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-	Original for DA Issued	2-12-2019
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report

**Statement of Compliance
Access for People with a Disability**

**Proposed Seniors
Development**

3 Central Rd Avalon Beaches

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Report

Report Type: Statement of Compliance - BCA Access Provisions
Development: 3 Central Rd Avalon Beaches

Introduction:

This report has been prepared to accompany a S455 Application and has been based on the following drawings prepared by Cottee Parker:

2007	Lower Ground Floor Plan
2008	Ground Floor Plan
2009	Level 1 Plan

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

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This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Assessment:

Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Note: At design/drawing stage there is not enough information provided to ensure full compliance as a lot of access requirements depend on fittings and finishes. Where this report lists "capable of compliance" it means that there is nothing to stop full compliance as long as fittings and finishes are completed to the relevant standard

Compliance is required with the following:

- The Access Provisions of the BCA 2019
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- SEPP Housing for Seniors or People with a Disability
- Council's DCP relating to Access for People with a Disability

Assessment

The building work comprises of basement carparking with seniors residential units above

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 7a (car park)

The following tables assess compliance with the relevant parts of the BCA and Standards
BCA Assessment

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	Class 2
	<ul style="list-style-type: none"> From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift.</p> <p>Access has been provided to communal open space on Level 1.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	Class 7a
	To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided to the basement level containing the accessible car parking spaces by means of a lift.</p> <p>Details to be verified at CC stage of works.</p>
<i>Requirement</i>	In areas required to be accessible, the following is to be provided:
	<ul style="list-style-type: none"> Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 The separation of doors in airlocks shall comply with AS 1428.1 Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	All of the above listed requirements are achievable and to be assessed for compliance at verified at CC stage of works.
<i>Requirement</i>	BCA Part D3.2 Access to buildings
	Accessway is required from;
	<ul style="list-style-type: none"> Main pedestrian entry at the site boundary for new buildings Main pedestrian entry door for existing buildings Any other accessible building connected by a pedestrian link Accessible car parking spaces
<i>Compliance</i>	Complies.
<i>Comments</i>	<p>Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp. Access has been provided from accessible car parking spaces by means of a lift.</p> <p>Details to be verified at CC stage of works.</p>

<i>Requirement</i>	Accessway is required through: <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	The development has only 1 main entry which has been designed to be accessible. The Patterson Lane entry is considered as an egress point only. Details to be verified at CC stage of works.
<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. This is achievable and the door selections are to be verified at CC stage of works.
BCA Part D3.3 Parts of buildings required to be accessible	
<i>Requirement</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the ramp will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Walkway to be compliant with AS1428.1
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Detailed features of the walkways will be assessed with the requirements of AS1428.1 at the CC stage of works. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.
<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	No step / kerb ramps have been identified in the development.
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	Where non-fire-isolated stairways have been provided, the features of the stairway will be assessed with the requirements of AS1428.1 at the CC stage of works.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	N/A
<i>Comments</i>	No fire-isolated stairways have been identified in the development

<i>Requirement</i>	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Details to be verified at CC stage of works.
<i>Requirement</i>	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Only applies to carpets provided in the resident use areas. Carpet selections generally take place at CC stage of works. Selection of carpets as specified above will lead to compliance and these selection details are to be verified at CC stage of works.
<i>Requirement</i>	BCA Part D3.4 Exemption Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
<i>Compliance</i>	For information only.
<i>Comments</i>	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
<i>Requirement</i>	BCA Part D3.5 Accessible Carparking Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
<i>Compliance</i>	N/A
<i>Comments</i>	

<i>Requirement</i>	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
<i>Compliance</i>	N/A
<i>Comments</i>	The parking for the SEPP Seniors units is assessed later in this report.
<i>Requirement</i>	BCA Part D3.6 Signage Braille and Tactile signage is required to identify Accessible & Ambulant Sanitary facilities, Fire Exits, areas with Hearing Augmentation and the location of Accessible entrances and toilets
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	
<i>Requirement</i>	BCA Part D3.8 Tactile indicators (TGSIs) TGSIs are required when approaching; <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.
<i>Compliance</i>	Capable of compliance.
<i>Comments</i>	In the proposal, TGSIs are required in the following locations: <ul style="list-style-type: none"> • At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard • At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard Details to be verified at CC stage of works.

Requirement	BCA Part D3.11 Limitations on Ramps
	<ul style="list-style-type: none"> • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
Compliance	Complies
Comments	The series of connecting ramps do not exceed a vertical height of 3.6M Details to be verified at CC stage of works.

Requirement	BCA Part D3.12 Glazing on Accessways
	Glazing requirements- 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 are required to have a glazing strip as per requirements of AS1428.1
Compliance	Capable of compliance
Comments	Applies to full length glazing used in common use areas such as lift lobbies and common passageways. Glazing strip selections are to be verified at CC stage of works.

BCA Part F Accessible Sanitary Facilities
BCA F2.4 Accessible sanitary facilities

<i>Requirement</i>	<p>Accessible unisex toilet is to be provided in accessible part of building such that;</p> <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities <p>If no lift is required to be provided to a level, then accessible facility is not required on that level.</p>
<i>Compliance</i>	N/A
<i>Comments</i>	No common use sanitary facilities have been proposed in the development. To be verified at CC stage of works.
<i>Requirement</i>	<p>Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.</p>
<i>Compliance</i>	N/A.
<i>Comments</i>	No sanitary facilities in addition to the accessible toilet have been provided in the development.
<i>Requirement</i>	<p>BCA F2.4(a) Accessible unisex sanitary compartments Class 2</p> <p>At least 1 when sanitary compartments are provided in common areas.</p>
<i>Compliance</i>	N/A
<i>Comments</i>	No common use sanitary facilities have been proposed in the development.
<i>Requirement</i>	<p>BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009 Class 2</p> <p>At least 1 when showers are provided in common areas.</p>
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.

BCA Part E Lift Installations

<i>Requirement</i>	<p>In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).</p>
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	<p>Lift floor dimensions (excluding stairway platform lift) are listed below.</p> <ul style="list-style-type: none"> • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep <p>Details to be verified at CC stage of works.</p>

SEPP Housing for Seniors and People with Disability 2004

Compliance assessment with Schedule 3 of SEPP Housing for Seniors or People with a Disability

<i>Application</i>	<i>Requirement</i>	Development is Seniors housing that consists of hostels or self-contained dwellings
<i>Siting</i>	<i>Compliance Comment</i>	Complies. The development consists of self- contained dwellings.
	<i>Requirement</i>	<p>Wheelchair Access To a site with gradient of < 1:10:</p> <ul style="list-style-type: none"> - ALL dwellings linked by an AS1428.1 compliant accessible path to an adjoining public road. <p>Wheelchair Access To a site with gradient of > 1:10:</p> <ul style="list-style-type: none"> - The % of dwellings that must have wheelchair access (accessible) must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and - Accessible dwellings are to be linked by an AS1428.1 compliant accessible path to an adjoining public road or an internal road or a driveway that is accessible to all residents. <p>Common areas Access must be provided as per AS1428.1 to and within all common areas / facilities within the development.</p>
<i>Security</i>	<i>Compliance Comment</i>	Complies. Access has been provided to all dwellings by pathway from adjoining street. Access has been provided to the common areas. Details to be verified at CC stage of works.
	<i>Requirement</i>	<p>Pathway lighting to be :</p> <ul style="list-style-type: none"> - Glare free for pedestrians and dwellings and - Must provide at least 20 lux at ground level.
<i>Letterboxes</i>	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
	<i>Requirement</i>	<p>Letterboxes must be:</p> <ul style="list-style-type: none"> - Situated on a hard standing area and have wheelchair circulation and linked via an accessible path as per AS1428.1, - Lockable and - 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.
	<i>Compliance Comment</i>	Capable of compliance If the letterboxes are operable / lockable from the front (facing the street), then the hard standing area is to be provided in front of the letterbox. Details to be verified at CC stage of works.

Private car accommodation	Requirement	<p>Car parking spaces (not being car parking for employees) must be:</p> <ul style="list-style-type: none"> - AS2890.1 compliant i.e. 3.2M x 5.4M (3.8M width if in an enclosed garage) and - Provided with 2.5M internal height clearance and 2.2M height clearance at garage door. <p>5% of car parking spaces or min 1 (if < than 20 spaces) must be able to be increased to 3.8M width.</p> <p>Provide power-operated door to garage, or power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.</p> <p>Capable of compliance</p> <p>All parking to AS 2890.6 which exceeds the requirements and is acceptable.</p> <p>Details to be verified at CC stage of works.</p>
Accessible entry	Requirement	<p>Every entry to the dwelling must comply with Clause 4.3.1 and 4.3.2 of AS4299 i.e. :</p> <ul style="list-style-type: none"> - Slope at entry to be <1:40, - 1550mm diameter landing with low threshold and smooth transition for wheelchair, - 850mm clear door opening with circulation spaces and - Door hardware as per AS1428.1. <p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Interior: general	Requirement	<p>Internal doorways must have:</p> <ul style="list-style-type: none"> - 850mm a minimum clear opening space, - Internal corridors must have a minimum 1M width and - Door circulation spaces to AS 1428.1. <p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>
Main Bedroom	Requirement	<p>At least 1 Bedroom within each dwelling must have,</p> <p>Wardrobe and bed sized as follows:</p> <ul style="list-style-type: none"> - In the case of a dwelling in a hostel—a single-size bed, and - In the case of a self-contained dwelling—a queen-size bed. <p>Bedroom must contain a clear area for the bed of at least:</p> <ul style="list-style-type: none"> - 1,200mm wide at the foot of the bed, and - 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction. <p>Bedroom must have 2 double general power outlets on the wall where the head of the bed is likely to be</p> <p>Bedroom must have at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be.</p> <p>Bedroom must have a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet.</p> <p>Bedroom must have wiring to allow a potential illumination level of at least 300 lux.</p>
	Compliance Comment	<p>Capable of compliance</p> <p>Details to be verified at CC stage of works.</p>

<i>Bathroom</i>	<i>Requirement</i>	At least one bathroom must be on ground / main floor and circulation space for sanitary facilities must be provided in accordance with AS 1428.1 Bathroom must have shower as per AS1428.1 including shower circulation spaces. Shower to be: <ul style="list-style-type: none"> - Without a hob - Waterproofed to AS 3740 - Floor falls to waste - Walls reinforced to accommodate grabrails / folding seat in the future - Taps to be lever or capstan with single outlet - Taps to be easily reached from shower entry The following can be accommodated either immediately or in the future , <ul style="list-style-type: none"> - A grab rail - Portable shower head - Folding seat Bathroom must have wall cabinet that is sufficiently illuminated Bathroom must have a double general power outlet beside the mirror
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Toilet</i>	<i>Requirement</i>	A visitable toilet must be provided as per of AS 4299 on ground floor including: <ul style="list-style-type: none"> - Space of 900mm x 1250mm required in front of the WC pan - Slip resistant floor and - Capability of accommodating grabrails as per AS1428.1
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Surface finishes</i>	<i>Requirement</i>	Balconies and external paved areas must have slip-resistant surfaces.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Door hardware</i>	<i>Requirement</i>	Door handles and hardware for all doors must be provided in accordance with AS 4299 <ul style="list-style-type: none"> - Single hand operation, lever style, - Operation located between 900-1000mm above FFL and All external doors to be keyed alike
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
<i>Ancillary items</i>	<i>Requirement</i>	Switches and power points must be provided in accordance with AS 4299 <ul style="list-style-type: none"> - Switches located between 900-1000mm and in line with door handles, - Rocker action / toggle / push pad switches with 35mm width are preferred and - GPOs to be at least 600mm above FFL (1000mm preferred) and not less than 500mm horizontally from internal corners.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.

Addition requirements for any seniors housing consisting of self-contained dwellings are listed below

Living room and Dining room	Requirement	<p>Living room must have</p> <ul style="list-style-type: none"> - Circulation space in accordance with clause 4.7.1 of AS 4299 i.e. 2250mm diameter - Telephone adjacent to a general power outlet. <p>Living and dining room must have wiring to allow a potential illumination level of at least 300 lux.</p>
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works.</p>
Kitchen	Requirement	<p>1550mm must be provided between benches as per Clause 4.5.2 of AS4299</p> <p>Circulation spaces must be provided at the door (if provided) as per AS1428.1</p> <p>Following fittings must be provided as per Clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> - 800mm wide work surface which is adjustable or a replaceable as a unit at variable heights within range of 750mm to 850mm above FFL, - Tap set with capstan or lever handles with the taps or operating handles to be located 300mm from front of the sink, - Cooktops with front or side controls with raised crossbars, isolating switch and a work surface of 800mm length at the same height and - Wall oven located next to adjustable height work bench minimum 800mm width and where oven is hinged, the clear work surface is to be on the opposite side of the hinge. <p>“D” pull cupboard handles must be provided such that they are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards</p> <p>GPO outlets must be provided as follows:</p> <ul style="list-style-type: none"> - At least one double general power outlet within 300 millimeters of the front of a work surface, and - At least one GPO provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed.
	Compliance Comment	<p>Capable of compliance Details to be verified at CC stage of works.</p> <p>It is proposed that the island bench be located closer than 1550 to the main bench. This is supported because for people with ambulant disabilities, 1550mm can be too far to carry/transfer items from bench to bench. The 1550mm is only required for wheelchair use. This acceptance is based on the island bench not containing services which would prevent its removal or relocation.</p>
Access	Requirement	<p>Access to kitchen, main bedroom, bathroom / 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 Comment	<p>N/A</p>
Lifts in multi-storey buildings	Requirement	<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 BCA</p>
	Compliance Comment	<p>Complies</p>

Laundry	<i>Requirement</i>	Laundry must have: <ul style="list-style-type: none"> - Circulation space at door as per AS1428.1, - Provision for the installation of an automatic washing machine and a clothes dryer, - A clear space in front of appliances of at least 1,300mm, - A slip-resistant floor surface and An accessible path to clothes line (if provided).
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
Storage	<i>Requirement</i>	A linen storage must be provided in accordance as per Clause 4.11.5 of AS4299 i.e. 600mm minimum width and adjustable shelving
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.
Garbage	<i>Requirement</i>	A garbage storage area must be provided in an accessible location.
	<i>Compliance Comment</i>	Capable of compliance Details to be verified at CC stage of works.

Location and Access To Facilities

Clause 26 of SEPP Seniors Living requires:

(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:

- (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.

(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 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:

(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, or

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division-there is a public transport service available to the residents who will occupy the proposed development:

(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

(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

(iii) 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), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)

(3) For the purposes of subclause (2) (b) , 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:

(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.

(4) For the purposes of subclause (2):

(a) a **"suitable access pathway"** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and

(b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway.

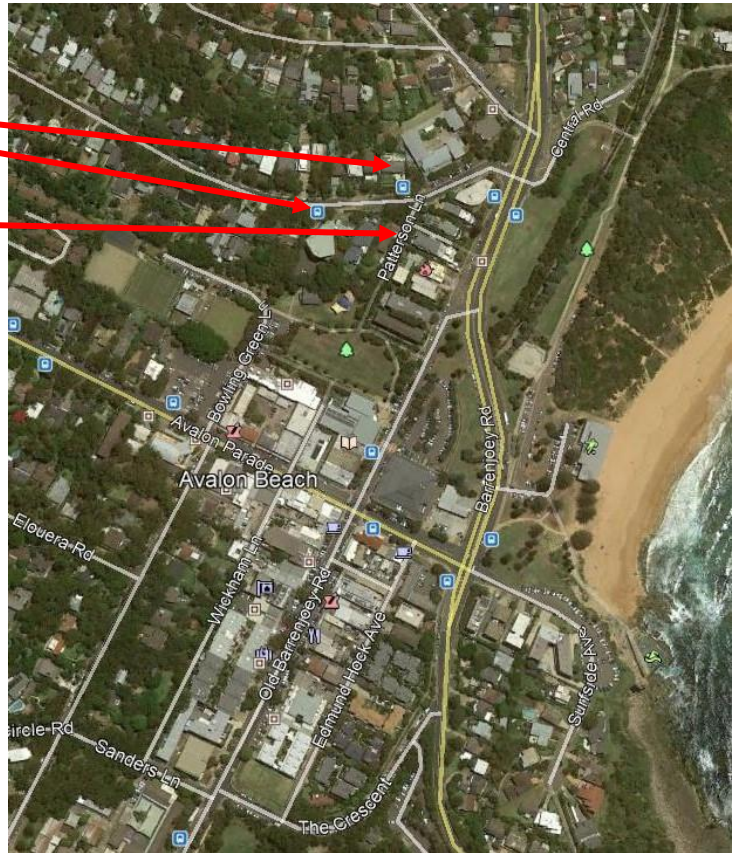
(5) In this clause:

"bank service provider" means any bank, credit union or building society or any post office that provides banking services.

The site is located on in Central Rd to the west and near the intersection with Barrenjoey Rd. The site is served by a number of bus routes which provide access to a greater range of facilities.

Bus stops

The site



Bus stops are located within 100m of the site, travelling in either direction, with the service providing access to Avalon (Route 192) as indicated on the aerial photo above. There are also bus stops located in Barrenjoey Rd, still within 400m which also provide access to other routes but the path accessing these bus stops does not meet the gradient requirements.

Route 192 provides regular services running to a timetable of approximately every 30minutes during the time window required under the SEPP, which only requires at least 1 service in either direction is available in the morning and afternoon between 8am and 6pm.

Based on our investigation using a Bosch Inclinometer, the gradients of the path to the bus stops is an average travel gradient no more than 1:14. The gradient is at its maximum directly leading to the southern bus stop at 1:14 for a length of 15m but for most of the travel it is essentially flat.





Bus stop on the South Side of Central Rd



Bus stop on the north side of Central Rd (Looking form Bus stop on south side)



Section of path at 1:14

Directly outside the site there is no formed footpath which will need to be included in the scope of the proposed work. See photo below.



The SEPP requires access to the following facilities:

- Shops, banks and retail and commercial services normally required
- Community and recreation facilities
- A general medical practitioner

All these are available at Avalon and further bus services provide access to Mona Vale and other centres to the city. Where access to the services is by bus, the SEPP requires that the services be available within 400m of the bus stop at that centre. For the purpose of verification, the Avalon centre will be investigated in more detail. All services are available on a relatively level footpath within 400m of the bus stop at Avalon.

Conclusion:

On the basis of the above assessment, I am satisfied that accessible paths to facilities, and to transport which provides access to facilities, are located within 400m of the site and have an average gradient of 1:14 or less in accordance with the requirements of Clause 26 of SEPP Housing for Seniors or People With A Disability.

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal remains compliant with the access provisions of the BCA and the Access to Premises Standard and SEPP Seniors Living.

Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Howard Moutrie



Qualifications:

- B. Arch (Hons) Registered Architect ARB Reg. No 4550
- ACAA Accredited Access Consultant Reg. No. 177
- OHS Induction Training,
- OHS – Monitoring a Safe Workplace
- Registered Assessor of Livable Housing Australia (License no 10054)
- Registered Changing Places assessor (No 007)

Howard has been or is a member of the following:
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Access Committee
Building Professionals Board Access Advisory Panel
ACAA National & NSW Management Committees

Howard Moutrie is an architect and an experienced access consultant with over 15 years experience. Howard has contributed for over 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard has acted as an expert witness in the Land & Environment Court.

Howard has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RIAA Network Seminars, Building Designers Association Seminars.

Michael Moutrie



Qualifications:

- ACAA Accredited Access Consultant No 581
- Certificate IV in Access Consulting
- Registered Assessor of Livable Housing Australia (License no 20265)
- Registered Changing Places assessor (No 021)
- Completed SDA Assessor training
- OH&S Induction Training Certificate

Michael is a member of Camden Council's Access Committee

Michael started working in Access in 2015 and became a director of Accessible Building Solutions in 2018. Combining his background in fitness and travel, Michael has an interest in the application of accessibility to recreational activities and has been involved with the access award winning Wet'n' Wild Sydney, Jamberoo Action Park and numerous Leisure Centres.

Michael is experienced in the following areas:

- Building audits
- Access Reports for DA & CC
- Livable Housing assessment
- Changing Places assessment
- Expert witness in the Land & Environment Court of NSW

Michael maintains a high level of continuing professional education and has published articles in the ACAA Insight magazine.