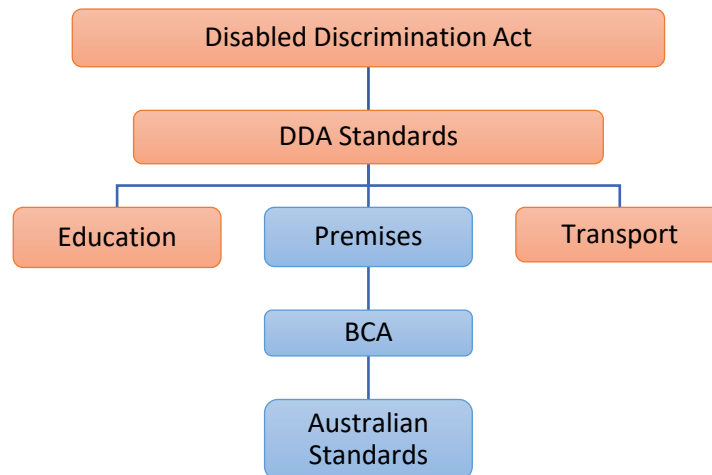
- > the structural adequacy or design of the building;
- > the inherent derived fire-resistance ratings of any existing or proposed structural elements of the building (unless specifically referred to); and
- > the design basis and/or operating capabilities of any existing or proposed electrical, mechanical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

The Disability Discrimination Act 1992 (DDA) applies nationally and is complaint based. While the BCA is recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA and the referenced standards does not guarantee that a complaint will not be lodged. The graph below indicates the current relationship of the BCA to the DDA.



1.5. Organisation Responsibilities – Disability Discrimination Act 1992 (DDA)

All organisations have a responsibility, under the Federal Disability Discrimination Act (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 provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an “associate” (such as a friend, carer or family member).

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.

This broad definition means that everyone with a disability is protected. The Act supports the principle that people with a disability have the same fundamental rights as the rest of the community. Provisions apply to a wide range of life activities including:

- > access to premises used by the public;
- > education;
- > provision of goods and services;
- > employment;

- > administration of Commonwealth laws and programs.

When a person with a disability wants to utilise premises including all buildings, outdoor spaces, car parking areas, pathways and facilities, then equitable, dignified access must be provided. The DDA requires that appropriate changes be made to provide access. A complaint can be made under the DDA if appropriate access is not provided.

1.6. Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard)

Disability (Access to Premises) Standard 2010 (Premises Standards) does apply to the construction of a new building. However as a Class 1a structure this would not be applicable.

1.7. 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:

- (a) 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
- (b) Setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
- (c) 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).

1.8. 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
1a	Ground – First Floor	Residential Dwellings

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:

Specific Requirements

Table 3. 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 site is provided with portions of the ramp which are steeper than 1:10 and therefore it is required that access is provided to each of the dwellings. It is noted that due to the gradient of the ramps and the size of the landings, access would not be	DNC – Refer to Part 5

Item	Item	Clause	Comment	Compliance
			provided in accordance with AS1428.1-2009. The details of the ramps will need to be addressed at CC stage to include the required landing sizes and dimensions to be clear of two handrails and turning spaces in accordance with AS1428.1-2009.	
	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 wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is 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
	Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.	3	The building is not provided with any common area or common facilities only a common pathway to enter the building	Noted
3	Security			
	Pathway lighting to be: > must be designed and located so as to avoid glare for pedestrians and adjacent dwellings	3a	Provisioning to be provided according this clause at CC stage.	CRA – Refer to Part 5
	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	4a	Mailboxes are located at the front of the property and assumed to have	CRA – Refer to Part 5

Item	Item	Clause	Comment	Compliance
	continuous accessible path of travel (within the meaning of AS 1428.1).		suitable access and circulation as provided by the footpath.	
	> 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	Provisioning to be provided according to this clause.	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. Each of the proposed carparks are noted to be 3800mm x 6000mm which is considered to be suitable.	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	Each of the parking spaces are noted to maintain the width of 3800mm.	Complies
	> Garage to have or to be capable of install a power-operated door (including power point and motor/control area).	5c	Proposed garages require to have increased dimension to cater a power operated gate.	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 each of the dwellings are shown to be provided in accordance with AS1428.1:2009. Doorways show at least 870mm clear door width, compliant hinge-side clearance, and compliant latch-side clearance.	Complies
7	Interior General			

Item	Item	Clause	Comment	Compliance
	Internal doorways to have a minimum clear opening in compliance with AS1428.1:2009.	7.1	Doorways within the SOU have an 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 throughout the accessible Ground Floor achieve the required 1000mm clear width.	Complies
	Circulation space at approaches to internal doorways must comply with AS1428.1:2009.	7.3	All accessible 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.	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. One accessible bedroom per SOU is to be provided with at least a queen size bed (1530x2030mm).	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 to be 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)	1a	Bathrooms will be at entry level of the SOU's.	Complies

Item	Item	Clause	Comment	Compliance
	and have the following facilities arranged to provide circulation space in compliance with AS1428.1:2009:			
	> 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 shown within the accessible ensuite maintain sufficient circulations space. 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 accommodated in the future.	1c	Showers throughout have generally been provided with suitable circulation space in accordance with Figure 47 of AS1428.1. However, it is considered that the location of the shower head does not allow or compliance to be achieved. It would be required that the shower head is located to the adjacent wall to allow for 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.	DNC – Refer to Part 5
	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, excluding door swing.	Complies

Item	Item	Clause	Comment	Compliance
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			
	A living room must: <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	All living rooms are provided with a 2250mm clearance as required by this clause. Details will need to be provided on the GPO in accordance with this clause.	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			
	A kitchen in a self-contained SOU is to have: <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

Item	Item	Clause	Comment	Compliance
	> 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
	“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
	<p>General power outlets:</p> <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 Ground Floor	Complies
18	Lifts in Multi-Storey Buildings			

Item	Item	Clause	Comment	Compliance
	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: > Doorway circulation spaces in compliance with AS1428.1.	19a	Laundry doorways are to be shown with compliant circulation space in accordance with Figure 31 of AS1428.1.	Complies
	> 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
	> 1300mm clearance in front of appliances.	19c	1300mm clearance to be shown in front of appliances.	Complies
	> Slip-resistant floor surface.	19d	Provisioning to be provided according this clause.	CRA – Refer to Part 5
	> 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			
	Provision of a linen storage cupboard of 600mm width min, and adjustable shelving.	20	Each of the dwellings are shown to be provided with suitable linen storage	Complies
21	Garbage			
	Provision of an accessway to the garbage storage.	21	The gate leading into the garbage room is not provided with a suitable landing to allow for access in accordance with AS1428.1-2009. There is a latch of depth at the landing for a front on approach and lack of latchside clearance	DNC – 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. Accessway to the Buildings

The accessway to the building is required to provide wheelchair access in accordance with AS1428.1-2009. The current access from the footpath contains a series of ramps and landings that provided a passageway to the dwellings. Upon review of the proposed accessway it is noted that there are portions of the ramp which maintain a gradient of 1:8 and there are landings of less than 1200mm, these instances would not comply with AS1428.1-2009 and it would be required to provide an accessway with suitable gradients and landings.

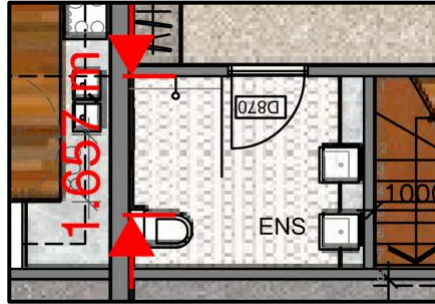
It would be required to update the plans at CC stage to ensure that an accessible path of travel is provided from the boundary to the dwellings in accordance with AS1428.1-2009. This will include the provisioning for two handrails, handrail extensions/terminations, TGSI's and suitable landings and gradients.



4.4. Shower Circulation

The accessible bathrooms throughout each of the dwellings are generally noted to have suitable circulation clearances for the shower, however due to the location of the shower head and the WC it is considered that the circulation space would not generally comply with AS1428.1-2009..

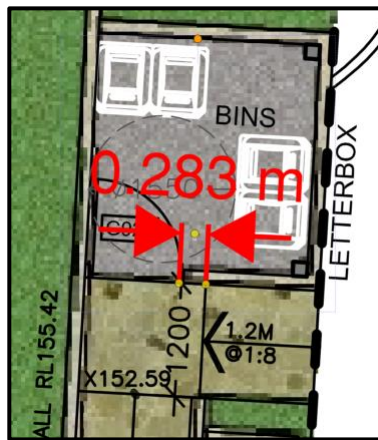
It would be required that the shower head be relocated to the adjacent wall to ensure that compliant circulation is provided in front of the shower head in accordance with AS1428.1-2009.



4.5. Garbage Enclosure Access

The garbage enclosure is required to be provided in an accessible location. It is noted that the current gate leading into the bin enclosure would not have a suitable latchside clearance in accordance with AS1428.1-2009 or a 1450mm landing for a front on approach as per AS1428.1-2009.

It would be required that the landing in front of the gate is increased to allow for a 510mm latchside clearance, this can be addressed at the CC stage when the landscaping the ramp gradients are confirmed with handrail compliance in accordance with AS1428.1-2009.



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. Lifts will comply with Clause 18 of Schedule 3 Part 2 – SEPP Seniors.
19. Laundry will comply with Clause 19 of Schedule 3 Part 2 – SEPP Seniors.
20. Storage for linen will comply with Clause 20 of Schedule 3 Part 2 – SEPP Seniors.
21. 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 4. 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