

An aerial photograph of a residential street corner. A house with a red roof and solar panels is visible, surrounded by lush green trees. The house is situated on a street that intersects with a wider road. Several cars are parked along the street, and a red truck is visible on the wider road. The overall scene is a suburban neighborhood with a mix of greenery and built-up areas.

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49 FOREST WAY, FRENCHS FOREST

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ACCESS REPORT

The following assessment summarises the compliance status of the Development Applications documentation with reference to Schedule 3 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Key	
Complies	The design complies with the subject clause.
Capable of complying at CC stage	The design shows general compliance with the subject clause. A detailed assessment will be completed by an Access Consultant during the construction certificate stage to achieve full compliance.
Not applicable	The subject clause is not applicable to the current design.

Item		Status	Comment
1	Location and access to services and facilities		
	<p>The proposed development must have access to the following services and facilities:</p> <ul style="list-style-type: none"> a. Shops, bank service providers and other retail and commercial services that residents may reasonable require; b. Community services and recreational facilities; and c. The practice of a general medical practitioner. 	Capable of complying at CC stage	<p>Ergon Consulting Access Report for DA2019/0811 said the following:</p> <p>"The nearest shopping centre is Forestway Shopping Centre (corner of Warringah Road & Forest Way French Forest) which is approximately 800m (approximately an 11m walk) from the development.</p> <p>The shopping centre provides access to banks, retail and commercial shops, pharmacy, medical practitioner, community and recreational services."</p>
	<p>If the development is within the Sydney Statistical Division (metropolitan Sydney);</p> <ul style="list-style-type: none"> a. Public transport services are located not more than 400m from the site and accessible by a suitable access pathway; b. The public transport service can take residents to a place that is located not more than 400m from the services and facilities; and c. The public transport service is available Monday to Friday at least once between 8am and 12pm and at least once between 12pm and 6pm per day. 	Capable of complying at CC stage	<p>Ergon Consulting Access Report for DA2019/0811 said the following:</p> <p>"The site is located within the Sydney Statistical Division.</p> <p>The nearest bus stop that can take residents to Forestway Shopping Centre is located directly outside the development on Forest Way. For the return journey the bus stop is located on the opposite side of the road on Forest Way (existing signalized crossing and kerb ramps are available for pedestrians).</p> <p>The buses (B270, B271, B281 & B283) are available frequently throughout the day to take residents to the shopping centre and on the return journey (<i>approximately 5-10 minute bus ride approximately</i>)."</p>

	<p>The gradient along the access pathway from the site to the public transport service must be no more than 1 in 14 or;</p> <ul style="list-style-type: none"> a. No more than 1 in 12 grades every 15m; b. No more than 1 in 10 grades every 5m; and c. No more than 1 in 8 grades every 1.5m <p>The access pathway must be sealed footpath that is suitable and safe for use by an electric wheelchair, motorised cart or the like.</p>	Capable of complying at CC stage	The existing concrete footpath provided from the development to the bus stop has been deemed to have acceptable grades within Ergon Consulting Access report for DA2019/0811.
2	Siting Standards (Wheelchair Access)		
	<p>If the whole of the site has a gradient of less than 1 in 10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel to an adjoining public road.</p> <p>If the whole of the site does not have a gradient of less than 1 in 10:</p> <ul style="list-style-type: none"> a. The percentage of dwellings that must have wheelchair access must be equal proportion of the site that has a gradient of less than 1 in 10, or 50%, whichever is greater; and b. The wheelchair access provided by a continuous accessible path of travel complying with AS1428.1-2009 to an adjoining public road or an internal road or a driveway that is accessible to all residents. 	Capable of complying at CC stage	
3	Siting Standards (Common Areas)		
	Access must be provided in accordance with AS1428.1-2009 so that a person using a wheelchair can use common areas and common facilities associated with the development.	Capable of complying at CC stage	
4	Security		
	<p>Pathway lighting:</p> <ul style="list-style-type: none"> a. Must be designed and located so as to avoid glare for pedestrian and adjacent dwellings; and b. Must provide at least 20 lux at ground level. 	Capable of complying at CC stage	
5	Letterboxes		
	<p>Letterboxes:</p> <ul style="list-style-type: none"> a. Must be situated on a hard stand area and have wheelchair access and circulation by a continuous accessible path of travel complying with AS1428.1-2009; and b. Must be lockable; 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. 	Capable of complying at CC stage	

6	Private car accommodation		
	<p>If car parking (not being car parking for employees) is provided:</p> <ol style="list-style-type: none"> Car parking spaces must comply with the requirements for parking for persons with a disability AS2890; and 5% if 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 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 power- operated door to be installed at a later date. 	Capable of complying at CC stage	
7	Accessible Entry		
	<p>Every entry (whether a front or not) to a dwelling, not being an entry for employees must comply with Clauses 4.3.1 and 4.3.2 of AS4299-1995.</p>	Capable of complying at CC stage	
8	Interior: General		
	Internal doorways must have a minimum clear opening that complies with AS1428.1-2009.	Capable of complying at CC stage	
	Internal corridors must have a minimum unobstructed width of 1000mm.	Capable of complying at CC stage	
	Circulation spaces at approaches to internal doorways must comply with AS1428.1-2009.	Capable of complying at CC stage	
9	Bedroom		
	<p>At least one bedroom within each dwelling must have:</p> <ol style="list-style-type: none"> An area sufficient to accommodate a wardrobe and a bed sized as follows: <ol style="list-style-type: none"> In the case of a dwelling in a hostel – a single sized bed, or In the case of a self contained dwelling – a queen sized bed; and A clear area for the bed of at least: <ol style="list-style-type: none"> 1200mm wide at the foot of the bed; 1000mm wide beside the bed between it and the wall, wardrobe or any other obstruction; and 2 double general power outlets on the wall where the head of the bed is likely to be; At least one general power outlet on the wall opposite the wall where the head of bed is likely to be; A telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet; and Wiring to allow a potential illumination of at least 300 lux. 	Capable of complying at CC stage	

10	Bathroom		
	<p>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 AS1428.1-2009:</p> <ul style="list-style-type: none"> a. Slip-resistant floor surface; b. A washbasin with plumbing that would allow, either immediately or in the future clearances that comply with AS1428.1-2009; c. A shower that complies with AS1428.1-2009, except that the following must be accommodated either immediately or in the future: <ul style="list-style-type: none"> i. A grab rail; ii. Portable shower head; iii. Folding seat; and d. A wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it e. A double general power outlet beside the mirror. 	Capable of complying at CC stage	
	Sub-clause (b) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.	Capable of complying at CC stage	
11	Toilet		
	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 AS4299-1995.	Capable of complying at CC stage	
12	Surfaces		
	Balconies and external paved areas must have slip-resistant surfaces (finishes must comply with AS1428.1-2009).	Capable of complying at CC stage	
13	Door Hardware		
	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS4299-1995.	Capable of complying at CC stage	
14	Ancillary Items		
	Switches and power points must be provided in accordance with AS4299-1995.	Capable of complying at CC stage	

15	Living room and dining room		
	Living room in a self-contained dwelling must have: a. A circulation space in accordance with clause 4.7.1 of AS4299-1995; and b. A telephone adjacent to a general power outlet.	Capable of complying at CC stage	
	A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Capable of complying at CC stage	
16	Kitchen		
	A kitchen in a self-contained dwelling must have: a. A circulation space in accordance with clause 4.5.2 of AS4299-1995; b. A circulation space at door approaches that complies with AS1428.1-2009 c. The following fittings in accordance with the relevant sub-clauses of clause 4.5 of AS4299-1995: i) Benches that include at least one work surface at least 800mm in length that comply with clause 4.5.5 (a); ii) A tap set (see clause 4.5.6); iii) Cooktop (see clause 4.5.7), except that an isolating switch must be included; iv) An oven (see clause 4.5.8); and c. "D" pull cupboard handles that are located towards the top of below- bench cupboards and towards the bottom of overhead cupboards; and d. General power outlets: i) At least one of which is a double general power outlet within 300mm of the front of a work surface; and ii) One of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.	Capable of complying at CC stage	
17	Access to kitchen, main bedroom, bathroom and toilet		
	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level.	Not applicable	
18	Lifts in multi-storey buildings		
	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 Building Code of Australia.	Capable of complying at CC stage	

19	Laundry		
	<p>A self-contained dwelling must have a laundry that has:</p> <ul style="list-style-type: none"> a. A circulation space at door approaches that complies with AS1428.1-2009; b. Provision for the installation of an automatic washing machine and a clothes dryer; c. A clear space in front of appliances of at least 1300mm; d. A slip-resistant floor surface; and e. An accessible path of travel to any clothes line provided in relation to the dwelling. 	Capable of complying at CC stage	
20	Storage for linen		
	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS4299-1995.	Capable of complying at CC stage	
21	Garbage		
	A garbage storage area must be provided in an accessible location.	Capable of complying at CC stage	