



To: Altai Investments

Project: 85-87 Blackbutt Road, Frenchs Forrest

Report: Access Assessment Report

Reference No: 111349-Access-r1

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DOCUMENT CONTROL



Revision	Date	Description	
111349 -Access-r1	30/03/2020	Access Assessment Report	
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TABLE OF CONTENTS

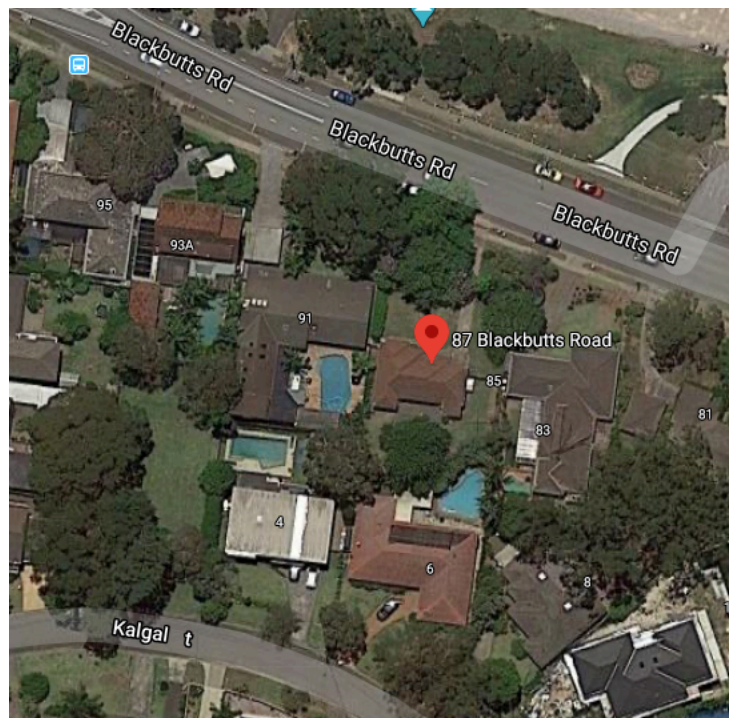
1	BASIS OF ASSESSMENT	4
1.1	Location	4
1.2	Purpose	4
1.3	Limitations	4
1.4	Federal Disability Discrimination Act (DDA)	5
1.5	Disability Access to Premises Standards (Premises Standards)	5
1.6	Design Documentation	6
2	BUILDING DESCRIPTION	7
2.1	Rise in Storeys (Clause C1.2)	7
2.2	Classification	7
3	ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES	8
3.1	Introduction	8
3.2	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	8
4	STATEMENT OF COMPLIANCE	16
	ANNEXURE A - DESIGN DOCUMENTATION	17

1 BASIS OF ASSESSMENT

1.1 Location

The building development, the subject of this report, is located at 85-87 Blackbutt Road, Frenchs Forrest. The buildings are three (3) individual two-storey dwellings with individual private garages. There are no internal common areas provided within the building.

Pedestrian and vehicular access is provided from Blackbutts Road.



Photograph courtesy of Google Maps

1.2 Purpose

The purpose of this report is to assess the proposed building against the following and to clearly outline those areas where compliance is not achieved;

- Disability Discrimination Act 1992 (DDA);
- Disability Access to Premises Standards 2010 (Premises Standards);
- SEPP2004 (Housing for Seniors or People with a Disability); and
- Applicable Australian Standards AS1428.1:2009, AS2890.6:2009 and AS4299-1995.

1.3 Limitations

This report is limited to an assessment of the access and amenity provisions for people with a disability against the provisions of the documents as outlined in 1.2 above. It is not an assessment of the proposal against the BCA2019 and if this is required, a separate report will be necessary.

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:

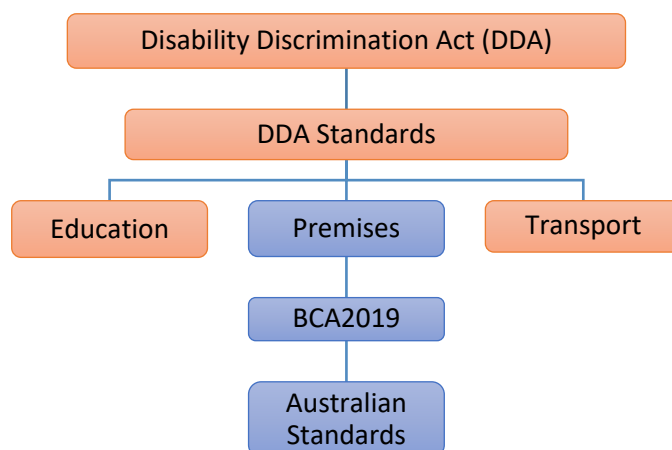
- The Disability Discrimination Act (it cannot be guaranteed that that a complaint under the DDA will not be made, however should the building comply with BCA2019 and the Premises Standard then those responsible for the building cannot be subject to a successful complaint);
- Building Code of Australia 2019;
- Demolition Standards not referred to by the BCA2019;
- Work Health and Safety Act;
- Construction Safety Act;
- 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;
- Conditions of Development Consent issued by the Local Consent Authority; and
- 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 BCA2019.

1.4 Federal Disability Discrimination Act (DDA)

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.

All organisations have a responsibility, under the 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 applies nationally and is complaint based. While the Premises Standards and BCA2019 are recognised as the design standards to satisfy certain aspects of the DDA, compliance with the BCA2019 and the referenced standards does not guarantee that a complaint will not be lodged.



1.5 Disability Access to Premises Standards (Premises Standards)

The aim of the Premises Standards is to provide the building and design industry with detailed information regarding the required access provisions associated with the design and construction of new buildings and upgrade to existing buildings. They do not apply to existing buildings that are not undergoing upgrade. They will only apply to elements addressed within the Standards. All other elements related to premises will still be subject to the existing provisions of the DDA.

The Premises Standards generally align with the BCA2019 and reference a range of Australian Standards relating to access and other associated matters. The Premises Standards aim to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings.

The “affected part” is the accessway from the principal pedestrian entrance to the area of the new works including the entry door at principal pedestrian entrance. The relevant provisions of the Premises Standards will apply to a new part of a building, and any “affected part” of a building, if the building is Class 1b, Class 2 (if a new and short term rent accommodation is available) and Classes 3, 5, 6, 7, 8, 9 or 10 buildings. The proposed building is a Class 1a and therefore the affected part of this Standard is not applicable.

1.6 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 BCA2019 the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise in storeys of two (2)

2.2 Classification

Under the provisions of Clause A6 of the BCA2019, the building has been classified as follows;

Table 1. Building Classification

Class	Level	Description
1a	Ground & First Floor	Residential sole occupancy units used for independent permanent and longer-term accommodation for Seniors with
10a	Ground Floor	Attached private garage

3 ACCESS REQUIREMENTS FOR PEOPLE WITH DISABILITIES

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 1.2 of this report.

The abbreviations outlined below have been used in the following tables.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

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

It is proposed to provide an overall development, under SEPP 2004, that provides suitable living arrangements for Seniors. The aims of this Policy are to encourage the type of development proposed and ensure it meets the particular needs of an ageing population.

Part 2 – Site related requirements		
Clause 26 Location and access to facilities		
Clause	Requirements	Discussion
1	Residents of the proposed development are required to have access that complies with subclause (2) to: a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and b) community services and recreation facilities, and c) the practice of a general medical practitioner.	Access is provided to meet the requirements of this SEPP2004. The Forestway Shopping Centre retail precinct is available at Warringah Rd & Forest Way, Frenchs Forest and contains appropriate facilities. Lionel Watts Reserve is also located directly across the road from the building.
2	Access complies with this clause if: 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	It is noted that the Lionel Watts Reserve is located within 400m from the building in accordance with Clause a). It is considered that the reserve is located across the two-

Part 2 – Site related requirements		
Clause 26 Location and access to facilities		
Clause	Requirements	Discussion
	<p>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> <ol style="list-style-type: none"> a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, a gradient of no more than 1:10 for a maximum length of 5 metres at a time, a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or <p>b) in the case of a proposed development on land in a local government area that is within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development:</p> <ol style="list-style-type: none"> 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 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 that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), <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>c) This clause is not applicable due to the location of the proposal.</p>	<p>lane street and would have a sufficient gradient to allow for access in accordance with Part a)</p> <p>The remainder of the facilities will require the use of public transport in accordance with Part b). The area is noted to be serviced by Bus Lines with the nearest stop being located 60m from the site entrance.</p> <p>Access is available from the site to the stops by suitable concrete footpaths.</p> <p>The bus routes from in front of the building lead to and from Forestway Shopping Centre and the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday.</p>

Part 2 – Site related requirements		
Clause 26 Location and access to facilities		
Clause	Requirements	Discussion
3	<p>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> <ul style="list-style-type: none"> i. a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, ii. a gradient of no more than 1:10 for a maximum length of 5 metres at a time, iii. a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time. 	<p>The overall gradient of the pathways to the available transport, is not considered to be more than 1:14.</p>

The proposed units are considered to be self-contained dwellings and therefore must contain the features outlined within Schedule 3 of the SEPP2004. The table below provides an assessment against the requirements of this Schedule.

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
1 Application	The standards set out in this Part apply to any seniors housing that consists of hostels or self-contained dwellings.		
2 Siting	<p>Common areas</p> <p>Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can travel from the adjoining road into the building and use common areas and common facilities associated with the development.</p>	<p>The site is accessed via a level walkway which is capable of complying with AS1428.1-2009.</p> <p>There are no common areas or common facilities provided within the building. Direct access is provided into each of the units.</p>	Complies
3 Security	<p>Pathway lighting:</p> <ul style="list-style-type: none"> a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and b) must provide at least 20 lux at ground level. 	<p>Required pathway lighting can be readily provided within the development to meet the requirements of this Clause.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
4 Letterboxes	<p>Letterboxes:</p> <ul style="list-style-type: none"> 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 b) must be lockable, and 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. 	Letterboxes have been provided adjacent to the street on a hardstand area. The letterboxes are to be key locked.	CRA
5 Private car parking	<p>If car parking (not being car parking for employees) is provided:</p> <ul style="list-style-type: none"> a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and 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. 	Each of the units have been provided with garages that will maintain at least 4.8m x 5.4m which is capable of complying with the provisions of AS2890.6.	Complies
6 Accessible entry	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>All entry doors have a clear door opening of the required 850mm and have sufficient latch side circulation space as per AS1428.1.</p> <p>Door threshold ramps with a maximum grade of 1.8 are used for entry doors where a level surface is not available.</p>	CRA
7 Interior: general	<p>Internal doorways must have a minimum clear opening that complies with AS 1428.1.</p> <p>Internal corridors must have a minimum unobstructed width of 1,000 millimetres.</p>	<p>Internal doors throughout the Ground Floor to accessible rooms maintain a clear opening of at least 850mm.</p> <p>The internal corridor widths are greater than 1m throughout the Ground Floor.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	Circulation space at approaches to internal doorways must comply with AS 1428.1.	Circulation space at approaches to internal accessible doorways on the Ground Floor comply with AS1428.1.	
8 Bedroom	<p>At least one bedroom within each dwelling must have:</p> <ul style="list-style-type: none"> a) an area sufficient to accommodate a wardrobe and a queen sized bed, and b) a clear area for the bed of at least: <ul style="list-style-type: none"> i. 1,200 millimetres wide at the foot of the bed, and ii. 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and c) 2 double general power outlets on the wall where the head of the bed is likely to be, and d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and 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 f) wiring to allow a potential illumination level of at least 300 lux. 	<p>A queen size bed is 1530mm x 2030mm has been detailed within bedroom 1 of each unit.</p> <p>At least one bedroom in each unit meets the minimum size requirements excluding the wardrobes.</p> <p>Sufficient circulation spaces are provided in bedroom 1 of each unit.</p> <p>The electrical requirements can be addressed during construction.</p>	CRA
9 Bathroom	<p>At least one bathroom within a dwelling must have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <ul style="list-style-type: none"> a) a slip-resistant floor surface, b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1, c) a shower that complies with AS 1428.1, except that the 	<ul style="list-style-type: none"> a) The floor surface of the bathrooms located on the ground floor must be slip resistant Using the slip-resistance classifications in the BCA, a slip resistant classification of P4 or R11 shall be achieved as a minimum. b) The washbasins are capable of complying with the minimum clearance requirements as specified in AS1428.1 c) The showers on the ground floor comply with AS1428.1. 	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	<p>following must be accommodated either immediately or in the future:</p> <ul style="list-style-type: none"> i. a grab rail, ii. portable shower head, iii. folding seat, 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. 	<p>Reinforcement is required in the shower walls to allow for future grabrails and a folding seat to be installed. The shower heads are portable.</p> <p>d) The wall cabinets shall be sufficiently illuminated.</p> <p>e) There is a general-purpose power outlet required adjacent to the mirror.</p>	
10 Toilet	A dwelling must have at least one toilet and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	All of the dwellings on the ground floor have a visitable toilet with the provision of future grabrails. The circulation spaces meet the visitable requirements of AS4299.	Complies
11 Surface finishes	<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>	Using the slip-resistance classifications in the Vol One of the BCA2019, a slip resistant classification of P4 or R11 shall be achieved as a minimum for the balconies and external paved area/ramps.	CRA
12 Door hardware	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	<p>The door handles are located between 900mm and 1100mm.</p> <p>External doors of each unit shall be keyed alike and shall not have deadlocks installed.</p>	CRA
13 Ancillary items	Switches and power points must be provided in accordance with AS 4299.	<p>Switches shall be located not less than 900mm nor more than 1100mm above finished floor level. Switches shall be located adjacent to door handles where practicable. Rocker action, toggle or push pad switches are recommended.</p> <p>Other than were specifically prescribed, GPOs shall be located at a height of not less than 600mm with a preferred height of 1000mm above the finished floor level. GPOs must be not less than 500mm horizontally from internal corners.</p>	CRA

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
15 Living room and dining room	<p>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>(c) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux</p>	<p>The size of the living rooms will permit compliant circulation space. Furniture arrangement must not encroach into the required circulation spaces.</p> <p>A telephone must be installed adjacent to a general-purpose outlet.</p> <p>The living room must have electrical wiring to allow a potential illumination level of at least 300 lux.</p>	CRA
16 Kitchen	<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>(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</p>	<p>The proposed kitchen layouts allow for compliant circulation space.</p> <p>The benches must include a work space of at least 800mm wide.</p> <p>The kitchen taps shall comply with AS1428.1 and figure 4.4 of AS4299-1995. The taps or operating handles shall be within 300mm of the front of the sink.</p> <p>Cook tops shall have controls which don’t require reaching over the hotplates and shall have raised cross-bars for ease of grip. The proposed cooktop locations must be adjacent to a minimum 800mm wide work surface. Cooktops must be provided with an isolating switch.</p> <p>The ovens in the kitchen shall have hinged doors which are adjacent to 800mm wide work surfaces.</p> <p>“D” pull cupboard handles are to be located towards the top of below-bench cupboards and towards the bottom of overhead cupboards.</p> <p><u>A double general power outlet must be located within 300mm of the front of the minimum 800mm wide work surface.</u></p> <p><u>A general power outlet must be provided for the refrigerator and must be easily accessible after the refrigerator is installed.</u></p>	DNC-Refer to Part 4

Schedule 3 – Standards concerning accessibility and useability			
Part 1 Standards applying to self-contained dwellings			
Clause	Requirements	Discussion	
	to be easily accessible after the refrigerator is installed.		
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.	All of the required rooms are provided within the ground floor of each dwelling.	Complies
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 <i>Building Code of Australia</i> .	All dwellings are provided with Ground Floor access.	N/A
19 Laundry	A self-contained dwelling must have a laundry that has: (a) a circulation space at door approaches that complies with AS 1428.1, and (b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling.	The door circulation spaces at the laundry doors comply with AS1428.1. The provision for an automatic washing machine and a clothes dryer has been made available. A clear space of 1300mm is provided in front of the laundry appliances. The floor in the laundry shall have a slip resistance rating of P4 or R11 as per the BCA Vol One 2019. An accessible path of travel to the outdoor courtyards has been provided.	CRA
20 Storage for linen	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299.	The provision for a 600mm wide linen storage is provided in each unit. Adjustable shelves shall be installed in each storage cupboard.	Complies
21 Garbage	A garbage storage area must be provided in an accessible location.	The bin storage area located at the front of the building and located in an accessible location.	Complies

4 STATEMENT OF COMPLIANCE

The design documentation as referred to in this report has been assessed against the applicable provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 as outlined in Part 1.2 of this report and it is considered that such documentation complies or is capable of complying (as outlined in Part 3 of this Report).

ANNEXURE A - DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Table 2. Architectural Plans

Architectural Plans Prepared by Walsh ² Architects			
Drawing Number	Revision	Date	Title
DA010	A	16.03.2020	Site Analysis
DA100	A	16.03.2020	Site Plan
DA101	A	16.03.2020	Ground Floor Plan
DA102	A	16.03.2020	Level 1 Plan
DA103	A	16.03.2020	Roof Plan
DA200	A	16.03.2020	Sections
DA201	A	16.03.2020	Sections
DA300	A	16.03.2020	Elevations
DA301	A	16.03.2020	Elevations