

PRIME VIEW CONSTRUCTIONS PTY LTD

ACCESS ASSESSMENT REPORT (HOUSING – SENIORS)

58 Forest Way, Frenchs Forest

Project Number: 117203

Report Type: SEPP

Revision: 1

Date: 24 May 2024

PREPARED FOR

Scott Walsh

scott@walsharchitect.com.au

PREPARED BY

Ben Long

02 8484 4009

benjamin.long@jensenhughes.com




JENSEN HUGHES

Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3, 151 Castlereagh St, Sydney NSW 2000
Postal Address: PO Box Q1440, Queen Victoria Building NSW 1230

Liability limited by a scheme approved under Professional Standards Legislation

Document Control

| Revision | Issue Date | Issue Description | Prepared By: | Verified by: |
|----------|-------------|--|--------------|---|
| 1 | 24 May 2024 | Access Assessment Report (Housing – Seniors) | Ben Long | Matthew Kemp |
| | 24 May 2024 | Matthew Kemp Registered Certifier BDC 0208 | Signed: | DocuSigned by:  7BBA3DC6E2A54C0... |

Jensen Hughes Australia

Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

Our story begins in 1997 with the founding of BCA Logic to fulfill the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

BCA Logic, SGA Fire and BCA Energy joined Jensen Hughes in 2021, a leading global, multi-disciplinary engineering, consulting and technology firm focused on safety, security and resiliency. We continue to be at the forefront of our industry and work thoroughly to preserve our position by ensuring the successful delivery of projects.

Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen & Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

With more than 90 offices and 1500 employees worldwide supporting clients globally across all markets, we utilise our geographic reach to help better serve the needs of our local, regional, and multinational clients. In every market, our teams are deeply entrenched in local communities, which is important to establishing trust and delivering on our promises.

Table of Contents

| | | |
|-----|--|----|
| 1.0 | BASIS OF ASSESSMENT | 4 |
| 1.1 | Location and Description | 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 | 5 |
| 2.0 | BUILDING DESCRIPTION..... | 6 |
| 2.1 | Classification (Clause A6.0) | 6 |
| 2.2 | Location of Fire-Source Features | 6 |
| 3.0 | ASSESSMENT | 7 |
| 3.1 | Introduction | 7 |
| 3.2 | SEPP (Housing) 2021 – Seniors Housing..... | 7 |
| 4.0 | STATEMENT OF COMPLIANCE..... | 21 |
| | ANNEXURE A: DESIGN DOCUMENTATION | 23 |
| | ANNEXURE B –COMPLIANCE SPECIFICATION | 24 |

1.0 Basis of Assessment

1.1 LOCATION AND DESCRIPTION

The building development, the subject of this report, is located at 58 Forest Way, Frenchs Forest. and includes four (4) townhouse developments on a single allotment. In accordance with the SEPP (Housing) 2021 - Seniors Housing the residential accommodation for people with disabilities is to be nominated as a group of self-contained dwellings

Direct vehicular access is provided via Forest Way.



Image sourced from architectural plans

1.2 PURPOSE

The purpose of this report is to assess the proposed building against relevant provisions of SEPP (Housing) 2021 - Seniors Housing and to clearly outline those areas where compliance is not achieved and provide recommendations to upgrade such areas to achieve relevant compliance.

1.3 LIMITATIONS

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. the structural adequacy or design of the building;
2. the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
3. the design basis and/or

This report does not include, or imply compliance with:

1. the National Construction Code – Plumbing Code of Australia Volume 3

2. the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. All Sections of the BCA
4. Demolition Standards not referred to by the BCA;
5. Work Health and Safety Act 2011;
6. Requirements of Australian Standards unless specifically referred to;
7. 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), Local Council, ARTC, Department of Planning and the like; and
8. Conditions of Development Consent issued by the Local Consent Authority.

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 Disability (Access to Premises – Buildings) Standards 2010 and the BC2022 are recognised as a design standard to satisfy certain aspects of the DDA, compliance with the BCA2022 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.

The Premises Standards intend to provide certainty for the building industry in relation to meeting the requirements for access in new and upgraded buildings. They 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 BCA2022 and reference a range of Australian Standards relating to access and other associated matters.

1.6 DESIGN DOCUMENTATION

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

2.0 Building Description

For the purposes of the Building Code of Australia (BCA), the development may be described as follows.

2.1 CLASSIFICATION (CLAUSE A6.0)

The building has been classified as Class 1a dwellings with Class 10a garages.

2.2 LOCATION OF FIRE-SOURCE FEATURES

The fire source features for the subject development are:

North: The side boundary of the allotment

South: The side boundary of the allotment

East: The far boundary of Forest Way.

West: The rear boundary of the allotment

3.0 Assessment

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 2 of this report.

Access has been assessed against the relevant provisions of SEPP (Housing) 2021 in Part 2 below.

Access has been assessed against the relevant portions of the BCA and the related Australian Standards in Part 3.3 below.

Compliance has been indicated by using the following symbols:

Table 1. Legend of Symbols

| Symbol | Description |
|----------|--|
| Complies | Compliance is achieved, and no further information is required. |
| CRA | Specific details are not provided, but compliance can be readily achieved. |
| DNC | From the documentation provided, compliance is not achieved. |
| FI | Further Information is necessary to determine the compliance potential of the building design. |

3.2 SEPP (HOUSING) 2021 – SENIORS HOUSING

The standards set out in Part 5 Seniors Housing – Division 3 Clause 85 (1) – Development consent must not be granted for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit complies with the standards specified in Schedule 4 for the development.

An assessment of the development with the requirement of this policy is as follows:

General Requirements

Table 2. General Requirements

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|--|--------|--|------------|
| 93 | Location and access to facilities and services—-independent living units | | | |
| | Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services— (a) by a transport service that complies with subsection (2), or (b) on-site. | 93(1) | It is considered that the building is located within proximity to a bus stop in accordance with Clause 93(2) and 93(3). The facilities available via the bus will be The Forestway Shopping Centre retail precinct is available at Warringah Rd & Forest Way, Frenchs Forest and contains appropriate facilities. Furthermore, Wareham Reserve is also located within proximity to the proposal; however bus access will | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|------|---|--------|--|------------------------|
| | | | also be provide to Lionel Watts Sports and Community Centre | |
| | <p>The transport service must—</p> <p>(a) take the residents to a place that has adequate access to facilities and services, and</p> <p>(b) for development on land within the Greater Sydney region—</p> <p>(i) not be an on-demand booking service for the transport of passengers for a fare, and</p> <p>(ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and</p> <p>(c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.</p> | 93(2) | <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> | Complies |
| | <p>For the purposes of subsections (1) and (2), access is adequate if—</p> <p>(a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and</p> <p>(b) the distance is accessible by means of a suitable access pathway, and</p> <p>(c) the gradient along the pathway complies with subsection (4)(c).</p> | 93(3) | <p>It is found that the bus stops located on Forest Way are located within 400m of the subject property.</p> <p>Suitable gradients will need to be provided as part of the future works and will require the paths to be modified to ensure compliance with this Clause. There are areas steeper than 1:8 and longer than 1.5m; although as part of the works it is proposed that these existing footpaths are upgraded to achieve compliance.</p> | CRA – Refer Annexure B |

Specific Requirements

Table 3. Specific Requirements

| Item | Room/Item | Clause | Comment | Compliance |
|----------|---|--------|--|------------------------|
| 1 | Application | | | |
| | The standards set out in this Part apply to any seniors housing that consists of hostels or independent living units. | | The building includes self-contained SOU's (independent living units). | Complies |
| 2 | Sitting Standards | | | |
| | Wheelchair access 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 to an adjoining public road. | 1 | The site is accessed via a level walkway which is capable of complying with AS1428.1-2009., however within the site there is a passenger lift provided to allow for access throughout the remainder of the site. | CRA – Refer Annexure B |
| | If the site has a gradient of more than 1:10: <ul style="list-style-type: none"> > 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 | 2a | The site does not have a gradient of more than 1:10 | - |
| | <ul style="list-style-type: none"> > 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. | 2b | The site does not have a gradient of more than 1:10. | - |
| | Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development. | 3 | There are no common areas provided throughout the building, except for the bin room and letterboxes which are addressed in specific clauses below. | - |
| 3 | Letterboxes | | | |
| | Letterboxes must be situated on a hard standing area and have wheelchair access and circulation | 4(1) | Mailboxes have been provided with a hard stand space in accordance with this Clause. | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|----------|---|--------|--|------------|
| | by a continuous accessible path of travel (within the meaning of AS 1428.1), | | | |
| | If a structure contains multiple letterboxes, the structure must be in a prominent location. | 4(2) | The structure is located at the front of the building and considered to be a prominent location | Complies |
| | At least 20% of the letterboxes on the site must be more than 600mm and less than 1,200mm above ground level (finished). | 4(3) | There are two out of the four mailboxes provided with a suitable height on accordance with this Clause | Complies |
| 4 | Private Car Accommodation | | | |
| | <p>If parking spaces attached to or integrated with a class 1 building under the Building Code of Australia are provided for use by occupants who are seniors or people with a disability, at least 1 parking space must—</p> <ul style="list-style-type: none"> > be at least 3.2m wide, and > be at least 2.5m high, and > have a level surface with a maximum gradient of 1:40 in any direction, and > be capable of being widened to 3.8m without requiring structural modifications to a building. | 4(1) | <p>Each of the parking spaces will maintain the required 3.2m wide and 2.5m high to comply with this Clause.</p> <p>It will be capable to widen each of the spaces to maintain a 3800mm clear space based on the removal of the store cupboards.</p> | Complies |
| | If parking spaces associated with a class 1, 2 or 3 building under the Building Code of Australia are provided in a common area for use by occupants who are seniors or people with a disability, the following applies— | 4(2) | Clause not applicable due to no communal parking | N/A |
| | To avoid doubt, a parking space that complies with AS/NZS 2890.6 is only counted toward 1 of the requirements in subsection (2)(b)(i) or (ii) or (c)(i) or (ii). | 4(3) | Noted | Noted |
| | At least 5% of any visitor parking spaces must comply with AS/NZS 2890.6. | 4(4) | Clause not applicable due to no visitor parking | N/A |

| Item | Room/Item | Clause | Comment | Compliance |
|----------|---|--------|---|------------------------|
| | A parking space required by this section to comply with AS/NZS 2890.6, other than a visitor parking space, is not required to include the international symbol of access. | 4(5) | Noted | Noted |
| | If multiple parking spaces are accessible by a common access point, the access point must be secured by a power-operated garage door, vehicle gate, vehicle barrier or similar device. | 4(6) | Clause not applicable due to no communal parking | N/A |
| | A parking space, other than a parking space under subsection (6), must be— (a) secured by a power-operated door, or (b) capable of accommodating the installation of a power-operated door, including by having— (i) access to a power point, and (ii) an area for motor or control rods for a power-operated door. | 4(7) | The doorways serving these parking spaces shall be provided in accordance with this Clause Details may be clarified at CC Stage. | CRA – Refer Annexure B |
| | A requirement in this section for a parking space to comply with AS/NZS 2890.6 extends to the associated shared area within the meaning of AS/NZS 2890.6. | 4(8) | Noted | Noted |
| | In this section, a parking space is in a common area if it is not attached to or integrated with a hostel or independent living unit. | 4(9) | Noted | Noted |
| 6 | Accessible Entry | | | |
| | The main entrance to a dwelling must have— (a) a clear opening that complies with AS 1428.1, and (b) a circulation space in front of the door and behind the door that complies with AS 1428.1. | 6 | Main entrance to the residential SOU's are compliant in accordance with AS1428.1-2009 for the required opening and circulation spaces. | CRA – Refer Annexure B |
| 7 | Interior General | | | |

| Item | Room/Item | Clause | Comment | Compliance |
|----------|--|--------|---|------------|
| | Internal doorways to have a minimum clear opening in compliance with AS1428.1:2009. | 7.1 | Doorways within the Ground Floor of each SOU have an 850mm clear width as required by this clause Note: It is understood that non-accessible bedrooms & WC's are not included in this Clause. | Complies |
| | Internal corridors to have 1000mm min. clear width. | 7.2 | Corridors achieve a 1000mm clear width. | Complies |
| | The circulation spaces in front of and behind an internal doorway in the following areas must comply with AS 1428.1— (a) a kitchen, (b) a laundry, (c) a bathroom, (d) a toilet, (e) a bedroom, (f) a living area, (g) the main area of private open space. | 7.3 | All internal doorways have compliant circulation space on both sides of the door in accordance with AS1428.1-2009. Note: It is understood that non-accessible bedrooms & WC's are not included in this Clause. | Complies |
| 7 | Bedroom | | | |
| | At least one bedroom in a dwelling must have the following— (a) a clear area, not including a circulation space, sufficient to accommodate— (i) for a hostel—a wardrobe and a single-size bed, or (ii) for an independent living unit—a wardrobe and a queen-size bed, | 7a | The development comprises self-contained SOU's. One accessible bedroom per SOU is provided with at least a queen size bed. | Complies |
| | A clear area for the bed of at least: > 1200mm clearance at bed base > 1000mm side clearance | 7b | One accessible bedroom per SOU is provided with at least 1200mm clearance as bed base and 1000mm side clearances. | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|----------|---|--------|--|------------------------|
| | At least 2 double general power outlets on the wall where the head of the bed is likely to be, | 7c | Provisioning to be provided according this clause at CC stage. | CRA – Refer Annexure B |
| | At least one general power outlet on the wall opposite the wall where the head of the bed is likely to be. | 7d | Provisioning to be provided according this clause at CC stage. | CRA – Refer Annexure B |
| 8 | Bathroom | | | |
| | At least one bathroom in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. | 8a | Bathrooms will be at entry level of the SOU's of TH1 and 4, however the accessible bathroom to TH2 and 3 will be located on the First Floor but access from a passenger lift. | Complies |
| | > a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, | 1a | Flooring to be slip-resistant according to this clause and AS4586 – to be reviewed at construction stage. | CRA – Refer Annexure B |
| | > a washbasin with tap ware capable of complying with AS 1428.1, including by future adaptation if the washbasin and tap ware continue to use existing hydraulic lines, | 1b | Washbasins shown within the accessible bathrooms maintain sufficient circulations spaces. Plumbing that allows either immediately or in the future knee/toe clearances to comply with Figure 45 of AS1428.1:2009. | CRA – Refer Annexure B |
| | Shower > is accessible without a shower-hob or step, and > complies with the requirements of AS 1428.1 for the entry, circulation space, floor gradient to the wastewater outlet and location of the mixer tap, and > is in the corner of a room, and > has a wall capable of accommodating the installation of a grab rail, portable shower head with supporting grab rail and | 1c | Showers are required to have compliant circulation space in accordance with Figure 47 of AS1428.1 and located in the corner of the room. Note: Extra noggling or sheeting is required behind the wall finishes to accommodate future grabrail and folding seat. Note: Shower screens are allowed if they can be easily removed to facilitate future accessibility. | CRA – Refer Annexure B |

| Item | Room/Item | Clause | Comment | Compliance |
|----------|--|--------|--|------------------------|
| | shower seat, in accordance with AS 1428.1, | | | |
| | a wall cabinet with shelving illuminated by an illumination level of at least 300 lux, | 1d | Provisioning to be provided according this clause. Confirmation to be sought by Electrical Designer. | CRA – Refer Annexure B |
| | a wall cabinet with shelving illuminated by an illumination level of at least 300 lux, | 1e | Provisioning to be provided according this clause. Confirmation to be sought by Electrical Designer. | CRA – Refer Annexure B |
| | Subsection (2)(c) does not prevent the installation of a shower screen that can easily be removed to enable compliance with that paragraph. | 2 | Provisioning to be according this clause. | CRA – Refer Annexure B |
| 9 | Toilet | | | |
| | At least one toilet in a dwelling must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. | 9(1) | Each SOU is provided with a toilet that shall be suitably accessed in accordance with this Clause. | Complies |
| | The toilet must have the following— (a) a water closet pan— (i) in the corner of the room, and (ii) with a centerline set-out in accordance with AS 1428.1, (b) a circulation space in front of the water closet pan that is— (i) at least 1,200mm long and at least 900mm wide, and (ii) clear of door swings and fixtures, other than a toilet paper dispenser or grab rails, (c) a circulation space around the water closet pan that complies with AS 1428.1, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, | 9(2) | Each of the toilets are located within the corner of the room with circulation complying with AS1428.1-2009 and clear of door swings. Flooring to be slip-resistant according to this clause and AS4586 – to be reviewed at construction stage. Note: Extra nogging or sheeting is required behind the wall finishes to accommodate future grabrail. | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|---|--------|--|------------------------|
| | (e) a wall capable of accommodating the installation of a back rest and grab rail that will comply with AS 1428.1. | | | |
| | A removable shower screen may be located in the circulation space specified in subsection (2)(c). | 9(3) | Shower screens have not been detailed at this stage | Noted |
| 10 | Surface Finishes | | | |
| | Balconies and external paved areas must have surfaces that are slip resistant and comply with— (a) the Building Code of Australia, or (b) the Standards Australia Handbook SA HB 198:2014, Guide to the specification and testing of slip resistance of pedestrian surfaces, published on 16 June 2014. | | Provisioning to be provided according to this clause. | CRA – Refer Annexure B |
| 11 | Door Hardware | | | |
| | Door handles and hardware for all doors, including entry doors and external doors, must comply with AS 1428.1. | | Provisioning to be provided according to this clause. | CRA – Refer Annexure B |
| 12 | Ancillary Items | | | |
| | Switches and power points must— (a) comply with AS 1428.1, or (b) be capable of complying with AS 1428.1 through future adaptation. | | Provisioning to be provided according to AS1428.. Confirmation to be sought by Electrical Designer. | CRA – Refer Annexure B |
| 13 | Private passenger lifts | | | |
| | The private passenger lift must— (a) be at least 1,100mm wide and at least 1,400mm long, measured from the lift car floor, and (b) have a clear indoor landing on all floors serviced by the lift, other than the floor on which the main | 13(2) | Details of the lifts have not been Provisioning to be provided according to this clause. | Noted |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|---|--------|---|------------|
| | <p>area of private open space is located, at least 1,540mm long and at least 2,070mm wide, and</p> <p>(c) have controls that comply with—</p> <p>(i) AS 1735.12:2020, Lifts, escalators and moving walks, Part 12: Facilities for persons with disabilities, published on 26 June 2020, or</p> <p>(ii) AS 1735.15:2021, Lifts, escalators and moving walks, Part 15: Safety rules for the construction and installation of lifts — Special lifts for the transport of persons and goods — Vertical lifting platforms intended for use by persons with impaired mobility, published on 23 July 2021.</p> | | | |
| | The width of the door opening of the private passenger lift must be at least 900mm. | 13(3) | | |
| 15 | Bedroom | | | |
| | <p>At least one bedroom in an independent living unit that complies with this schedule, section 7 must be located on—</p> <p>(a) the same floor as the entry to the unit, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the unit.</p> | | Each SOU is provided with a bedroom that shall be suitably accessed in accordance with this Clause. | Complies |
| 16 | Living Room | | | |
| | <p>(1) A living room in an independent living unit must be located on—</p> <p>(a) the same floor as the entry to the dwelling, or</p> <p>(b) a floor serviced by a private passenger lift accessible only from inside the dwelling.</p> | 16(1) | Each SOU is provided with a living room that shall be suitably accessed in accordance with this Clause. | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|--|--------|---|------------------------|
| | The living room must have— (a) a circulation space that— (i) is clear of all fixtures, and (ii) has a diameter of at least 2,250mm, and (b) a telecommunications or data outlet adjacent to a general power outlet. | 16(2) | Sufficient clear space is provided within each of the townhouses to comply with this Clause. Provisioning for telecommunications or data outlet shall be provided. | CRA – Refer Annexure B |
| 17 | Main area of private open space | | | |
| | The main area of private open space for an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. | 16a | Each SOU is provided with a private open space that shall be suitably accessed in accordance with this Clause. | Complies |
| 18 | Kitchen | | | |
| | A kitchen in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. | 18(1) | Each SOU is provided with a kitchen that shall be suitably accessed in accordance with this Clause. | Complies |
| | The kitchen must have a circulation space with a diameter of at least 1,200mm between each bench top, cupboard or large appliance and each other bench top, cupboard or large appliance. | 18(2) | Sufficient 1200mm clearance is maintained within the kitchens in accordance with this Clause | Complies |
| | Each circulation space specified in subsection (2) must be capable of being increased to a diameter of 1,550mm without— (a) relocating the sink, or (b) moving a load-bearing wall, or (c) breaching another circulation requirement. | 18(3) | The circulation within the kitchens will not require the basins or walls to be relocated | Complies |

| Item | Room/Item | Clause | Comment | Compliance |
|------|--|--------|---|------------------------|
| | <p>The kitchen must have the following fittings—</p> <p>(a) a bench that includes at least one work surface that is—</p> <p>(i) at least 800mm long, and</p> <p>(ii) clear of obstructions, and</p> <p>(iii) not in the corner of the room,</p> <p>(b) a lever tap set with the lever and water source that is within 300mm of the front of the bench,</p> <p>(c) a cooktop next to the work surface,</p> <p>(d) an isolating switch for the cooktop,</p> <p>(e) an oven that—</p> <p>(i) has operative elements between 450mm and 1,250mm above the finished floor level, and</p> <p>(ii) is next to the work surface,</p> <p>(f) at least one double general power outlet located within 300mm of the front of a work surface.</p> | 18(4) | <p>Suitable bench space has been provided throughout each of the kitchens</p> <p>Each of the cooktops are located adjacent to the work surface.</p> <p>The over and the isolated switch shall be provided in accordance with this Clause, however the specifics have not been detailed at this stage.</p> <p>Tapsets will need to be provided onsite in accordance with this Clause.</p> <p>GPOs shall be provisioned in accordance with this Clause.</p> | Complies |
| | <p>The cupboards must—</p> <p>(a) not be entirely located in the corner of the bench or the corner of the room, and</p> <p>(b) face where the user of the fixture is likely to be.</p> | 18(5) | <p>Provisioning to be provided according this clause at CC stage.</p> | CRA – Refer Annexure B |
| | <p>An overhead cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the bottom of the cupboard.</p> | 18(6) | <p>The kitchen plans shall detail the provision of D pull cupboards being provided as required by this Clause</p> | CRA – Refer Annexure B |
| | <p>A below-bench cupboard in the kitchen must be capable of being fitted with “D” pull cupboard handles towards the top of the cupboard.</p> | 18(7) | <p>The kitchen plans shall detail the provision of D pull cupboards being provided as required by this Clause</p> | CRA – Refer Annexure B |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|--|--------|---|------------------------|
| | The lever tap set, cooktop, isolating switch, oven and double general power outlet must— (a) not be in the corner of the bench or the corner of the room, and (b) face where the user of the fixture is likely to be. | 18(8) | Provisioning to be provided according this clause at CC stage. | CRA – Refer Annexure B |
| | Cabinetry below a work surface must be able to be easily removed to allow wheelchair access to the work surface. | 18(9) | Provisioning to be provided according this clause at CC stage. | CRA – Refer Annexure B |
| 19 | Laundry | | | |
| | A laundry in an independent living unit must be located on— (a) the same floor as the entry to the dwelling, or (b) a floor serviced by a private passenger lift accessible only from inside the dwelling. | 19(1) | Each SOU is provided with a laundry that shall be suitably accessed in accordance with this Clause. | Complies |
| | The laundry must have the following— (a) a circulation space that complies with AS 1428.1 at the approach to any external doors, (b) an appropriate space for an automatic washing machine and a clothes dryer, (c) a clear space in front of each appliance of at least 1,550mm, (d) a slip resistant floor surface that achieves a minimum rating of P3 in accordance with AS 4586—2013, (e) a continuous accessible path of travel to the main area of private open space or any clothes line provided for the dwelling. | 19(2) | The laundries are not provided with doorways, they are just deemed to be within cupboard and would not require circulation spaces Laundry rooms to have provision for a washing machine and dryer side by side. Suitable circulation as be made available to each of the laundries with travel being available to open space. | CRA – Refer Annexure B |
| | The space specified in subsection (2)(c) may overlap with a door swing or the circulation space for a door. | 19(3) | Noted | Noted |

| Item | Room/Item | Clause | Comment | Compliance |
|-----------|--|--------|---|------------------------|
| | For laundry facilities in a cupboard, the cupboard must be capable of being fitted with “D” pull cupboard handles in the following locations— (a) for below-bench cupboards—towards the top, (b) for overhead cupboards—towards the bottom, (c) for floor-to-ceiling doors—between 900mm and 1,100mm above the finished floor level | 19(4) | The laundry plans shall detail the provision of D pull cupboards being provided as required by this Clause a | CRA – Refer Annexure B |
| | In this section— laundry includes laundry facilities in a cupboard. | 19(5) | Noted | Noted |
| 20 | Storage for Linen | | | |
| | An independent living unit must have a floor-to-ceiling linen storage cupboard that— (a) is at least 600mm wide, and (b) has adjustable shelving. | | Linen storage is shown to be provided to each of the townhouses. | Complies |
| 21 | Lift access in multi-storey buildings | | | |
| | An independent living unit on a storey above the ground storey must be accessible by a lift that complies with the Building Code of Australia, Volume 1, Part E3. | | Suitable lift provision it so be provided | CRA – Refer Annexure B |
| 22 | Garbage | | | |
| | A garbage storage area and a recycling storage area provided for an independent living unit must be accessible by a continuous accessible path of travel from the dwelling entrance. | | Access has been provided to and within the garbage enclosure with suitable gradients and door circulation in accordance with AS1428.1-2009. | Complies |

4.0 Statement of Compliance

The architectural design documentation as referred to in report has been assessed against the applicable provisions of the SEPP (Housing) 2021 and it is considered that such documentation complies or is capable of complying with that Code..

Annexures

Annexure A: Design Documentation

This report has been based on the following design documentation.

Table 2: Architectural Plans

| Architectural Plans Prepared by Walsh Architects | | | |
|--|----------|------------|--------------------|
| Drawing Number | Revision | Date | Title |
| DA010 | A | 16.05.2024 | EXISTING SITE PLAN |
| DA020 | A | 16.05.2024 | SITE ANALYSIS |
| DA030 | A | 16.05.2024 | DEMOLITION PLAN |
| DA040 | A | 16.05.2024 | PROPOSED SITE PLAN |
| DA050 | A | 16.05.2024 | 3D VIEWS |
| DA101 | A | 16.05.2024 | GROUND FLOOR PLAN |
| DA102 | A | 16.05.2024 | LEVEL 1 PLAN |
| DA104 | A | 16.05.2024 | ROOF PLAN |
| DA200 | A | 16.05.2024 | SECTIONS |
| DA201 | A | 16.05.2024 | SECTIONS |
| DA300 | A | 16.05.2024 | ELEVATIONS |
| DA301 | A | 16.05.2024 | ELEVATIONS |

Annexure B – Compliance Specification

The following matters are to be addressed by specific Design Certificate to be issued by the Builder at the Construction Certificate Stage. This schedule should be forwarded to all consultants to obtain verification that these items have and will be included in the design documentation / specifications:

SEPP Seniors

1. Gradients and wheelchair access across the site will comply with Clause 2 of Schedule 5 – SEPP Housing (2021).
2. The accessible bedroom will comply with Clause 7 of Schedule 4 – SEPP Housing (2021)
3. The accessible bathroom will comply with Clause 8 of Schedule 4 – SEPP Housing (2021)
4. The accessible toilet will comply with Clause 9 of Schedule 4 – SEPP Housing (2021)
5. Surface finishes will comply with Clause 10 of Schedule 4 – SEPP Housing (2021).
6. Door hardware will comply with Clause 11 of Schedule 4 – SEPP Housing (2021).
7. Switches and power points will comply with Clause 12 of Schedule 4 – SEPP Housing (2021).
8. Living will comply with Clause 16 of Schedule 4 – SEPP Housing (2021).
9. Kitchen will comply with Clause 18 of Schedule 4 – SEPP Housing (2021).
10. Laundry will comply with Clause 19 of Schedule 4 – SEPP Housing (2021).
11. Linen Storage will comply with Clause 20 of Schedule 4 – SEPP Housing (2021).
12. Garbage rooms will comply with Clause 22 of Schedule 4 – SEPP Housing (2021).