



Accessibility Design Review – DA Review

Project Title: Proposed SEPP Seniors Living – Self Contained Dwellings
9-11 Birdwood Ave, Collaroy

Job Number: 9296

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ACCESSIBILITY • ESSENTIAL FIRE SAFETY SERVICES

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Draft	1.0	25 October 2019	For Review & Comment
Final	1.1	06 April 2020	Final Issue

ACCESSIBILITY DESIGN REVIEW

PROJECT: Proposed SEPP Seniors Living – Self Contained Dwellings

LOCATION: 9-11 Birdwood Ave, Collaroy

1.0 INTRODUCTION

This report provides an Accessibility Design Review of the proposed SEPP Seniors Living residential development at 9-11 Birdwood Ave, Collaroy.

1.1 Project Information & Classification

The proposed development consists of 4x self-contained dwellings over a common carpark located at the subject site.

It is understood the following Building Code of Australia 2019 building classification(s) apply to the subject tenancy (to be confirmed by the BCA Consultant / PCA) –

Building Part	Building Classification	Use
Lower Ground Floor	Class 7a	Parking
First Floor	Class 2	Residential apartments

1.2 Purpose of the Report

Birdwood Projects Pty 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 architectural documentation in the context of the following –

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings;
- Part D3, Clause F2.4 and Clause E3.6 ‘deemed-to-satisfy’ (DtS) requirements of the Building Code of Australia 2019 (BCA);
- The Disability (Access to Premises - Buildings) Standards 2010;
- Architectural design documentation prepared by Edda, Project Title – Birdwood Ave Collaroy as follows:

Dwg#	Title	Date – Issue
DA.02	BASEMENT PLAN	01/04/20 - A
DA.03	LOWER GROUND FLOOR PLAN	01/04/20 - A
DA.04	UPPER GROUND FLOOR PLAN	01/04/20 - A

- Australian Standards AS1428.1-2009 - Design for Access and Mobility - Part 1: General requirements for access - New building work;

- Australian Standards AS4299-1995 - Adaptable housing;
- Australian Standards AS 2890.1-1993 Parking facilities, Part 1: Off street parking.

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 2019 (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;
- Assessment of any areas beyond the allotment boundary of the proposed building;
- 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 –

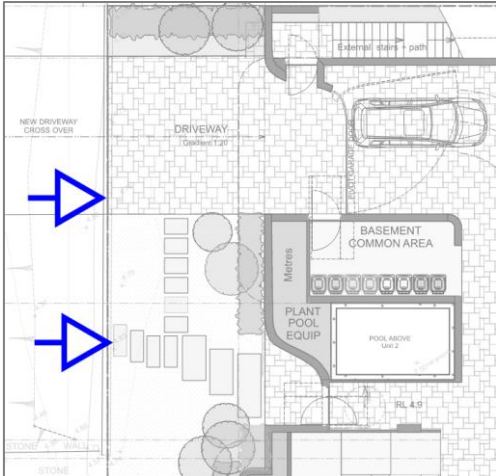
<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Performance Solution (PS) –</u>	A Performance Solution Report is being pursued to justify the compliance departures
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes

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><u>Class 2 –</u></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. <p><u>Class 7a –</u></p> <p>To and within any level containing accessible carparking spaces.</p>	<p>Access is generally proposed throughout the required portions of the building as prescribed by Cl. D3.1 of the BCA.</p> <p><u>Doorways</u></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>Compliance readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

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>	<p>2x main points of pedestrian entrance from the allotment boundary are proposed to the building as indicated below –</p>  <p>Both main points of pedestrian entrance from the allotment boundary to the building are required to comply with AS1428.1-2009.</p> <p>The 2x external stairways have been communicated as being utilised by residents only with no intercom or the like being provided at the gate to the subject pathway.</p> <p>Compliance readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD

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

DtS Provision	Comment(s)/Recommendation(s)	Status
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 –		
<ul style="list-style-type: none"> for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and 	<p>All non-fire-isolated ramps are required to comply with AS1428.1-2009.</p> <p>1x 1:20 walkway is proposed from the allotment boundary to the building and is readily capable of complying.</p> <p>1x step ramp is proposed within the building basement carpark and is readily capable of complying.</p>	DD
<ul style="list-style-type: none"> for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and 	<p>All non-fire-isolated stairways are required to comply with AS1428.1-2009.</p> <p>Compliance is readily achievable with minor design development and/or specification at the Detailed Design Stage.</p>	DD
<ul style="list-style-type: none"> for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and 	N/A – no fire-isolated stairways are proposed	N/A
<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.	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"> Caretaker only areas Plant & equipment room(s) 	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• 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	<p><u>Class 2 –</u></p> <p>The BCA does not prescribe the provision of accessible carparking spaces for Class 2 buildings.</p> <p>Refer to the SEPP Seniors Living Schedule 3 Requirements outlined in Part 3.0 of this report for details.</p>	Info

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

N/A – No areas requiring the provision of a hearing augmentation system are proposed.

Cl. D3.8: Tactile indicators

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>Tactile ground surface indicators complying with sections 1 and 2 of AS/NZS 1428.4.1.: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.	DD

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

N/A – Not a Class 9b building.

Cl. D3.10: Swimming pools

N/A – No common area swimming pool is proposed.

Cl. D3.11: Ramps

N/A – No ramps are proposed/indicated on plan.

Cl. D3.12: Glazing on an accessway

DtS Provision	Comment(s)/Recommendation(s)	Status
<p>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.</p>		DD

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	<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 1,100mm x 1,400mm where the lift vertical travel is less than 12m,	CoC

<ul style="list-style-type: none"> not rely on a constant pressure device for its operation if the lift car is fully enclosed. 	<ul style="list-style-type: none"> Lift floor dimensions not less than 1,400mm x 1,600mm where the lift vertical travel is more 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, 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 is to be obtained from the lift designer to confirm compliance with the relevant provisions of the BCA and Australian Standards.</p> <p><u>Design Detail –</u></p> <ul style="list-style-type: none"> Ensure lift landing controls are provided no less than 500mm from an internal corner. 	
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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. 	<p>2x sanitary compartments are proposed.</p> <p>Both are currently indicated as being accessible sanitary compartments; however, it has been communicated that 1x of the subject sanitary compartments is for use by the building caretaker or other contractors.</p> <p>On this basis, 1x of the subject sanitary compartments is not required to be accessible.</p>	CoC

<ul style="list-style-type: none"> • 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. 		
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3.0 SEPP SENIOR 2004 REQUIREMENTS

The following table details the compliance status of the architectural design in terms of the prescriptive provisions of SEPP (Housing for Seniors or People with a Disability) 2004, Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

<u>Capable of Complying (CoC) –</u>	Spatial allowance has been made to accommodate compliance where the specification provided has been satisfied.
<u>Compliance Departure (CD) –</u>	A compliance departure with the DtS provisions of the BCA.
<u>Design Detail (DD) –</u>	A detail commentary/specification is offered within the report.
<u>Not Applicable (N/A) –</u>	Not applicable or not relevant to the project. Commentary provided.
<u>Informational (Info) –</u>	Provided for informational purposes

Schedule 3 - Standards concerning accessibility and use-ability for hostels and self-contained dwellings.

Part 1 Standards applying to hostels and self-contained dwellings

Provisions	Comment	Status
2 <u>Siting standards</u> (1) <u>Wheelchair access</u> 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. (2) If the whole of the site does not have a gradient of less than 1:10: (b) 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 (c) 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. (3) <u>Common areas</u> Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and	The site has a gradient less than 1:10 being circ. 1:5.5. Wheelchair access is proposed via an accessway from the driveway accessible to all residents to the entry door of each dwelling. Refer to BCA Cl. D3.2 and D3.3 of this report for comments regarding access from the allotment boundary to the building.	DD

common facilities associated with the development.		
<u>3 Security</u> Pathway lighting: <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. 	Details to be provided at detailed design stage.	CoC
<u>4 Letterboxes</u> Letterboxes: <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. 	Letter boxes are to be clearly indicated on plan and connected to each villa by an accessway. Details to be provided at detailed design stage.	DD
<u>5 Private car accommodation</u> If car parking (not being car parking for employees) is provided: <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, and (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 power-operated door to be installed at a later date. 	Compliance is readily achievable. This clause refers to AS 2890, Parking facilities, Part 1: Off street parking that was previously endorsed by the BCA. Minimum clear width of car parking spaces is required to be 3.2m. The minimum length of carparking spaces is to be 5.4m. Additionally, at least 5% of the total number of carparking spaces is to be 3.8m wide. A headheight clearance of 2.5m is required to all carparking spaces.	CoC
<u>6 Accessible entry</u>	Compliance is readily achievable. Each unit entry shall have:	CoC

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.	<ul style="list-style-type: none"> (i) An 850mm clear opening with appropriate latch side clearance. (ii) Lighting complying with AS1680.2 and achieving a minimum 150 lux. (iii) Call buttons shall be located between 900-1100mm from the floor and not less than 500mm from internal corners. (iv) D shaped lever latch set located between 900-1100mm from the floor. (v) All lockable external doors to be keyed alike. 	
<u>7 Interior: general</u> (1) Internal doorways must have a minimum clear opening that complies with AS1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	All internal doors are to be 850mm clear and provided with the prescribed door circulation space. Compliance is readily achievable with minor design development at the Detailed Design Stage.	DD
<u>8 Bedroom</u> At least one bedroom within each dwelling must have: <ul style="list-style-type: none"> (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: <ul style="list-style-type: none"> (i) in the case of a self-contained dwelling—a queen-size 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 	Compliance is readily achievable with minor design development at the Detailed Design Stage. <u>Design Detail –</u> Nominate 1x bedroom in each unit which is provided with spatial allowance for a queen size bed and wardrobe with the following clearances – <ul style="list-style-type: none"> • 1,200 millimetres wide at the foot of the bed, and • 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction. Indicated the queen size bed and all clearances on plan. <i>NB - Queen size bed dimensions:</i> <ul style="list-style-type: none"> ▪ Width 1.53m ▪ Length 2.03m. 	DD

<p>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> <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 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, (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>Compliance is readily achievable with minor design development at the Detailed Design Stage.</p> <p><u>Design Detail –</u></p> <p>At least 1x bathroom which is suitable sized and capable of complying with the circulation space for accessible sanitary facilities in accordance with AS1428.1-2009 is to be provided within each unit.</p> <p>Units are generally provided with a sanitary compartment capable of complying with minor design development to accommodate the required circulation space.</p>	DD
<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 with minor design development at the Detailed Design Stage.</p> <p><u>Design Detail –</u></p> <p>At least 1x bathroom which is suitable sized and capable of complying with the circulation space for accessible sanitary facilities in accordance with AS1428.1-2009 is to be provided within each unit.</p> <p>The majority of units are provided with a sanitary compartment capable of complying with minor design development to accommodate the required circulation space.</p>	DD

<u>11 Surface finishes</u> Balconies and external paved areas must have slip-resistant surfaces.	Compliance is readily achievable with specification at the detailed design stage.	CoC
<u>12 Door hardware</u> Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Compliance is readily achievable with specification at the detailed design stage.	CoC
<u>13 Ancillary items</u> Switches and power points must be provided in accordance with AS 4299.	Compliance is readily achievable with specification at the detailed design stage.	CoC
Part 2 Additional Standards for Self-Contained Dwellings		
<u>15 Living room and dining room</u> (1) A living room in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.7.1 of AS 4299, and (b) a telephone adjacent to a general power outlet. (2) A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux.	Compliance is readily achievable.	CoC
<u>16 Kitchen</u> A kitchen in a self-contained dwelling must have: (a) a circulation space in accordance with clause 4.5.2 of AS 4299, and (b) a circulation space at door approaches that complies with AS 1428.1, and (c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299: (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and	Compliance is readily achievable with minor design development at the Detailed Design Stage.	DD

<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 to be easily accessible after the refrigerator is installed.</p>		
<p><u>17 Access to kitchen, main bedroom, bathroom and toilet</u></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><u>18 Lifts in multi-storey buildings</u></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	DD
<p><u>19 Laundry</u></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 specification at the detailed design stage.	DD
<p><u>20 Storage for linen</u></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 with specification at the detailed design stage.	DD

<p><u>21 Garbage</u></p> <p>A garbage storage area must be provided in an accessible location.</p>	<p>Compliance is readily achievable with specification at the detailed design stage.</p>	<p>DD</p>
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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 'deemed-to-satisfy' (DtS) provisions of the Building Code of Australia 2019 (BCA) and has identified that the building classification is not governed by BCA Part D3 being a Class 1a building (TBC by PCA).

A review has also been provided to identify the compliance statues of the design with SEPP (Housing for Seniors or People with a Disability) 2004, Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

Following this review and the adaptation of the recommendations proposed, ABE Consulting are able to confirm that at the Development Application Phase of design, the development can readily achieve compliance with SEPP (Housing for Seniors or People with a Disability) 2004, Schedule 3 – Standards concerning accessibility and useability for hostels and self-contained dwellings.

5.0 REVIEW PROVIDED BY

Prepared by:  <u>Aleksandar Stevanovic</u> Senior Accessibility Consultant B. Construction Management (Hons)	Reviewed by:  <u>Abe Strbik</u> Director Member - Association of Consultants in Access Australia # 405
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