



ABE
CONSULTING

Accessibility Design Review – DA Review

Project Title: Proposed Independent Living Development
3 Martin Luther Place, Allambie Heights

Job Number: 8067

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Prepared For: Allambie Heights Village Ltd

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Report Status	Revision	Date	Details
Draft	1.0	29 May 2018	For review & comment
Final	1.1	19 July 2018	For CL & DA submission

ACCESSIBILITY DESIGN REVIEW

PROJECT: Proposed Seniors Living Development

Location: 3 Martin Luther Place, Allambie Heights

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed independent living residential development located at 3 Martin Luther Place, Allambie Heights.

1.1 Project Information & Classification

The proposed development consists of three buildings, two residential (24 sole occupancy units proposed), one of which incorporates carparking and a standalone single storey community building located at 3 Martin Luther Place, Allambie Heights.

It is understood the following Building Code of Australia 2016 building classification(s) apply to the subject tenancy (to be confirmed by the BCA Consultant / PCA) –

Building Part	Building Classification	Use
Part Ground Floor	Class 7a	Carparking
Ground Floor - Level 1	Class 3	Residential Apartments
Community Building	Class 9b	Assembly Building

1.2 Purpose of the Report

Allambie Heights Village Ltd engaged the services of ABE Consulting as Accessibility Consultants for this project to undertake an assessment of the proposed design documentation in relation to the accessibility related requirements as identified in Part 1.3 of this report for submission to the Local Council as part of the Development Application documentation.

1.3 Report Scope

This report provides an Accessibility Design Review of the relevant project design documentation in the context of the following –

- Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2016 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010;
- Architectural design documentation prepared by Jackson Teece Architecture, Project No. 2017019 as follows:

Dwg#	Title	Date – Issue
DA-100	Floor Plan - Lower Ground Floor	06.07.2018 - A
DA-101	Floor Plan - Ground Floor	06.07.2018 - A
DA-102	Floor Plan - Level 1	06.07.2018 - A
DA-104	Community Building - Lower Ground Floor Plan	06.07.2018 - A

- Landscape design documentation prepared by Arterra Design, Project No. 18.11 as follows:

Dwg#	Title	Date – Issue
L-SD-01	Landscape Concept Plan	13.06.2018 - A

- The Guide to the BCA 2016, prepared by the Australian Building Codes Board.
- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work.
- Australian Standards AS1428.4.1-2009 - Design for Access and Mobility - Part 4.1: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- Australian/ New Zealand Standards AS2890.6-2009 – Off-street parking for people with disabilities.

1.4 Limitations of the Report

The Disability Discrimination Act (DDA - 1992) is a Federal Government legislation enacted in 1993 that seeks to ensure all new building infrastructure, refurbishments, services and transport projects provide functional, equitable and independent accessibility. The DDA is a complaints based legislation, which is administered by the Australian Human Rights Commission (AHRC). For any built environment the key requirement of the DDA is to ensure functionality, equity and independence of movement by people with disabilities, their companions, family and carer givers.

A key component of compliance to the DDA is the use of the Disability (Access to Premises - Buildings) Standards 2010, Part D3, Clause F2.4 and Clause E3.6 of the Building Code of Australia 2016 (BCA) and the relevant referenced standards primarily being Australian Standards Suite AS1428 and Australian Standards AS2890.6 – Off-street parking for people with disabilities. The AS 1428 series details technical requirements related to design for access and mobility.

The Building Code of Australia has adopted key accessibility and DDA legislation into the 2011 BCA. In particular adherence to the Access to Premises Standard (2010); AS1428.1 2009; AS1428.4.1 2009 and AS2890.6 2009 has become mandatory. However, compliance with these elements does not necessarily result in compliance with the Disability Discrimination Act if the elements of equality, independence and functionality remain compromised within an environment.

This report does not include or assess the following –

- The provisions of the BCA not directly referenced in Part 1.3 of this report;
- Standards not directly referenced in this report; including AS4299-1995 (Adaptable Housing) unless otherwise explicitly specified in Part 1.3 of this report;
- Disability Discrimination Act 1992 (as explored earlier);
- Federal / State / Local planning policies and/or guidelines unless otherwise explicitly specified in Part 1.3 of this report;
- Work Health & Safety considerations or Work Cover Authority requirements;
- This report does not provide any performance based assessments (Performance Solutions) of the BCA;
- This report does not provide any exemptions from the requirements of the BCA.
- This report is not a Part 4A compliance certificate under the Environmental Planning & Assessment Act 1979 or Regulation 2000;

- Review or specification of slip-resistance classification(s) for floor surface finishes / materials. We recommend surface finish advice be sought from an independent specialist slip safety consultant.

2.0 ACCESSIBILITY DESIGN REVIEW

The following tables provide an assessment of the architectural design documentation in relation to the DtS provisions of the BCA / Premises Standards in the context as outlined in Part 1 of this report.

The tables identify each of the relevant assessment outcomes into six (6) main categories, as follows –

Capable of Complying (CoC) – Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.

Compliance Departure (CD) – A compliance departure with the DtS provisions of the BCA.

Design Detail (DD) – A detail commentary/specification is offered within the report.

Performance Solution (PSR) – A Performance Solution Report is being pursued to justify the compliance departures

Not Applicable (N/A) – Not applicable or not relevant to the project. Commentary provided.

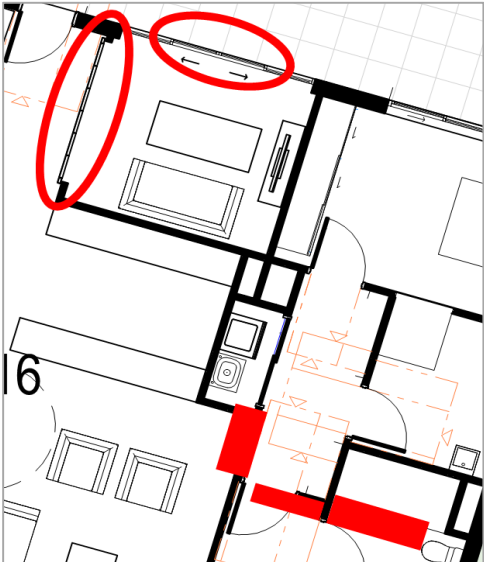
Informational (Info) – Provided for informational purposes

Interpretation Note(s) –

- Readily moveable furniture has been treated as indicative only unless otherwise noted within the report.

BCA Part D3 – ACCESS FOR PEOPLE WITH DISABILITIES

Cl. D3.1: General building access requirements

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Buildings and parts of the building must be accessible as required by Table D3.1, unless exempted by D3.4. Table D3.1 requires that access is provided –</p> <p>Class 3 –</p> <ul style="list-style-type: none"> From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed— <ul style="list-style-type: none"> a) to the entrance doorway of each sole-occupancy unit; and b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. Not more than 2 required accessible sole-occupancy units may be located adjacent to each other. Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available. <p>Class 7a –</p> <ul style="list-style-type: none"> To and within any level containing accessible carparking space. <p>Class 9b –</p> <ul style="list-style-type: none"> To and within all area normally used by the occupants. 	<p>1. Accessible SOU's:</p> <p>A Class 3 building with between 11 - 40 Sole Occupancy Units (SOU's) is required to provide a minimum of 2 accessible SOU's</p> <p>Compliance is readily achievable with minor design development at detailed design stage.</p> <p>2. Doorways:</p> <p>All doorways along an accessway are required to have a clear door opening width no less than 850mm clear and be provided with door circulation spaces as prescribed by AS1428.1-2009.</p> <p><u>Design Detail -</u></p> <p>All bifold, sliding & swing doors within an accessible SOU need to have an 850mm clear opening to the active leaf and be provided with the required circulation spaces, example provided -</p>  <p>Red circles indicate reduced clear width & red rectangles indicate required circulation space for side on approach to main bedroom & ensuite and front on approach within ensuite.</p>	<p>CoC</p> <p>DD</p>

	Compliance is readily achievable with minor design development.	
	<p>3. Access between areas:</p> <p>Access is required to and within all areas normally used by the occupants. This will include bin rooms or garbage chutes.</p> <p>Compliance is readily achievable.</p>	CoC
	<p>4. Paths of travel:</p> <p>All pathways require a minimum of a 1000mm clear pathway.</p> <p>Compliance is readily achievable.</p>	CoC

Cl. D3.2: Access to Buildings

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> • from the main points of pedestrian entry at the allotment boundary; and • from another accessible building connected by a pedestrian link; and • from any required accessible carparking space on the allotment. <p>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and –</p> <ul style="list-style-type: none"> • through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and • in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. <p>except for pedestrian entrances serving only areas exempted by D3.4.</p>	Compliance is readily achievable.	CoC

Cl. D3.3: Parts of buildings to be accessible

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with –</p> <ul style="list-style-type: none"> • for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	Compliance is readily achievable with minor design development at detailed design stage.	CoC

<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	Compliance is readily achievable with minor design development at detailed design stage.	CoC
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	<p><u>Design Detail:</u></p> <p><i>N.B. – Cl. D2.17(a)(vi) of the BCA is generally assessed by the PCA / BCA Consultant. Where assessment of this Clause is required by this office please confirm and provide detail.</i></p>	DD
<p>Accessways must have—</p> <ul style="list-style-type: none"> passing spaces complying with AS 1428.1 at maximum 20 m intervals where a direct line of sight is not available turning spaces complying with AS 1428.1 at 20m intervals or within 2m of the termination of an accessway. 	Compliance is readily achievable with minor design development at detailed design stage.	CoC

Cl. D3.4: Exemptions

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>The following areas are not required to be accessible –</p> <ul style="list-style-type: none"> An area where access would be inappropriate because of the particular purpose for which the area is used. An area that would pose a health or safety risk for people with a disability. Any path of travel providing access only to an area exempted by (a) or (b). 	<p>Exemptions are to be reviewed on a case by case basis. We highlight that the following parts of the building have been offered an access exemption (not exhaustive) –</p> <ul style="list-style-type: none"> Plant & equipment room(s) Storage areas Caretaker only areas 	Info

Cl. D3.5: Accessible carparking

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Accessible carparking spaces are to be provided in accordance with Table D3.5 of the BCA in a Class 7a building and a carparking area on the same allotment as a building required to be accessible.</p> <p>Accessible carparking spaces –</p> <ul style="list-style-type: none"> are to comply with AS2890.6-2009. need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public 	<p>2x accessible carparking space are indicated for common use between the Class 3 and 9b buildings.</p> <p>Provide accessible carparking space with associated shared zone in accordance with AS2890.6-2009.</p> <p>Compliance is readily achievable.</p>	CoC

<ul style="list-style-type: none"> • need not be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability 		
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Cl. D3.6: Signage

DtS Provision	Status
<p>In a building required to be accessible signage complying with Spec. D3.6, AS1428.1-2009 and incorporating the appropriate recognised symbol (as appropriate) for persons with disability must be provided as follows —</p> <ul style="list-style-type: none"> • braille and tactile signage must identify each sanitary facility and space with hearing augmentation; • braille and tactile signage must identify each door required by E4.5 to be provided with an exit sign and state “Exit” and “Level” followed by the floor level number; • signage must be provided within a room containing a hearing augmentation system identifying; the type of system, the area covered within the room and if receivers are being used and where the receivers can be obtained; • signage must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; • signage to identify an ambulant accessible sanitary facility must be located on the door of the facility; • directional signage where a pedestrian entrance is not accessible. • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. <p>A design compliance certificate should be obtained from the signage designer/contractor to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	DD

Cl. D3.7: Hearing augmentation

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed —</p> <ul style="list-style-type: none"> • in a room in a Class 9b building; • in an auditorium, conference room, meeting room or room for judicatory purposes; • at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. <p>Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system,</p>	Confirmation is required regarding whether an inbuilt amplification system (other than one used solely for emergency warning) is provided within the buildings and the location of specific areas.	DD

other than a public address system used for emergency warning purposes only.		
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Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS1428.4.1.-2009 must be provided to warn people who are blind or have a vision impairment that they are approaching –</p> <ul style="list-style-type: none"> • a stairway, other than a fire-isolated stairway; • an escalator/moving walk; • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • in the absence of a suitable barrier an overhead obstruction less than 2 m and where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. 	<p>TGSIs are to be provided to –</p> <ul style="list-style-type: none"> • a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; • all stairway landings other than where handrails are continuous at mid landings and fire-isolated stairways; • any overhead obstruction less than 2m above floor level. • where an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building. <p>TGSI's are to be installed in accordance with AS1428.4.1-2009.</p>	DD

Cl. D3.9: Wheelchair seating spaces in Class 9b assembly buildings

N/A – No fixed seating is proposed

Cl. D3.10: Swimming pools

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Not less than 1 means of accessible water entry/exit in accordance with Specification D3.10 must be provided for each swimming pool required by Table D3.1 to be accessible.</p> <p>An accessible entry/exit must be by means of—</p> <ul style="list-style-type: none"> • a fixed or movable ramp and an aquatic wheelchair; or • a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or • a platform swimming pool lift and an aquatic wheelchair; or • a sling-style swimming pool lift. <p>Where a swimming pool has a perimeter of more than 70 m in length, at least one accessible water entry/exit must be provided by a means specified in (b)(i), (ii) or (iii).</p> <p>Latching devices on gates and doors forming part of a swimming pool safety barrier need not comply with AS 1428.1.</p>	<p>Swimming pool within community building has a perimeter greater than 40m.</p> <p>One of the following accessible entry/exits into the pool is to be identified on the drawings.</p> <p>An accessible entry/exit must be by means of—</p> <ul style="list-style-type: none"> • a fixed or movable ramp and an aquatic wheelchair; or • a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or • a platform swimming pool lift and an aquatic wheelchair; or • a sling-style swimming pool lift. 	DD

Cl. D3.11: Ramps

DtS Provision	Comment(s)/Recommendation(s)	Status
On an accessway; a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and a landing for a step ramp must not overlap a landing for another step ramp or ramp.	Compliance is readily achievable.	CoC

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.		DD
<p><u>Summary of AS1428.1-2009 Requirements for Visual Indicators on Glazing –</u></p> <ul style="list-style-type: none"> • Shall be clearly marked for their full width with a solid and non-transparent contrasting line. The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. • Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side. 		

BCA Part E3 – LIFT INSTALLATIONS

Cl. E3.6: Passenger lifts

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Every passenger lift must –</p> <ul style="list-style-type: none"> • be one of the types identified in Table E3.6a, subject to the limitations on use specified in the Table; and • have accessible features in accordance with Table E3.6b; and • not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<p>4x Passenger lifts are proposed.</p> <p>The proposed passenger lifts shall have the following features –</p> <ul style="list-style-type: none"> • Handrail complying with the mandatory handrail provisions of AS1735.12, • Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is greater than 12m – or – 1,100mm x 1,400mm where the vertical travel is less than 12m. • Minimum clear door opening complying with AS1735.12, • Passenger protection system complying with AS1735.12, • Lift landing doors at the upper landing, • Lift car and landing control buttons complying with AS1735.12, • Lighting in accordance with AS1735.12, 	DD

	<ul style="list-style-type: none"> • Automatic audible/visual information within the lift car and at the landings as prescribed, • Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received. <p>A design compliance certificate should be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p>	
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BCA Part F2 – SANITARY AND OTHER FACILITIES

Cl. F2.4: Accessible sanitary facilities

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>In a building required to be accessible:</p> <ul style="list-style-type: none"> • Accessible unisex sanitary compartments must be provided as in accordance with Table F2.4(a), • Accessible unisex showers must be provided in accordance with Table F2.4(b), • At each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, a sanitary compartment suitable for a person with an ambulant disability in accordance with AS 1428.1 must be provided for use by males and females. • An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary towels. • Circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with AS1428.1. • An accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and • Where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible. 	<p>1. Accessible sanitary facilities:</p> <p><u>Design Detail:</u> An accessible sanitary facility is required in 2x accessible SOU's. Sufficient compartment sizes have been indicated to accommodate accessible sanitary facilities. Compliance is readily achievable with minor design development at the detailed design stage. Ensure all fixtures and fittings/circulation spaces are provided in accordance with Clause 15 of AS1428.1-2009</p> <p><u>Design Detail:</u> 2x accessible sanitary facilities are indicated within the community building Sufficient compartment sizes have been indicated to accommodate accessible sanitary facilities.</p> <p>2. Ambulant sanitary facilities:</p> <p>Sufficient compartment sizes have been indicated to accommodate ambulant sanitary facilities within the community building.</p>	CoC/DD

	Ensure all fixtures and fittings/circulation spaces are provided in accordance with Clause 16 of AS1428.1-2009	
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3.0 SEPP REQUIREMENTS

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

The following is a summary and check list of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, specifically assessing the development against the requirements of Chapter 3, Part 2 and Schedule 3.

Chapter 3, Part 2 – Site-related requirements - Clause 26 Location and access to facilities		
Provisions	Comment	Status
<p>“(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:</p> <p>(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and</p> <p>(b) community services and recreation facilities, and</p> <p>(c) the practice of a general medical practitioner.”</p>	<p>The development relies upon provisions of clause 26(2)(b) regarding access to a public transport service that can convey residents to an appropriate range of services and shops.</p> <p>It is our understanding that the site and surrounding pathways have been surveyed/reviewed and provide suitable access to transport.</p> <p>The nearest public transport service (bus stop) is located approx. 150m from the site.</p> <p>Shops and services can be found in either Frenchs Forest or Brookvale, being the closest major centres. Buses to these areas are frequent.</p>	CoC
<p>(2) Access complies with this clause if:</p> <p>“(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or</p>	<p>Community and recreational facilities are proposed as a part of the development.</p>	

<p>(b) in the case of a proposed development on land in a local government area that is within the Sydney Statistical Division—there is a 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 during daylight hours at least once each day between 12pm and 6pm each day from Monday to Friday (both days inclusive),</p> <p>and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).</p>		
<p>“(3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable:</p> <p>(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,</p> <p>(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,</p> <p>(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.”</p>		

<p>38 Accessibility</p> <p>The proposed development should:</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>
<p>Schedule 3 - Standards concerning accessibility and use-ability for hostels and self-contained dwellings.</p>		
<p>Part 1 Standards applying to hostels and self-contained dwellings</p>		
<p>1 Application of standards in this Part</p> <p>The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.</p> <p>N.B. Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.</p>		
<p>Provisions</p>	<p>Comment</p>	<p>Status</p>
<p>2 Siting standards</p> <p>(1) Wheelchair access</p> <p>If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road.</p> <p>(2) If the whole of the site does not have a gradient of less than 1:10:</p> <p>(a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and</p> <p>(b) 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.</p> <p>Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as</p>	<p>Wheelchair access appears to be provided via a continuous accessible path from Martin Luther Pl. to the entry doors of all SOU's and common areas.</p> <p>Compliance is readily achievable.</p>	<p>CoC</p>

<p>required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements.</p> <p>(3) Common areas 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.</p>		
<p>3 Security Pathway lighting:</p> <p>(a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and</p> <p>(b) must provide at least 20 lux at ground level.</p>	<p>Details to be provided at detailed design stage.</p>	<p>DD</p>
<p>4 Letterboxes Letterboxes:</p> <p>(a) 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), and</p> <p>(b) must be lockable, and</p> <p>(c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>
<p>5 Private car accommodation If car parking (not being car parking for employees) is provided:</p> <p>(a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and</p> <p>(b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and</p> <p>(c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a</p>	<p>This section refers to AS 2890, Parking facilities, Part 1: Off street parking that was previously endorsed by the BCA.</p> <p>The standard originally referenced a space 3.2m wide.</p> <p><i>Chapter 3 - Part 7 - Division 4 Clause 50</i> (h) parking: <i>(i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or</i> <i>(ii) 1 car space for each 5 dwellings where the development application is made by, or</i></p>	<p>CoC</p>

<p>power-operated door to be installed at a later date.</p>	<p><i>is made by a person jointly with, a social housing provider.</i></p> <p>24x SOUs proposed, all with 2x beds within.</p> <p>Plans currently indicate 24 parking spaces, 22x spaces 3.2m wide and 2x spaces 3.8m wide as required in either scenario.</p>	
<p>6 Accessible entry</p> <p>Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>
<p>7 Interior: general</p> <p>(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p> <p>(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.</p>	<p>Compliance is readily achievable with minor design amendment at detailed design stage.</p>	<p>CoC</p>
<p>8 Bedroom</p> <p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel—a single-size bed,</p> <p>(ii) in the case of a self-contained dwelling—a queen-size bed, and</p> <p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p>	<p>Compliance is readily achievable.</p> <p>Location of GPOs etc to be determined at detailed design stage.</p>	<p>CoC</p>

<p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux.</p>		
<p>9 Bathroom</p> <p>(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror.</p> <p>(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.</p>	<p>Compliance is readily achievable with minor design development at the detailed design stage to ensure services and fixtures/fittings are accommodated.</p>	<p>CoC</p>
<p>10 Toilet</p> <p>A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.</p>	<p>Compliance is readily achievable.</p>	<p>CoC</p>
<p>11 Surface finishes</p> <p>Balconies and external paved areas must have slip-resistant surfaces.</p> <p>Note. Advise regarding finishes may be obtained from AS 1428.1.</p>	<p>Compliance is readily achievable.</p> <p>Slip resistivity to be nominated at detailed design stage.</p>	<p>CoC</p>

<p>12 Door hardware</p> <p>Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.</p>	<p>Compliance is readily achievable.</p> <p>Door hardware to be nominated at detailed design stage.</p>	<p>CoC</p>
<p>13 Ancillary items</p> <p>Switches and power points must be provided in accordance with AS 4299.</p>	<p>Compliance is readily achievable.</p> <p>Location of GPOs to be nominated at detailed design stage.</p>	<p>CoC</p>
<p>14 Application of standards in this Part</p> <p>The standards set out in this Part apply in addition to the standards set out in Part 1 to any seniors housing consisting of self-contained dwellings.</p>		
<p>15 Living room and dining room</p> <p>(1) A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>(2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>	<p>Compliance is readily achievable.</p> <p>Location of telephone and illumination level to be nominated at detailed design stage.</p>	<p>CoC</p>
<p>16 Kitchen</p> <p>A kitchen in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <p>(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p> <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p>	<p>Compliance is readily achievable.</p> <p>Configuration of kitchen to be determined at detailed design stage.</p>	<p>CoC</p>

<p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.</p>		
<p>17 Access to kitchen, main bedroom, bathroom and toilet</p> <p>In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.</p>	Compliance is readily achievable.	CoC
<p>18 Lifts in multi-storey buildings</p> <p>In a multi-storey building containing separate self-contained dwellings on different storeys, lift access must be provided to dwellings above the ground level of the building by way of a lift complying with clause E3.6 of the <i>Building Code of Australia</i>.</p>	Compliance is readily achievable.	CoC
<p>19 Laundry</p> <p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a circulation space at door approaches that complies with AS 1428.1, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling.</p>	Compliance is readily achievable with minor amendment at detailed design stage.	CoC
<p>20 Storage for linen</p> <p>A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.</p>	Compliance is readily achievable.	CoC
<p>21 Garbage</p> <p>A garbage storage area must be provided in an accessible location.</p>	Compliance is readily achievable.	CoC

4.0 ACCESSIBILITY COMPLIANCE STATEMENT

This report has provided a review of the relevant project design documentation to determine the compliance status of the proposed development against Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the Building Code of Australia 2016 (BCA) and the pertinent Australian Standards.

Furthermore, this report has provided guidance in relation to the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Following this review and the adoption of the recommendations/Performance Solutions proposed, ABE Consulting are able to confirm that at the Development Application phase of design, the proposed can readily achieve compliance.

5.0 REVIEW PROVIDED BY

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Assistant Accessibility Consultant

Reviewed by:



Abe Strbik

Director

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